



TOWN OF NEWTOWN

Community Center/Senior Center Design Team and Advisory Committee MINUTES

Caldwell & Walsh Building, 17 Berkshire Road
Friday June 16, 2017 10:00 AM

Present: Pat Llodra, Rusty Malik, John Deren, George Guidera, Bob Edwards, Carla Kron, Joe Giacobbe, Lauryn Williams, LeReine Frampton, Anna Wiedemann, Marilyn Place, Amy Mangold, Maureen Crick Owen, Andy Clure, George Benson and Georgia Contois (clerk)

Ms. Llodra asked committee members to review minutes and vote to approve. Ms. Kron made a motion to accept the minutes of June 2, 2017. Mr. Edwards seconded. Ms. Frampton made a motion to accept the minutes of June 9, 2017. Ms. Wiedemann seconded. Both sets of minutes were approved.

Mr. Malik began with an update on the timeline for the project. They are hoping to complete the design by the end of July, with a Planning and Zoning hearing scheduled for July 6th. Mr. Benson said that the foundation of Canaan House is being removed as scheduled and the soil tests were expected to come back within the next few days. Members of the Committee on Aging thanked Mr. Malik for presenting and answering as many questions as he could. Ms. Llodra reminded the Committee that the COA will serve as the voice for the seniors regarding the design and will handle responses to questions raised from their members. The COA will also begin fundraising for some of the features on the SC side.

Mr. Benson talked about parking regulations which were reviewed with the Design Team at a meeting in early June. There will be about 150 parking spaces near the CC/SC, however he reminded the Committee that all parking at Fairfield Hills is shared. The OSTA permit for Fairfield Hills will allow for the expansion of parking areas if need be.

Ms. Llodra requested another conference call with the pool advisor due to the questions that still remain with the updated designs. She also spoke with families of handicapped persons regarding handicapped access to the pools. **Ms. Llodra asked about the cost effects of changing the lift to a more streamline inconspicuous version that is more out of the way than the arm in the middle of the deck.** The zero-entry pool will have a ramp separating two spaces. The entrance will be from zero feet to approximately two feet, then the ramp will exit into four feet 6 inches. There will be a handrail along the entire edge of the pool to assist those entering and exiting. The depth and area will allow for an array of programming. Ms. Llodra asked the design team to create a slide showing the pools will some activities for both the lap pool and zero entry. Ms. Kron said the slide would be useful along with any other new information for the forum on Wednesday, June 21st. Members all agreed that there will be no ramp in the lap pool which would've taken away one of the lanes. All verbally agreed that six full lanes was preferred.

Mr. Malik then showed the Committee a new rendering for the building. It addressed some of the concerns that were voiced at the Sustainable Energy joint meeting on June 13th. The design now shows a canopy with slim columns and has less of a 'greenhouse entry'. Ms. Llodra showed members a design submitted by Phil Clark for an office/apartment building years ago, which had a pleasant transitional design. She complimented the modern take with traditional style and thought that Mr. Malik's new renderings were a step in the right direction. Members also noted the slight difference in style from the entrance to the SC versus the CC. **Ms. Llodra also asked to see the cost benefit analysis for geothermal heat**, saying that we need to know the cost for all these attributes before we design to those elements.

Ms. Kron asked about storage for things like chairs and tables. Mr. Malik spoke about stacking chairs that store nicely, saying about 200 chairs could fit in just one of the multipurpose room closets. The other two closets could host tables, although he was not sure what the storage footprint would be like. Ms. Kron also asked about screen and audio equipment which Mr. Malik said would be discussed in the next design phase. Budget dependent amenities will be clearly outlined on the slides to avoid any confusion. Ms. Kron mentioned that the trail system connection should not be part of the CC/SC budget or responsibility. She suggested it be deferred to the Fairfield Hills Authority. Ms. Llodra explained that the FHA does not have the budget to handle that project, but it could be in the hands of Parks and Rec or Public Works. Mr. Deren talked about the strength of the paved area to be able to tolerate maintenance vehicles traffic. **Mrs. Llodra asked for further information on why the trail extension had to accommodate maintenance vehicles. Ms Mangold will discuss this issue with Parks Supervisor Carl Samuelson and bring more info to the team meetings.**

Discussion turned to more specific SC design aspects like dimensions and seating. **Mr. Malik asked for a list of desires which would affect the programming if not dealt with appropriately, including things like bench seating with storage versus corner closets.** This type of information would be necessary for the next phase of the design. Mr. Malik spoke about the September 18th Board of Selectmen meeting, hoping that it would be the right timing for approval after finishing the Planning and Zoning process in August.

In review, **Ms. Llodra asked for an update from the COA regarding any open questions from their meeting.** Mr. Malik will be providing as many answers as he can. **A conference call with the pool advisor will hopefully wrap up any loose ends regarding the pool designs.** However, the six lane lap pool (without the ramp) will remain. **Dimensions and expected occupancy for the multipurpose and wellness spaces will be revisited specific to programing. Capacity information will be provided at the next meeting.** Overall building design will be wrapped up at the next meeting.

The next Design Team meeting is scheduled for Friday June 23, 2017 at 10:00 AM.

*Respectfully Submitted,
Georgia Contois*

*These minutes are subject to the approval of the CCSCDTAB at their next meeting.
A recording of the meeting is made available in the Land Use Office, 3 Primrose Street, Newtown, CT.*

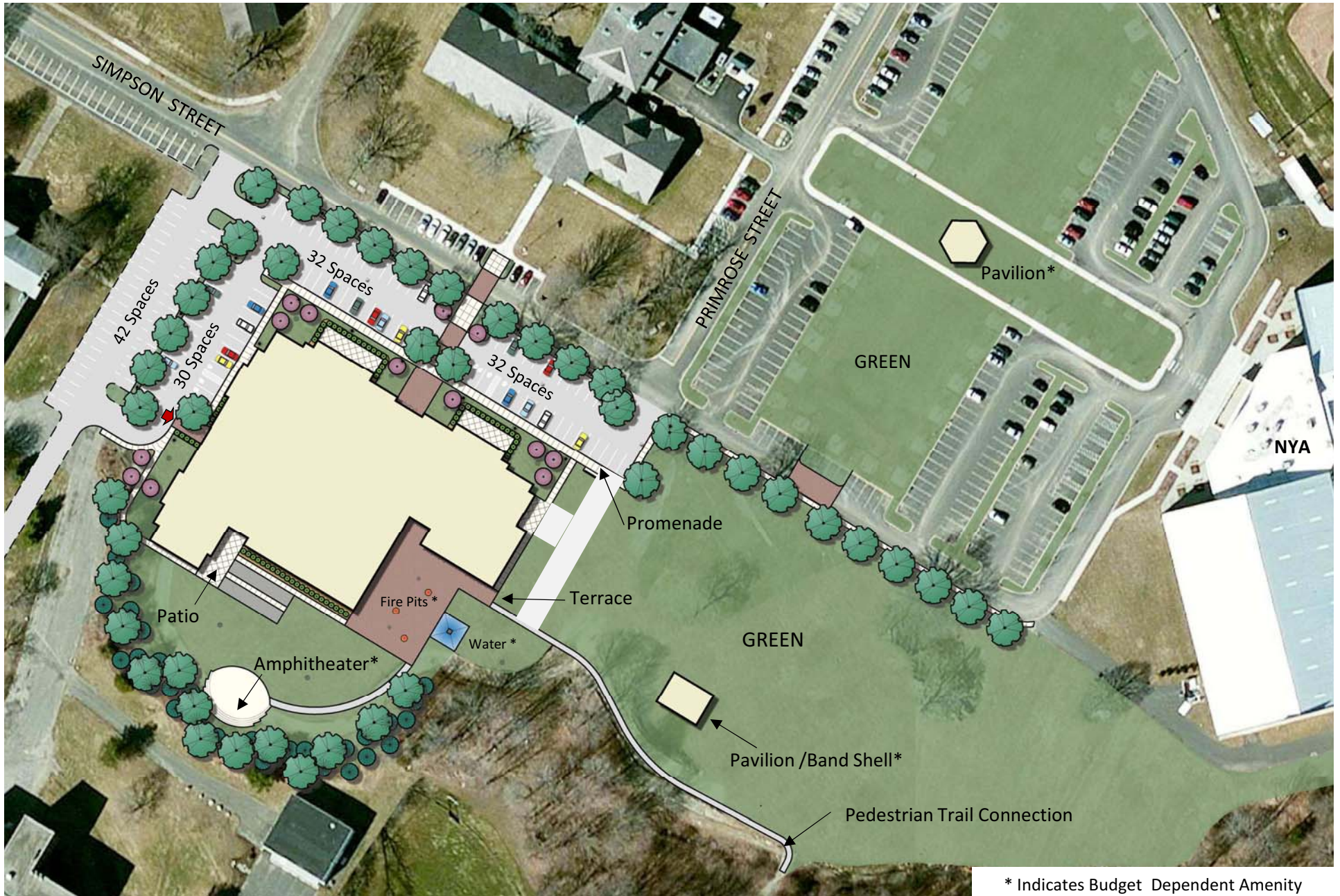


- 1 NEWTOWN COMMUNITY & SENIOR CENTER
- 2 NEWTOWN MUNICIPAL CENTER
- 3 NEWTOWN YOUTH ACADEMY
- 4 KENT HOUSE
- 5 SHELTON HOUSE
- 6 WOODBURY HALL*
- 7 NEWTOWN HALL*
- 8 STAMFORD HALL
- 9 PLYMOUTH HALL
- 10 COCHRAN HOUSE
- 11 STRATFORD HALL*

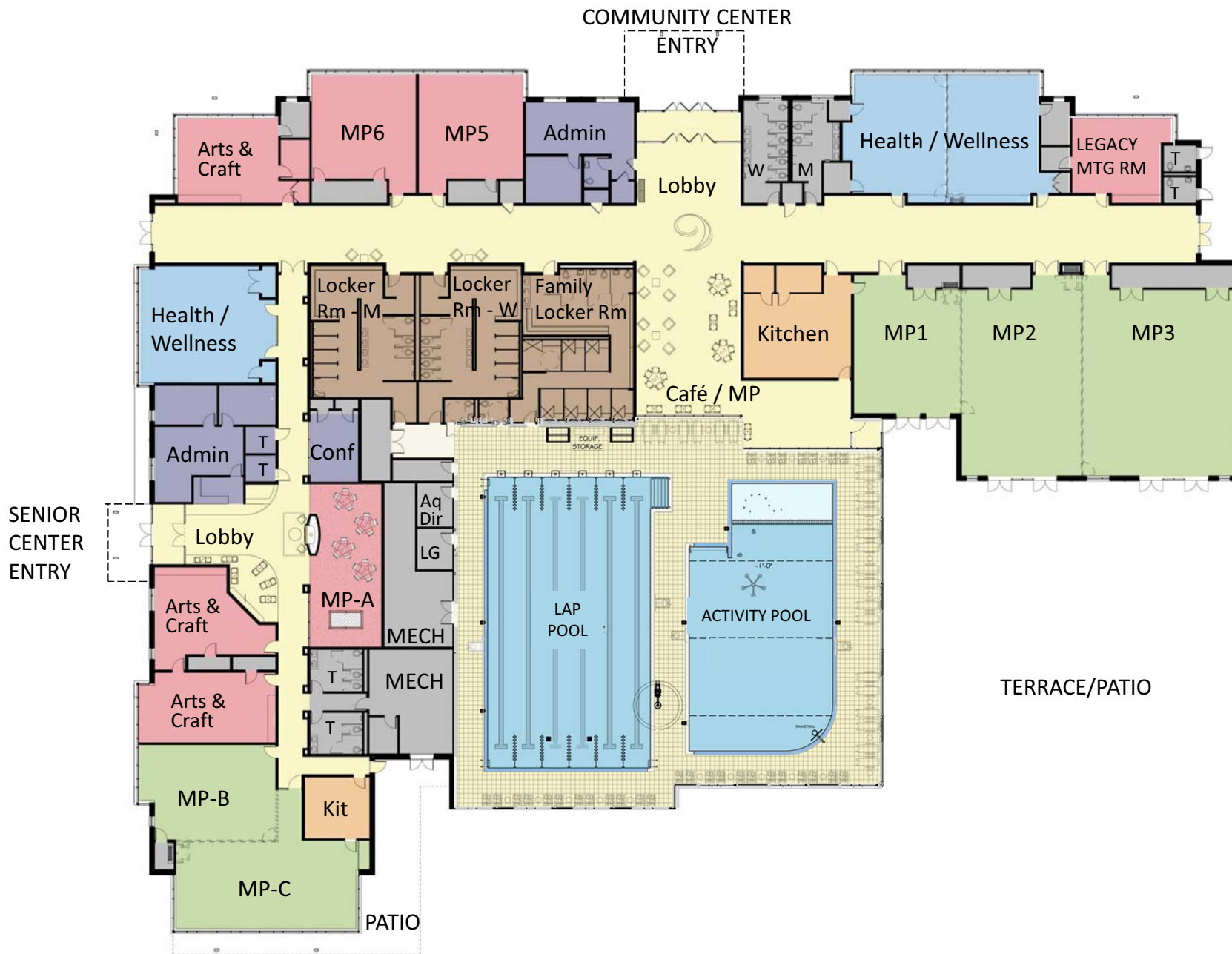


NEWTOWN COMMUNITY & SENIOR CENTER DESIGN DEVELOPMENT

SENIOR CENTER
ADVISORY COMMITTEE
June 14, 2017



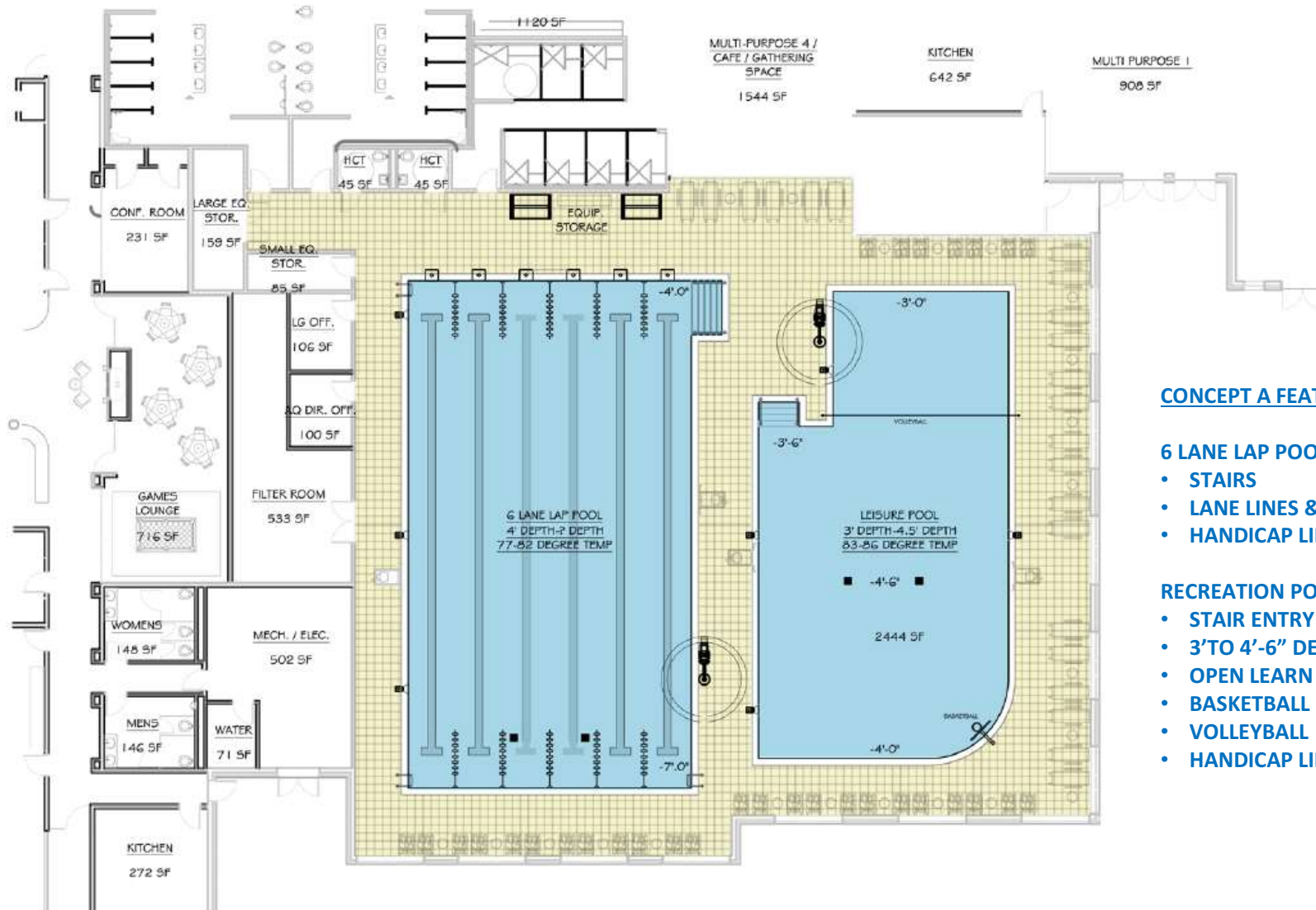
NEWTOWN COMMUNITY & SENIOR CENTER SITE MASTER PLAN



NEWTOWN COMMUNITY & SENIOR CENTER

BUILDING PLAN





CONCEPT A FEATURES

6 LANE LAP POOL

- STAIRS
- LANE LINES & FLOATS
- HANDICAP LIFT

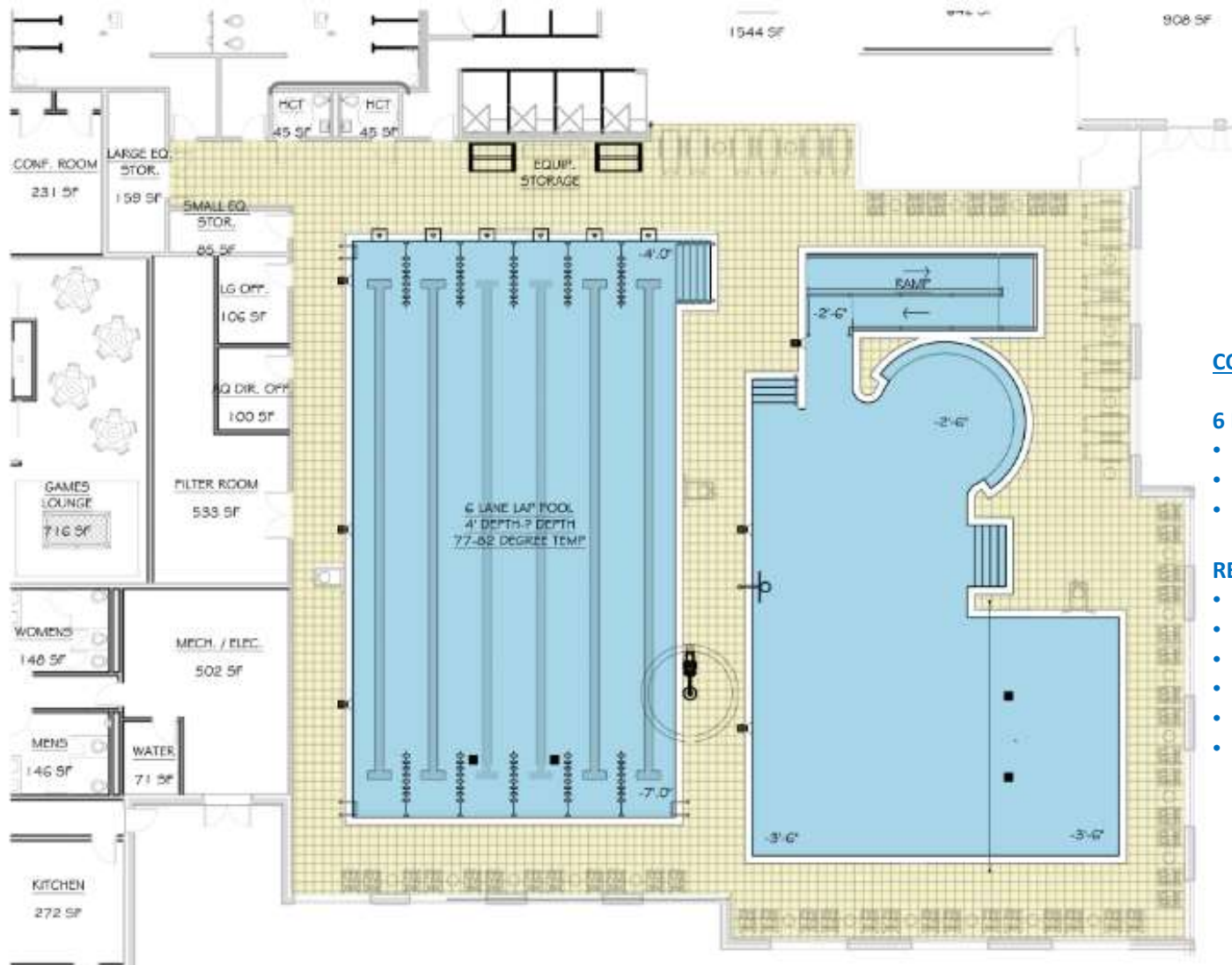
RECREATION POOL

- STAIR ENTRY
- 3'TO 4'-6" DEPTH
- OPEN LEARN TO SWIM AREA
- BASKETBALL
- VOLLEYBALL
- HANDICAP LIFT



NEWTOWN COMMUNITY & SENIOR CENTER

POOL DESIGN



CONCEPT D FEATURES

6 LANE LAP POOL

- STAIRS
- LANE LINES & FLOATS
- HANDICAP LIFT

RECREATION POOL

- RAMP ENTRY
- 2.6' TO 3'-6" DEPTH
- OPEN LEARN TO SWIM AREA
- SEATING AREA
- BASKETBALL
- VOLLEYBALL



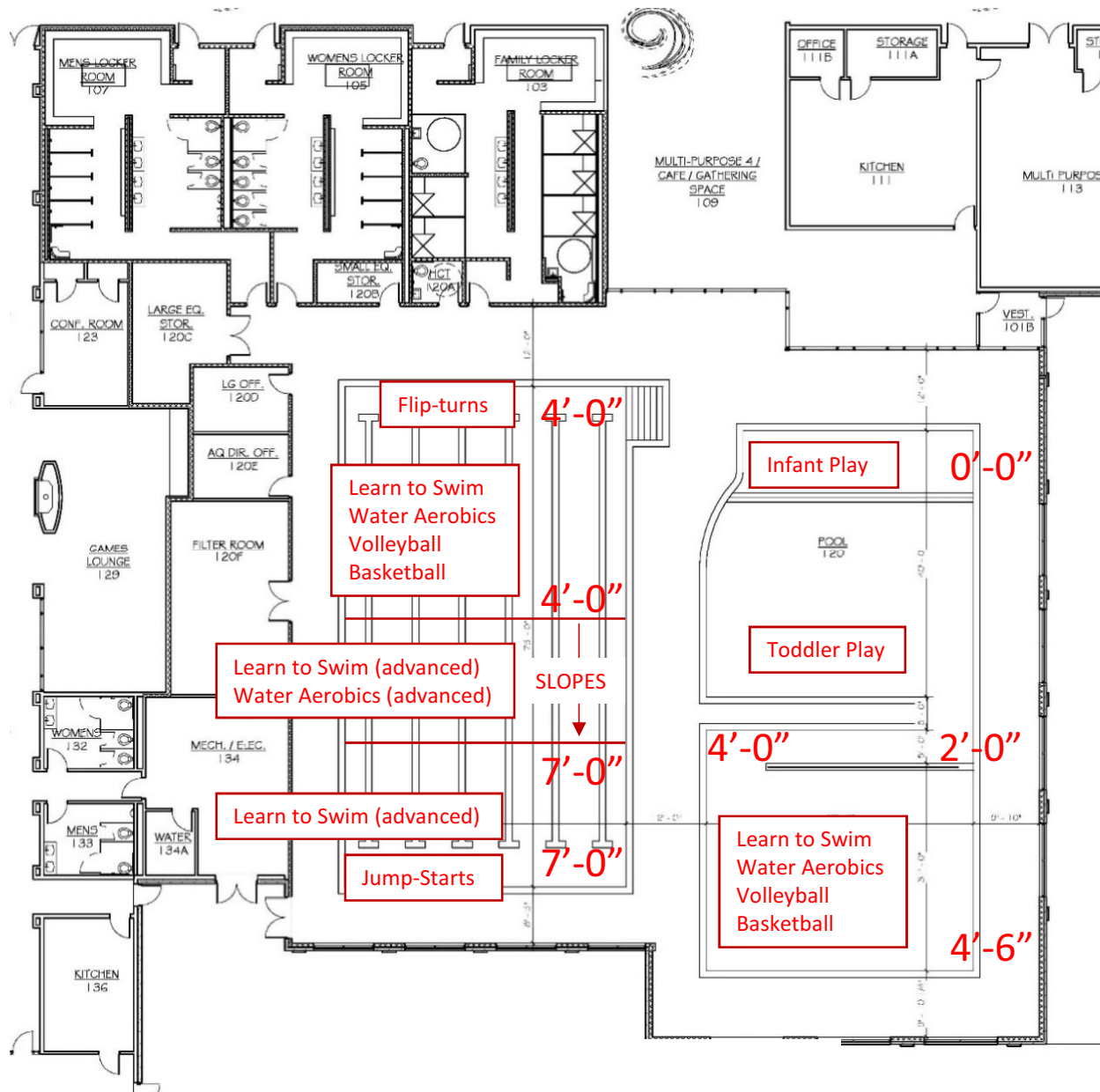
NEWTOWN COMMUNITY & SENIOR CENTER

POOL DESIGN



NEWTOWN COMMUNITY & SENIOR CENTER

UPDATED BUILDING PLAN



CONCEPT D FEATURES

6 LANE LAP POOL

- STAIRS
- LANE LINES & FLOATS
- HANDICAP LIFT

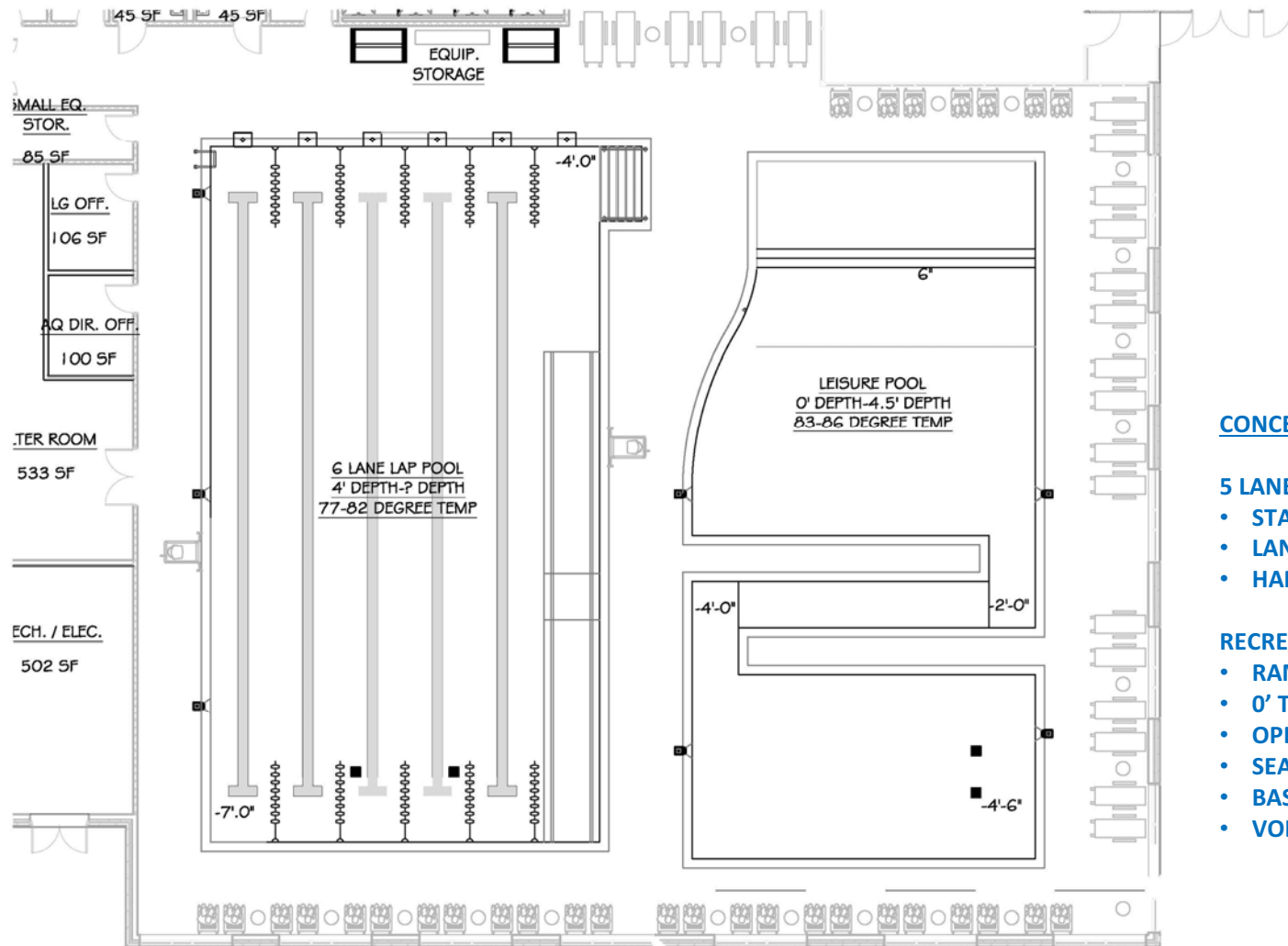
RECREATION POOL

- RAMP ENTRY
- 0' TO 4'-6" DEPTH
- OPEN LEARN TO SWIM AREA



NEWTOWN COMMUNITY & SENIOR CENTER

POOL DESIGN



CONCEPT D FEATURES

5 LANE LAP POOL

- STAIRS
- LANE LINES & FLOATS
- HANDICAP RAMP

RECREATION POOL

- RAMP ENTRY
- 0' TO 4'-6" DEPTH
- OPEN LEARN TO SWIM AREA
- SEATING AREA
- BASKETBALL
- VOLLEYBALL



NEWTOWN COMMUNITY & SENIOR CENTER

POOL DESIGN



NEWTOWN COMMUNITY & SENIOR CENTER

DESIGN OPTIONS



NEWTOWN COMMUNITY & SENIOR CENTER

DESIGN OPTIONS



NEWTOWN COMMUNITY & SENIOR CENTER

BUILDING DESIGN



EAST ELEVATION / PERSPECTIVE



SOUTH ELEVATION / PERSPECTIVE



NEWTOWN COMMUNITY & SENIOR CENTER

BUILDING DESIGN



NEWTOWN COMMUNITY & SENIOR CENTER

BUILDING DESIGN



NEWTOWN COMMUNITY & SENIOR CENTER

COMMUNITY CENTER
MAIN CORRIDOR



NEWTOWN COMMUNITY CENTER

DESIGN OPTIONS



WEST ELEVATION / PERSPECTIVE



NEWTOWN COMMUNITY CENTER

DESIGN OPTIONS



NEWTOWN COMMUNITY & SENIOR CENTER

SENIOR CENTER
MAIN ENTRY LOBBY