

**Winchendon Community Park Building Subcommittee  
Minutes, March 9, 2020**

Present: Ken LaBrack, Jane LaPointe, Dave Romanowski (via phone), Tracy Murphy, Keith Hickey (for last 15 minutes)  
OPM: Suresh Bhatia, Patrick Pisanelli of Atlantic Construction  
Abacus Architects: David Pollak, Julia Patten, Shauna Gillies-Smith & Braxton Tanner

Called to order at 3:33 p.m.

Approved minutes from November 7, November 19 and December 18, 2019

**Business**

1. Review of site design: circulation, parking, amphitheater location
  - Plan for mid-size stage with audience seating for 250-300. Size based on land and budget; modest with option to expand seating in the future
  - Reviewed two site plan options. Option 1 is more compact, geometric in layout, has more access points, in addition to the seating area, has a large lawn viewing area behind the seating tiers. Option 2 is more spread out with more free-form seating tiers and less options for overflow lawn seating. Cost for either option would be similar. Agreement to continue the development of option 1, using the survey to follow the natural contour lines of the land.
  - It is anticipated that the major expenses of this project will be parking, lighting and access
2. Amphitheater stage design
  - Options being proposed/developed are modular designs. Recommendation for a roof to protect equipment versus trusses will continue to be evaluated. Stage area of 25X40 with some storage/electric closet (anticipate using barn for larger storage needs).
  - No decision on a particular design. There are lots of choices/options for materials for stage, structure, roof. Choice of materials is important, i.e. a modern shape stage made with rustic touches.
  - Lighting options were briefly discussed for the stage, pylons away from the stage and egress lighting
  - Need to work out the aesthetics.
3. Process and next steps

- This project will likely exceed the budget initially proposed by Robinson-Broadhurst.
- Next steps include bringing in Civil, Electrical and Structural engineers in order to get enough information to develop a schematic design with cost estimates for Robinson-Broadhurst.
- Depending on the cost estimates, Architects may recommend breaking out the various features of the project to assess what might need to be completed at a later date; i.e paving the entry road. However, the first step is to price the project in its entirety and review options on what to back out. One unknown is the effect of recent stock market on funding available from Robinson-Broadhurst.

#### 4. House & Barn update

- Barn is not part of this project. The barn and garage need to be stabilized. We (WCPC/Town) need to find the money and/or resources to fix these.
- House is more problematic and more discussion is needed by the committee and Town. One option is to remove the house as it isn't distinguished and it is expensive to maintain. Another is to remove the newer, two-story part of the house and keep the older, one-story "casino" for future renovation and reuse as a one-story, energy efficient rehab. A hazardous materials inspection has been scheduled that will help inform the cost to demolish or renovate.

#### 5. Timeline and decision process

- Robinson-Broadhurst members are expected in town on May 3<sup>rd</sup> - a target date for cost estimates
- Keith Hickey outlined the decision-making process
  1. Building subcommittee takes its recommendations on the project and price to the WCPC for approval
  2. WCPC recommendation for the project is then presented to Robinson-Broadhurst to get their approval
  3. The approved project is then presented to the BOS and the public - likely in September/October.

Adjourned 5:00 p.m.

**Approved: August 24, 2021**