

Community Center Feasibility Study Task Force
Skaket Room, Orleans Town Hall
Meeting Summary July 18, 2022

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Present: Fritz Luft, Jamie Balliett, Alice Van Oot, Andrea Reed, Tracy Murphy, Steve Kaser, Bonny Campbell-Runyon, Keith Campbell, David Eisen (Abacus consultant), George Meservey (Town Planner).

1. Meeting called to order at 4:33 by Chairperson Fritz Luft. Jamie volunteered to take minutes.
2. Meeting minutes from 6/23/22 approved unanimously.
3. Recap of 7/11 Joint Meeting with Governor Prence Planning Committee

Alice said she was disappointed that the GPPC is so focused on housing. David agreed saying the project could be so much more. Fritz said especially if they increased their density. Jamie said he felt the CCFSTF presentation did likely impact the members, who still have a lot of deciding to do. Bonnie added that the members are not likely all on the same page. Andrea added that we might feel differently about putting a small community center there if another suitable piece of property comes up.

4. Bonny and Fritz met with Mark Wilson, interim principal at the NRMS, to tour art facilities and other spaces available for residents/groups to use outside of school hours.

Fritz noted it was an informative and positive because the school has excellent facilities including art rooms, large scale kitchen spaces, and even a defunct workshop. Bonnie noted that the time limits (only weekends and evenings) are a limiter but this tour is an opening for the task Force.

5. David Eisen Presentation of a 24,000 sf (with COA) Community Center Demonstration

David said the group has moved from six designs to three (S, M, L) and is now focused on one concept that can be built in segments if needed. The

site, which is shown at 139 Main Street, is 2.2 acres in size. It has 81 parking spots. This design is, in effect, a campus design because it is adjacent to the CHO and town hall. David reviewed its components and layout. Fritz said this is tremendous work. Alice called it a great job. George said 139 Main Street is not currently an available site because it's actively being used by the town, including legally required records storage and a water quality lab and IT equipment. George also said it's in a residential district. He suggested we use a disclaimer to avoid conflicts at this stage.

Andrea said CHO is seeking other projects on their property, including bringing the rescue boat there. Andrea also said the town is actively talking with owners of other large parcels, possibly closer to downtown. Tracy said anything we focus on needs to be primarily for the families living here year round. David offered to contact the GP consultant but George said it would not be a good idea. Each group needs to come up with their own conclusions, even if their conclusions are not the final say on the topic because the Select Board will then step in to make their mark. Alice suggested that the group needs to come up with a list of assumptions and requirements to help focus our conclusions. This may utilize a priority ranking scale of 'wants versus needs'.

6. Community Engagement Meeting

The group agreed to set up a public meeting possibly for August 15th at 5pm, maybe at the COA large meeting room. Keith will discuss this with Judi Wilson. David will develop a presentation to be reviewed by the task force members, which will include a summary of all the work done to date. The design of a facility at 139 Main Street will be labeled just a demonstration so the public understands. George will give David a list of other properties in town that might be large enough for a facility. Fritz noted that in order to put this together a subcommittee might be necessary.

The meeting adjourned at 5:15pm

Submitted by Jamie Balliett