

Greenfield Senior Center Building Committee Meeting

29 September 2016 9:00a.m. – 2nd Floor Meeting Room Town Hall

Attending: Jerry S. Moore, Chair; Ginger Carson; Jean Wall; Lane Kelly (partial meeting); Hope Macary, COA Director; Dan Pallotta, OPM; Peter Wells, Landscape Designer, Marco Crescentini, Architect.

The Chair called the meeting to order at 9:03 a.m.

The Committee acknowledged the energy, dedication and support of the late committee member Larry Jubb during his time on the committee.

Public Comment (while four members of the public were in attendance, there was no comment at this time).

Prior to moving into the discussion of the site plan and building design, the OPM outlined that the project for removal of the Davis Street School building had not yet received an appropriation yet it was important to move ahead with the Abatement study to determine the condition/type of materials which would be uncovered during the course of that removal. He stated that a company had agreed to conduct the abatement study and asked committee members for their recommendation on providing \$4,680 of the Senior Center's appropriation for that purpose which would be returned to the Senior Center appropriation upon the commencement of the school removal project.

After discussion it was moved (Wall) and seconded (Carson) and unanimously approved as presented.

Peter Wells then outlined the small changes recommended by the Planning Committee on the site plan:

- A net loss of 5 parking spaces with the removal of the six spaces originally planned on the south side of the parcel (addition of one parking spot elsewhere in the plan);
- The dumpster was moved closer to the building;
- There would now be two planters in front of the building rather than the one;
- There would no longer be a rain garden on the north side of the parcel;
- All drainage would be sub-surface;
- All plantings would be low maintenance

There was a discussion of the patio on the south east side of the building with concerns being raised about unregulated external access to that area. A barrier fence and/or plantings were discussed as a solution.

Marco Crescentini then presented the most recent floor plan for the structure. Some points covered:

- Moving the entry to the Group Fitness room to the south-facing alcove wall to ensure better access and more appropriate site-lines while teaching in the room;
- Whether the Electrical and Mechanical room could be combined in one, slightly reducing the size of the Classroom and thereby moving the Men's and Women's room northward in the plan (where the former electrical room was);
- Removal of the north facing windows in the Group Fitness room;
- It was felt by the committee that the administrative office space was, while small, sufficient for the operation of the center and should be maintained as is

Traffic flow and various areas of the building were discussed in consideration of the operation of the Senior Center. There was also a discussion of the design of various storage areas in the plan in consideration of the significant need for storage throughout the building.

Mr. Pallotta then outlined that the removal of the Davis Street School building was moving forward and that the abatement study (approved for funding v. above) was an initial step in that process.

The Chair then asked if there was any additional public comment:

- Mr. Goodwin stated that he thought the size of the offices was minimal and, if expansion was possible, it should be considered
- Ms. Timmons stated that she would support privacy fencing around the patio area given its open exposure to the public

The next meeting of the committee was scheduled for October 20, 2016 at 5:30 p.m. at the Greenfield Senior Center, 54 High Street wherein the primary focus would be the approval of the final site plan and floor layout of the project.

There being no further business the meeting was adjourned at 11:05 a.m.