

Building and Needs Assessment Committee

Minutes of meeting held on 12 Feb 2001

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Present: George Moe (Chairman)
Drew Brown
Jeff Hughes
David W. Rego

The Chairman called the meeting to order at 1.10pm. Members of the Building Use Committee were present as well as representatives of the architectural firm, Office of Michael Rosenfeld Inc. The purpose of the meeting was for the architectural firm to present a report on its progress in evaluating the property at 335 Main Street.

The architects made a presentation which included, inter alia, a site analysis, a building analysis and a summary of the code issues.

The existing building has approximately 9500sq ft of floor space. It appears to be structurally sound. There are presently zoning restrictions which would have to be waived if apartments were to be constructed. Other issues such as access for fire trucks would also have to be solved. The parking area could accommodate roughly 39 parking spaces.

The architects presented several options. These included: conversion of the existing building into a community center and apartments for seniors (Perhaps five apartments of 500-600 sq ft each could be designed); demolition of what was the rectory and construction of a new building on the other side of the former church as new senior housing; demolition of both buildings and conversion of the site into a landscaped garden or parking area.

A possible budget for the first option was presented by the architects as follows:

	\$
Parking area	50000
Community Center	650000
Housing (5apts)	800000
Landscaping	200000
Total	1900000

These costs included "soft" costs. The architects emphasised, however, that the figures were no more than intelligent guesses, given the present state of knowledge and planning.

An exchange of views took place at meeting on the options put forward. At the conclusion, the Committee voted on a motion. The motion was that the architectural firm be invited to proceed with a feasibility study for the design and construction of a community center and several senior housing rental units within the existing building, including plans for the parking area and for landscaping the building lot and adjacent Town lot. The vote was 3-1 in favor.

The meeting was adjourned at 3.15pm. The next meeting will be held on March 12, 2001 at 10.30 am.