

**TOWN OF ENFIELD
MUNICIPAL FACILITIES ADVISORY COMMITTEE**

MEETING MINUTES OF MARCH 9, 2020

Present: Phil Shipman, Tracy Young, Mark Tarantelli, Shirley Green, Erik Russell, Rob West, Maynard Southard, Jean Patten, Ryan Aylesworth (Town Manager)

Guests: Emily Curtis, recording secretary; Jim Pulver, VP of Architecture at Bread Loaf; Paul Wyncoop, (Bread Loaf); Dominic Albanese (Chair, Board of Library Trustees); Daniel Kiley, David Beaufait, Joan Ecker (Shaker Bridge Theatre)

Call to Order

The meeting was called to order at 6:30 pm.

Review and Approve Meeting Minutes –February 24, 2020

Ms. Patten made a motion to accept the minutes as printed. Mr. Young seconded. Vote unanimous in favor of the motion (8-0).

Meeting Updates

Mr. Shipman began the meeting by giving an overview of the discussion that the subcommittee had with the directors of Shaker Bridge Theatre. He noted it was a very good meeting and the theatre came up with two options for the future of the theatre: utilizing the space after renovations, or raising money to have their own space constructed.

Joan Ecker, the President of the Shaker Bridge Theatre Board of Directors, apologized that no one thought of attending any meetings and that in general the Theatre has fallen short of being adequately engaged with the community over the years. She thanked the committee for reaching out to the theatre board members to have a larger discussion about the future of Whitney Hall.

Mr. Shipman noted that a rumor had been circulated that Enfield was trying to push Shaker Bridge Theatre out of town and he asked Ms. Ecker if she felt that rumor reflected the conversation that was held between MFAC and the Shaker Bridge Theatre. She stated she did not feel that the rumor was at all accurate based on the conversations with MFAC or the Town of Enfield.

Ms. Ecker acknowledged that it was entirely appropriate for the town to plan Whitney Hall for municipal needs and not to focus on the needs of the theatre given that it would not be appropriate for the theatre to expect the taxpayers of Enfield to absorb the cost of renovating a space that is primary used by a private organization. She added that since the theatre operates 26 weeks per year, trying to share the space presents many challenges.

Ms. Ecker added that the Shaker Bridge Theatre board members will be meeting with a volunteer development team in April to discuss possible capital projects for the theatre.

The Committee and Ms. Ecker discussed the potential timeline for renovations and what accommodations might be able to be made. The Committee expressed their gratitude for Ms. Ecker's presence and her flexibility as the project continues to develop.

Recap of Architect's Recent Site Visits and Meetings & Presentation and Discussion of Bread Loaf's Latest Conceptual Designs

Mr. Pulver presented Committee members with updates to recent site visits, focusing on the property located at 547 US Rte 4. He reviewed a binder of materials that were presented to him with regard to the building built on the property. He noted that most of the information provided was not relevant to the area of land that the Committee identified they are interested in and that more information would be necessary to determine its viability. He added that if the property were to be pursued, certain contingencies should be noted.

Mr. Pulver stated that there was no visible ledge on the property, but there were areas where stone was exposed which could be large boulders.

Mr. Shipman noted that further documents would be requested to ensure the Committee collected as much information available as possible about the property.

Mr. Russell noted that there may not be information regarding the Enfield site as the planned site for building the high school was on the Canaan side, and unrelated to the site currently being examined for the Safety Complex.

Mr. Pulver offered to draft a list of the information that should be gathered and would discuss with Mr. Shipman regarding next steps.

Public Safety Discussion

Mr. Pulver presented a new layout for the Public Safety Facility based on updates to the square footage of program spaces. He also presented the Committee with a document that summarized the requests from each department, which included a net square footage of program space.

The Committee discussed the layout of the locker rooms, relative to size, what departments would share the space, and potential issues with having gender-specific spaces that were binary (i.e., male vs. female).

Mr. Pulver noted that more details would be necessary to review, including: windows (how many, what kind, etc.), roof material, the size of rooms, the number of entryways, vestibule access, and EMS/Fire bays and fire apparatus storage.

Whitney Hall Discussion

Mr. Pulver discussed details regarding the renovation and preservation of Whitney Hall.

On the third floor, he noted that care would be taken to preserve the arch and front edge of the stage. He added that the curtain, which has great historical value, could be hung and remain on display.

Mr. Pulver noted that the Department of Interior had specific standards for historic preservation. He noted that there were many themes to blend together to honor the historical nature of the building while also creating the addition; particularly, use of the granite, brick, clapboard, and flat seamed copper were all elements to be incorporated in the new addition to blend the new with the old.

Mr. Pulver also discussed the roofing, where the new would meet the old seams, and how the roof would be finished to both preserve the historic look as well as be easy to maintain.

Preparing for Report at Town Meeting

Mr. Aylesworth, Mr. Shipman, and Mr. Russell collaborated to develop a PowerPoint presentation for Town Meeting. Mr. Aylesworth noted it was not finalized and that he would send an e-mail to the Committee with the draft of slides to be presented at Town Meeting. He encouraged members to provide feedback via e-mail.

Arranging a Site Visit to Canaan's Public Safety Facility

The Committee discussed the merits of visiting the Canaan Public Safety Facility as many residents have raised the question of how Canaan was able to build its facility for appreciably less than the preliminary cost estimates have suggested for a facility in Enfield that is only slightly larger. The Committee asked for Mr. Pulver to help in estimating how much the Canaan facility would cost to construct with current day construction expenses.

Other Business

Mr. Aylesworth updated the Committee that he was aware of a firm that may be able to provide more information regarding the property at 547 US Rte 4.

The Committee discussed a rumor that the Enfield Village School may be closing within the next five years.

Mr. Kiely spoke to the concern noting that the concerns were in regard to projections of funding and expenditures, but did not imply that the school would close altogether.

At this time it does not appear that school district officials are planning for the Enfield Village School to close within the next five years and this appears to be a low-probability scenario.

Next Meeting: Thursday, March 26th @ 4:00 PM; Meet at the Canaan Safety Complex

The Committee discussed the meeting schedule and the possibility of changes to the current Monday.

Adjournment

Mr. Tarantelli made a motion to adjourn at 8:59 PM. Mr. West seconded. Vote unanimous in favor of the motion (8-0).

The meeting was adjourned at 8:59 pm.