

Town Hall Blue Ribbon Committee
Minutes

Monday, June 29, 2015
Goodnow Library Meeting Room, 21 Concord Road

Vice Chairman Howard Gold called the meeting to order at 7:05 p.m.

In attendance were Vice Chairman, Howard Gold, Christine Hogan, Bill Johnson, Chris Morely, Sally Hild, and Frank Riepe. Absent were Susan Asbedian-Ciaffi, Mike Melnick, and Joe Sziabowski. Staff in attendance were Director of Planning and Community Development Jody Kablack, Assistant Planner Jim Kupfer, and Combined Facilities Director Jim Kelly. Also in attendance were Selectmen Susan Iuliano and Lee Swanson from the Sudbury Historical Society.

Mr. Gold asked if anyone wanted to make changes to the minutes from the last meeting. There being none, a motion was made to approve the minutes which passed unanimously.

The Committee took a moment to review the individual vision statements that had been submitted by group members. Overall it was determined that the statements were well thought out.

Next the Committee discussed whether at this point in time a Community Survey would be useful. It could be used as a tool to get people thinking about the various options that the Committee is mulling over and it would ask residents for their input. Overall members felt that a survey would be a good idea, however the general feeling was that it was perhaps too soon to initiate the survey because there were many project components that were not yet known, such as costs, and what the building might look like with the various scenarios. The survey and types of questions were discussed for some time. In the end it was determined that a survey this early in the discussion may not be able generate an informed response. Later more data and recommendations could be included in the questions and that might yield answers that would be more helpful to the end goal.

The Committee discussed the importance of community outreach and education about the building and the pressing issues. More education might lead to greater engagement in the project. Town Hall tours, invitations to the Committee's meetings, and broader publicity could be first outreach priorities. Articles in the Town Crier and Town Manager's newsletter, and virtual tours posted on the Town's web site may prove useful as well. Sudbury TV may be able to help with a video.

Next the Committee looked at a spreadsheet created by Jody Kablack and Jim Kupfer which included a draft list of pros and cons for the various options as discussed in the BH&A study.

Through the discussion some of the BH&A options were deemed least desirable and not achieve the intended goal and some new hybrid options were added.

New options were recommended by Bill Johnson and Chris Morely. Chris showed a drawing of a new option which contemplates a comprehensive Town Center plan for the entire 27-acre site (including Peter Noyes, Town Hall, Parsonage, Grange and Flynn) for traffic flow, parking, pedestrian opportunities and outdoor community space. This option includes an addition off the back of Town Hall to house all office functions, 2 large meeting rooms and a connector to the proposed SHS museum. Bill showed an

option to accommodate all Flynn offices in the Town Hall without the need for an addition by adding a 3rd floor. 1 large meeting room was preserved. Members questioned if there was enough room for the offices, as no measurements were given.

A formal vote was taken to remove three options from discussion: Option 1) Doing Nothing (only repair of aging systems) Option 2) only addressing immediate needs and capital improvements, and Option 4) Moving the Sudbury Public School administrative offices to Town Hall.

Options still under discussion include: Option 3) Renovating Town Hall back to its original uses (2 large meetings/function rooms, Option 5) Move Flynn offices to Town Hall and SPS to Flynn, Option 6) Tear Down and build new to accommodate the Flynn offices and meeting rooms, and the new options presented by Mr. Morely and Mr. Johnson.

At the next meeting Mr. Riepe will bring a version of his Town Center concept for discussion because there may be some overlap with Mr. Morely's. Also at the next meeting the matrix will be updated to include the new hybrid options and the group will discuss further the pros and cons.

The Committee agreed that all considerations need to be realistic about costs and the cost effectiveness of the options in terms of the issues resolved.

The next meeting of the Town Hall Blue Ribbon Committee was scheduled for Tuesday, July 14, 2015 at the Flynn Building, Silva Room. Upon a motion made and seconded, the meeting was adjourned at 9:10 p.m.