

Southampton Senior Center Building Committee Meeting No. 1

On January 4, 2024, Meeting No. 1 of the Southampton Senior Center Building Committee was held in the second floor meeting room in the Southampton Town Hall. The meeting was called to order by Janet Cain at 12:00 pm. The following people attended the meeting.

MEMBERS	Janet Cain, COA Chair	Dennis Vogel
	Christina Johnson, COA Director	Darcie Gasperini
	Ed Gibson, Town Administrator	Libby Baldwin
	Chris Fowles, Selectboard Rep	Jerry Hillman
TOWN OFFICIALS:	Charlie Kaniecki, Member PSBC	Gerry Swanson, Health Director
PUBLIC	Cindy Palmer	

The following is a summary of the discussions held at the meeting.

1. **Introductions** – All members introduced themselves and described their background and reasons for participating on the committee. Others in attendance introduced themselves as well.
2. The Committee did not have the opportunity to review the Charge established by the Select Board. Should be addressed in an upcoming meeting.

3. Election of Officers

- a. D. Gasperini made a motion to elect **Janet Cain as Chair** of the Committee & D. Vogel seconded the motion. All members were in favor & the motion passed.
- b. J. Hillman made a motion to elect **Dennis Vogel as Co-Chair** of the Committee & C. Fowles seconded. All members were in favor & the motion passed.
- c. C. Fowles made a motion to elect **Libby Baldwin as Clerk** & D. Gasperini seconded. All members were in favor & the motion passed.
- d. J. Cain noted that since her term as the COA Chair will in expire in June 2024, she may need to step down from the Senior Center Building Committee since she is on the committee as the Chair of the COA Board.

4. 89 Clark Street Property – Percolation Tests

- a. The prior Senior Center Feasibility Study that was performed by Abacus Architects and directed by the Ad Hoc Senior Center Feasibility Committee determined that a parcel of land referred to as "89 Clark Street" was the preferred site on which to construct a new Senior Center in Southampton.
- b. A percolation test was previously performed on the 89 Clark Street property in April 2023 by Ryan Geeleher, the 89 Clark Street property owner. This perc test was conducted to obtain subsurface information regarding potential constraints and results

for a future septic system to serve the new senior center. J. Cain distributed the results of the perc test that were provided by R. Geeleher and a discussion was held regarding the results.

- c. C. Kaniecki noted that he was at the site when the perc test was performed and indicated that the test was not fully completed. Although the perc test results noted that one of the test holes passed, four holes are required for a perc test to be considered complete – 2 holes for the new system and 2 additional holes for a future septic system should the original system fail.
- d. C. Kaneicki noted that more investigations are needed to find soils that are suitable to support a commercial septic system for the senior center. He recommended that 8 holes be dug on the site. A discussion was held regarding where on the parcel the tests should be performed. It was suggested that possibly tests could be performed on the rear of the property since it slopes upward and the groundwater table may be deeper at that location. It was also noted that a new septic system will likely need a pump, as gravity flow to the leach field would likely not be possible given the requirement to maintain 4 feet of separation between leach field & the groundwater table.
- e. A discussion was held regarding when the next test pits should be performed. Charlie K. noted that they can be performed at any time as long as the ground is not frozen. Libby Baldwin will check with engineers in her office regarding when the test should be conducted.
- f. The possibility of using an “innovative alternative technology” septic system such as an Eljin system was discussed. It was noted that this type of system may be able to be placed closer to the groundwater table. L. Baldwin will inquire with engineers in her office regarding knowledge of this system.
- g. The Co-Chairs and/or E. Gibson will reach out to R. Geeleher to inform him that more perc testing will be required. J. Cain will draft an email for committee members to review before sending.

5. January 23rd Select Board Meeting

- a. The possible future use of a parcel that is referred to as “0 College Highway” and owned by the Labrie family was discussed. This 54 acre property is located on College Highway, across from the Parker & O’Grady law offices.
- b. The Labrie family proposed to donate 4.2 acres of the larger 54 acre parcel for a public safety complex. They also offered to sell the entire 54 acre parcel to the Town for \$2.6 million for future town uses, including a possible senior center.
- c. C. Fowles and E. Gibson noted that a joint meeting with multiple Town committees will be held on January 23, 2024 at 6 pm to discuss various Town land availability concerns and needs as they relate to the potential purchase of the 54 acre parcel. If a decision is made to purchase the land, it will require a Town meeting vote. The next Town meeting will be held on the second Tuesday in May 2024.
- d. The 2023 Senior Center Feasibility Study evaluated the “0 College Highway” property for siting a possible Senior Center, but it was not ranked as high as the 89 Clark Street property. A discussion was held regarding possibly using the 0 College Highway

property for the senior center if it were purchased by the Town. Certain drawbacks were discussed such as poor site distances while entering Route 10, siting a senior center near or adjacent to a public safety complex, and limited view of the senior center from Route 10 since it would likely be sited behind the parcels designated for commercial uses.

- e. Several committee members will attend the Selectboard meeting.

6. Miscellaneous

- a. After the next perc test is performed on the 89 Clark Street property, an appraisal of the property will be performed.
- b. The Town has the funds to purchase the 89 Clark Street property from the gift, but a Town meeting vote will be required for the purchase.
- c. Other items on the agenda were not discussed due to time constraints.

7. Next Meeting

- a. The next Senior Center Building Committee meeting will be held in person at Town Hall on January 18, 2024 at 12:30 pm. L. Baldwin will be unable to attend in person so she will participate remotely.

8. Action Items

- a. J. Cain or E. Gibson – Draft and send email to R. Geeleher regarding the need for more perc tests.
- b. L. Baldwin – confirm timing for conducting new perc tests
- c. L. Baldwin – inquire about using Eljin alternative septic system

The meeting was adjourned at 1:38 pm.

Submitted by Libby Baldwin, Clerk, Southampton Senior Center Building Committee