

Subject to Approval

Academy Community Center Building Committee (Ad Hoc)

Tuesday, May 2, 2023 at 5:30 PM

Town Campus, Room A and Remote via Zoom

MINUTES

VIRTUAL MEETING INFORMATION

[Join Zoom](#)

Phone: 1-646-558-8656 Webinar ID: 835 9416 0102 Passcode: 916168

SPECIAL MEETING

1. Attendance

Committee members present: Vice Chair Dave Speerli, Joan Walker, AJ Miller, Joe Paradiso, Anne Kelley, Selectman Al Goldberg

Also present: Bill Stableford (Chair Academy Advisory Cmte), Austin Hall (Dir. Beach and Rec.), Scott Cochran (Dir. MY&FS), Tom Arcari (QA+M), Carolina Hernandez (QA+M), Brian Park (QA+M), John Kopolas (Colliers), Justin Murphy (Chair BOF)

2. Pledge of Allegiance

Vice Chair Dave Speerli led the Pledge of Allegiance.

3. Approval of minutes: [April 25, 2023](#)

Joan Walker motions to table the approval of April 25, 2023 minutes, seconded by AJ Miller; the vote is unanimous.

4. Chair's comments

None.

5. Public comments.

None.

NEW BUSINESS

6. Update from Academy Community Center Advisory Committee.

Chair of the Academy Community Center Advisory Committee Bill Stableford shared that committee's [Outcome Report](#). This is a resource for the Town and the Academy Building Committee to consider when making design and programming decisions.

7. Discuss and provide feedback on QA+M presentation of the draft schematic building design.

Tom Arcari from QA+M presented a slide show of the draft schematic designs for the Academy Community Center. The Concept Plan has not changed significantly since it was initially proposed. This design moves parking on the south side closer to Route 1 allowing for a larger outdoor patio area that ties into the Town's Master Plan for Downtown pedestrian connection. The number of parking spaces and access to same, the placement of the playscape, layout of the ball fields, and placement of refuse containers is discussed. The design of the three levels is discussed.

Main entrance: The main entrance to the building will be at grade with options to use a pass-thru elevator or staircase up or down half a level to the lower and main floors of the building.

Lower level: The crawl spaces are not functional space but good for mechanical access. All bathroom plumbing is stacked on all three floors and where the existing plumbing is in the building. Community rooms are multi-function spaces. The existing kitchen space would be gutted and a new kitchen built and configured that can be used as a demonstration, prep, warming, or catering kitchen with a fixed pantry space. The space underneath the gymnasium will be a multi-fitness exercise space, community space, and storage for programming and possible mechanicals for the geothermal system.

Main Level: The lounge is a two-story atrium, open to the corridors and adjacent community rooms and is designed to be a waiting area or pre-function space for activities in the building. The gymnasium and stage will be refinished in its existing configuration. Beach and Rec offices are located on this level. There are a number of community spaces. The recital hall will be restored - the stage will be lowered and enlarged.

Upper Level: Will house MY&FS offices. Additional openings have been added that overlook the atrium and provide natural light into the offices. Windows in the hallway will allow viewing into the gymnasium. There will be an Arts and Crafts space - this is a unique split-level situation as the room is 40" higher than the remainder of the level. All new mechanical services are needed.

The Penthouse: Remains the same - it will be a functioning space, but is the one space in the building that is not ADA accessible.

Exterior: Envision a glass wall sliver connecting the two wings of the building with a canopy entrance. New roof and windows.

Committee comments: Joan Walker comments that the space under the gymnasium should remain dedicated MY&FS space so the bulk of the upper level is for the community and not Town usage. Anne Kelley suggests a need for custodial space and storage on each floor. Joan Walker inquires about space for bleachers in the gymnasium or for use with the stage. Dave Speerli asks about having windows along south wall of the gym for viewing and signage/directory at the main entrance. Joan Walker asks if there is a cost difference between building walls versus cubicles; actual walls are less expensive and provide better privacy and acoustic separation. Joe Paradiso inquires if the Town has a standard for size of offices, the importance of getting ambient light into the building, and how detailed the scope estimates will be. Anne Kelley asks about the acoustical considerations of community rooms off of recital hall. Access to the roof is discussed.

The next step is to take all the feedback from the committee and make adjustments to the schematic design.

ADJOURNMENT

There being no objections, the meeting was adjourned at 7:47 p.m.