

**Academy School Community Design Center
Special Meeting Minutes
Subject to Approval**

Town of Madison

Connecticut 06443-2563

Meeting Date: March 14, 2019

Meeting Place: Town Campus, Room A, Campus Drive

Members Present:

- Chair: William Stableford
- Rosalyn Cama
- Catherine Flynn-Donovan
- Gus Horvath
- John-Michael Parker
- Dick Passero

Others Present:

- Al Goldberg, Board of Selectman
- Mark Sklenka, Colliers
- Tom Arcari, Q+AM Architects

Call to Order:

The meeting was called to order at 4:04 p.m.

1. **Approval of the Minutes of the 3/12 meeting:** Pending as they are submitted but not distributed having met 49 hours ago.

2. Presentation by and Discussion with:

A. Madison Department of Youth and Family Services – Scott Cochran

This department provides human services organized around youth and families as defined by the State of Connecticut Department of Social Services. Specifically around human development and adverse behavioral prevention services. They are currently housed in a building next door to the Academy School. To be located at the town green is key. This location has made them more visible and accessible to more citizens, especially as many use their services daily. Their current 3,500 square foot space is deficient and was verified by an architectural consultant to require 6,200 sq ft. Their program however requires confidentiality and security and their operational program requires smaller spaces than currently available in the Academy School. Therefore they would need more infrastructure work than this committee is currently budgeting. They would vacate an adjacent building, part of the Memorial Town

Hall Campus begging for a campus wide space audit. This department currently has \$187,000 set aside for capital improvements in the current budget.

The committee chair stated it is our job to assess all town needs as broadly as possible and consider all requests. However, there are conflicts in assessing town department deficiencies as well as community expectations. We have been asked to deliver a community center which can be defined as expansion of existing services and/or as an opportunity to offer unmet needs

Al Goldberg, asked us to use our judgement in thinking about a flexible program for the building to serve both needs. It was stated as “What is appropriate for this building – may be a cluster of services.”

B. Arts Barn – Robin Klastin

Friends of Madison Youth is housed in the Madison Arts Barn. They are not part of town programing, however the town supports their services. Currently they serve grades 4 through 12 in social, art, computer, and summer programs. Workshops, camps, community events, and Daddy Daughter events can draw up to 250 people. The Arts Barn theater will accommodate 250 people. Robin offered two analyses...

Option 1: The Arts Barn continues with its deferred maintenance and uses a new Community Center on as needed basis for larger productions and a fully functioning commercial kitchen. Their productions entertain 150 patrons.

Option 2: They add a trailer to the Arts Barn for needed storage or move to the Community Center for performances where equipment could be housed, however this is not ideal for young artists who would rehearse in one location and perform in another.

Therefore she concludes that they would look at periodic usage of a Community Center. It therefore becomes more of a scheduling request.

C. Senior Center – Austin Hall

Located on Bradley Road. Their facility has an exercise room, a conference room, billiards, a library, 4 classrooms, computer lab, and doctor’s office.

The Senior Center currently has over 1,000 members. Membership is \$15/year/resident and \$20/year/non-resident. Then members pay ala cart for activities. Non-Madison members make-up 30% of the total. Our Senior Center serves many of the neighboring town’s residents.

Services include programs in education, exercise, film entertainment, lunch, boce, etc. They don't and can't offer Theater Groups for Seniors. Having access to an auditorium would be a great advantage allowing for concerts and musical performances. SIL or Shiller Institute of Life Long Learning is quite popular but can only host a small number on this site. Guilford gets most of programming for 100 or more. The Madison Senior Center serves 20,000 meals in a café as well as through meals on wheels. They provide on-site services from 8:30- 4pm Mon – Fri. They are open at night and weekends by appointment. The Rotary, Lions, Home Owners Associations, athletic, and civic groups all have board meetings in this facility. The Café can hold 60 seated, 85 in assembly. They are getting requests from every group now with the Library closing. The proximity to Academy School would be advantageous. They have three buses and could provide transportation services to both facilities.

Statistics show an aging population is growing in Madison from a quarter of the population now approaching over 65 and a third over the age 60, growing 15% in the next 15 years (from Connecticut demographic data.)

A next door vacant Lot offered hope for expansion but is no longer for sale. Therefore they cannot expand. The cafeteria would be the priority to expand to meet demand and expansion however this would add to the parking problem. Meal programs are the draw for Senior engagement.

Desired amenities not currently offered are:

- A pottery kiln, a growing attraction in most senior centers.
Dick: offering expanded art classes, currently limited due to facility constraints. It would be nice to go elsewhere.
- Kitchen: Could the Senior Center Kitchen be a Catering Center? Answer no. Suggest rental space of Commercial Kitchen elsewhere. Architect states it is an all or nothing for outfitting a commercial kitchen.

Public Comment: As the town ages over 1/3 will be seniors. Need to serve this population appropriately

Another: Need more things for kids to do

Another: No we must accommodate all ages.

3. Report from and Discussion with architectural firm QA+M

Tom Arcari engaged by Colliers to put together concepts and a schematic design to test the viability of Academy School to serve as a Community Center.

Mark Slenka who has worked with Dave Anderson to look at this building over the last few years assisted in the presentation.

Tom presented his schematic design response to the Committee's initial findings. The following are the comments that coincided with a graphic visual presentation:

Site analysis:

Thoughts on Site: Access and accessibility is the biggest architectural issue. Prudent to add parking and an access drive at the proposed entry. This could provide ADA parking and entry drop off. He recommends using the basketball court for swing parking/court. None of the current building entrances are accessible therefore the proposed new entry. This proposed scheme accommodates 45 parking spaces. A second option stretches parking and gets to 60 parking spaces.

The architect shared an exterior and interior concept images. Although this schematic plan takes two classrooms out it does not eliminate any of the fields.

First Level: A New Atrium addition for the building entry solves accessibility issues. It does however, remove one classroom for the atrium, and another for the elevator while providing full accessibility to three floors in the building. New septic could be explored beneath the proposed parking area. This plan proposes an infill of the courtyard area which could become a multi-story lounge. The core of the building could house a vertical stack of support services, like bathrooms, environmental service areas

Classroom spaces would remain the same offering multifunctional programs. A Teen Center is imagined in the east classrooms, not far from a revitalized gymnasium. There are ADA accessibility issues with the gym's stage, which may be overcome with an accessible lift to one side.

At the opposite end of the building on the south side is an auditorium which when opened to adjacent classrooms expands capacity. An Administrative Center is suggested in another western facing classroom.

Lower level: An accessway/ corridor linking both sides of the building needs to be added. All corridors are wide enough to serve as Gallery space. Classroom space on this level, found just below the gymnasium can potentially house hard and soft crafts or can provide a separate suite to house a unique private/public entity . i.e. Could accommodate Youth and Family Services with approximately 4,500 square feet available

Below the auditorium there is an open reception room adjacent to a former cafeteria kitchen space. It too can be multifunctional such as a choral practice space. The mechanical boiler room shall stay as is.

Second Floor: Overlook would open to lounge below
Two classrooms could be opened for example if a dance studio were needed.
The former Home Economics classroom space would need an accessible ramp to the half level rise just above the auditorium.

Penthouse: Would be maintained without accessibility.

Square Footage: Documented Existing Conditions at 53,000 square feet. The addition reduces the gross square footage to 50,000. Circulation and assembly space deductions net to 13,000 square feet of program space. Approximately 16,00 square feet of classroom space.

Public Comment:

Request to work plumbing into arts space.

Can a commercial kitchen or a fitness space be built-in? Yes, but there are trade-offs.

Donor and Private entities are suggested.

Make sense to look at the whole campus. Think about all services, and parking for walkers.

4. Report From and Discussion with Colliers

Included in the architects report above

5. Review Questionnaire Responses

Statistics and comments were passed out The committee will review next Tuesday.

6. Discuss March 21, 2019 BOS Public Information Session

Discussion about whether the architect's plans are ready to be shared with the public. Mark advised waiting till the committee reconciled until pricing. The architect will show where requests are trending on Tuesday. Colliers will meet Monday with the architect to flesh out budget scenarios.

The BOS approved a two-way dialogue between the committee and the Public audience

Public Comment:

We would like to see more specificity and think about ideas for it.

7. Extension of Time for Committee Work

Question whether we need more information. Concern about burning out our committee as well as community.

Motion provided by the Chair was tabled until next Thursday after the 6:30pm public hearing.

8. Motion to cancel March 21 at 3pm

Moved: Catherine Flynn Donovan

Second: Dick Passero

Vote: Motion was unanimously passed

9. Public Comment:

Gathered throughout

10. Motion to Adjourn at 6:04 pm

Motion to approve: Gus Horvath

Second: Dick Passero

Vote: Motion was unanimously passed

Respectfully Submitted,
Rosalyn Cama

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