

Date and Time: 05/20/19 7:04 PM
Location: Thompson Room, Flynn Building, 278 Old Sudbury Road, Sudbury
Members Present: Kay Bell (KB), Doug Frey (DF) Pat Guthy, Chairperson (PG), Lisa Kouchakdjian (LK)
Members Absent: Susan Rushfirth (SR)
Also Present: Permanent Building Committee members: Craig Blake, Mike Melnick, Elaine Jones; Bargmann Hendrie & Archetype, Inc. representatives: Steve Shetler, Joel Bargmann, Neil Joyce; community member: Charles Guthy
Public Commenters: Charles Guthy (Pinewood Ave)

Convene: The meeting came to order at 7:04 PM. A quorum (at least a majority of 3) was present.

1. **Assign clerk to take minutes**
Kay Bell volunteered to record minutes.
2. **Review and discussion of "List of Accessibility Compliance Issues" and "Sudbury Town Hall Renovations, May 20, 2019" - print version of a slide presentation.**

The combination of documents was used to discuss various aspects of the project. There are 26 items listed as compliance issues. Eighteen of the items are proposed to be addressed with a request for variance from the Massachusetts Architectural Access Board (MAAB). The other 8 items are proposed to be addressed with installation of remedies that are compliant. Non-compliant features range from details such as handrail size to lack of access to the front entrance.

Items mentioned and/or discussed were:

- A chair lift as part of a system of access at the front of the building would be entirely closeted with a door at the entry level and a door at the level of the meeting room below.
- Double doors at the front would require less than 15 lbs. of force to operate, thereby not requiring automatic operation.
- The Town Clerk side door would be for emergency egress only, no entry. There are stairs involved.
- As to what defines "historic" in this building: Joel Bargmann stated that the "date of significance" is 1939. Features in place before 1939 are considered historic; those put in place after are not.
- There are three options for treating the ramp access to the back of the building: uncovered, partially covered, fully covered.
- Front Entrance:
 - There are two different options for treatment of the ramp to the front entrance with the main differences being style of hand rail and materials.
 - There is a question of handrails or not for the exterior stairs at the front entrance.
 - There is an Option 3 for the front depicting no ramp to the front entrance and no handrails.

- Craig Blake explained jurisdictional points:
 - The Historic Districts Commission (HDC) issues permits for projects like this.
 - The HDC must issue a permit for the Town Hall Renovation project to proceed.
 - The Historic Commission (HC) has an advisory role.
 - To obtain a variance from the MAAB the Commission on Disability must endorse the request. The MAAB may or may not grant even an endorsed request for variance.
- The architects and Permanent Building Committee (PBC) would like to move the design phase along to completion this summer.
- The PBC requests that the COD consider the proposed variances and determine what variances we endorse. The PBC would like the COD to inform them at our earliest convenience.
- The architects explained that the project with a ramp to the front entrance would cost in the range of \$7.4 million and without that ramp it would cost in the range of \$6.9 million.
- Public Comment: Charles Guthy expressed his preference for Option 1 for the treatment of the front entrance. He also suggested that all light fixtures installed be fitted with LED lamps to save energy and money. LED lamps are extremely long-lasting. Light fixtures should be dimmer controlled.

3. Adjourn

MSV PG moved and DF seconded the motion to adjourn at 8:20 PM.
The motion carried unanimously.

A true copy attest: Kathleen (Kay) F. Bell
Meeting Recorder

June 20, 2019