

Senior Center Site Selection Working Group
September 8, 2016
3:00 p.m.
Board of Selectmen's room, Town Hall

Present were Jill Bishop, Joe Clancy, Robert Leary, James Vieira (chairman), Wendy Vogel, Julian Suso (town manager), and Meg Costello (recording secretary).

Absent: Dick Bowen, Sallie Giffen, Brenda Swain, Ray Young.

AGENDA

- 1) Welcome
- 2) Senior Center Site Review/Discussion
- 3) Old Business
- 4) Public Comments

Welcome

J. Vieira called the meeting to order at 3:05. He stated its purpose is to review consultant Joel Bargmann's latest report, then to decide whether to change this group's recommendation.

Senior Center Site Review/Discussion

J. Vieira showed slides from the Bargmann presentation.

* Gus Canty The plan is unclear about whether the site would continue to house the rec center, or if not, where a new rec center would be. J. Clancy said the head of the recreation department also seems unsure about this. J. Vieira points out that there is a new variation in this plan: a new structure. But would it cost 2 million (without relocation of the rec), or between 8 and 9 million? There was confusion on this point and conflicting information in the Bargmann report. J. Bishop asked if road access on Dillingham was addressed. The map doesn't show an extra road.

J. Clancy said Gus Canty has utilities, but it's overburdened, and a traffic nightmare. It needs a new road and the field needs to be moved. It would be a challenging endeavor.

* Teaticket Administration Building The first slide shows a new standalone building on the site. Parking is far from the entrance. Some parking is on an unpaved field. R. Leary asked how many games are played there per year. Probably there are other parcels where recreation could occur.

Another slide for the Teaticket site showed more parking to the north and east, and two points of entry. The administration building is left alone. The slope on the Teaticket Green means parking would be difficult in that section. W. Vogel asked about sewer hookup and J. Suso said it could be easily extended with proper permits. R. Leary likes this site for its public access, 2 ways in, closeness to town, and nearby amenities. J. Vieira remarked that residents were intensely opposed to this site at public forums, because of concerns over traffic and open space. J. Clancy noted that traffic in summer

could back up in two directions on two roads. W. Vogel thought this could be a revitalization of that part of town. R. Leary thought opposition was more towards renovating the existing building. J. Clancy agreed a new building was a new wrinkle. J. Suso said there would be no two year construction delay at this site.

* High school site 2 Here, it would cost \$250,000 to run the sewer main down Gifford St Ext to the pump house, by the tennis court. Mike Duffany, who served on the high school building committee, says that road has heavy utilities, which is not good.

* High school site 3 This one is past the entrance to the school. J. Clancy talked about a curve in the road being straightened, which is possible. J. Vieira said the Council on Aging likes this site. It provides a sense of place, peaceful setting, good outdoor space, area for expansion, and fits the vision of the Council. W. Vogel said pruning could help sightlines. She asked does the plan show a 1 or 2 level building? J. Vieira was unsure but says all the plans are based on a 20,000 SF building. Parking is on a lower level near the tennis court, 70+ spaces. A field hockey field would need to be replaced, but J. Clancy reported that the school athletic director told him this field is inferior anyway, and a good one to replace. Cost of relocation is included in the estimate.

* High school site 4 Currently undeveloped, in the woods. The access road originates in a parking lot, so there are issues with that. Overall, the parking is less than optimal. Access would have to be negotiated with the residents of Campus Drive (private). J. Vieira felt that while this site was worth investigating, it was not a great alternative, and was the most expensive option as well. J. Clancy thought it not a good choice. W. Vogel said it was not visible.

J. Vieira summarized the field relocation issues required by two of the high school sites. J. Bargmann has set the relocation cost at \$700,000. Sports affected would be lacrosse or field hockey. Roads, access, and parking are all in place for the new field locations. The mechanics of engineering (filling kettle holes, flattening surfaces) is the real chore. J. Clancy says athletes will be closer to the locker room on the new fields. He and W. Vogel wondered if the teams could play temporarily on any existing fields so there'd be no construction delay. Could fields on Sandwich Rd be used, busing in athletes?

J. Vieira said J. Suso has cited the inflation costs of waiting 2 years to construct. Construction costs are going up 7 percent a year. An artificial turf field would circumvent delay. Most field hockey teams play on turf now anyway.

J. Vieira reminded the group that last time they recommended sites 2 and 3 to the selectmen. He called for discussion on whether to reaffirm or change this opinion. Teaticket and high school site 4 are the only options without field relocation. W. Vogel pointed out that Gus Canty is not a fully worked out option because we have no idea where the rec center would go. J. Vieira said Gus Canty's problems, noted before, all still exist. R. Leary observed that the Gus Canty building will soon need replacing or an upgrade, and if joint centers are the future, that should be planned for. The high school sites allow for expansion and combination, while Teaticket doesn't. He doesn't want the town put in a box.

J. Bishop said High School site 2 might box the center in, since it's up against fields. R. Leary asked if outdoor availability was high on priority list. J. Clancy and W. Vogel said that other centers have noticed their outdoor areas don't get used much. R. Leary thought Falmouth seniors have outdoor opportunities elsewhere in town. Al fresco dining and a garden would be nice, though. J. Bishop said a director can always encourage outdoor use by programming activities outside.

J. Clancy said the cost of extending the sewer to the station has made site 2 much more expensive than 3. The field relocation cost is the same. The entrance to 3 is better. W. Vogel thinks field relocation costs should be lower than the number estimated for the defunct soccer field site.

J. Vieira recalled a previous BOS meeting when S. Moran asked what this group's top site recommendation was, and we didn't have a single choice. As a result, the BOS chose a site without having enough information, after which the field relocation figures blew up. J. Bishop pointed out how the group's charge was to recommend the top 3 sites, not 1 site.

J. Vieira said Doug Jones has in fact encouraged us to speak up, if we have a top choice. J. Vieira's choice has been, and still is, site 3. It's on the low end of the cost ladder. J. Clancy agreed about site 3. W. Vogel said signage could help visibility there. She liked site 3 but wanted to consider the cost of waiting for field relocation and how to work around it. Are there other options where the field hockey team could play? R. Leary said he would defer to COA opinion on the site, and as far as the field goes, games can be rescheduled. **J. Vieira asked if there was consensus about site 3. All agreed**, with R. Leary stipulating that there NOT be a delay from the school committee. J. Suso said the school committee and BOS have an agreement that any field would be replaced in kind and without inconvenience. Starting to build right away, while using a temporary field arrangement, would change that understanding.

J. Vieira wanted to ask the BOS to explore options to expedite construction. R. Leary thought the previous agreement could be renegotiated. J. Clancy thought the school committee will work with us, since they'll get a better field that is closer to their locker room. J. Vieira said there is no money to start field work immediately. It needs to be designed and engineered first, then it will be ready for the ballot. J. Suso said a one year delay is unavoidable, but two years could be avoided.

Old Business/Public Comment None

J. Vieira thanked everyone, as did J. Suso, who noted that the BOS has the decision on their Monday agenda.

The meeting ended at 3:55.

Respectfully submitted,

Meg Costello
Recording Secretary