

Southampton Senior Center Building Committee Meeting No. 23

On January 23, 2025, Meeting No. 23 of the Southampton Senior Center Building Committee was held in the First Floor Conference room in the Southampton Town Hall. The meeting was called to order by Janet Cain at 12:31 pm. The following people attended the meeting.

MEMBERS	Ted Palmer, COA Chair	Libby Baldwin, Clerk (via zoom)
	Janet Cain, Co-Chair	Chris Fowles, Select Board Rep.
	Dennis Vogel, Co-Chair	Kate DiSanto, COA Director
	Darcie Gasperini	S. Szczebak, Town Administrator

MEMBERS ABSENT Jerry Hillman

PUBLIC

Stephen Johnson, Select Board and Planning Board
Peter Flinker, Dodson & Flinker
Helena Farrell, Dodson & Flinker
Kyle Finnel, PVPC

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

1. Open Time for Public

- a. No one in attendance for Open Time.

2. Meeting and Discussion with PVPC and Land Use Planner

- a. Pioneer Valley Planning Commission (PVPC) and their consultant, Dodson & Flinker, joined the meeting to discuss the land use planning project for the College Highway parcel and how the new senior center fits into that project.
- b. S. Szczebak noted that this meeting was being held so all parties involved in the future planning for the College Highway parcel can provide initial input on the project. There will be future meetings as well for various Town committees to provide project input.
- c. J. Cain provided background information about the senior center project including the prior feasibility study and why the College Highway parcel is now the preferred location for a new senior center.
- d. A discussion was held regarding the initial evaluation of the College Highway property for a new senior center, and how conditions and other factors have changed since the initial evaluation. During that evaluation, the senior center was allocated only 2 acres and, consequently, the layout was smaller than desired. PVPC should use the proposed senior center layout on 89 Clark Street that was included in the feasibility study for potential senior center siting options on the College Highway property.

- e. PVPC and Dodson & Flinker discussed various options for the College Highway property and requested input from the Committee regarding siting a new senior center. Discussion was also held regarding senior center activities, transportation, and how the new site would tie into those activities.
- f. A discussion was held regarding the potential growth of the senior population and how that relates to planning for a new senior center.
- g. PVPC noted that they will be evaluating the most efficient use of the College Highway property for all of the various potential uses, including potential walking paths for seniors as well as the general population. A discussion was also held regarding potential sharing of resources among all of the various uses of the property.
- h. The Committee discussed initial thoughts regarding placement of the new senior center on the parcel (likely set back from Route 10), and how the plan should represent Southampton (i.e., farming community “feel” with less of a “strip mall feel”). The Committee noted that the senior center should have nice views with limited traffic noise.
- i. PVPC and Dodson & Flinker discussed the potential to create a “town center feel” to project.
- j. D. Gasperini noted that there have been numerous accidents on Route 10 in the vicinity of the project, as well as an increase in traffic. This is a concern for the College Highway property, especially with the roadway curve & slope adjacent to the site.
- k. A discussion was held regarding senior and affordable housing & how it fits into the site planning process. A future meeting will be held with the Southampton Housing Authority to discuss this topic. J. Cain commented that she couldn’t speak for all of the Housing Authority even though she is a member.
- l. PVPC and Dodson & Flinker noted that the site has some prior history and asked if that history should be included as part of the project. No decision was made on this topic.
- m. The first public engagement meeting will likely be during the second week of February, at Norris school. PVPC will use visuals with actual scaled buildings to place on a map of the site to aid participants in visualizing the project.

3. Next Meeting

- a. The next Senior Center Building Committee meeting will be held in person, and via zoom, at Town Hall on February 13, 2025 at 12:30 pm

The meeting was adjourned at 2:10 pm.

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