

Town of Kingston
Senior Center Building Committee
Meeting Minutes
May 21, 2008

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1. The meeting was opened by Chairman Paul Gallagher at 7:01 pm. Members present were Phil Burnham, Dave Colter, Linda Felix, Paul. and Ron Gleason. Absent were Muriel Boyce and Jack Burrey.
2. Paul started the discussion by asking Ron Gleason to tell the other members how he and Jack Burrey made out the night before when they went before the Cons. Comm. Jack being absent, Ron went on to say that he thought the majority of the members of the Cons. Comm. sounded very responsive to their presentation and did like the way we had moved the Building on these new set of plans that were presented to them. But it also was evident that they do have some concerns. One of which is the fact that our suggested parking areas are much too close to the vernal pool and they suggested that we move, at least some of the spaces, to another location They absolutely do not like where the Patio is located at the building itself and they would like to see if we could move that as well, it being too close to the 25ft. buffer zone.
3. A discussion ensued regarding location of some of the different rooms. One was where the Arts and Crafts rooms were located, also where one of the stairways was located and we would have to make some other changes in the building to accommodate these changes.
4. James Dehner, a member of the Cons.Comm., didn't see why we didn't design the building with one Grand Entrance and two Wings, one off each side of that Entrance. Jack and Ron explained how we have already paid a lot of money for this design of the building but we will do whatever we have to do to make it work to the Cons.Comm's satisfaction and we can do that by offering up 'alternatives' to the present design to make it work for all.
5. It was pointed out that there are considerable restrictions on other parts of this piece of Town property, especially the other side of the Pond and moving the building that much would take a Town Meeting to approve that. The subject of mitigation and replication came up with regard to when we might be submitting a Notice of Intent, especially with regard to where the Highway Department

has been dumping 'stuff' for years in and around this location. Paul went on to say that mitigation comes to be when you are doing something wrong but we haven't done anything wrong and replication comes up when something is destroyed prior to and we look for relief in something else to compensate for the loss. It was brought out that the overriding factor is that this building is a huge improvement to the property and to the Community and there are some things that we just cannot change about it and we hope for some relief because of these.

6. Ron went on to say that he felt if a vote was taken last night at the Cons. Comm. Meeting we would have won but that didn't happen but Paul feels that with the positive reaction we did get that it is enough for us to move forward on this project. There was some mention of maybe removing some doors but it wasn't felt that the Fire Department would agree for they want at least three accesses in and out of the building.

7. It was reported that Gary Langenbach also brought up and discussed the subject of the distance between ground water levels and drainage problems and these need to be addressed. But Ron again stated that with the positive reaction overall that we got at the Cons. Comm. Meeting last night that was enough for us to continue to move forward. He stated that Gary did say we should be thinking about going before the Planning Board to get an ok on our scheme for parking plans and Gary continues to have issues about drainage and ground water levels as well.

8. Paul asked about whether we should get John Catlin, the Architect, back into the discussions or Renny Chapman, the Engineer, and it was agreed that Paul would talk with John Catlin and get him back involved to discuss our possible changes to the building where we would be advising him that we would be taking off 1500 sq. ft. of living space. He stated that we need to get many more people to come to the activities that we are planning for this Center. We need people to actually participate and he believes that people will come if there is a new Center to come to and will be governed by the activities we will be able to offer. Paul went on to speak of the actual amount of workable space we will have and stated that the Administrative Offices are huge. And it will be a great accomplishment on the part of this Committee if we get John Catlin to agree with us. Linda Felix, who heads up the Recreation Activities for the Plymouth Senior Center, outlined the space they have reserved for the Administrative Staff, Volunteer

Coordinator, Activities Director, and Social Workers, who absolutely need their own office for privacy reasons when discussing money matters with Senior clients, such as fuel assistance, medicine reimbursements, etc. Dave Colter again made mention that we only have so much money, we have no other place to put this building and we may have to cut back or we won't have any building at all. And if we need to do some replication on some part of the project we need to have money left to do that and if we have to cut back it will be because we have to make it so it is affordable to us. If we have money to replicate, fine but replication could cost as much as \$150,000 and that amount of money should not be the responsibility in the budget for the Senior Center. For the \$3.0 million, we can get what we need for parking, drainage and the building itself. Ron went on to say that we need to get the Highway Department to take the responsibility to really clean up the old 'dumping pile area'; e.g. replication of that area.

9. Ron continued that we need to get Catlin involved in discussions to discuss taking 1500 sq. ft. off the original building plans and also to urge Catlin to go out to bid with alternates that we have put together in a careful order of importance in order to control the cost of this building all to the end of knowing just exactly what the building is going to cost us after doing the above two things, which has to be back down to the amount of money we have to build this project.

10. Paul then asked if he could go to Catlin, explaining the changes mentioned above and asking if we can still build it for the money we have, for we need to know just what the cost is going to be with these changes in place and the Members agreed. Ron also stated that if necessary he could add even more alternates so in the end we could build it for the money we do have. Paul added that we cannot build it based on the original plans, we just do not have enough money but we will do what we have to do to bring us to the presently proposed plans as put together by Jack Burrey. He also mentioned that there will be a lots of costs for engineering services, although some may have been paid for already.

11. Paul went on to say that there is no doubt that when the building and activities are up and running, there could come a time when these things will start to grow and grow, both in attendance and activities offered; which in turn will lead to the fact that we may need to enlarge the building in some way. Ron emphasized that we must keep in mind the the Cons.Comm, in no way will allow

us to build Retaining Walls but maybe a foundation wall, and he pointed to the plans for the exact location. He continued by stating that what we need most is to get a structure in place, occupied and useable and if need be we can discuss changing the structure by adding on or out later and that can be accomplished but the first part of getting it up and running is the most important part.

12. Paul asked if the members thought we should start to think about going for an RFP for additional Engineering. Dave Colter stated that before we even do that we should go before the Planning Board to discuss such things as our ideas for the parking spaces and the overall subject of drainage on the property as a whole. Paul said he would be discussing these two items at his meeting with Catlin to get his impression of what his thinking is on these matters. Paul then stated that he would see if Jack Burrey would also be able to attend this meeting with Catlin when they discuss the above matters and then they would report back to the Committee at our next meeting as to what took place and then we would have Catlin come to one of our next meetings to address what he can do under these new parameters and the money we have to work with.

13. Ron stated that he thought we have made some major steps in our last couple of meetings and where we are having weekly meetings now, we are able to head in the right direction and we have and will continue to fall back in step. We also have gained major steps by meeting with the Cons.Comm, three times now, and now we will be going to Catlin and getting his opinions.

14. At this point, it was decided to again meet on next Wednesday, May 28th, at 7:00 pm, and it has been so posted in Room 202. Paul stated that discussion will surround the subject of what he and Jack Burrey talked about with Catlin and what his observations were and then to have Catlin come to one of our next meetings to talk to the whole Committee. Linda mentioned that she would be unable to be at the 28th meeting and Phil Burnham mentioned that he would be away from the 6th through the 17th of June. The Secretary will also be unavailable from the 28th of May until after the 11th of June but Paul said that he would be doing the Minutes.

15. A **Motion** was made by Ron Gleason and **seconded** by Dave Colter to approve the Minutes of the Meetings held on both May 7th and May 14th, 2008 and it was **so Voted**.

16. There being no other business to come before the Meeting, a **Motion** was made by Ron Gleason and **seconded** by Dave Colter to close the meeting, it being 7:35 pm. and it was **so Voted**.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ruthann Cassidy".

Ruthann Cassidy, Secretary