

Southampton Senior Center Building Committee Meeting No. 29

On June 12, 2025, Meeting No. 29 of the Southampton Senior Center Building Committee was held in the first floor conference room in the Southampton Town Hall. The meeting was a joint meeting between the Senior Center Building Committee and the Council on Aging Board, with the Planning Consultant, Dodson & Flinker, attending as guests. The meeting was called to order by Janet Cain at 2 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
	Jerry Hillman	

MEMBERS ABSENT Darcie Gasperini

GUESTS Peter Flinker, Dodson & Flinker

Dillon Sussman, Dodson & Flinker

COA BOARD Francine Tishman
Donna Coleman
Ray Spaulding
Donna Lynn
Cindy Palmer

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

1. Open Time for Public

- a. No comments

2. Approval of Minutes

- a. Minutes from Senior Center Building Committee Meeting #28 were approved with all members voting in favor.

3. Future Senior Center Location Discussion with Dodson & Flinker

- a. Dodson & Flinker (DF) discussed the various potential layouts for the College Highway property, and where the future senior center and public safety complex might be located. DF developed the layouts to accommodate the various potential uses for the property including shared parking. The concepts were also developed with a town green model in mind, with various uses close to each other.
- b. The public safety complex location is defined on the property, but other uses including the senior center do not have a defined location. DF noted that the locations shown for the senior center were developed so that the senior center was in the middle of or

close to most other facilities, with shared parking and potentially a shared septic system. The Committee noted that they preferred that the senior center be located closer to the walking paths on the rear of the property and not surrounded by housing that could potentially block the view to the east.

- c. The Committee reviewed one of the options presented by DF where there was only one exit from the public safety complex. The Committee questioned whether this would be an issue for seniors trying to exit the property at the same time as an emergency event where emergency vehicles would also be exiting.
- d. The Committee questioned whether the project should be presented in phases with the early phases only including the public safety complex and the senior center, and subsequent phases include the other potential uses including housing. The Committee noted that the message about focusing on the two initial projects may have been lost at the prior public forum and that people attending the forum seemed to focus on housing.
- e. DF noted that future housing developers could potentially pay for some of the infrastructure on the property.
- f. A discussion was held regarding affordable housing and various considerations, and it was noted that developing affordable housing is a long process.
- g. A discussion was held regarding options for locating the senior center on the property. D&F noted that they will evaluate options for siting the senior center north of commercial areas and closer to the walking paths on the rear of the property.
- h. The Committee discussed evaluating different size buildings for the senior center and how they would fit on the site. It was agreed that the senior center would have 4 to 5 acres of dedicated space on any potential layout.
- i. DF discussed the various uses including town spaces and commercial spaces and how they are “carved out” and kept together in the various layouts.

4. Next Steps

- a. The Committee discussed the next steps for the project.
- b. C. Fowles noted that she does not know what the public safety committee’s next steps are following the defeat of the ballot vote for the project since they have not yet met since the vote. That committee meets next week.
- c. The Committee discussed how best to get more community engagement before the senior center vote. We will need to explain why a larger senior center is needed. A discussion was held regarding whether the building size should be reduced, given the public perception that the proposed senior center may be too large
- d. The Committee noted that we will need to control the online narrative regarding the project, and will need to do our due diligence before the vote is held. We discussed how to get buy-in for the project.
- e. The Committee discussed whether or not holding a vote for the project in the Fall 2025 may be soon since the vote for funding the school failed. The Committee will

need to decide when the project should move forward. L. Baldwin noted that we have an obligation to continue trying to advance the project given that we received partial funding for a new senior center from the Parsons Estate. The Senior Center Building Committee also needs to follow the public safety complex committee's lead.

- f. The Committee should review our current cost estimate before the next meeting and determine how much detail should be included since it may not make sense to include significant project detail when the project is in its early stages.

5. Miscellaneous

- a. The Friends of the COA noted that funds will need to be raised to help offset the cost of the senior center project. The Friends can advocate for the vote; however, the Senior Center Building Committee cannot influence the vote.

6. Next Meeting

- a. The next Senior Center Building Committee meeting will be held in person at Town Hall on July 10, 2025 at 12:30 pm.

The meeting was adjourned at 3:59 pm.

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