

**Town of Southborough, MA
Community Center Exploration Committee**

**Wednesday March 8, 2023
7:00 pm
Virtual Zoom Meeting**

Members Present:

- Jason Malinowski- Capital Planning Committee/Capital Improvement and Planning Committee
- Jen Hansen- Recreation Commission Member
- Bill Harrington- Council on Aging Member
- Janet Maney- Library Board Trustee
- Susan Heilman- Resident at Large- Museum of Science
- Tim Fling- Resident at Large- on Noise Bylaw committee
- Nicki Mauro- Resident at Large

Ex-Officio Members Present:

- Tim Davis- Recreation Director
- Ryan Donovan- Library Director
- Pamela Lefrancois – Council on Aging Director

Absent:

None

I. Call Meeting to Order

Jason Malinowski called the Community Center Exploration Committee meeting to order at 7:03 pm
Nicki Mauro introduced herself

II. Approval of Meeting Minutes from February 16, 2022

- Jason moved to approve, Tim F seconded, and it was voted 6-0-1 by roll call “To approve meeting minutes”

Roll Call

For: Bill, Janet, Tim F, Susan, Jen, Jason

Opposed: none

Abstained: Nicki

III. Update from Library Director on Massachusetts Public Library Construction Program

- a. Massachusetts Board of Library Commissioners (MBLC) – Announced a new round of funding that’s available through the Massachusetts Public Library Construction Program (MPLCP). File a letter of intent by end of April in order to participate in the grant round for a standard construction grant. Grant application is due May 2024. Proposal should look at current site and at least one new site (new construction or renovation). If accepted, money comes within 4 years. If not accepted, next round is in 4 years. Percentage of amount granted is based on the type of construction.

- 47 b. Jason- Are there any dos or don'ts that the community can do in advance to help
48 with a successful grant application? Ryan said it could help to have a secondary
49 site to explore.
50 c. Tim F- Does current library site always have to be a library (is there a deed
51 restrictions)? Town council will look into it and report back to this committee.
52 Money was recently spent to renovate the historic façade, so it's going to remain.
53 d. Tim- How are our chances? Ryan thinks we have a good solid chance.
54 e. Parking is also a big issue for the library.
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56 IV. Chair/Member Update

- 57 a. Original charge: [https://www.southboroughtown.com/community-center-](https://www.southboroughtown.com/community-center-exploratory-committee)
58 [exploratory-committee](https://www.southboroughtown.com/community-center-exploratory-committee)
59 b. Charge has been updated with regards to timeline
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61 V. Questions on review of historic data and presentations to Capital Planning Committee

- 62 a. Susan- Why was option 2 discarded? It utilized South Union, but that's not a
63 viable option.
64 b. Jen- What about the Regional NSBoro school offices? They don't have to be
65 moved. They could go to Trottier where there is plenty of space. Northboro
66 doesn't have space and Southboro gets good rent.
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68 VI. Feedback from Recreation, Library, and Council on Aging on plans presented in
69 January 2022

- 70 a. Council on Aging- Bill-
71 i. CoA voted unanimously to not support the use of Woodward School as a
72 community center that would include the senior center
73 1. Not ADA compatible from parking lot or enough parking spaces
74 behind the school
75 2. Has an institutional feeling to it, not relaxed or comfortable
76 3. Dining and gym are on a different level than main rooms
77 4. Limited outdoor space
78 5. Having rec department and senior center together will not work,
79 timing-wise for events
80 ii. CoA voted unanimously voted to recommend a dedicated stand-alone
81 senior center facility
82 1. Short term plan includes renovating the front area, scheduled to
83 begin this summer.
84 2. Long term plan may include- Rebuilding on current site, new
85 construction on new site
86 iii. Needs: Full kitchen café, exercise room, lounge, storage space, office
87 space. ADA compatible. Elevator if two floors. They are currently at
88 6000 square feet vs other groups having 14,000 square feet
89 iv. Size is more important than location- could move location further from the
90 center of town
91 v. Jason- would the senior center be ok with a co-location, ie full kitchen is
92 across the street? If there is a renovation, it might as well be ideal.

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- b. Recreation- Tim D and Jen
 - i. Needs a new space, whether it's new construction or renovation. South Union is probably going to be sold.
 - ii. South Union needs ~\$1M in the next few years to keep it running (windows, boiler)
 - iii. #1 request would be a gymnasium
 - iv. Sharing space- Concerns about children safety if there are other groups onsite. Timing of programs would be after school and all summer.
 - v. Stand alone would be ideal, but could operate in a multi-generational community center
 - c. Library
 - i. They do not want to split the library in two ie have a Children's library elsewhere.
 - d. Schools
 - i. Finn- could expand the building in the future
 - ii. Woodward- Nicest building, could be used for some or all of these groups, cannot really expand the footprint
 - iii. Neary- Old
 - iv. Trottier- Only around 50% full. 5th grade would fit physically, but developmentally it may not be ideal, although there is precedent throughout MA

115 VII. Update on public-private partnership research

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- a. Tim F met with Sam Stivers and Kathy Cook to find out what public-private partnership means to us. They used Wellesley as an example where they have a parcel of land that the town owns and they have a 50 year lease for a private group builds and maintains a community center for the town called the Boston Sport Institute.
 - b. Other possible places as examples
 - i. New England Sports Center, Marlborough
 - ii. Four Kicks, Marlborough
 - c. Sam Stivers also mentioned that there are Trusts available and/or potential philanthropic endowment creations that could fund a building
 - d. There's also land back behind the transfer station

128 VIII. Is anyone missing from our conversations?

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- a. A Master Plan was put together that utilized a lot of research in the community and a large variety of stakeholders that contains many wish list items, including a pool. Formation of CCEC was one of the goals of this plan
https://www.southboroughtown.com/sites/g/files/vyhlf7351/f/pages/2021_master_plan-final_version_v7.2.pdf
 - b. Southborough Youth and Family Services
 - c. Veterans
 - d. Jen suggested that we get a draft first and then get feedback from these groups.

- 138 IX. Review of any available proposals for consultant to continue work, potential vote and
139 discussion of scope
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- 141 X. Action Items and next steps for meeting
142 a. Ryan will look into whether the library site has to remain a library
143 b. Jason is finding time for us to walk through Woodward
144 c. Tour senior center, library, rec center
145 d. Can tour Wellesley Boston Sport Institute
146 e. Jason will reach out to Vets and SYFS to see if they want to be on this committee
147 f. Janet will draft a letter to the public that this committee exists (to be posted
148 throughout town, on mySouthborough)
149 g. Next meeting- what do we want a vendor to look at- what options?
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- 151 XI. Public Comment (this could be rebranded as Community Input)
152 - None
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- 154 XII. Other business that may properly come before the Committee
155 - None
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- 157 XIII. Adjournment
158 Jason made a motion to Adjourn at 9:14 pm, Tim seconded. It was voted 7-0-0 by roll
159 call to adjourn.
160 Roll Call
161 For: Bill, Janet, Tim F, Susan, Jen, Jason, Nicki
162 Opposed: none
163 Abstained: none