

Southampton Senior Center Building Committee Meeting No. 27

On April 17, 2025, Meeting No. 27 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 12:33 pm. The following people attended the meeting.

MEMBERS

Janet Cain, Co-Chair	Libby Baldwin
Dennis Vogel, Co-Chair	Chris Fowles, Select Board Rep.
Ted Palmer	Scott Szczebak, Town Administrator
Kate DiSanto, COA Director	Karle Kushi
Darcie Gasperini	

MEMBERS ABSENT

Jerry Hillman

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

1. Open Time for Public

- a. No discussion

2. Approval of Minutes

- a. Minutes from Meeting #26 were approved with minor modifications, with all members voting in favor.

3. Report from Land Planner Subcommittee

- a. K. DiSanto and D. Gasperini attended a meeting on April 15th with the Town working group for land use planning for the College Highway parcel. At the meeting, the land use planning consultant, Dodson & Flinker, presented various options for the development of the property. These options seemed to focus more on affordable housing than on the two primary needs of the Town, which are a new public safety complex and a new senior center.
- b. Committee members noted that the information presented at the meeting seemed to contradict the information obtained from the online survey in terms of priorities for development of the site. While many topics including recreational fields and housing were discussed as areas of priority at the Public Forum in February, the online surveys did not reflect the same. The Public Safety Complex, Senior Center, access to hiking trails, and green space were more prevalent topics in the survey.
- c. S. Szczebak showed the various conceptual layouts that were presented at the meeting and committee members discussed these layouts.
- d. The Committee noted that the various layouts presented seemed to include the applicable requirements for the public safety complex in terms of location on the site. However, all concepts showed a common driveway between the public safety complex and all other uses of the site, including the new senior center, which may not be ideal

for the public safety complex in terms of egress from the site during an emergency. Concerns were also raised about shared parking and seniors being able to safely enter the building from the parking lot without having to walk between cars.

- e. Concerns were raised relating to the senior center building locations depicted on the various layouts. The primary concern was that the locations on the site were not consistent with the Committee's vision that the senior center be located to the north of the site, back from the road, away from the public safety complex and close to walking trails near the back of the property.
- f. Committee members noted that the public safety complex should be the 1st priority for development of the site, and the senior center should be the 2nd priority, with other development options like affordable housing a lower priority. S. Szczebak noted that the land use planner was aware of these priorities.
- g. The Committee noted that the land use planner should likely change their narrative relating to how they present information at future meetings, and to explicitly say that public safety is the first priority and that the senior center is the 2nd priority. Possibly the land use planner could show the projects' various phases on the concepts presented at the next meeting
- h. S. Szczebak noted that the concepts that were presented at the meeting are just initial renderings and that the land use planner will include the input from the various town committees when developing the next round of site renderings.
- i. A discussion was held regarding whether the land use planner should meet with the Committee before presenting new concepts at the next public meeting. Or possibly the senior center building committee should meet with the public safety committee to make sure both Committee's goals are aligned in terms of development concepts for the site. S. Szczebak noted that it is too early in the process for these meetings to occur.
- j. T. Palmer noted that there are 2 primary decisions to be made before any other decisions can be made relative to the site:
 - 1. The public safety complex should have a dedicated exit from the site, separate from other vehicles that may be exiting, and
 - 2. Where will the senior center be located on the site and what does the parking area look like?

The remaining site decisions can be made later. It is likely that the senior center and public safety complex should be closer to Route 10 and be considered Phase 1.

- k. The Public Forum originally scheduled for May 10th will likely get moved to a later date. There will likely be another working group meeting before the public forum.
- l. The Committee would like the land use planner to present some cost effective options for the site development such as shared septic systems and adjacent parking.

4. Town Meeting and Subsequent Override Vote

- a. Discussions were held relative to the Norris school budget that will be presented at the May 6th Annual Town meeting. If the motion for an override vote passes, a ballot vote for the override will be held on May 20th. Funding for the public safety complex OPM and architect will also be included on the May 20th ballot vote.
- b. If the public safety complex funding does not pass, then that committee can still develop the RFP for the OPM and architect that could then be issued if funding is approved in the Fall.

5. Next Steps

- a. The Committee is currently in a holding pattern in terms of next steps. Decisions regarding how to move forward will be made after the Town meeting vote relative to the public safety complex and school budget override.

6. Next Meeting

- a. The next Senior Center Building Committee meeting will be held in person at Town Hall on May 22, 2025 at 12:30 pm.

The meeting was adjourned at 1:45 pm.

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