

Scituate Adaptive Building Reuse Committee  
Meeting Held at Town Hall. DPW Office  
Meeting Minutes: March 17, 2016

Members Attending: Karen Pritchard (Chair), Larry Guilmette, Stephanie Holland, Maura Dawley, Patricia Lambert, Bob DeLorenzo, Al Bangert,

Absent: Gordon Price

Selectmen attending: Shawn Harris and Maura Curran

1. 7:05pm Meeting called to order
2. Meeting minutes for February 11th approved. (Patricia Lambert motioned to accept and Maura Dawley seconded.)
3. Durkee-Brown and Catlin-Petrovick returned to give a presentation on the scheme to redevelop the Gates Property as a Town Center. Doug Brown and Ashley Presser, from Durkee-Brown, reviewed the programming needs for all of the town's departments including recreation and school administration. They showed a redeveloped Gates plan that retains the "B" wing and the gymnasium and eliminates the "A" and "C" wings. They proposed building a new primary entry on the corner to the left of the historic front door (which would be left for ornamental purposes only. All of the town's administrative offices (including much need meeting space) plus the recreation facilities would fit into this refurbished structure. The combined design team proposed that a new senior center be built as a free-standing facility in the area currently used as a soccer field. John Catlin, from Catlin-Petrovick, discussed the programming needs for the seniors. John showed a preliminary two-story building plan (blocking plan) that would meet all of the current and anticipated programming elements. The location would provide ample parking and easy access to the services provided at the Gates Building. The new building could be located so that the soccer field, potentially repositioned, and tennis courts could be retained. They concluded by showing a site plan that addresses parking and traffic. Next steps are for the design team to meet with the Town Administrator and then produce a final report that includes high-level pricing.
4. Committee then discussed the need to focus on specific alternatives to meet these same programming needs defined by the design team and the potential alternative uses for the Gates School and the Town Hall campus. Committee agreed to meet on March 31st to hold a "workshop" with the following points and action items to be addressed:
  - Need clarity on alternative approaches/schemes
  - Need to verify zoning for the Gates property and Town Hall campus
  - Committee will use the program needs (defined by Durkee-Brown) for Town Hall and apply it to the current structure to determine current inadequacies.
  - Committee will use metrics approach to high level pricing for all schemes to provide consistency

- On the schemes that involve selling property we will need to bring in outside expertise.
  - The “workshop” discussion will produce a table of options with pros, cons, and economics
5. Next session to be on March 31st at 6pm. Al will try to book the Maritime Center
  6. Meeting adjourned @ 9pm (motioned by Maura Dawley and seconded by Bob DeLorenzo)