

**MEETING MINUTES
BOARD OF SELECTMEN
FEBRUARY 27, 2007**

At 6:32 p.m., Chairman David W. Heinlein called the meeting to order with members Kathleen W. Weld and Carol Lisbon present. Also present were David W. Ramsay, Town Administrator, and Greer Pugatch, Administrative Assistant.

ATTENDANCE: Allen Goldberg, Scott Seidman, Joseph Melican, Caroline White, Robyn Hunter & Dickson Smith, Warrant Committee; Michele Mandel, Child Development Center; Dana White, Dover Community Center Building Committee; Peter Mitchell, Capital Budget Committee; David Chase, Dover-Sherborn Regional School Committee

PRESS: None

[Note: Unposted meeting - no votes taken this evening.]

Caryl School Site Warrant Article Options Discussion

Mr. Heinlein thanked the members of the Warrant Committee and the Chair of the Capital Budget Committee for coming in this evening to discuss article options for the Caryl School site that the Selectmen will bring forward on the Annual Town Meeting warrant. He said there have been a number of excellent discussions amongst interested groups recently about what is feasible for this year's Town Meeting as well as what steps might be taken in the future.

Mrs. Weld spoke of a recent memorandum issued by the Dover Community Center Building Committee (DCCBC) which puts the \$18.5 million new construction project temporarily on hold while the committee considers some reduced scope design options. The DCCBC plans to meet with the Park & Recreation Commissioners to find out what kind of a project they would support (e.g., would they support a community center without a gym?) in the near future. Mrs. Lisbon agreed that the Selectmen need to find out what design/program offerings would garner the support of both the Park & Recreation Commission and the Council on Aging. Mrs. Weld said that the DCCBC's public presentations were before limited audiences, and asked whether the full-scale design project should appear on the warrant to allow an opportunity for discussion involving a much larger number of participants.

Mr. Heinlein emphasized the importance of providing a historical context/perspective on the evolution of the community center project for any options that are brought to Town Meeting. He added that if the townspeople consider other options at this Town Meeting, the \$18.5 million option may not be perceived as too high by contrast if presented at a later date. Mrs. Lisbon agreed that the process of education and feedback involving as many citizens as possible needs to be ongoing. Mrs. Weld suggested that the Open Hearing on March 26, 2007 could be a springboard for more education and discussion of the comprehensive project as well as reduced scope options.

Mr. Heinlein proposed putting two articles on the Town Meeting warrant. The first article entails addressing the most critical repair needs identified in the April 2003 deferred maintenance study

for the Caryl School building. Architect Don Mills has prepared a scope of work for the Board which calls for roofing, drainage, heating, electrical and structural repairs at a cost of \$352,000. Mr. Heinlein noted that this figure would be reduced by the remaining \$80,000 or so from prior Town Meeting appropriations. Mrs. Lisbon added that these repairs would seal the roof and brick work to eliminate the deterioration caused by water leakage from the exterior of the building inward. Mr. Heinlein made it clear that these are short-term fixes, and do not guarantee that the Caryl School will not require additional repairs in the future. All three Board members fully support this article option.

The second article option would allow the Selectmen and the DCCBC to investigate construction alternatives at the Caryl School site to develop a better understanding of the financial impact of different levels of programming. Two design scenarios would be prepared after meeting with user groups to define their essential programmatic needs: 1.) A reduced scope (smaller building) project 2.) A hybrid combination design with the 1971 wing of the building razed/built new and rehabilitation of the remaining portion.

Discussions with lead tenants would identify current and future needs, and how best to match reduced monies to the more necessary programs while looking at options, such as rehabilitating the existing gym. The Selectmen's primary goal is to develop two design proposals that the anchor tenants fully support at less cost. This in turn might boost fundraising/pledging efforts. Mr. Heinlein told Mrs. Hunter that the Whiting Road building will be incorporated into these plans to the extent that the Park & Recreation Department would like its usage to be considered. Mrs. Lisbon suggested that there should be no further studies and meetings with anchor tenants could be conducted without the architect present. Mrs. Weld added that all of the initial site testing has already been performed, so professional services monies would be used for design purposes only. Mr. Heinlein said that the designs would be both program- and budget-driven. After establishing core program needs, these will be weighed against costs to develop a building to support these elements, then scaled back further if necessary.

Allen Goldberg asked about the impact on current tenants at the Caryl School if the building undergoes critical repairs, and suggested scheduling those repairs during the summer months to lessen disruption. David Chase asked why money should be spent now on repairs if the building might get torn down, to which Mr. Heinlein responded that the Caryl School is used on a daily basis, and there are safety hazards that need to be addressed at this time in order to keep the structure viable.

Joe Melican asked if these articles would be put in as capital exclusions. The Selectmen have not yet considered this, but Mr. Heinlein cautioned that if there were too many capital exclusions on the ballot, citizens would have to start making choices and Town departments would have to compete.

Mrs. Hunter told the Board that the Warrant Committee has a preliminary budget shortfall estimate for FY08 of approximately \$2.4- 2.5 million before looking at Free Cash. They have asked some departments to consider cutting programs, and anticipate some increase in Chapter 70 funds.

Mrs. Hunter continued that the DCCBC did a very thorough job preparing the comprehensive design scenario, but it is her impression that the citizens focused on the project's cost. She asked whether the Board might put an informational insert detailing that committee's work in the Town Meeting warrant. Mr. Heinlein asked her to consider allowing the Selectmen to work with the Warrant Committee on the write-up pertaining to the Caryl School site in the Blue Book. Mrs. Weld also mentioned that more information on the DCCBC's findings on needs, options and costs will be available on the Town website in the near future.

Mrs. Weld asked for direction for the DCCBC at this point. Mrs. Lisbon said there should be education on the new materials for the two articles the Selectmen will put on the warrant, and Mr. Heinlein added that there should some historical perspective on how the Board has arrived at these articles.

Mr. Heinlein said the Board appreciates continuing feedback from those present, and thanked them for attending this evening's meeting.

Mrs. Lisbon concluded the meeting by saying that the Capital Budget Committee would like the order of the two Fire Department articles to be reversed, and asked the Selectmen to vote on this at Thursday night's meeting.

At 7:26 p.m., the meeting was adjourned.

DOVER BOARD OF SELECTMEN

Kathleen W. Weld, Clerk