

**Winchendon Community Park Building Subcommittee
Minutes, December 18, 2019**

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MAR 16 2020

Present: Ken LaBrack, Jane LaPointe, Dave Romanowski, Tracy Murphy
OPM: Suresh Bhatia, Patrick Pisanelli, Ron Votta of Atlantic Construction
Abacus Architects: David Pollak, Julia Patten & Shauna (Landscape Architect)

Called to order 1 p.m. at WCP

Business

Walked the site to review and assess three possible locations for the amphitheater

Adjourned to Town Hall: Purpose to move process forward and to set date and frame for January Community Workshop

Reviewed photo boards, site maps and sketches (barn)

Discussion

1. Amphitheater location and basic considerations/possibilities re design options/phases, seasonal vs permanent, etc.
 - Minimum includes: electric/lighting, pathway from handicap parking and parking
 - Concerns re design include: sound, lights, rain/weather, navigation to the site
 - Will be driven, determined by costs
 - Abacus will focus on sketches/options for amphitheater design
2. Need to contact National Grid asap re getting 3 phase power on the pole near the barn
 - Suresh will take this up with Keith
 - Important to emphasize with National Grid the community benefit/purpose
3. Parking options: along Ingleside Road or lots
 - Head-in along road – to avoid having to drive around circle to change direction. Need to be wide enough to back out. Possibly stagger lots.
 - Or, parking lots set into woods would be more aesthetic and require less lighting. Consider location and how to nestle into woods and accommodate trails
 - Suresh will follow up with Keith and the Fire Chief re requirements for access – road width, etc.
4. Community Building – multipurpose
 - Options: house, barn, new building (garage isn't big enough; storage potential)

- Initial assessment: house doesn't merit reinvestment. Design new building or invest to save and repurpose the barn. If build new building, what do with barn?
 - Reviewed possibilities with barn: use of floor space (2500 square foot/floor); elevator, stairways (one fire enclosed)
 - Discussed need for electric, insulation; energy code, structural work
 - Tracy will check on energy initiatives with National Grid
 - Ability to generate revenues down the road
5. Site Survey – what is needed in order to scope the costs for this phase of Park development
- Received two bids in response to specs Abacus sent out. Very similar costs.
 - Options: start with a constrained survey, narrower in scope?
 - Want a proper survey for the amphitheater location and for access to the amphitheater.
 - Will need survey to put out contract on parking
 - Will need tree survey around amphitheater
 - Question – grades along road
 - Question: what can drone do?
 - Shauna and David will talk with surveyors re options & cost and make recommendation
6. Community Workshop – January 30th
- Update community and given them opportunity to respond to
 - Amphitheater location & Preliminary findings re the design (?)
 - Reuse of barn or new building; assessment of house (?)
 - Parking (?)
 - Abacus will lead
 - Kit of community activities
 - Slide show
 - Abacus/Julia will draft agenda to review with subcommittee in early-mid January either in person or via conference call
 - Have photos and more specific images of possibilities – for this current phase and for future phases (i.e. outdoor classroom, picnic pavilion, barn, etc.
7. Discussion of OPM schedule update will be scheduled for after the January 30 community workshop.
- Realistic: Bid in October 2020 (before Thanksgiving); Construction in March 2021

Adjourned 4:20 p.m.

Approved: March 9, 2020