



TOWN OF NEWTOWN

Community Center/Senior Center Design Team and Advisory Committee MINUTES

Caldwell & Walsh Building, 17 Berkshire Road
Wednesday June 28, 2017 9:00 AM

Present: Pat Llodra, Rusty Malik, George Guidera, Phil Clark, Carla Kron, Joe Giacobbe, LeReine Frampton, Anna Wiedemann, Marilyn Place, Amy Mangold, Maureen Crick Owen, Kinga Walsh, Curt Symes, David Amara and Georgia Contois (clerk)

Also Present: Eliza Hallabeck (The Bee)

Ms. Wiedemann made a motion to accept the minutes of June 16, 2017. Ms. Frampton seconded. The minutes were approved.

Ms. Llodra asked Ms. Mangold for an update regarding the trail system. Ms. Mangold said that the trail connection will be for pedestrian use only and does not need to be more reinforced to allow maintenance vehicles. She also said that it will be included in the project budget as originally planned. Ms. Kron asked for clarification on the budget for the FHA. Ms. Llodra said that the FHA does not have a working budget but has special revenue for specific projects. **She asked the project team to cost the trail connection and there will be further discussion at a later time; some enhancements/extensions may have to be bid as alternates.**

Ms. Wiedemann and Ms. Place gave an update from the Committee on Aging. Ms. Wiedemann said that most of the questions had been answered at their last meeting, but asked about a specific 'quiet room' for readers and card players. Mr. Malik said they can create that space but advised caution for boxing out a separate space. He said that a partition that opens would still keep functionality for a larger room but would buffer noise well. Ms. Place mentioned the retail space in the lobby/café area. She asked for it to be more interactive than just a display case. Members agreed that storage along the walls and windows was nixed from their wish list due to increased costs for glass and heating elements. **COA members also asked for a breakdown of square footage and dimensions of the rooms to be able to determine programming and better plan for the space.**

Ms. Frampton asked if the smell of chlorine would be an issue through the building. Mr. Malik assured her that the pool has a separate ventilation service and moisture barriers. Also, he explained that there is no direct access to the pool except from the outside or the locker rooms. Mr. Malik said that the CC/SC is still scheduled for a hearing with Planning and Zoning on July 6 at 7:30 PM in Council Chambers. There will be an updated package of information submitted to Land Use prior to the meeting. Ms. Walsh wanted to understand the language used for the PZ agenda, hoping it would be straight forward to members of the public. Ms. Llodra said that it is a specific legal process but there could be a narrative that followed the posting.

Mr. Clark asked why there was no formal presentation scheduled with Fairfield Hills Authority. Ms. Llodra explained that the joint meeting with the Authority, Sustainable Energy and Design Advisory was for that purpose. Mr. Clark mentioned that Fairfield Hills Authority had taken a vote at their last meeting that the design of the project is not harmonious with the design guidelines for the campus. He requested a meeting with FHA and

the Design Team. It was apparent that there was a miscommunication regarding having a meeting in the months prior.

Mr. Malik gave a schedule update. The Legacy area although very important, would not affect the progress if there were changes made to the space. He plans to review the security layout at a following meeting. They are currently doing an analysis on geothermal heating but Mr. Malik was confident that it wouldn't slow the process.

The Design Team is still aiming to send out early bid packages for the foundation and steel structure.

Next was an aquatics update. The team discussed timing systems and lap clocks. Mr. Malik provided some numbers regarding the costs for competition equipment and the perlite maintenance costs. The team agreed that the pool design is complete with the exception of additional cost dependent features. **Ms. Frampton asked for clarification on the number of persons able to stand/sit in the pool decking area. Mr. Malik said he will provide numbers according to the fire code, with the understanding that it may not be the official number.**

There could be several scenarios based on types of seating, handicapped equipment, etc.

Mr. Malik started to explain some of the materials that will be used for the building. He said there will be things like porcelain tiles, resilient hardwood or rubber surfaces in the fitness/wellness areas, carpeting in the admin areas and linoleum in the art areas for ease of cleaning. The walls between the pool and locker rooms will be cinderblock and bathrooms will have moisture resistant products. Other walls will be painted sheetrock with a potential for a chair rail detail. Controlling noise will be a large factor for ceiling features. Lighting schemes and storage plans will be presented at a future date.

Lastly, Mr. Giacobbe explained that the final elevations will allow him to begin costing the project. Many of the design features will be dependent on cost and material choice. Ms. Kron said that she believed it would be helpful to prepare answers to the questions that the public will have regarding budgeting for future forums and public hearings to prove that there are reasons behind decisions.

Ms. Frampton made a motion to adjourn. Ms. Kron seconded and the meeting was adjourned at 10:55AM.

The next Design Team meeting is scheduled for Friday July 7, 2017 at 10:00 AM.

Respectfully Submitted,

Georgia Contois