

**Dover Community Center Building Committee**  
**Meeting of January 14, 2009**  
**Minutes**

Building Committee Members Attending: David Billings, Samantha Burman, Dick Malcom, Alison Piper, Nancy Simms, Ford Spalding, Kathy Weld, Nancy Weinstein & Dana White

Other Attendees: Carol Lisbon (Selectman) & Joe Melican (Selectman)

Meeting was called to order at 7:00PM in the Town Hall Great Hall.

The Minutes for December 3, 2008 were approved.

Ford Spalding brought the 2008 Dover Town Report submission to the attention of the committee.

Nancy Weinstein, appointed by the Board of Selectman, was welcomed to the committee.

Ford Spalding mentioned that the "Request for Solicitations of Interest for Development of Former Caryl School Site" was advertised in the Banker & Tradesman and Community Newspaper in December. Thus far we have had two requests for that Request. Requests were from VHB/Vanasse Hangan Brustlinj, Inc and Durkee, Viveiros & Werenfeis Architects. All expressions of interest are due February 2, 2009.

Program reports were received from:

Dover Council on Aging  
Dover Sherborn Community Education  
Dover Park & Recreation  
Dover Library  
The Dover Foundation  
Dover Mothers Association  
Dover Sherborn Cable TV from John O'Keefe (Not from the Cable TV Board)  
Open Fields

The Committee had a general discussion concerning the reports and concluded that the Program Committee will review all reports, develop a report summarizing the needs of all groups, and work on building community support for the Dover Community Center. Kathy Weld volunteered to Chair this Sub Committee. A more comprehensive charge to the Sub Committee will also be developed.

The Committee discussed and voted to unanimously approve the following motion:

***"That the Dover Community Center Building Committee develop a Conceptual Design/Master Plan to renovate and upgrade the current Caryl School Building and property to serve as The Dover Community Center. The building is for intergenerational community use.***

*The acceptance of the Conceptual Design/Master Plan is contingent on the Dover Community Center Building Committee's final determination that the current Caryl School Building site will be designated for the purpose as The Dover Community Center.*

*It is the objective of this motion to make a preliminary presentation to the 2009 Annual Town Meeting."*

**The Committee then discussed the following possible Warrant Articles for the 2009 Annual Town Meeting:**

*Funding to pay for the additional structural roof work at an estimated cost of \$75,000 and verification of the masonry repair costs approved at the 2008 Town Meeting in Article 13. (\$200,000 was approved at that time.) – Selectmen should submit this Article*

*Funding for the purpose of continued repair and renovation of the Caryl School Building based on the objective of using the building on a permanent basis as a Community Center. – Selectmen should submit this Article*

*Request funding for professional consultants to work with the Committee over the next year to develop a Master Plan, Design Plan and Costs to bring the building up to code and for the long term use as the Dover Community Center. (Currently we have approximately \$66,500 not committed of the \$75,000 amount approved at the 2007 Annual Town Meeting Warrant Article 12. An expenditure of \$8,500 was approved by the Committee for Mills Whitaker Architects LLC at our committee meeting of October 22, 2008 for the purpose of establishing a priority list of code, improvements & renovations what will need to be done.) – Building Committee should submit this Article*

Ford Spalding & Kathy Weld will draft language on warrant articles to reflect the sense of the Committee's motion and also its recommendation that the Selectmen continue to address the deferred maintenance issues. The Committee will meet with the Board of Selectmen on January 22, 2009 @ 7PM.

The Committee will recommend to the Board of Selectmen that they consider increased custodial services/other costs to improve the building's daily care & cleanliness.

Going forward the Committee agreed on the following action steps:

- 1) To invite members of the 4 subcommittees to the January 28<sup>th</sup> meeting which will be for the purpose of reviewing the committee's activity over the past year and its conclusions reflected in our accepted Motion to maintain the current Caryl School building and property as The Dover Community Center. Ford Spalding will extend the invitation.
- 2) To set up two Sub Committees within the DCCBC to work on the Building and Programs.
- 3) To go to Town of Dover boards and committees and to citizen groups to share our conclusions and garner support.
- 4) To prepare information for newspapers and cable T.V. to inform the citizens of our recommendations.

Ford Spalding will contact Don Mills to tell him of the results of this meeting and ask him for a budget number for consultant work to be done over the next year based on our recommendations.

Future Meeting Dates (All meetings are held in the Dover Town Hall at 7PM):

January 28  
February 11  
February 25  
March 11  
March 25

Meet the 2<sup>nd</sup> \* & 4<sup>th</sup> Wednesday for 2009.

The meeting adjourned at 9:00PM

Respectfully Submitted:

Ford Spalding, Chair