

TCP BUILDING DESIGN COMMITTEE

Gregory Roy, Chair
David Blatt, Vice-Chair
Michael-Ray Jeffreys, Member
Brian Lehtinen, Member
David Passios, Member
Matthew Allison, Member



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Meeting Minutes

November 9, 2020 5:30pm

Members Present: Greg Roy, David Blatt, David Passios, Brian Lehtinen, Michael-Ray Jeffreys, Matthew Allison

Members Absent: none

Architects: Ed DiSalvio, Tom Lam

Town Employees: NA

Community Guests: NA

Public Comment: Matthew Allison stated he was sworn in last Monday and watched the previous meeting and was pretty worked up and did not feel he would be an effective communicator at the meeting. Greg Roy welcomed Matthew Allison as the planning board representative. Matthew is currently the chair of planning board. Matthew needs to leave at 6:30pm tonight for a meeting. Dave Passios stated he had conversations with community members that are getting itchy for numbers and Dave Passios stated we are moving as thoroughly and quickly as possible and floor plans have delayed us a month. Dave Passios also stated he was looking for patience and we would not be ready to expose numbers for fall town meeting. Michael-Ray Jeffreys welcomed Matthew Allison.

Committee Reorganization: We have a new member, planning board member, Matthew Allison. Greg Roy stated the committee is short a clerk. Brian Lehtinen volunteered as clerk. Dave Passios nominated Brian Lehtinen for clerk, Matthew Allison seconded. Roll call vote: Matthew Allison aye, David Blatt aye, Dave Passios aye, Michael-Ray Jeffreys aye, Brian Lehtinen aye, and Greg Roy aye.

Review and Finalize Architect Presentation: Greg Roy stated he told the town manager she did not need to attend tonight's meeting. The town clerk mentioned that the town moderator said brevity is important in the presentation. Greg Roy turned it over to architect Tom Lam to review the architect's presentation. David Blatt stated he sent a presentation to the committee for review based on the information from Greg Roy. Tom Lam shared the slides for the architect's presentation. The presentation will include a separate slide for each wing of the building and each purpose. Greg Roy

stated we could go slide by slide to review. Dave Passios agreed that would help see the slides more clearly. First slide was 'acknowledgements'. Dave Blatt mentioned to put emphasis on importance and priority, Brian Lehtinen and Michael-Ray Jeffreys agreed. David Blatt asked if the next two slides could be combined. Tom Lam mentioned the graphic was not that interesting (civil engineering). Ed DiSalvio stated we should keep the more interesting graphic. David Blatt stated he wants to get this to 10 slides or less, currently there at 13. Greg Roy agreed to get rid of the civil engineering slide. Slide 4: David Blatt stated to add the previous slides two bullets. Brian Lehtinen stated the picture was a former iteration and not the current design. Dave Passios stated he would rather see the parking lot graphic for this slide. David Blatt stated the graphic on the next slide could be moved. Dave Passios and David Blatt agreed we could keep the same graphic for both slides. David Blatt added we should add that we interviewed the following groups as the initial bullet. Discussion took place on design concept and changing miscellaneous and public use to both community use space. Greg Roy stated in handouts graphics should be as large as they can be. Michael-Ray Jeffreys asked about doors. Greg Roy stated doors would be in design development but also the kind of question we will get at town meeting. Tom Lam stated we can take care of it. David Blatt mentioned Lion's Club should be listed as community food pantry. David Blatt mentioned adding square footage of storage to meeting room square footage. Michael-Ray Jeffreys asked Matthew Allison if the space would be adequate for the Grange. Matthew Allison stated it would be sufficient. David Blatt stated we could eliminate the sign off slide and state it in the presentation. Michael-Ray Jeffreys disagreed and was concerned about people who were not at the meeting and only looking at the slides. Dave Passios agreed and thought it an important slide to have as a selling point. Brian Lehtinen agreed. Greg Roy agreed. Greg Roy questioned 'Engineering narratives' and would like to see something people will better understand like analysis of building systems. Michael-Ray Jeffreys stated the graphic needed the most recent version. Michael-Ray Jeffreys asked if the parking graphic could have north at the top. Tom Lam rotated the graphic.

Town Meeting TCP Committee Presentation Preparation: Greg Roy shared the presentation. Members and former member's names were added. Early history slide was truncated for brevity. Committee charge was listed. Key Milestones/Events slide listed events from November 2019 to November 2020. Matthew Allison mentioned we should be prepared for questions about the property line as well as the skate park adjacency planned. Brian Lehtinen noted RFQ needs to be corrected. Tom Lam mentioned nothing going on in March to May. Preliminary Plan Development slide was reviewed. 'Preliminary' was changed to 'schematic'. Greg Roy stated we would present first, then the architects. Future Work slide was discussed and we would not ask for questions and state there is more work to be done and the cost is forthcoming. Greg Roy stated we should discuss who is going to give the presentation. Dave Blatt stated he will be there and could present if needed. Michael-Ray Jeffreys stated he could present but stated Greg Roy would be best suited. Brian Lehtinen agreed. Dave Blatt agreed. Michael-Ray Jeffreys stated we should welcome questions at our future meetings. Greg Roy also stated we will likely get help from the moderator. Printing was discussed. Dave Blatt stated the building outline slides. Greg Roy agreed. Greg Roy stated we should put the slides online. Michael-Ray Jeffreys mentioned showing the slide with parking (site map).

Review and Approve Minutes: None

Future Meeting Schedule: We will be meeting on Monday, November 30th at 5:30pm.

Public Comment: none

David Blatt made a motion to adjourn, Michael Ray Jeffreys seconded. Brian Lehtinen aye, Michael-Ray Jeffreys aye, David Blatt aye, Greg Roy aye.

Meeting adjourned at 6:42 P.M.