

Moeller Home Building Committee Meeting Minutes

April 1, 2004, 1:30 p.m.

Community Center

Members present were Chairperson Perry Cornwall, Melvin McComber, Peter Kalousidan, Kathleen Bagley. Director, Recreation and Parks Department, Brian O'Connor, Chief Building Inspector, (arrived at 2:15 p.m.) Staff member present was Salvatore Cucia, Assistant Director, Recreation and Parks Department.

Chairperson Perry Cornwall opened the meeting at 1:40 p.m. at the Community Center. He welcomed architect, Jim Bell from Moser, Pilon, Nelson Architects and Anthony Maisano, Engineer from IMG Consulting Engineers.

1. Public Comments.

No public comments.

2. [Minutes - March 3, 2004.](#)

Peter Kalousidan moved to approve the minutes. The motion was seconded by Perry Cornwall and passed unanimously.

3. Architect Report - Jim Bell.

Mr. Bell reviewed schematic plans with the committee of the Moeller Home. He walked the committee through the first floor design for the various rooms for the Nature Center. He discussed his meeting with Fire Marshall, Gary Santoro, Chief Building Official, Brian O'Connor, Kathleen Bagley, Director of Recreation and Parks Department and Sal Cucia, Assistant Director, Recreation and Parks Department. Mr. Bell explained to the committee members that the Fire Marshall determined that based on occupancy load of the building, and the renovation plans for the building, a sprinkler system was not needed per the state fire code. Mr. Bell explained that the Lecture Room for the Nature Center will have an occupancy load of 49 people and the entire building occupancy will be somewhere around 200 people. As Mr. Bell explained the plans to the committee, he discussed in further detail the items necessary for the renovation of the room. He explained that the roof will be replaced, the slate will be removed and a new shingle roof will be put on the Moeller Home. He explained that the Fire Marshall required a separation between the basement storage area and the first floor of the building. Since the building already has a concrete floor dividing, the main floor from the basement, the current construction of the Moeller Home will provide the separation between the storage and the first floor. Mr. Bell then went on to explain the ceiling treatments for the first floor. He recommended for the non-public rooms to have a hanging ceiling with light fixtures inserted within the ceiling. In the public areas, in order to keep the room heights the way they are, he recommended individual light fixtures and maintain the plaster ceilings in each room. The committee members felt this was a good recommendation and approved his plans. A suggestion was made to investigate the possibility of washing the exterior brick and the architect will look into this suggestion. A question was asked regarding the new columns to be installed in the large room in order to take down some of the interior walls. Mr. Bell explained that the columns will be steel, and will be boxed to give some symmetry to their location. He explained that the style of door has been determined for each of the rooms and the committee needs to review them and confirm it is in the proper location for the type of use. The committee also talked about floor coverage within the building. The majority of the rooms will have a tile floor. The rooms being carpeted are the three conference rooms and the office. Mr. Bell then asked the Engineer, Anthony Maisano, to discuss the mechanical system recommended for the building. Mr. Maisano explained that he has studied the mechanical systems and will be recommending a new boiler and a new hot water heater for the building. Committee members also discussed with him the option of fixing the existing generator or purchasing a new generator for the building. After much discussion, Committee members thought it might be appropriate to look at a new generator since the existing generator has been on site for many years. It has not been used in the last 10-12 years. Mr. Bell asked Committee members to check with the town to determine if any plumbing fixtures are required by the town for new buildings. Also, he asked if the town had any special paper

dispensing fixtures to match with existing buildings. Ms. Bagley will look into what is currently used at the Community Center to give the architect an idea of the type of fixtures for paper towels and toilet paper holders to use in the new building. Mr. Maisano explained for the heating and cooling system that different zones would be built into the building to provide optimum temperature control in the main floor for the different room uses. Mr. Bell asked committee members for the location of the sign for the new building. Committee members agreed that the new sign would be placed in the vicinity of the existing wooden sign that is out in front of the building that currently identifies the Moeller Home. Mr. O'Connor explained that the town allows a sign 15 sq. feet which is approximately a 3' x 5' sign for town property. Committee members appreciated the detail of plans presented by the architect and approved his recommendation to move further with the process. Ms. Bagley reported that the town will plan to go to the Planning and Zoning Commission for their May 4th meeting to get their approval of the site plan. The Town Engineering Department provided a site plan to the architect, and the architect will put on the necessary items needed by the Planning and Zoning Commission. Committee members talked about parking for the building and Ms. Bagley reported that the current parking lot adjacent to the building has 20 parking spaces. Based on the occupancy load the building will need approximately 50 parking spaces. Ms. Bagley reported that some parking will utilize the lot adjacent to the Mitchell playing fields in Mill Woods Park. She is also going to be contacting the Ambulance Association for permission to use their parking lot when they have no activities. All this will be put together in a package for submittal to the Planning and Zoning Department to explain the parking for the building.

4. Adjournment.

The meeting was adjourned at 3:10 p.m.