

## Senior Center Committee Meeting

Saltmarsh Senior Center, 81 Washington St. Ext.

Tuesday, January 21, 2020

Julie Fitzgerald, Vanessa Larrabee, Peter Schaeffer, Randy Wight, Nat Lowell, Dawn Hill-Holdgate

Staff: Ken Beaugrand, Laura Stewart, Taylor Hilst

Meeting commenced at 1:15 PM

The meeting is being recorded

Comparison chart handed out

Julie Fitzgerald will recuse herself if 31 Faregrounds Rd. comes up

Corrections to minutes: spelling of Hilst and Miss Hilst's starting date is January. Approval of draft minutes from January 13, 2020 1<sup>st</sup> and 2<sup>nd</sup>

Public Comment:

Mary Longacre would like the hand out from the last meeting added to the website

Kathy Grieder suggests moving the Saltmarsh to OIH and OIH move to Sherburne

Nat Lowell says that is beyond the scope of this committee

Dawn Hill-Holdgate says that was brought up 4 years ago and voted down

Beverly Knapp says we will need a new middle school soon so don't know how much we can afford

Julie takes a poll: OIH @ Sherburne: predominant amount of hands went up

Nat Lowell: Unbelievable attendance, consulting has to happen, input from community is important

Dawn Hill-Holdgate says OIH would have to come first and then senior center would be 10 years or so out

Cate Raphael: Lots of space in the building and need to shave down what we need, location @ Sherburne for OIH had lots of issues, why not move OIH to Folger Farm

If want to move OIH to Folger Farm there is only 1500 usable square feet where the current OIH is 20,000 sq. ft. Proposed size at Sherburne was 30,000 Sq. Ft.

Sheet prepared by architect: data of what would be in the senior center

Asking public to address the prepared sheet

Peter Schaeffer says trying to have meeting space for the town in the new senior center

Compare new construction VS. Folger Farm

Use the basement to lessen the foot print & extra meeting space for the town

Talk about what spaces we need and spaces we don't

Reception/Admin: Taylor Hilst says it needs to be on the main floor for oversight

Bill Grieder: suggests to list the items desired then decide where they go in new build and Folger Farm. Our senior center will look different than other centers the architect has built

Peter Schaeffer mentions the architect was hired for this stage and maybe there will be another architect moving forward

Almost the same amount of money to renovate and build new: \$18 million

Do people want a lounge/library area?

Laurie Gilmore: Our lounge/library is used a lot

Cate Raphael: combine lounge/library with computer room/café

Library should be quiet, café louder where people can meet friends

Cathy Ward: wants to see pictures and not just talk sq. Ft.

New build: Discussion on floor plans layout

Cost includes everything including soft costs

Adult Day Care is not included in the senior center

Billy Cassidy: this has become more adversarial, mis-statements about Folger Farm, 1<sup>st</sup> floor of the barn is usable though the architect doesn't think so

Sq. ft of saltmarsh is 3000 sq. ft. total ground cover

Dix Shevalier: elevators are expensive but necessary for more than one floor, save money if build one floor

John Copenhaver: think of the needs in the future

Middle schoolers will be using the senior center in 50 years

Colleen McLaughlin: Has any one looked at other new centers to see what the thin of the build

Julie Fitzgerald: Some of the NCEA members called other centers and looked at their floor plans

Most said the center could have been bigger

Building centers for 4-8 sq. ft./senior, we have 1 sq. ft./senior

80% of space is open space that we can make anything we want except the kitchen, library & bathrooms

Cate Raphael: can we expand in the future?

If build out on each site, no, not on either site so use basement as expansion

Social day care has no nurse on site

Folger Farm has 3000 sq. ft to expand as basement walk out space

Laurie Gilmour is aware of how much furniture is set up and broken down each day-need specific rooms that are set up all the time

Are we including the 55 year old seniors, really looking at 65 year old seniors

Can wait to expand the 3000 sq. ft. at Folger Farm when needed

There is participation from Billy Cassidy and the Land Council-there is a conservation restriction but can be negotiated

Disagreement of the amount of parking on Folger Far. Are road, parking & sewer improvements included in the Folger Farm budget?

A lot of people question what the architect is telling us

Price for 31 Faregrounds, \$3.9 million

Folger Farm \$ 9.8 million, Billy Cassidy will give town a reduced price

Think we should have hired two architects: one to budget Folger Farm and one to budget new build

Need to compare what we can get in Folger Farm to what can fit in new build

If there is extra space in the center for the town to use as meeting that's ok but not planning the center around it

Congregate lunch at center every day, need a big enough space to accommodate, can have 3-30 for lunch

Janet Decosta says getting around Folger Farm is difficult

Current elevator is not up ADA code

Is there Capital to have architect put programs in Folger Farm and then put those same programs in new build so we can compare apple to apples

Kitchen needs to be moved at Folger Farm because needs to be adjacent to café

Randy:

Survey by UMASS Boston: Thinking of future needs what areas would you like to see expanded at the senior center.

1.Health & Wellness 2. Education 3. Information/referral services 4. Performances/presentation 5. Congregate lunch

Can gain a lot from this survey

Ask Caitlin for a new build similar to Folger Farm layout so we can compare apples to apples

Will it cost more to do Folger Farm or do a new build?

Can we look at the lessons learned from the school committee going to Town Meeting

Current property will most likely will be satellite parking

Once we are all singing the same song we can get what we want for whatever the cost

Allen Reinhard: Folger Farms comes with 9 ½ acres that the Land Bank would make a contribution to acquire that land

Location is important: Faregrounds Rd. and South Shore Rd. are very congested areas

West Chester Ext. is a public way, goes from Crooked Ln. to Wannacomet Ln. can't drive through any more therefore can add additional parking in the roadway itself

If the \$ was the same would you vote for new build or Folger Farm? 15 VS. 11

Louise Hubbard: Madaket Rd. is congested in the summer

Don't want to fold this committee even though we are at a stand still

What kind of programming can Caitlin give us for both sites for a certain amount of money?

Board seems dissatisfied with the information received

Mr. Comick from Sherburne Commons sees a real benefit of having the senior enter there, the way senior services are delivered are different from the past

Tabling #7 & # 8 until the next meeting

Board did not vote on a time for the next meeting

Adjourned at 3:25 PM

