

Phase 2 Hildreth House COA Subcommittee Meeting
Wednesday, December 27, 2017
Hildreth House
Minutes

Present: Carl Sciple, Beth Williams, Deb Thomson, COA Director Debbie Thompson, Connie Larrabee, recorder
Absent: Victoria Hayao, Hank Fitek

The meeting was convened at 10 a.m.

The group reviewed the existing Phase 2 schematic design and discussed its limitations.

Beth said she had obtained and modified paperwork for renting Hildreth House for events, such as weddings or other large gatherings. Such rentals could be a source of revenue, which the Finance Committee (and selectmen) are always looking for.

Deb has compiled figures on the projected growth of the senior population. The most recent projection suggests that roughly 2,046 Harvard residents will be over 55 years old by 2020.

What do we need?

- Space for 80 in dining room (or 70? 75?)
- Code-compliant kitchen for food prep
- Two handicap-accessible bathrooms
- Space for programs we can't hold now
- Schematic plan within the budget
- Ability to accommodate all elders' requests (no waiting lists)
- Sufficient space for group and private meetings
- *Storage for tables and chairs

What do we want?

- At least 60 total parking spaces (hard to see how site would allow that)
- Moveable walls/partitions in dining room
- Covered walkway (if addition is not connected)

Important issues:

- What code violations would be triggered by an attached addition?

Do we need Vertex (OPM) – Carl will inquire

*Are there any septic limitations?

Is there feasible space for more parking (what we have – 32 spaces - was the total goal before)

Will a new stairway to the second floor have to be built (with or without the addition, the existing kitchen stairway does not meet code)

Debbie said Pepperell and Groton both serve daily meals; some are prepared by Minuteman and some are cooked on site. Beth will check with the COA directors to see how their kitchens work.

John Seeley is the Finance Committee liaison to the COA. He should be invited to all COA meetings and included in our distribution list.

Carl suggested getting in touch with Drayton Fair, of LLB Architects, to discuss questions about the Phase 2 design.

The next subcommittee meeting is scheduled for Thursday, January 4, 2018 at 10 a.m. at Hildreth House.

*item added after the meeting

Respectfully submitted: Connie Larrabee, recorder