

NEEDHAM COUNCIL ON AGING

MARCH 17, 2011

MINUTES

PRESENT: Susanne Hughes, Carol deLemos, Colleen Schaller, Eilene Kleiman, Scott Brightman, Dan Goldberg, Risa Greendlinger, Sherry Jackson, Jamie Brenner Gutner

NOT PRESENT: Roma Jean Brown, James Dolan, Mary Elizabeth Weadock, Andrea Rae

CONVENE: 7:00 PM Needham Senior Center

DISCUSSION:

- I. Call to Order: 7 PM – Susanne Hughes, Chair, called the March 17, 2011 Council on Aging Board Meeting to order. Approval of the February minutes. Commendations were expressed to the Needham Council on Aging Staff on the quality and amount of work accomplished as documented in the Executive Director report. S. Hughes asked S. Brightman to represent the Needham Council on Aging Board on the 40 B Working Group. S. Brightman attended the first meeting and briefly reported on the purpose of the group. The Working Group has asked for time on an upcoming Board Meeting's agenda in the spring.

- II. Update from Bargmann, Hendrie & Archetype, Inc.:
 - A. Process & Schedule:

Joel Bargmann reviewed a preliminary schedule of milestones which will begin with an informational meeting on March 28 as part of the Permanent Public Building Committee (PPBC) agenda
 - B. Program: What goes into creating the building design
Rich Leonard from Bargmann, Hendrie & Archetype, Inc. (BH &A) reviewed what goes into creating a program space.– He presented a glimpse of where we are in this process at this time. The Architectural staff ask questions to understand thinking from original documents such as work done from prior feasibility studies and including meeting with staff and observing senior center operations both on-site and off-site to include support services. A visit was recently made to Franklin & Northborough Senior Centers. J. Brenner Gutner noted how responsive the architects have been to input from staff. Some preliminary programming space was shared and the Architects asked the Council on Aging Board to review and share any questions or concerns that seem apparent with their PPBC Representatives if they have any.
 - C. Site & Building itself:

Joel Bargmann explained how the process helps to take guess work out of every area of the process. He shared the site plan map relative to Highland Avenue, Hillside Avenue, West Street and the train station which will retain parking spaces for commuters. Total parking spaces estimated for the Senior Center is approximately 100

with the possibility of the senior center leasing some spaces from MBTA.

Site access on Hillside Ave. could enhance street scape for neighborhood and building. West St is not an option due to site constraints. An important consideration on siting is an orientation that does not make access harder in winter. Another concern is to lessen confusion for those accessing the parking lot.

The Architects discussed some issues related to the parking lot. They consider potential problems related to creating safe access for deliveries and snow removal as well as access to the building while ensuring optimal parking. Further information was presented as to how they test fit floor plans to see if they can meet program requirements. The test shows that the building works on this site. They suggested that the program, building & site can come together in an interesting way. Also mentioned was the possibility of having basement storage space.

It was explained that another consideration is that the multipurpose room must have a high ceiling which forces issues with the second floor. One solution would be to put the multipurpose room on 2nd fl. J. Brenner Gutner and staff pointed out difficulties with this plan. There is agreement that this room belongs on the first floor. One solution is to have the multipurpose room outside of the second floor footprint by stretching the multipurpose room pulled out. At the PPBC Meeting on March 28 this concept will be presented along with others. At this meeting the PPBC will vote on site placement.

III. Questions/Comments:

D. Goldberg suggested that the parking lot on this site is not filled during the day. The Architects suggested about 30 spaces are filled daily by MBTA users.

C. Schaller commented that some of the proposed off site parking would be for Staff during times when the programming would warrant. She further commented on the potential problem of train riders parking in senior center spaces.

J. Brenner Gutner commented that presently people attending the Stephen Palmer Senior Center park at Walgreens when additional parking is necessary.

Audience member asked for clarification on a standard ceiling height.

C. deLemos commented on the “pulled” out multipurpose space and said it appears that it provides a drop off opportunity.

E. Kleiman asked if the space on top of the “pullout” could be used and was told that this could potentially act as garden space.

S. Hughes commented that there is a lot to consider for the March 28 meeting.

J. Brenner Gutner reminded those present that she is available to review information presented this evening and would share information with the Architects as appropriate as they are very receptive to input. She commented that appropriate space for social service and other important services such as the SHINE program need to be remembered as the Center will continue to be the home of the entire Town department.

S. Hughes commented that the utilization of various spaces will change over time as interests and needs change in the future.

Audience member asked if there will be 2 entrances to the building.

J. Bargmann deferred to the staff input which indicates that two major entries creates a safety & planning issue. For example, it is harder to determine who is in the building and how they are utilizing the center. There is a distinction between egresses for fire vs. major entrances.

J. Kaplan asked for some clarification about traffic patterns within the parking area.

Audience member asked if the MBTA put up a fence.

J. Kaplan asked if the bathrooms would be dispersed throughout building and the answer was yes.

IV. S. Hughes motion to adjourn approved.