

Scituate Adaptive Building Reuse Committee  
Meeting Minutes September 3, 2014  
Location: Selectmen’s Chambers, Town Hall

Attendees: Karen Pritchard, Gordon Price, Maura Dawley  
Bob DeLorenzo, Patricia Lambert  
Not present : Larry Guilmette, Al Bangert

Meeting called to order 7:00 pm

Minutes of the July 30, 2015 and August 20, 2015 approved while the committee requests to seek clarification from the recorder of the August 13, 2015 meeting.

Discussed Committee’s Scope: Chairperson Karen Pritchard iterated the role of this Committee is to present to the Board of Selectmen (“BOS”) all options vetted by this Committee. Members were reminded the project has dollar limitations and our role is to determine the best use of space through scales of efficiencies and overlap functions within the facilities. It is not the role of this Committee to be concerned with micromanaging the specifics.

Options discussed for Project Plan and are as follows:

Chairperson Pritchard asked for consensus regarding the Brook Street facility and it was determined the property should be sold. Committee will concentrate on Town Hall and the Gates facilities.

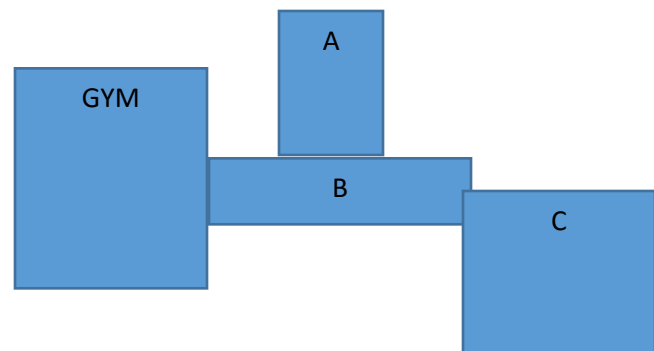
**Gates Middle School**

**OPTION 1**

Gates as a Town Center – Renovation  
Building houses COA, REC, TH, EDUCATION  
C wing is demolished

Pros: none identified

Cons: No “at grade” access for COA  
COA recommends a minimum of 100 parking spaces  
Replace fields and courts  
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**Option 1A**

Renovate Building A  
Demolish C

**Option 2**

Demo Gates : Rebuild at site to include COA and REC.

**Option 3**

## Reconfigure Town Hall to New Heritage Center

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Town Hall Campus (some portion improves school)

1. Sell it
2. Turn campus over to schools
3. Renovate Town Hall: 1 building
4. Renovate and expand Town Hall : demo 2 buildings  
Alternative 3 and 4 keep Town Hall in present location

### **Option 4**

Demo Gates campus and rebuild as affordable senior housing

Pros: Town retains ownership of location

Campus to include COA facility

Senior housing condos (ownership) not rentals

Town Hall remains where it is and includes school admin and rec

Increases tax base and affordable housing issues

Can this [project be carried out as design competition/developer selection?

Discussed next steps:

Should the BOS and TA look at refining Durkee Brown study and determine is Gates is worth demolishing/renovating

Invite liaison from BOS and the TA to meet and share information

Next meeting: September 24, 2015

Motion to adjourn made and accepted at 8:15 from Chair.

Respectfully submitted by Patricia Lambert