

## **Greenfield Senior Center Building Committee Meeting**

01 April 2016, 9:30 a.m. – 2<sup>nd</sup> Floor Meeting Room Town Hall

Attending: Jerry S. Moore, Chair; Ginger Carson; Larry Jubb; Jean Wall; Lane Kelly, Finance Director; Mayor Martin; Hope Macary, COA Director; Dan Pallotta, OPM; Kerry Deitz, designer.

The Chair called the meeting to order at 9:30 a.m.

Minutes of the 24 March 2016 Building Committee meeting were reviewed as distributed; moved, Jean Wall; seconded, Larry Jubb. APPROVED

### Public Comment

The Chair opened the meeting to public comment, which is summarized below:

Molly Chambers indicated support for the following: LEED certification for the building; optimal solar panel exposure; the building not be built on top of the existing community garden; parking lots should be made of permeable materials; existing permaculture beds in the community garden be saved; use of nearby neighborhood parking lots; keeping the existing trees on the parcel; building raised beds and a greenhouse for seniors; and that the existing Just Roots farm was not a good location for the community garden.

Mayor Martin indicated that the initial plan for Just Roots was to advocate for a 10' x 12' garden in everyone's backyard and that should be revisited.

Mr. Pallotta indicated that requests for more density, more green...no matter what we do some constituency is not going to be totally satisfied so this project has to reach compromise. Addressing the impervious materials for parking, he stated that water will be maintained on site and the community garden must be moved. Finally, he stated that while LEED certification is wonderful and environmentally sound, achieving its goals is very expensive.

There being no further public input, the public comment section was closed at 9:58a.m.

### **1. Reviewing the revised draft design (Deitz)**

Kerry indicated that, with this revision, some may be upset but she was charged with reducing square footage, a building friendly to solar panels, and a reduction to the footprint. As a result, the redesign will reflect:

69 parking spaces

Elimination of:

1 Classroom

1 Office (all remaining offices reduced to 120 s.f.)

1 Staff bathroom

1 Custodial Office

1 Laundry room

1 Computer Lab

The resultant building would be ~9,604 s.f. and would be capable of housing 166 solar panels which would yield an estimated \$12K of "free" energy/annum.

Mr. Pallotta indicated that the new design would be as close to net-zero-energy as possible.

Mayor Martin indicated that the purchase and installation of the solar panels would be a separate RFP from the construction of the building.

Following a discussion of the revised draft plan the committee was polled individually and all voice approval of moving forward with this revised design concept.

Ms. Carson strongly voiced her disapproval of the reduction in the parking available with the project revision.

Several individuals spoke on various aspects of the revised project.

There being no further business to come before the Committee, the meeting was ADJOURNED (Jean Wall/Larry Jubb) at 10:48 a.m.