

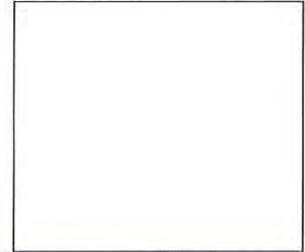


MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)



Committee/Board/s | Senior Center Committee

Day, Date, and Time | Tuesday, August 11th, 2020 AT 12:00 PM

Location / Address | REMOTE PARTICIPATION VIA ZOOM Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached); the meeting will be aired at a later time on the Town's Government TV YouTube Channel
<https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHIXA>

Signature of Chair or Authorized Person | JULIE FITZGERALD

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Town Committee 3 is inviting you to a scheduled Zoom meeting.

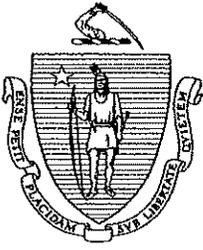
Join Zoom Meeting

<https://zoom.us/j/97463646376?pwd=YjJZTWRBBeVUyUkNDT2RqdTJSSmF2UT09>

Meeting ID: 974 6364 6376

Passcode: 713079

1. Call to Order
2. Establish Quorum
3. Approval of Agenda
4. Approval of Minutes: Draft minutes January 21st 2020 and January 31st, 2020
5. Public Comment
6. Architect- review final reports
7. Review of draft recommendation/report to Select Board
8. New Business – topic not reasonably anticipated 48 hours in advance of the meeting
9. Next Meeting Date, Topic/Guests
10. Adjournment



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”); and

WHEREAS, many important functions of State and Local Government are executed by “public bodies,” as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention (“CDC”) and the Massachusetts Department of Public Health (“DPH”) have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

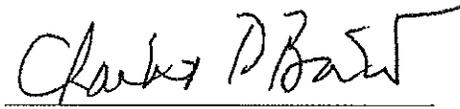
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in cursive script, reading "Charles D. Baker". The signature is written in black ink and is positioned above a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

Nantucket Center for Active Aging



Program Menu

Town of Nantucket Senior Center • Program Menu						10-Jun-20
Level	Space Identification	Occupancy	SF/Person /Room	Quantity	Size of Space	
First	Administration	3	100	1	319	sf
First	Director's Office	2	75	1	124	sf
First	Lobby/Vestibule	14	45	1	650	sf
First	Wellness Office	2	100	1	203	sf
First	Lounge/Library	25	30	1	747	sf
First	Café	26	20	1	517	sf
First	Activity Space #1	45	10	1	506	sf
First	Storage		N/A	1	52	sf
First	Multipurpose Room	180	15	1	2701	sf
First	Storage		N/A	1	116	sf
Second	Fitness	14	50	1	685	sf
Second	Storage		N/A	1	57	sf
Second	Activity Space #2	36	10	1	396	sf
Second	Storage		N/A	1	41	sf
Second	Activity Space #3	44	10	1	484	sf
Second	Game Room	22	50	1	780	sf
First	Kitchen	3	200	1	463	sf
First	Pantry		N/A	1	73	sf
First/Second	Group Toilets	6	70	4	412	sf
First/Second	"Companion" Toilet	2	100	2	150	sf
First	Janitor's Closet		N/A	1	23	sf
First	Exterior Storage		N/A	1	57	sf
Second	Janitor's Closet/Storage		N/A	1	107	sf
Second	Storage		N/A	1	175	sf
Total Net Square Feet (NSF)					9,838	NSF
Gross To Net Efficiency Factor - Gross SF Factor = 1.23					12,125	GSF

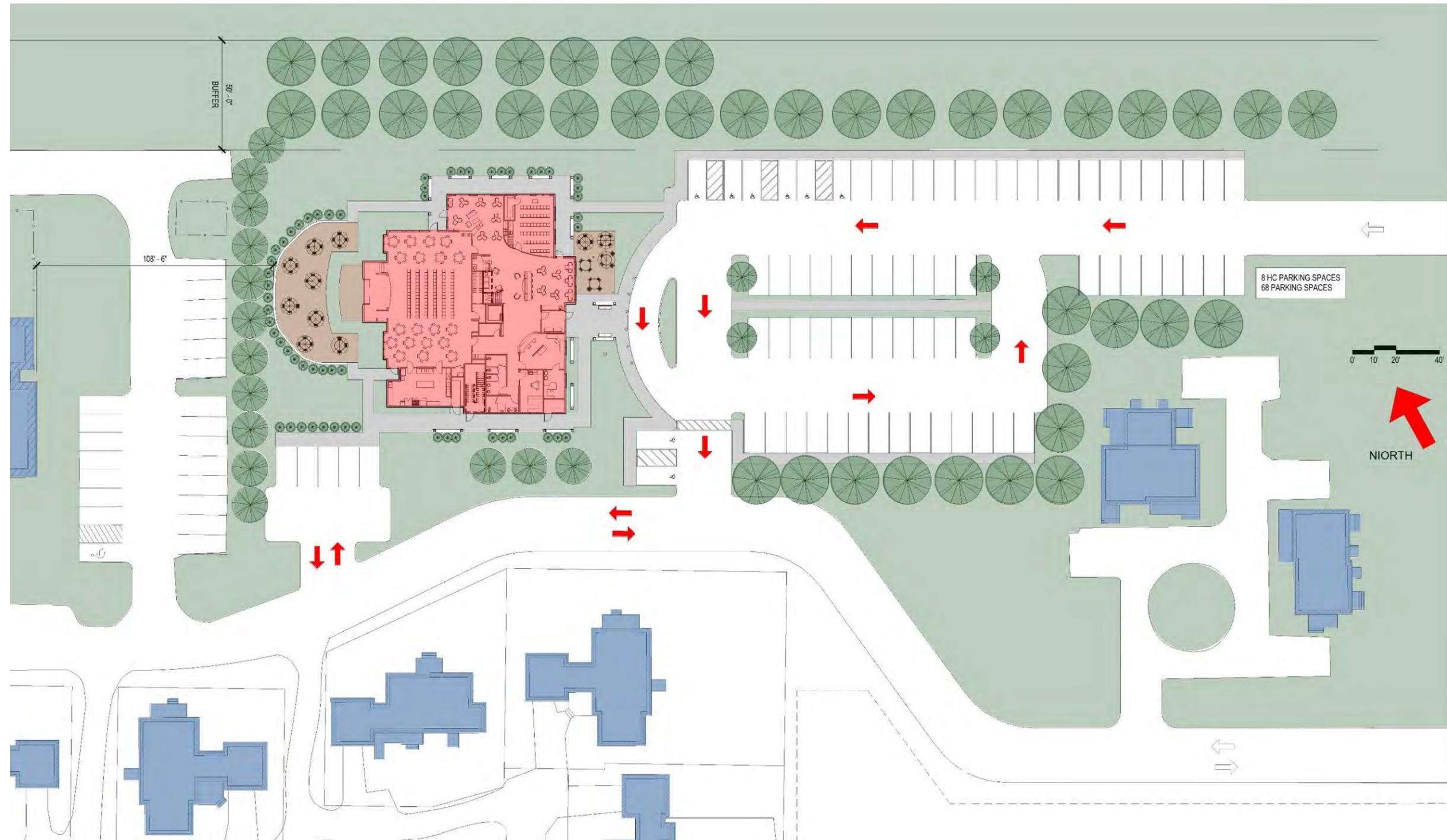
Site Plan - Existing



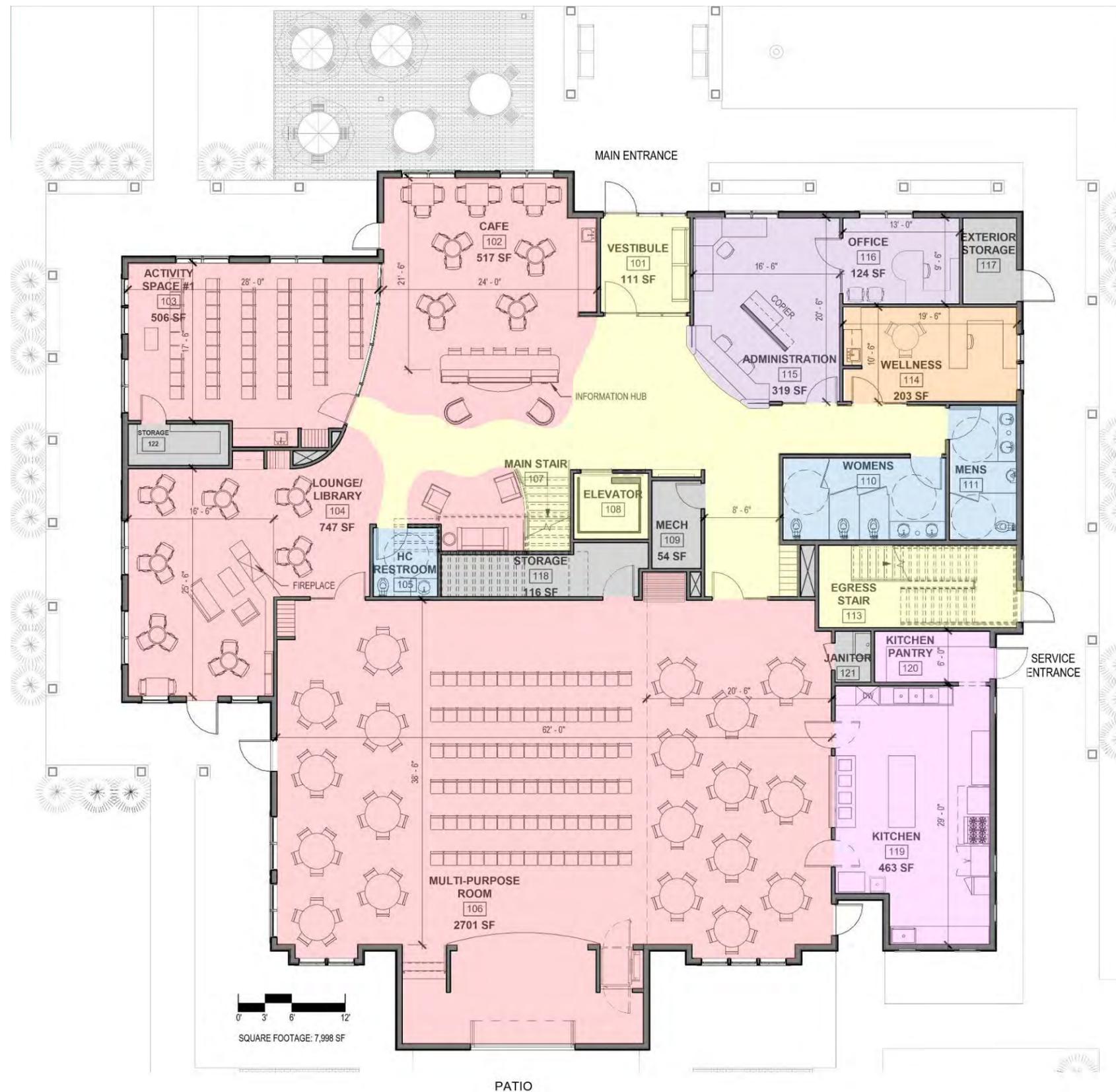
Site Plan



Site Plan - Enlarged



Floor Plans – First Floor



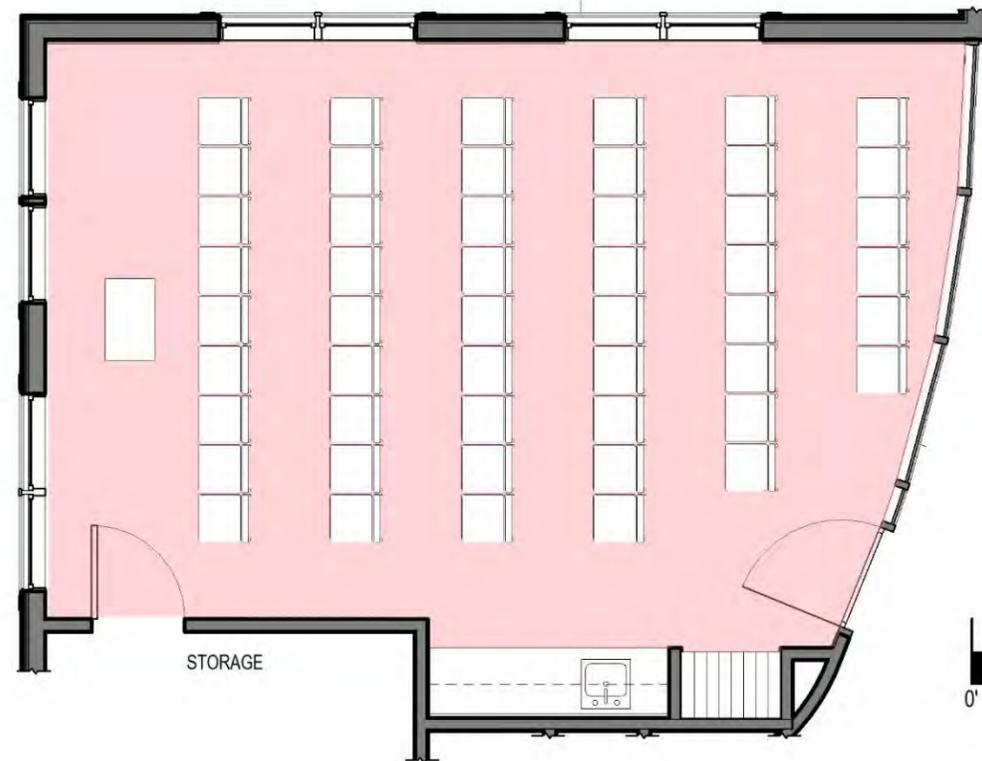
Floor Plans – Second Floor



0 3 6 12
SQUARE FOOTAGE: 4,180 SF

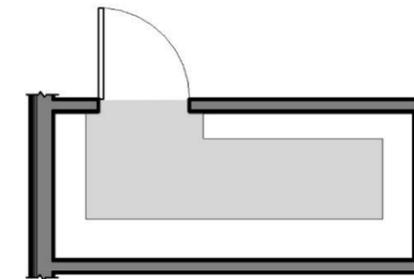
Room Data Plans

Activity Space #1 and Storage – First Floor



Activity Space 1

QTY: 1
NET FLOOR AREA: 506 sq. ft.
OCCUPANCY (Varies): Chairs at Tables = 22 persons
Chairs w/o Tables = 45 persons
CEILING HEIGHT: 9'-0"
FURNITURE: TBD
FLOORING: Carpet Tile



Activity Space 1 - Storage

QTY: 1
NET FLOOR AREA: 52 sq. ft.
CEILING HEIGHT: 9'-0"
FLOORING: VCT

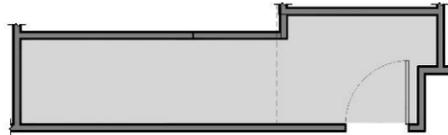
Notes:

Room Data Plans

Multi-Purpose Room and Storage – First Floor

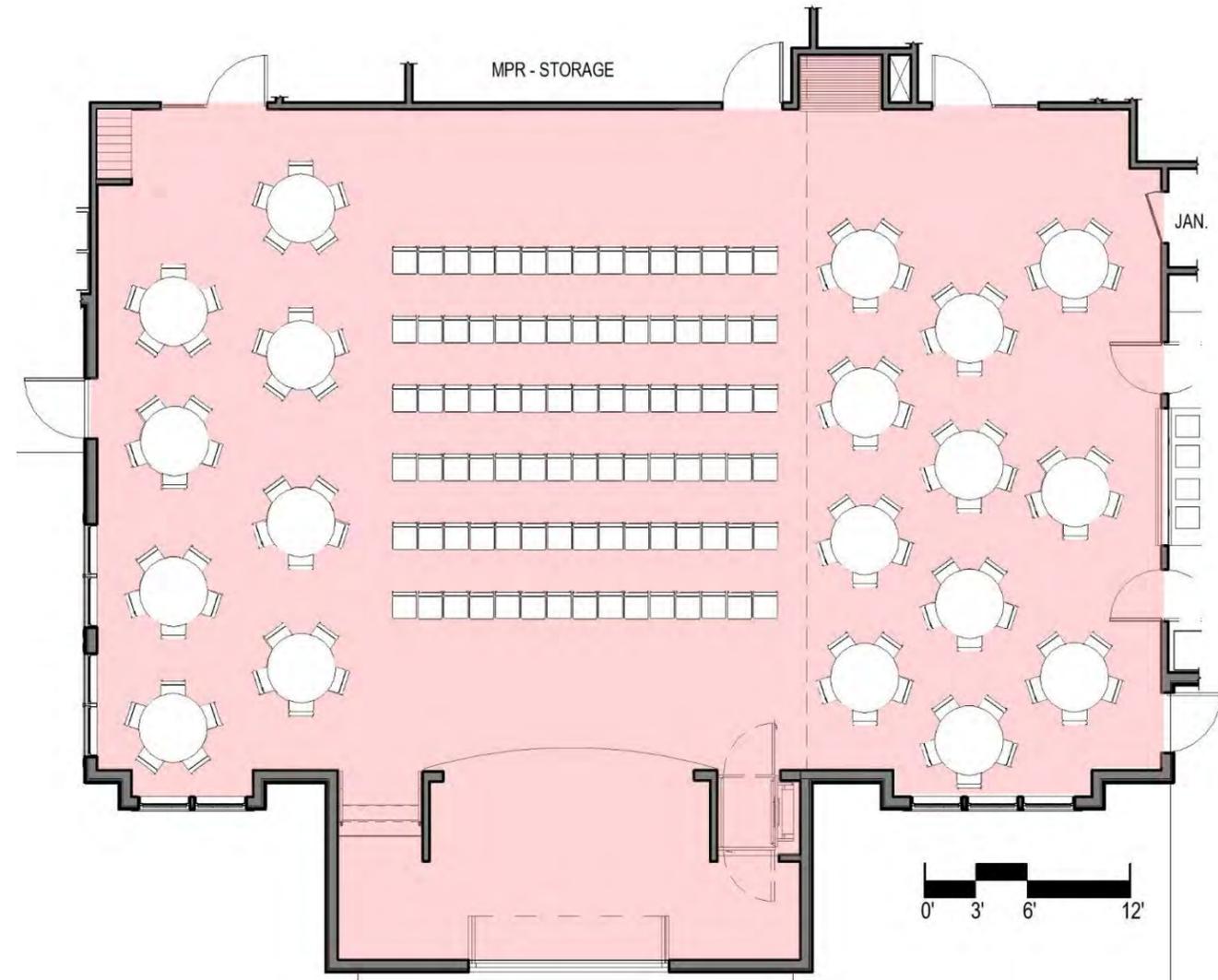
Multipurpose Room

QTY: 1
NET FLOOR AREA: 2701 sq. ft.
OCCUPANCY (Varies): Chairs at Tables = 180 persons
Chairs w/o Tables = 270 persons
CEILING HEIGHT: Varies
FURNITURE: Chairs, Tables
FLOORING: Linoleum Tile



Multipurpose Room - Storage

QTY: 1
NET FLOOR AREA: 116 sq. ft.
CEILING HEIGHT: 9'-0"
FLOORING: VCT



Notes:

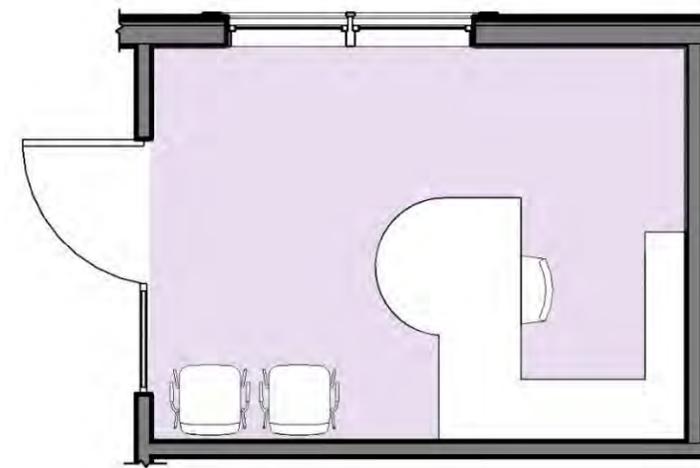
Room Data Plans

Administration and Director's Office – First Floor



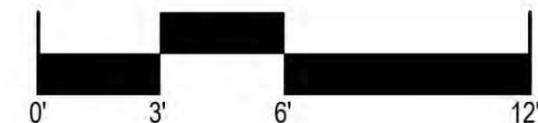
Administration

QTY: 1
NET FLOOR AREA: 319 sq. ft.
OCCUPANCY: At Desk = 3 persons
CEILING HEIGHT: 9'-0"
FURNITURE: Task Chairs, Desk,
Reception Desk
EQUIPMENT: Copier
FLOORING: Carpet



Director's Office

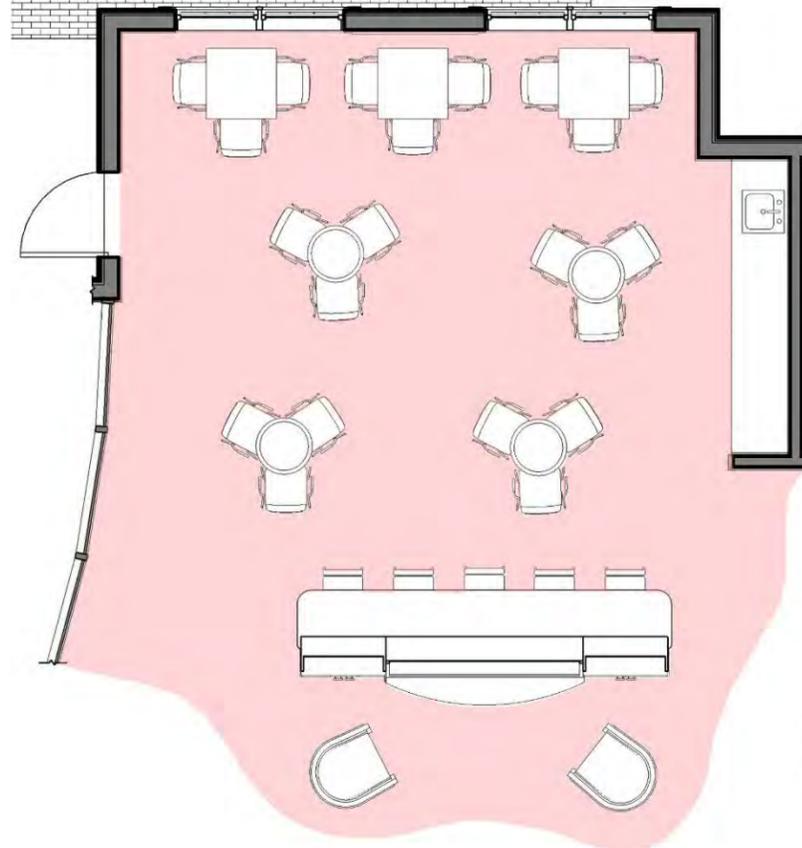
QTY: 1
NET FLOOR AREA: 124 sq. ft.
OCCUPANCY: At Desk = 1 persons
Guest = 2 persons
CEILING HEIGHT: 9'-0"
FURNITURE: Task Chair, Desk, Guest
Chair
FLOORING: Carpet



Notes:

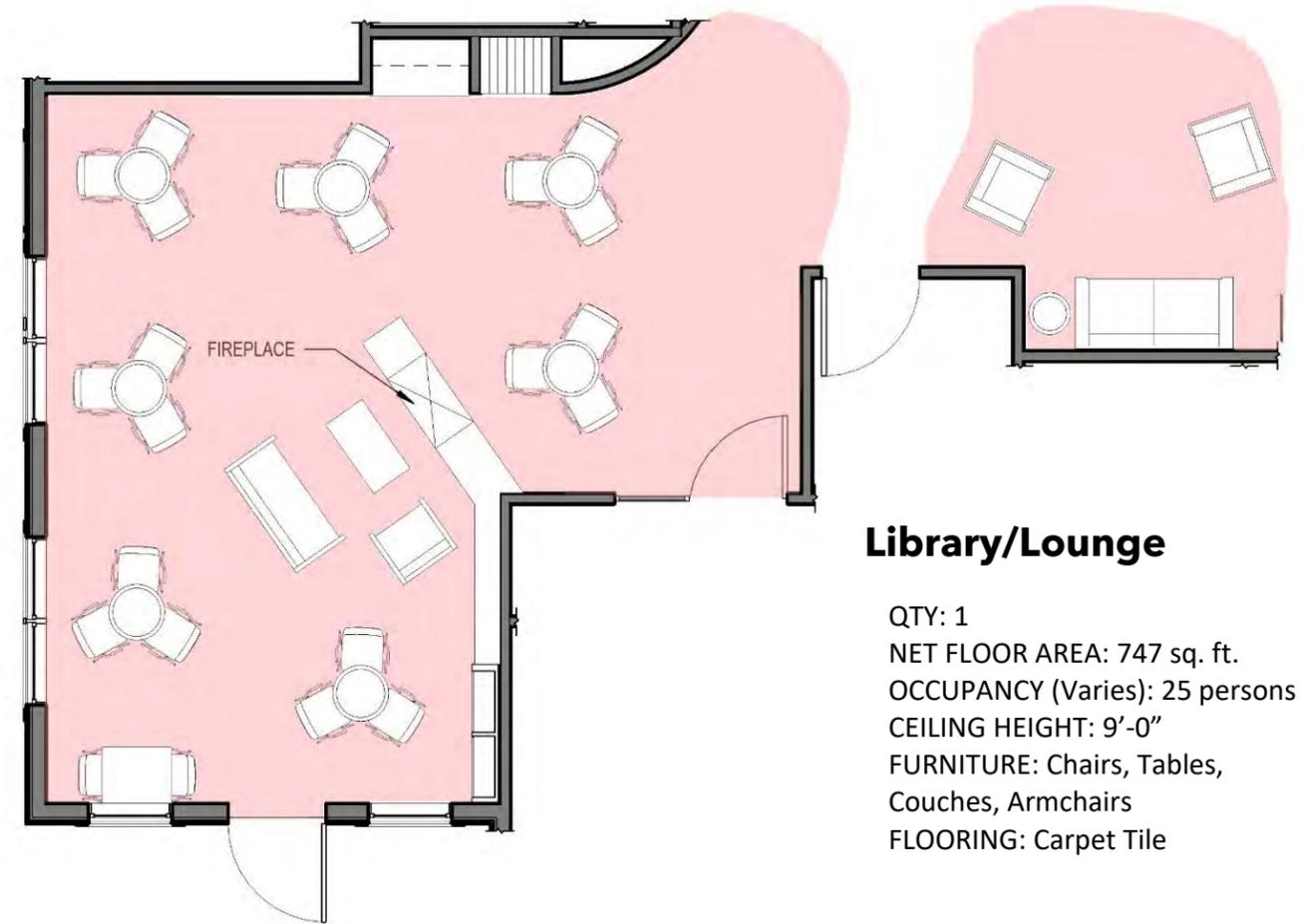
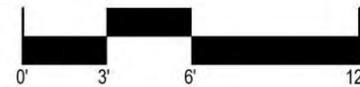
Room Data Plans

Café and Library/Lounge – First Floor



Cafe

QTY: 1
NET FLOOR AREA: 517 sq. ft.
OCCUPANCY (Varies): 26 persons
CEILING HEIGHT: 9'-0"
FURNITURE: Chairs, Tables
FLOORING: Seamless Flooring



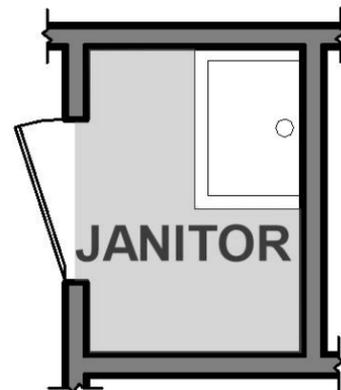
Library/Lounge

QTY: 1
NET FLOOR AREA: 747 sq. ft.
OCCUPANCY (Varies): 25 persons
CEILING HEIGHT: 9'-0"
FURNITURE: Chairs, Tables,
Couches, Armchairs
FLOORING: Carpet Tile

Notes:

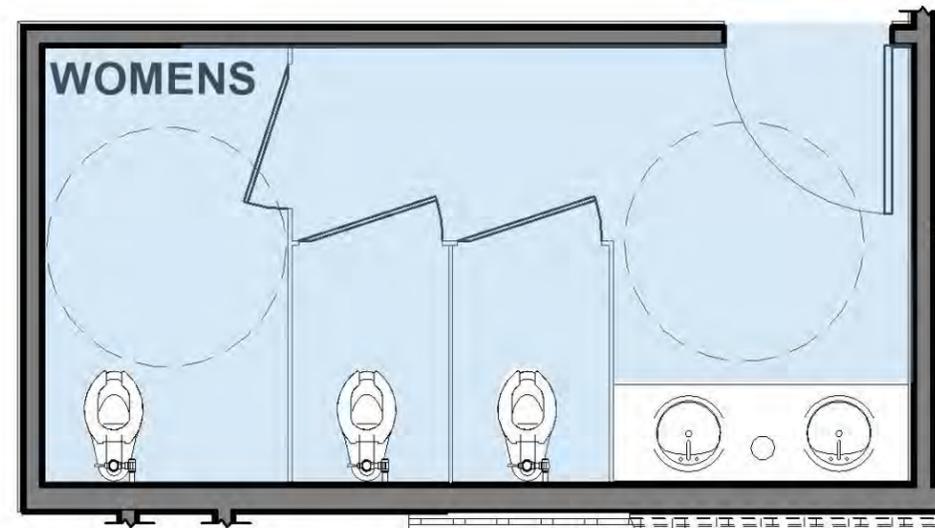
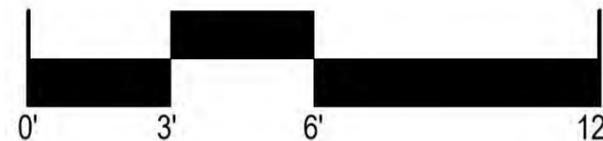
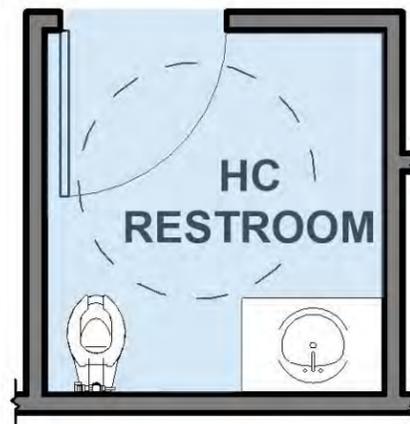
Room Data Plans

Restrooms and Janitor – First Floor



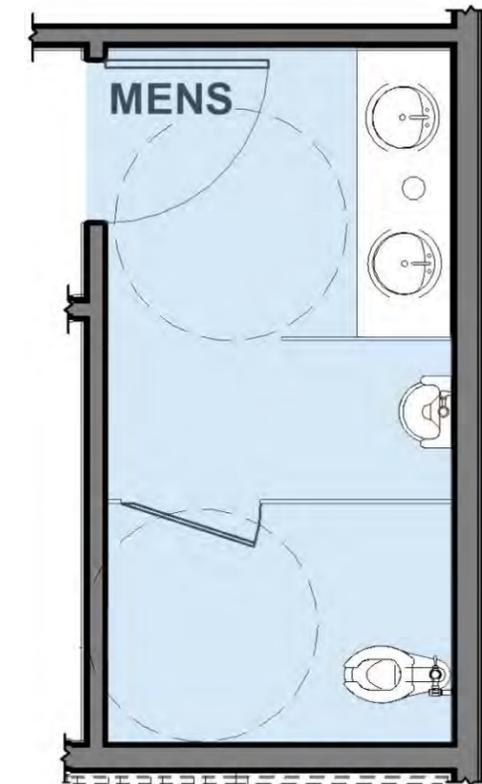
Janitor

QTY: 1
NET FLOOR AREA: 23 sq. ft.
CEILING HEIGHT: 9'-0"
PLUMBING: Mop Sink
FLOORING: Seamless Flooring



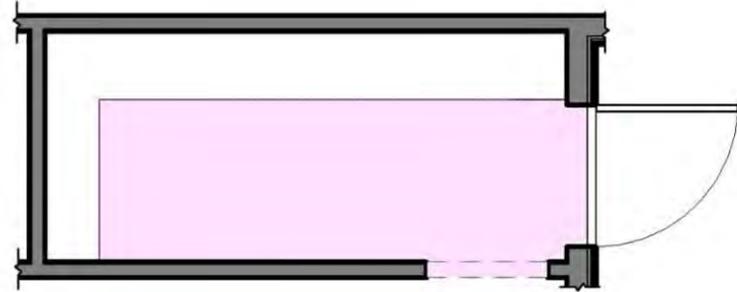
Restrooms

QTY: 3
NET FLOOR AREA: 335 sq. ft.
CEILING HEIGHT: 9'-0"
PLUMBING: Toilets, Urinal, Sinks
FLOORING: Seamless Flooring



Notes:

Room Data Plans
Kitchen and Pantry – First Floor

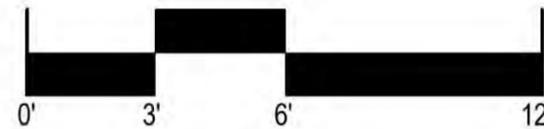


Pantry

QTY: 1
NET FLOOR AREA: 73 sq. ft.
CEILING HEIGHT: 9'-0"
FLOORING: Sheet Vinyl

Kitchen

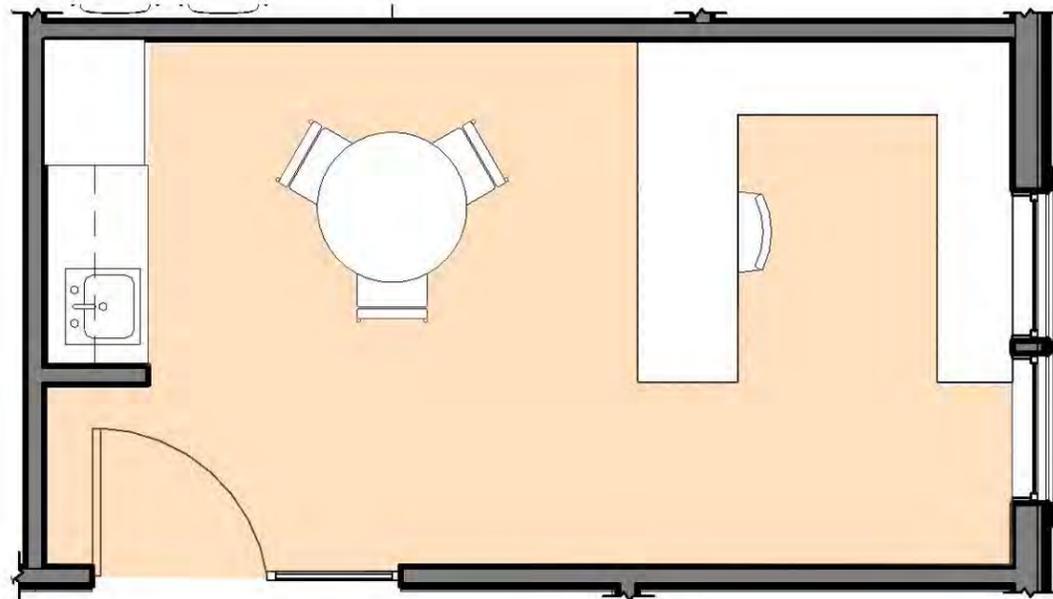
QTY: 1
NET FLOOR AREA: 463 sq. ft.
OCCUPANCY: w/Equipment = 3 persons
CEILING HEIGHT: 9'-0"
EQUIPMENT: TBD
FLOORING: Sheet Vinyl



Notes:

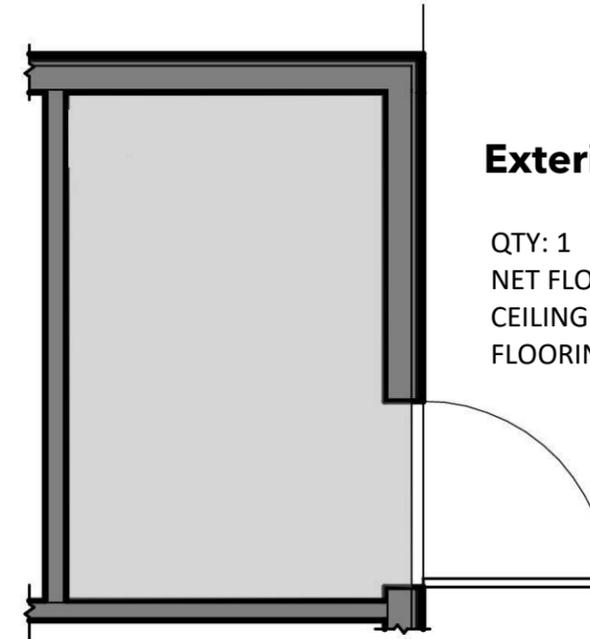
Room Data Plans

Wellness and Exterior Storage – First Floor



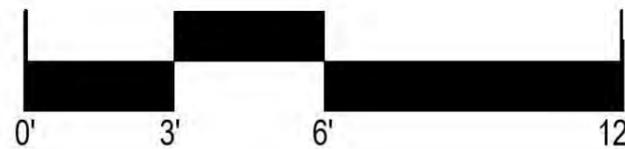
Wellness

QTY: 1
NET FLOOR AREA: 203 sq. ft.
OCCUPANCY: 3 persons
CEILING HEIGHT: 9'-0"
FURNITURE: Task Chair, Desk and Chairs
FLOORING: Carpet



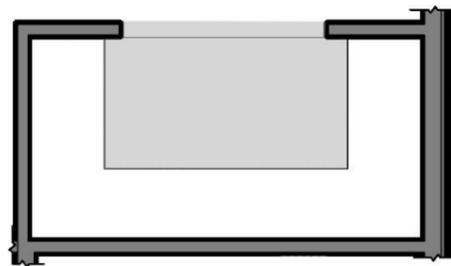
Exterior Storage

QTY: 1
NET FLOOR AREA: 57 sq. ft.
CEILING HEIGHT: 9'-0"
FLOORING: Sheet Vinyl



Notes:

Room Data Plans
Fitness and Storage – Second Floor

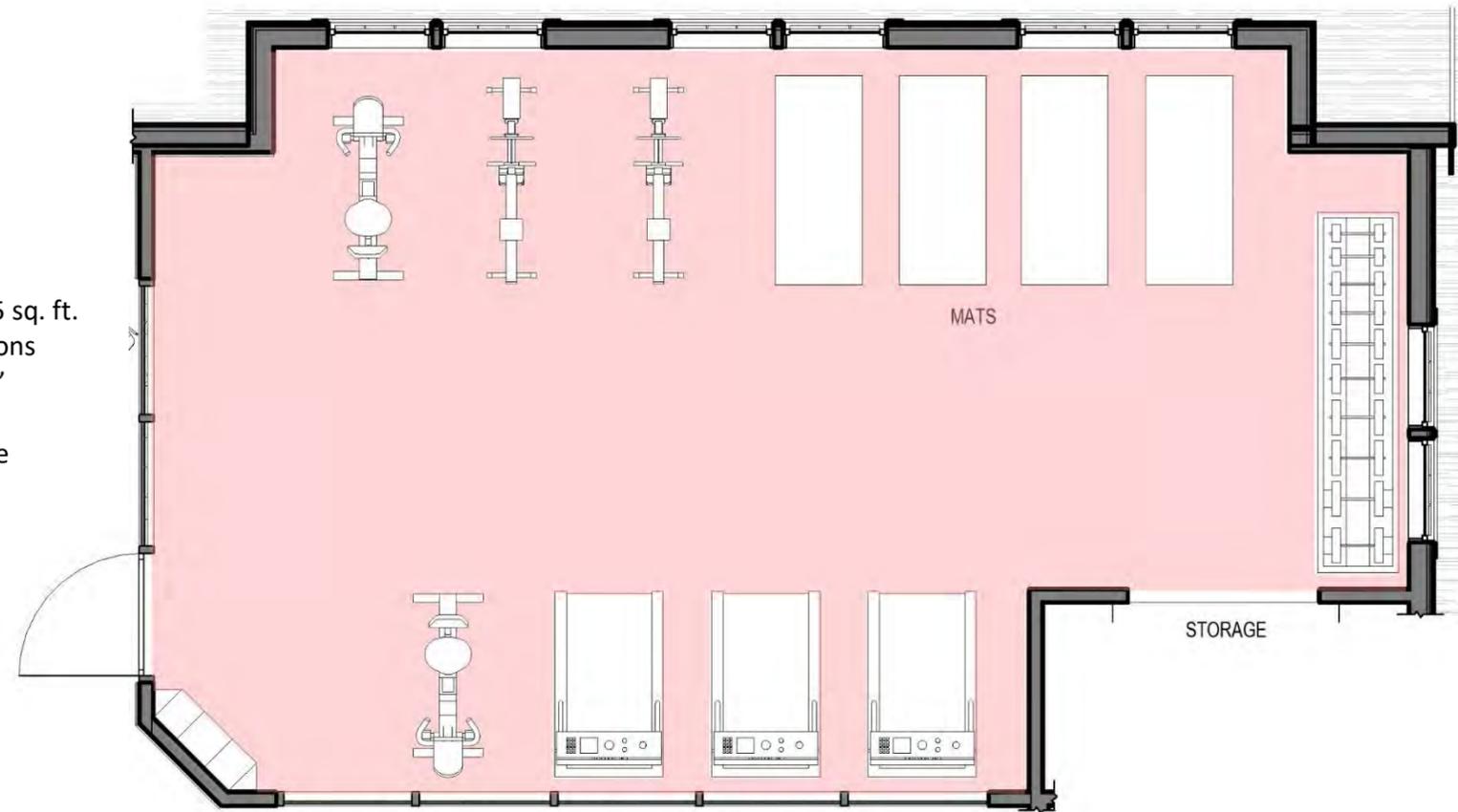


Fitness - Storage

QTY: 1
NET FLOOR AREA: 57 sq. ft.
CEILING HEIGHT: 9'-0"
FLOORING: VCT

Fitness

QTY: 1
NET FLOOR AREA: 685 sq. ft.
OCCUPANCY: 14 persons
CEILING HEIGHT: 9'-0"
EQUIPMENT: TBD
FLOORING: Carpet Tile



Notes:

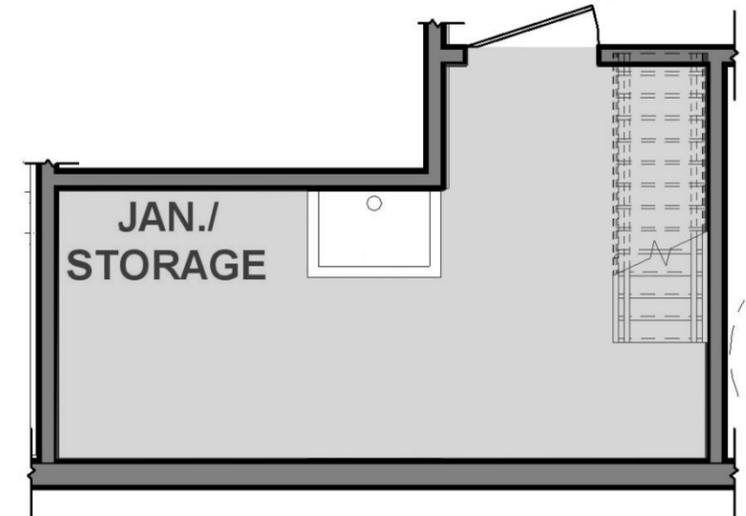
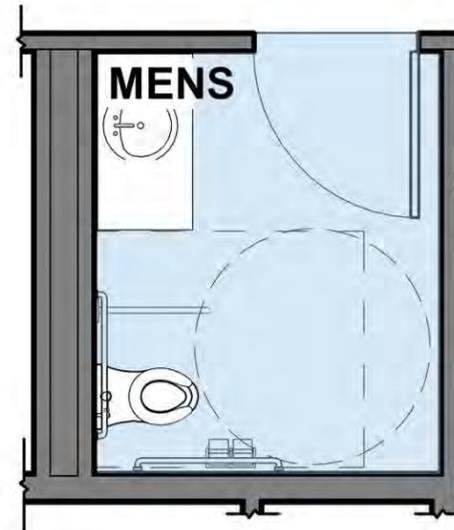
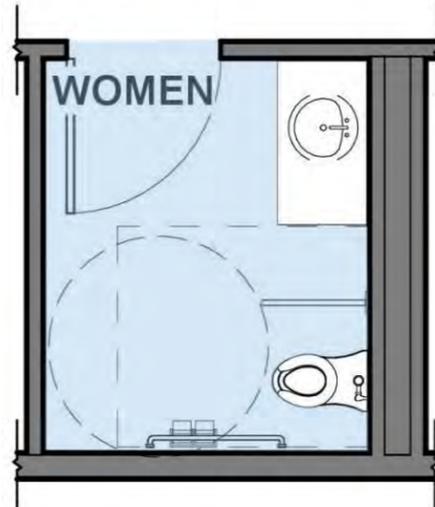
Room Data Plans

Restrooms and Janitor – Second Floor



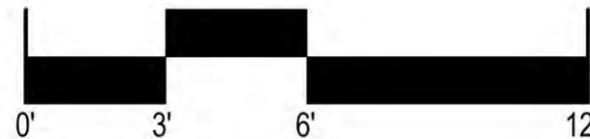
Restrooms

QTY: 3
NET FLOOR AREA: 227 sq. ft.
CEILING HEIGHT: 9'-0"
PLUMBING: Toilets, Sink, Shower
FLOORING: Seamless Flooring



Janitor

QTY: 1
NET FLOOR AREA: 107 sq. ft.
CEILING HEIGHT: 9'-0"
PLUMBING: Mop Sink
FLOORING: Seamless Flooring



Notes:

Elevation – North



Elevation – East (Main Entrance)



Elevation – South



Elevation – West (Rear)



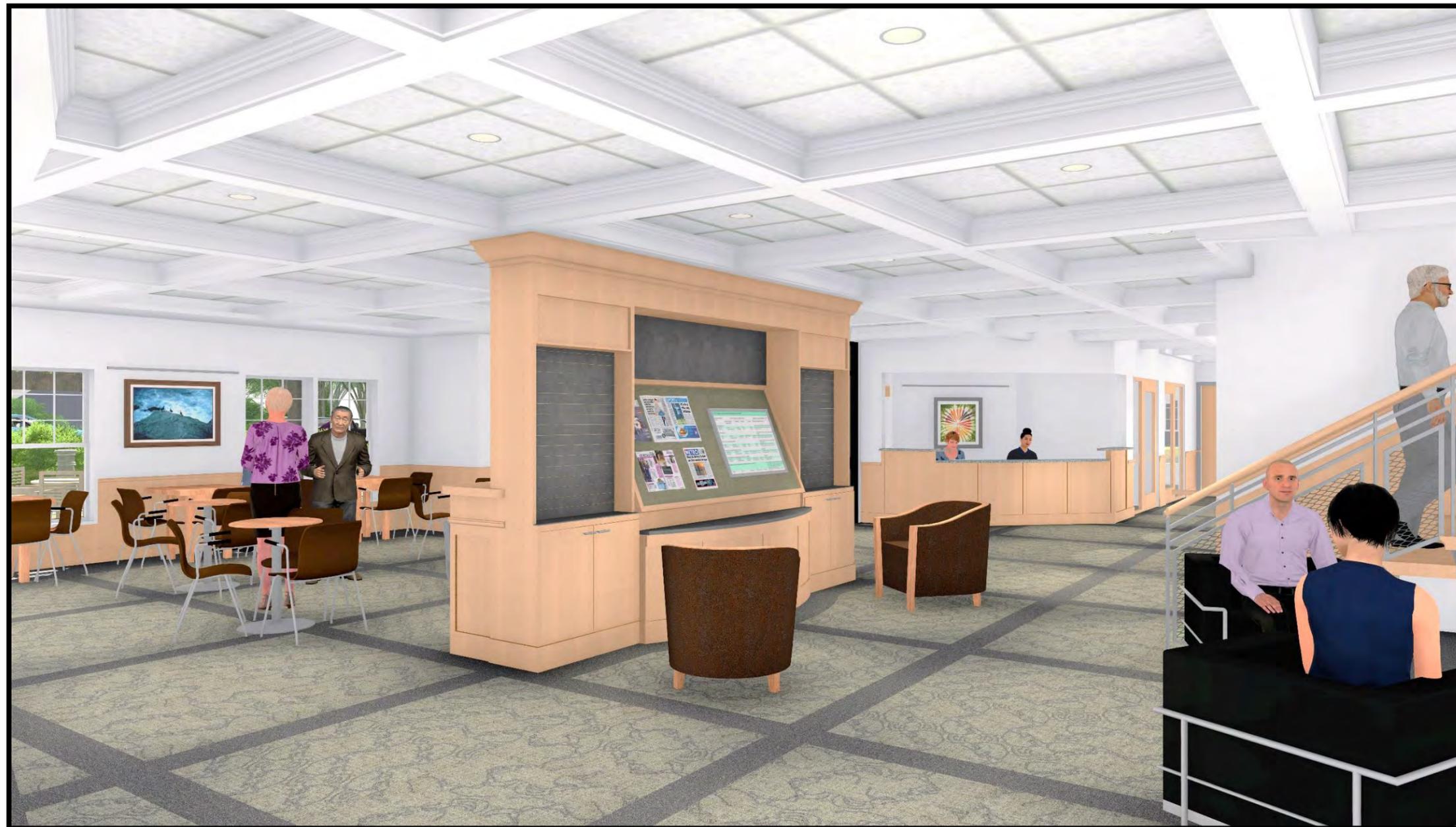
Exterior Rendering – Main Entrance



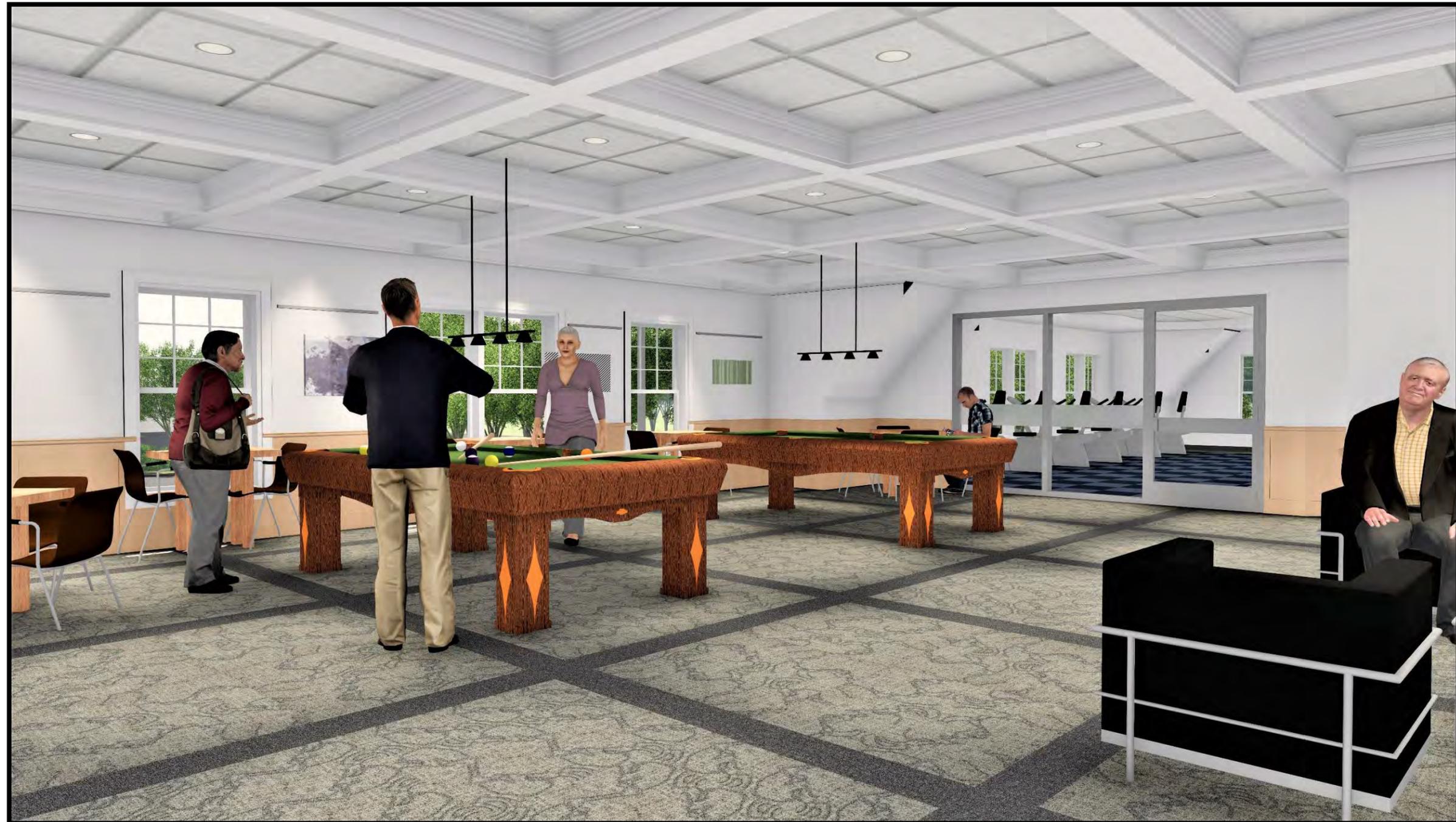
Exterior Rendering – Rear



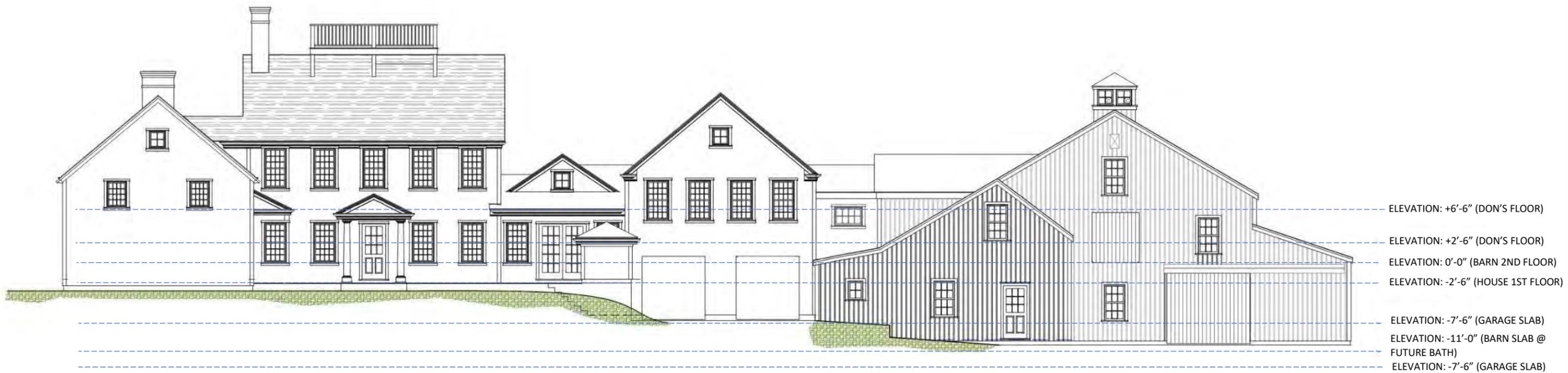
Interior Rendering



Interior Rendering



Nantucket Center for Active Aging Folger Farm



NORTH ELEVATION

Program Menu

Town of Nantucket		30-Jun-20	
Space Identification	Size of Space Folger Farm	Size of Space Sherburne Commons	
Administration	251	319	sf
Director's Office	0	124	sf
Lobby/Vestibule	312	650	sf
Wellness Office	438	203	sf
Lounge/Library	788	747	sf
Café	354	517	sf
Activity Space #1	500	506	sf
Storage	0	52	sf
Multipurpose Room	1287	2701	sf
Storage	312	116	sf
Fitness	738	685	sf
Storage	0	57	sf
Activity Space #2	204	396	sf
Storage	0	41	sf
Activity Space #3	258	484	sf
Game Room	684	780	sf
Kitchen	270	463	sf
Pantry	0	73	sf
Group Toilets	805	412	sf
"Companion" Toilet	54	150	sf
Janitor's Closet		23	sf
Exterior Storage	64	57	sf
Janitor's Closet/Storage		107	sf
Storage	105	175	sf
Unassigned Space	5172		sf
	12596	9,838	NSF
	15,525	12,125	GSF

Site Plans

FOLGER FARM



SHERBURNE COMMONS

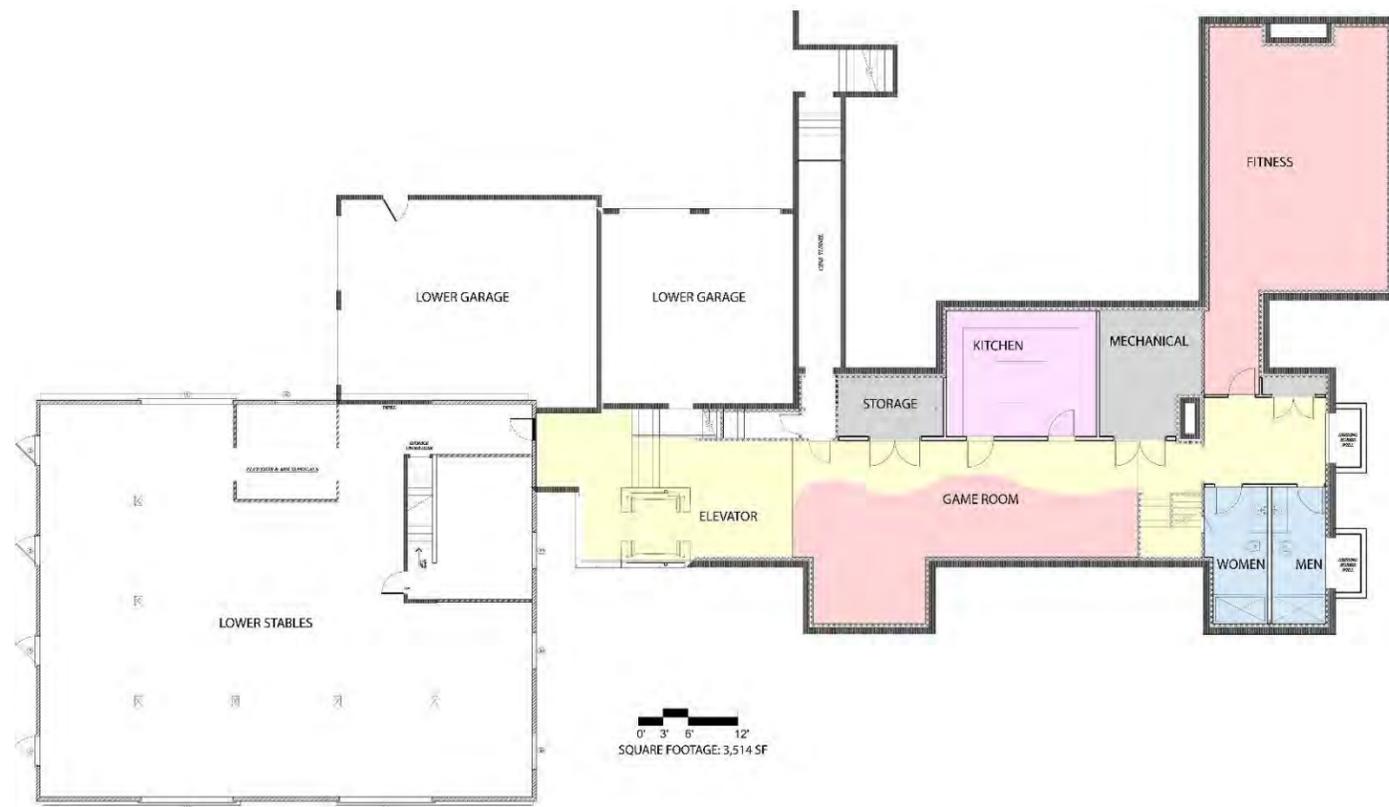


OUTDOOR ACTIVITY AREA

- PICKLEBALL
- BOCCE
- HORSESHOES
- ADDITIONAL PARKING

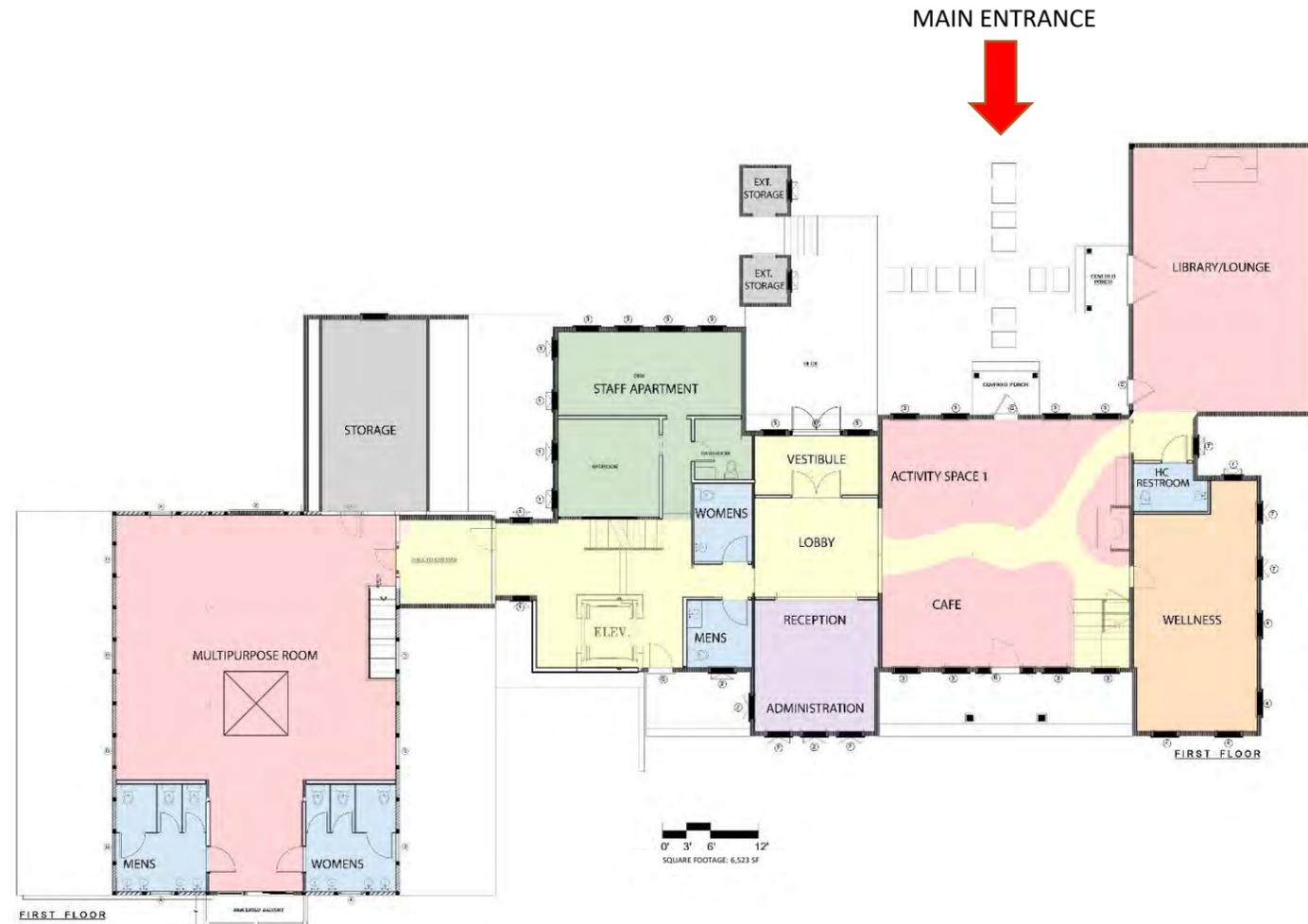
Floor Plans – Basement

FOLGER FARM

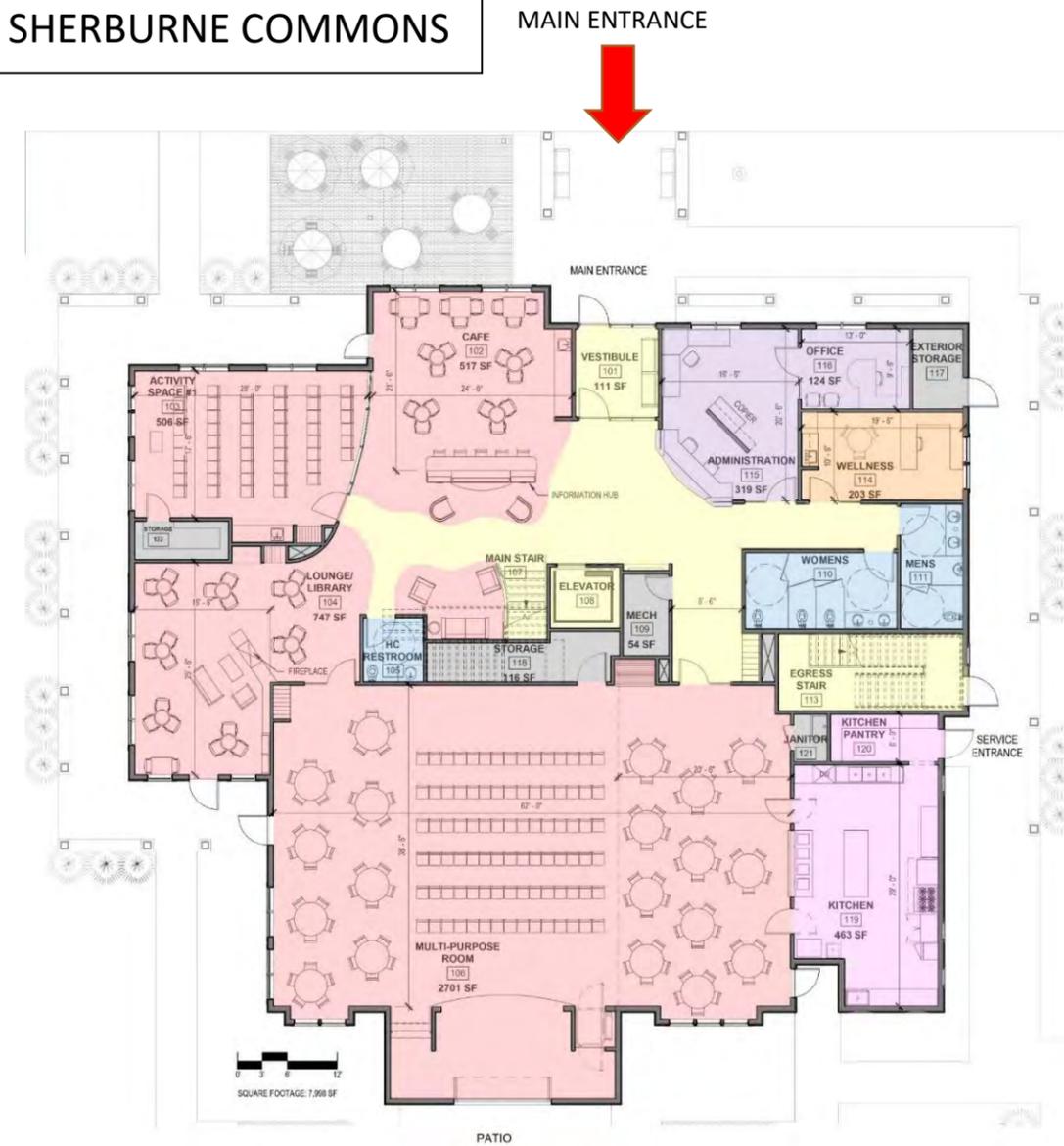


Floor Plans – First Floor

FOLGER FARM

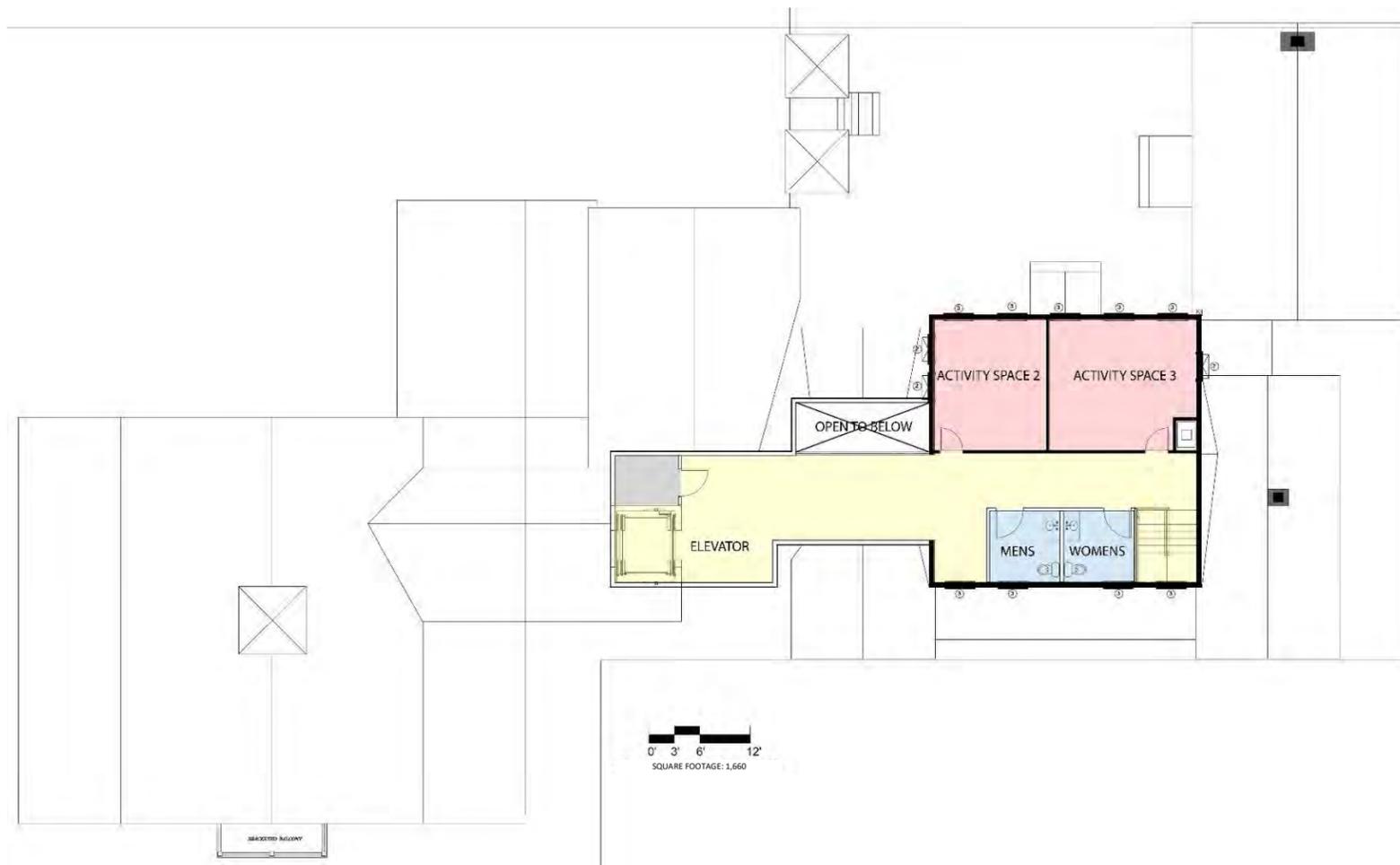


SHERBURNE COMMONS



Floor Plans – Second Floor

FOLGER FARM



SHERBURNE COMMONS

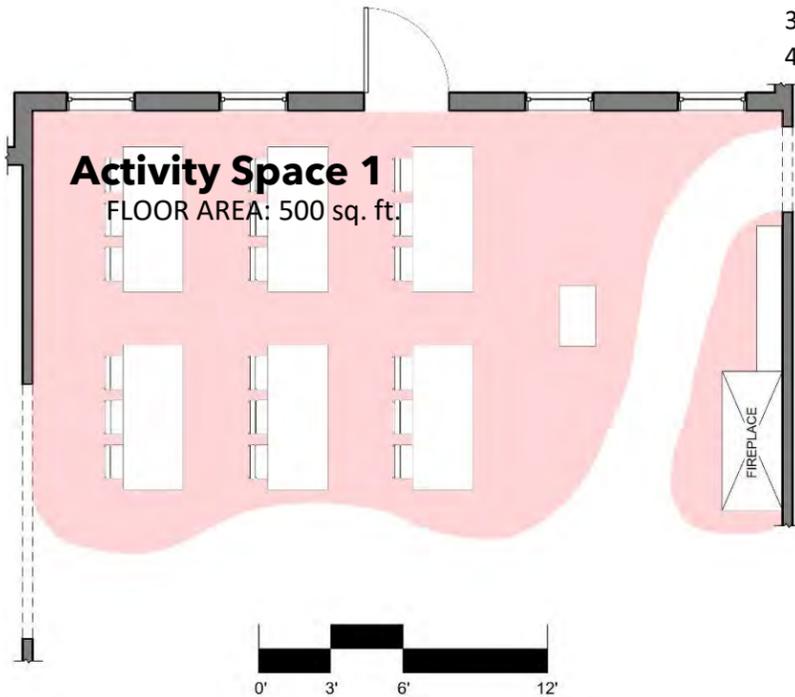


Room Data Plans

Activity Space #1 and Storage

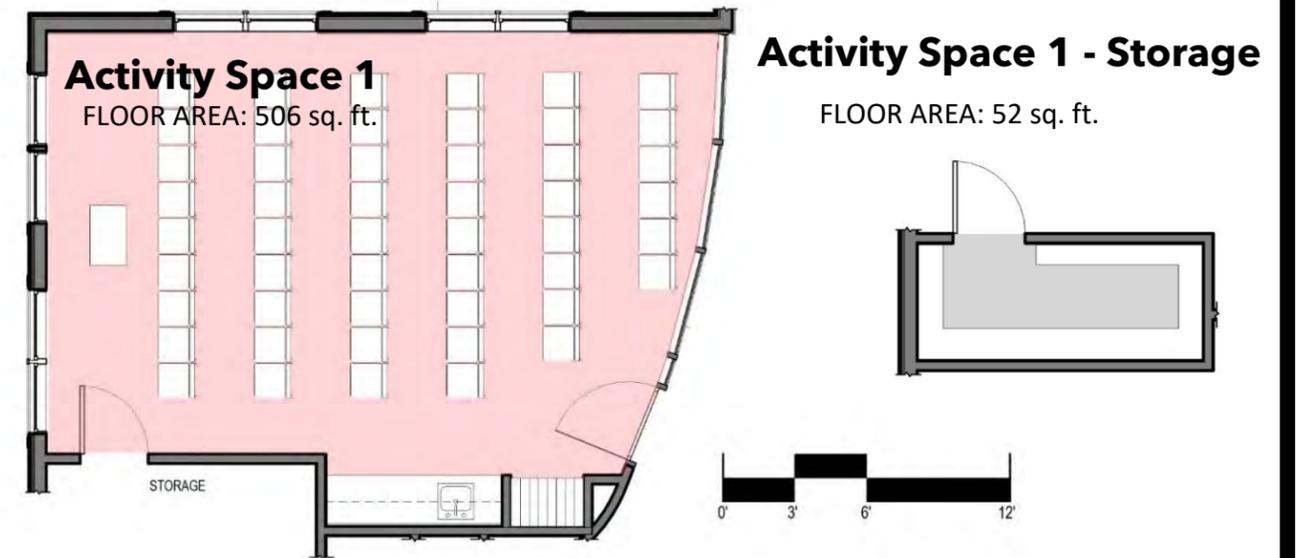
FOLGER FARM

1. The space is not enclosed
2. Open to lobby and café – areas that create noise and distractions
3. Must allow for passage through to the Library
4. No storage space

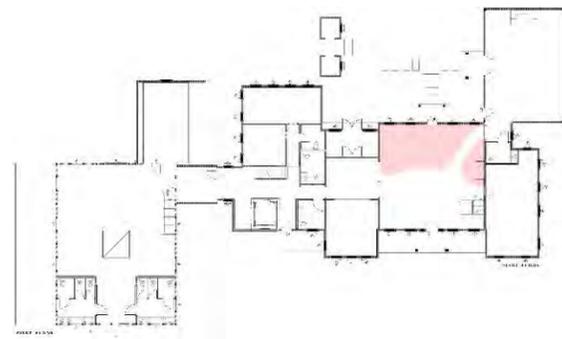


SHERBURNE COMMONS

1. Adjacent storage room
2. Space for sink and cabinetry
3. Acoustically and physically separated from adjacent spaces



KEY PLAN



Notes:

KEY PLAN

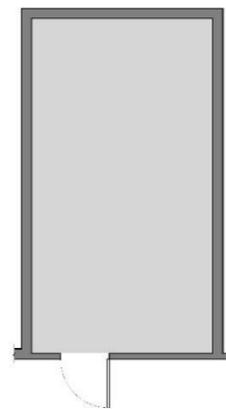


Room Data Plans

Multi-Purpose Room and Storage

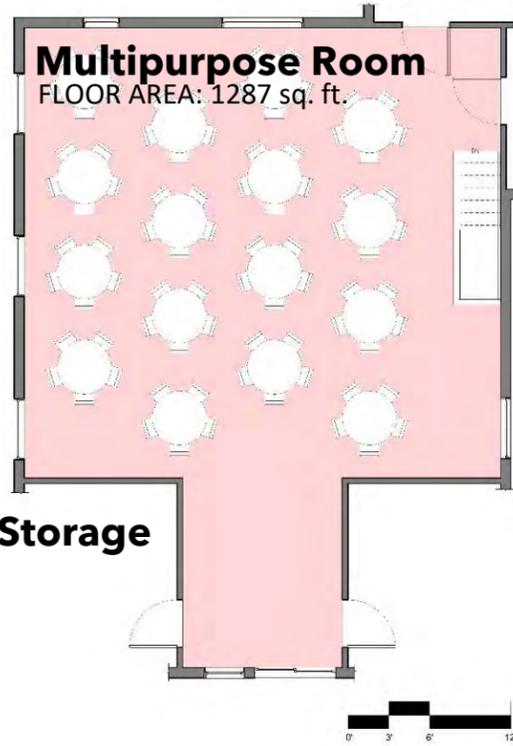
FOLGER FARM

SHERBURNE COMMONS



Multipurpose Room - Storage

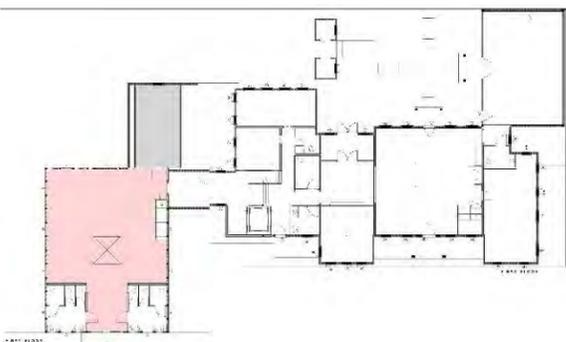
FLOOR AREA: 312 sq. ft.



Multipurpose Room
FLOOR AREA: 1287 sq. ft.

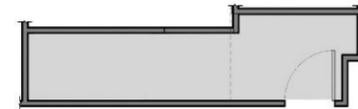
1. Stair down right by entrance – falling hazard with groups
2. Smaller space – holds 86 people
3. No space for a stage
4. Separated from all other program areas – steps up, not ADA accessible without lift
5. One entrance/exit – requires two
6. No exterior access

KEY PLAN

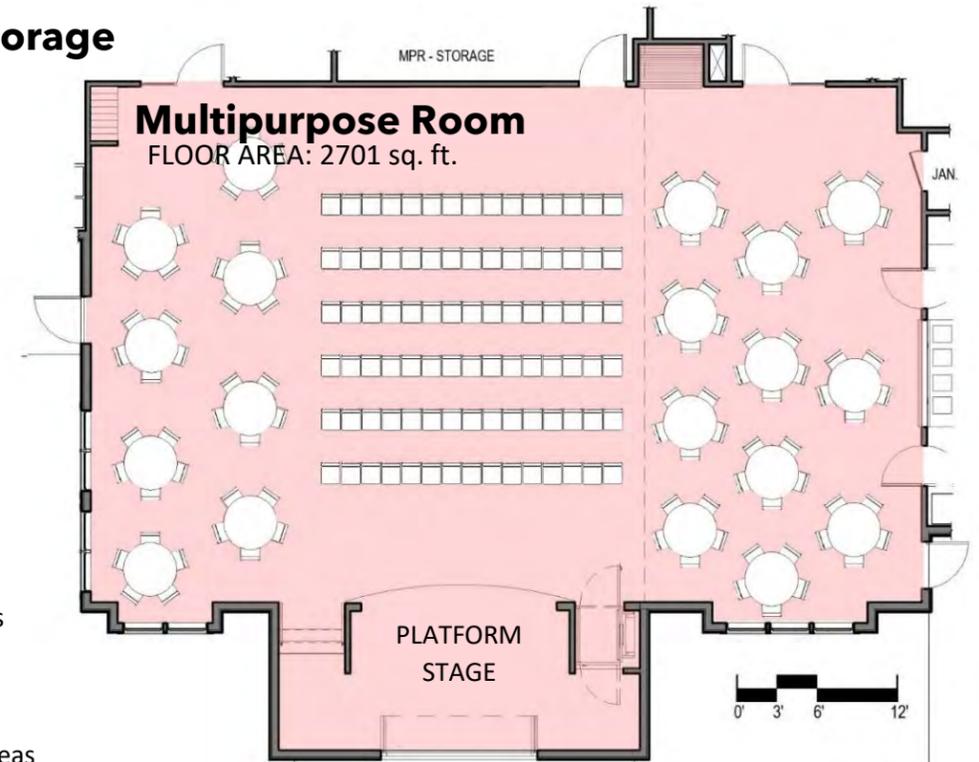


Multipurpose Room - Storage

FLOOR AREA: 116 sq. ft.



1. Ability to split into two spaces
2. Kitchen is adjacent
3. Exterior access to patio
4. Stage – interior and exterior
5. Adjacent to other program areas



Multipurpose Room
FLOOR AREA: 2701 sq. ft.

PLATFORM
STAGE

KEY PLAN



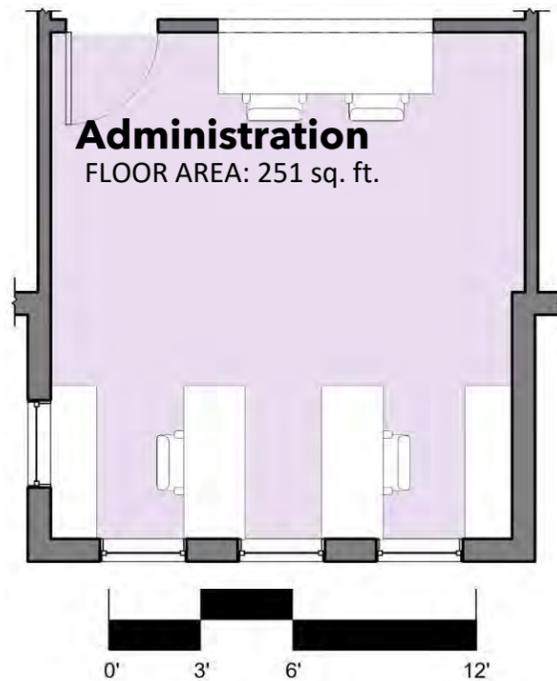
Notes:

Room Data Plans

Administration and Director's Office

FOLGER FARM

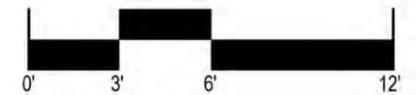
SHERBURNE COMMONS



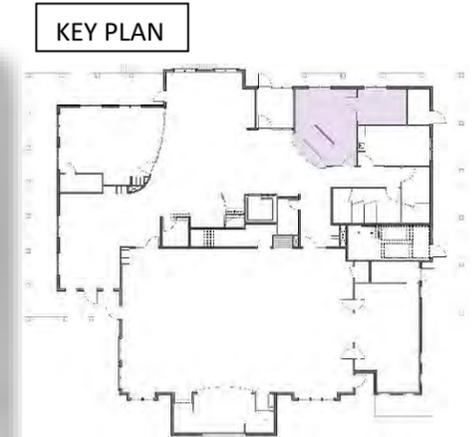
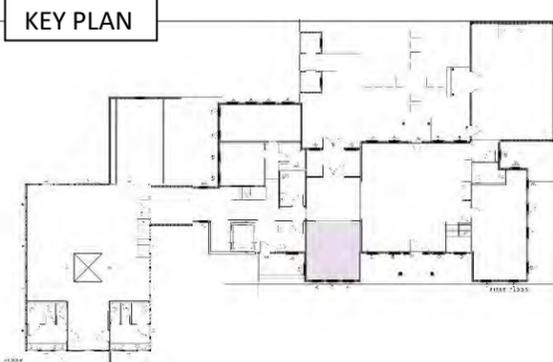
1. Limited space for admin and reception
2. Open plan lacking privacy



1. Private office for Director
2. Ample space for admin, reception, and work area

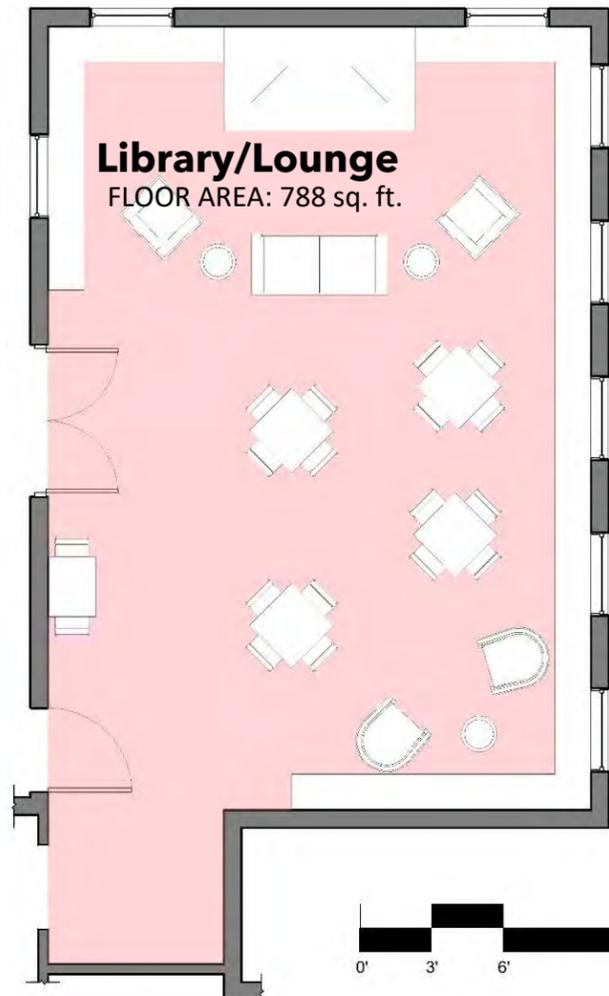


Notes:



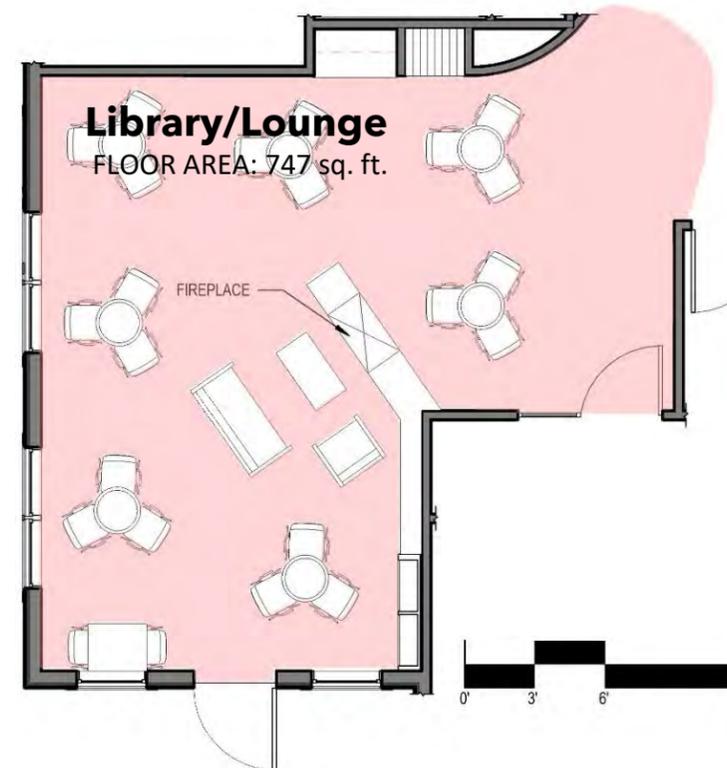
Room Data Plans
Library/Lounge

FOLGER FARM

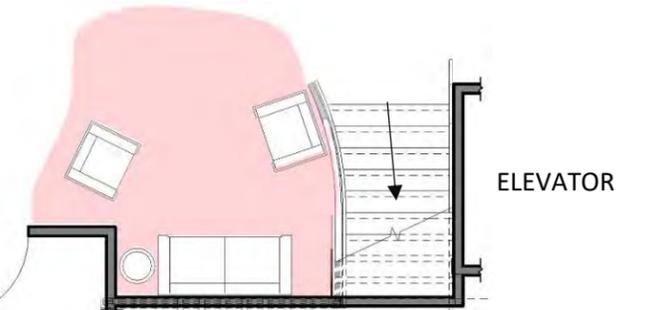


1. Closed off from rest of center
2. Access through Activity Space

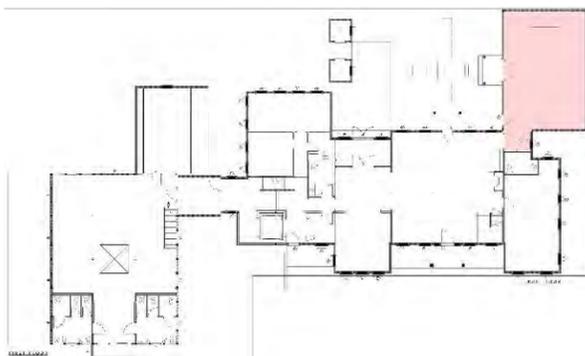
SHERBURNE COMMONS



1. Open plan integrated with Café, Reception, and other program areas
2. Visual connection to monumental stair and elevator to second level



KEY PLAN



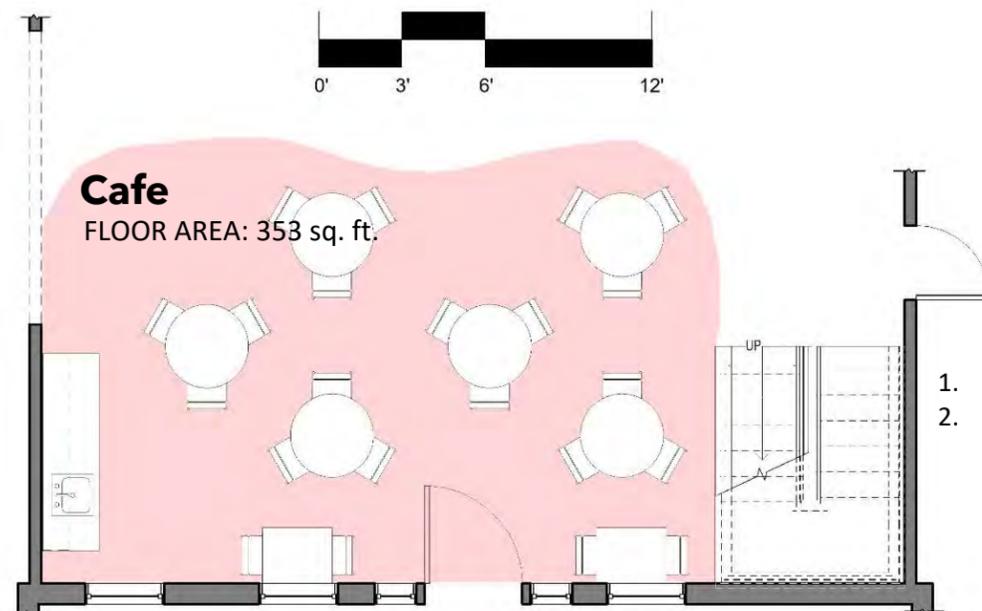
Notes:

KEY PLAN



Room Data Plans
Café

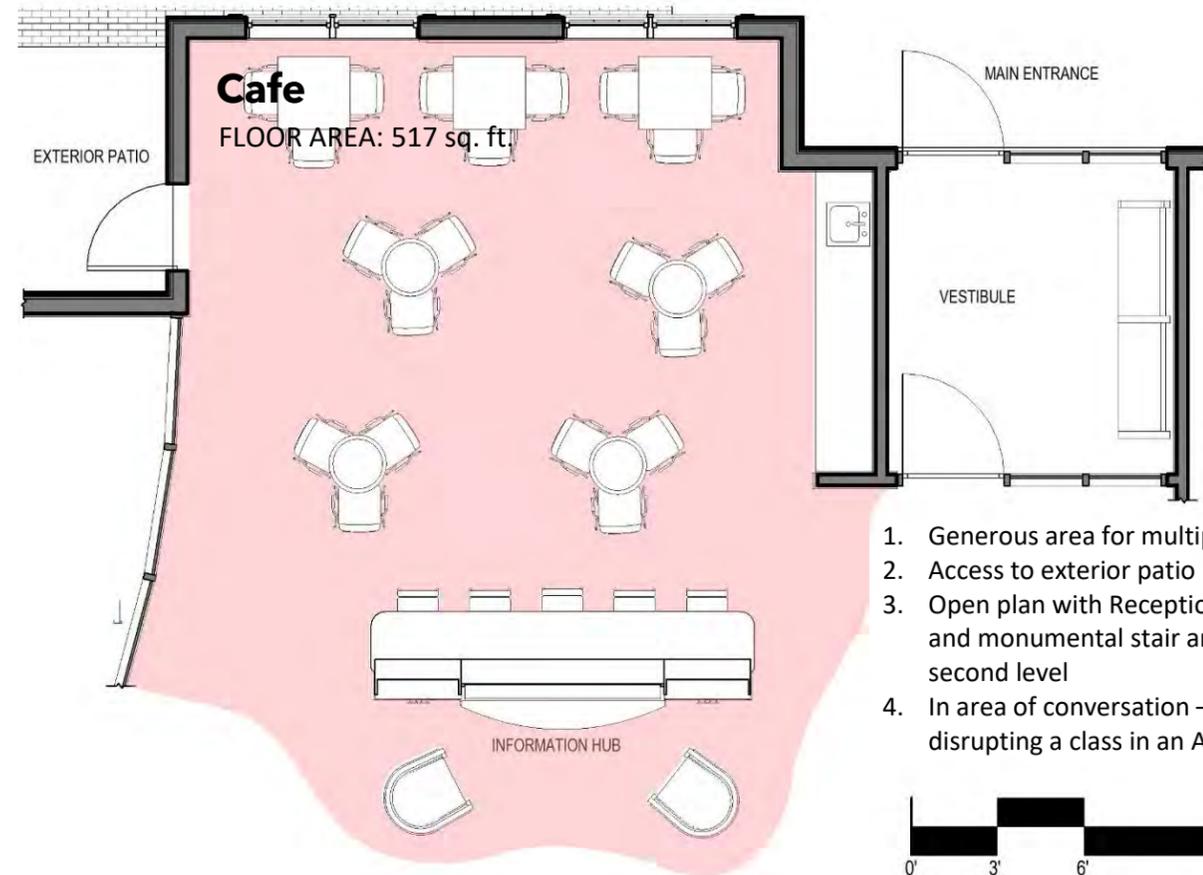
FOLGER FARM



Cafe
FLOOR AREA: 353 sq. ft.

1. Small area for a café
2. Adjacent to Activity Space 1 – possibility of disrupting activity area

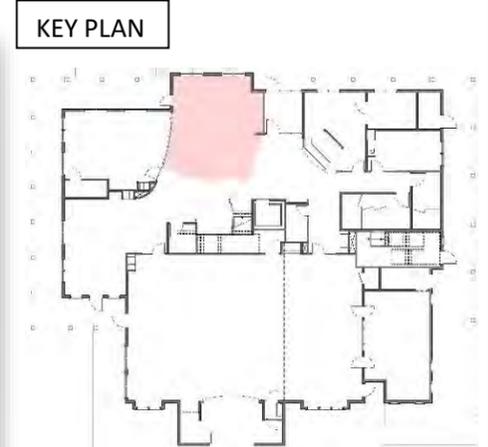
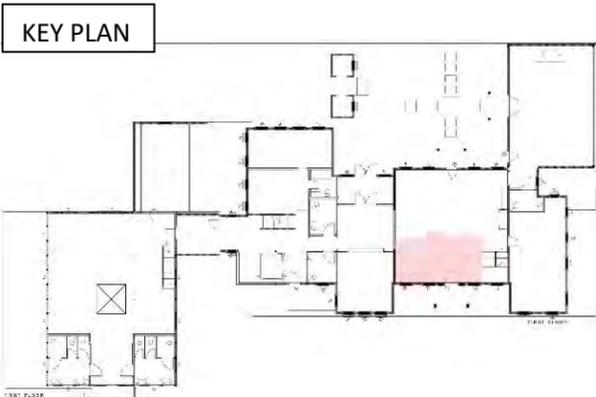
SHERBURNE COMMONS



Cafe
FLOOR AREA: 517 sq. ft.

1. Generous area for multiple group gatherings
2. Access to exterior patio
3. Open plan with Reception, Library-Lounge, and monumental stair and elevator to second level
4. In area of conversation – no fear of disrupting a class in an Activity Room

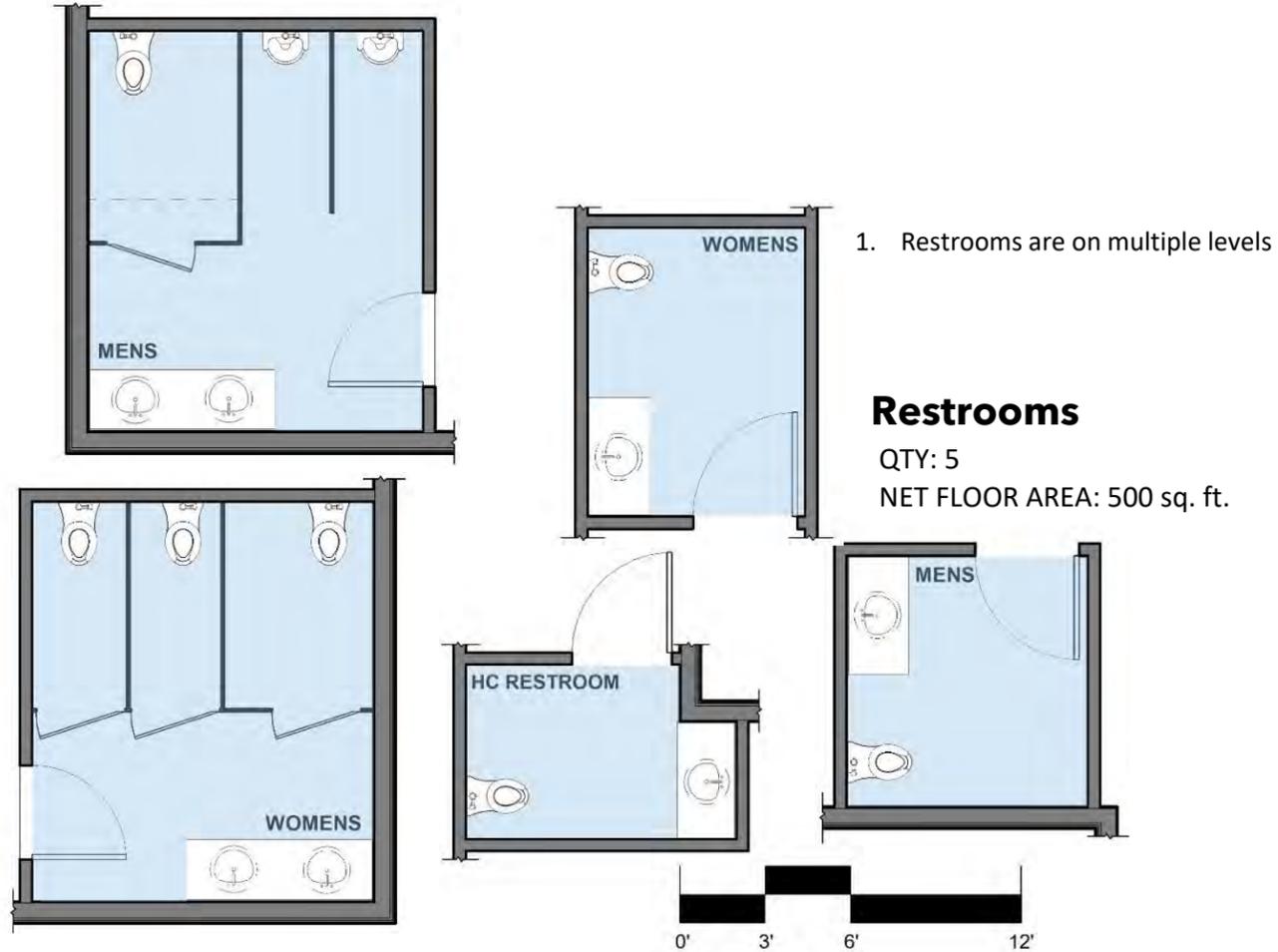
Notes:



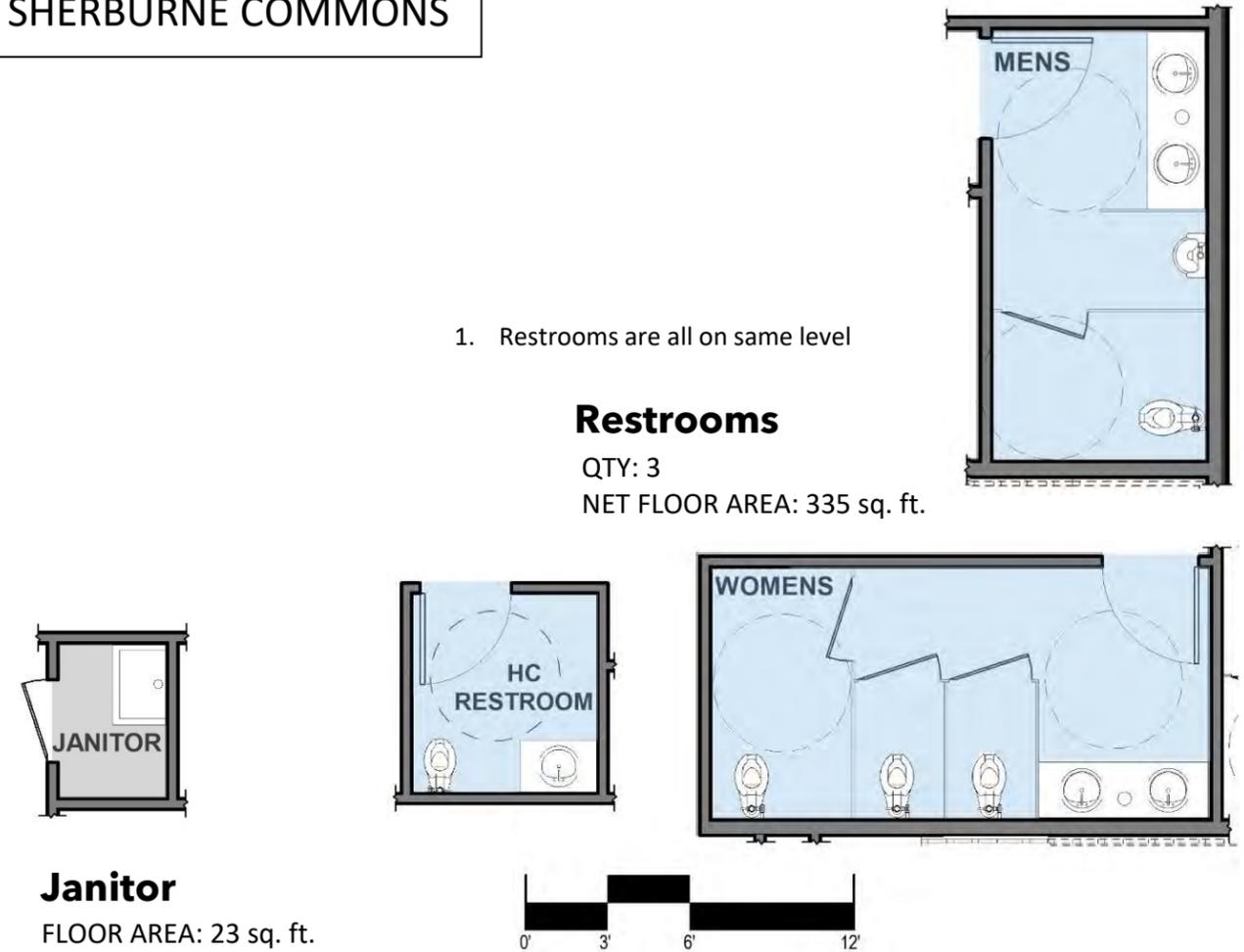
Room Data Plans

Restrooms and Janitor – First Floor

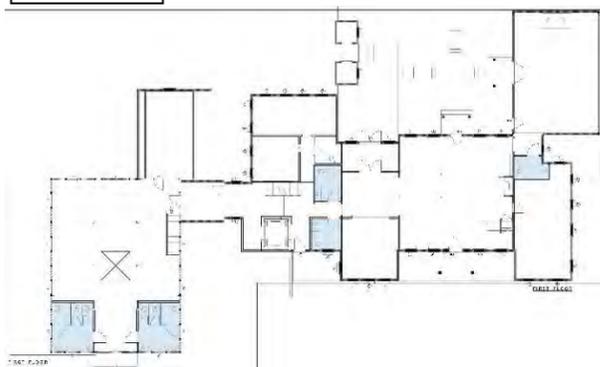
FOLGER FARM



SHERBURNE COMMONS



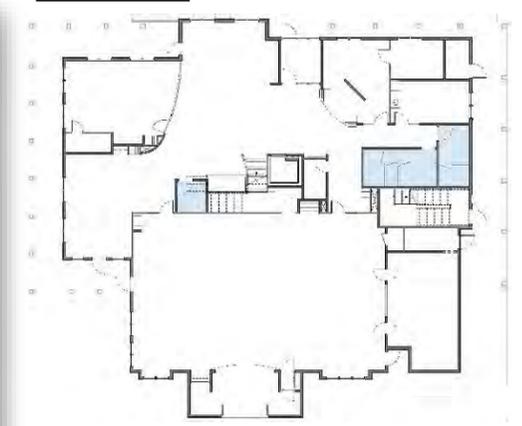
KEY PLAN



Notes:

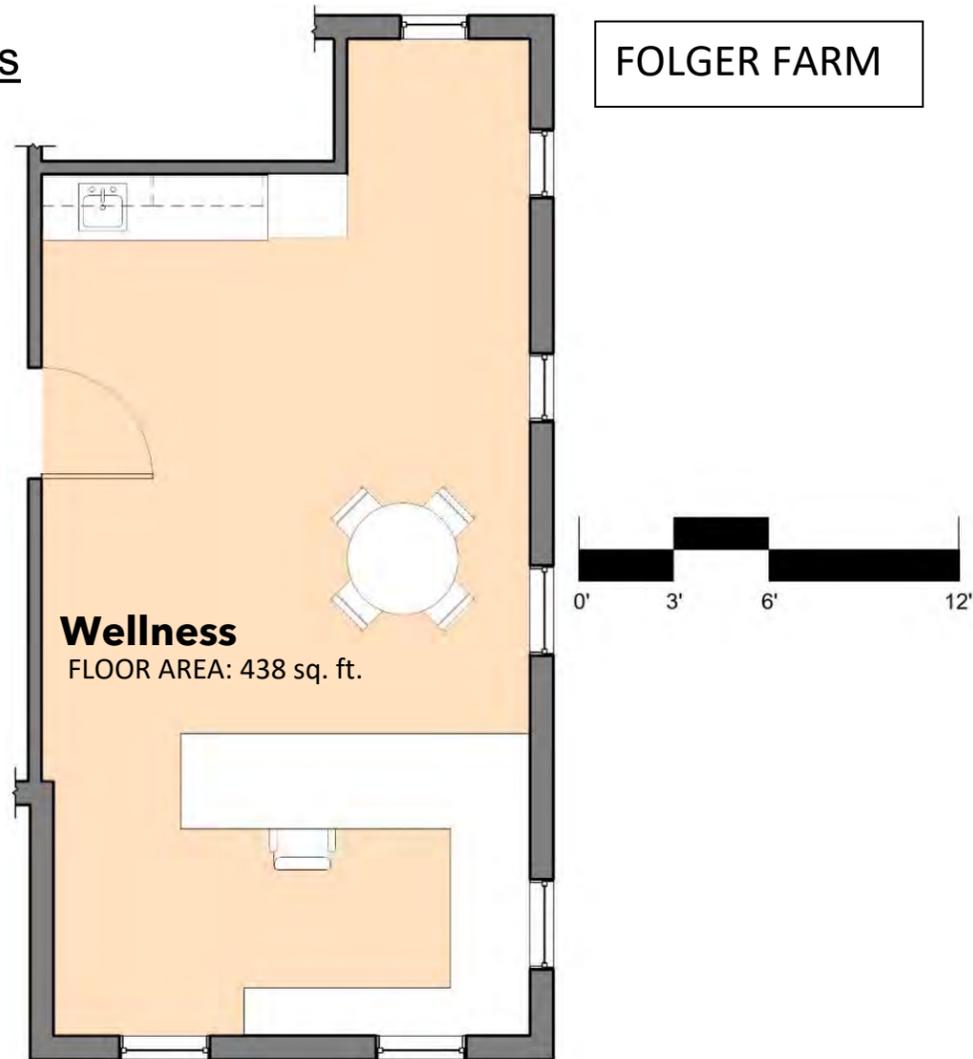
Notes:

KEY PLAN



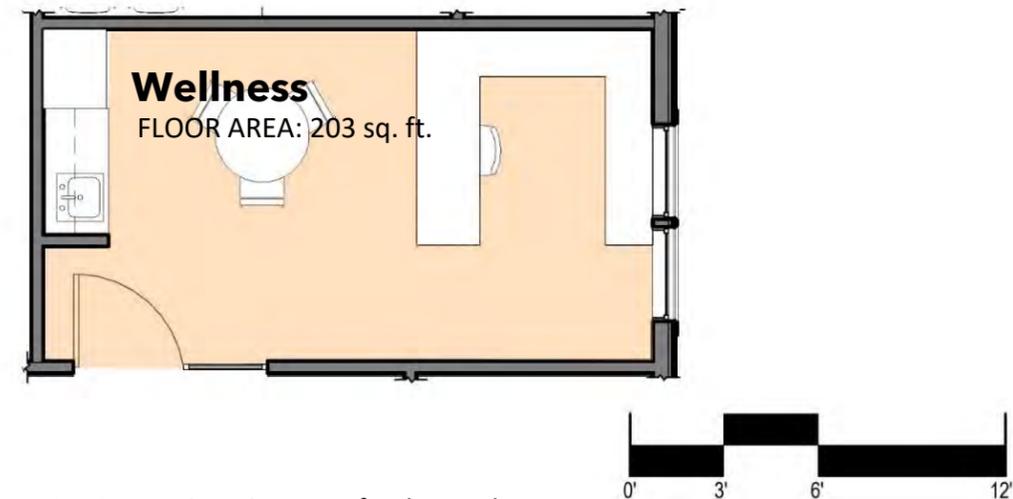
Room Data Plans

Wellness



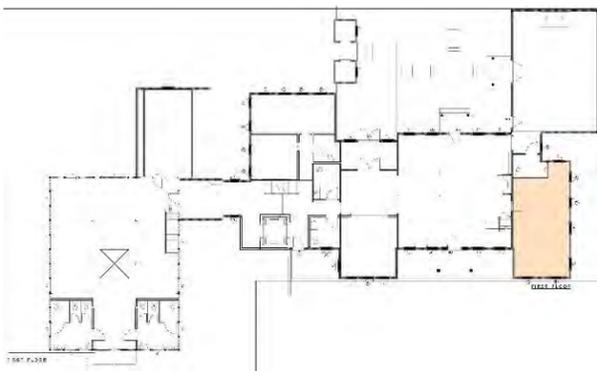
- 1. Space is much larger than needed
- 2. Access lacks privacy

SHERBURNE COMMONS



- 1. Appropriate size space for the needs
- 2. More private access area

KEY PLAN



Notes:

KEY PLAN



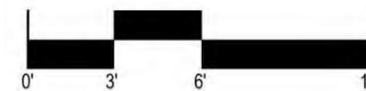
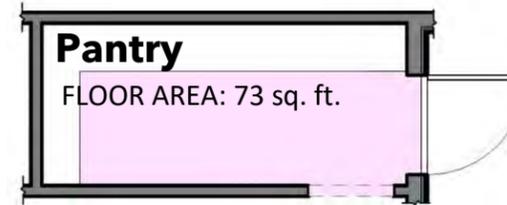
Room Data Plans
Kitchen and Pantry

FOLGER FARM



1. Very small kitchen
2. No adjacent pantry
3. Located in Basement
4. Must walk through/past the Game Room to leave the kitchen
5. No exterior access for service

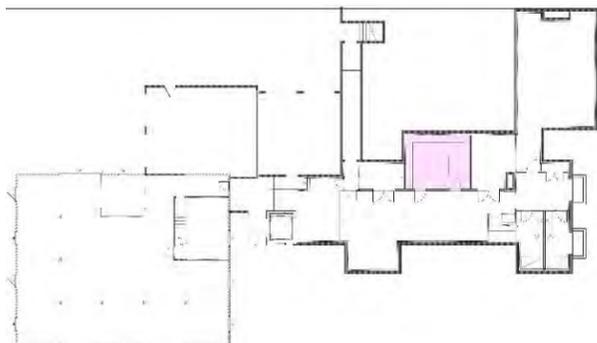
SHERBURNE COMMONS



1. Adjacent to Multipurpose Room
2. Service Entry is easily accessible
3. Adjacent Pantry
4. Same level as all activity areas that need food and/or beverages

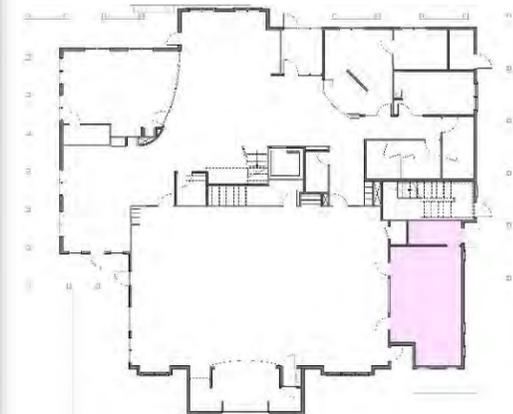


KEY PLAN



Notes:

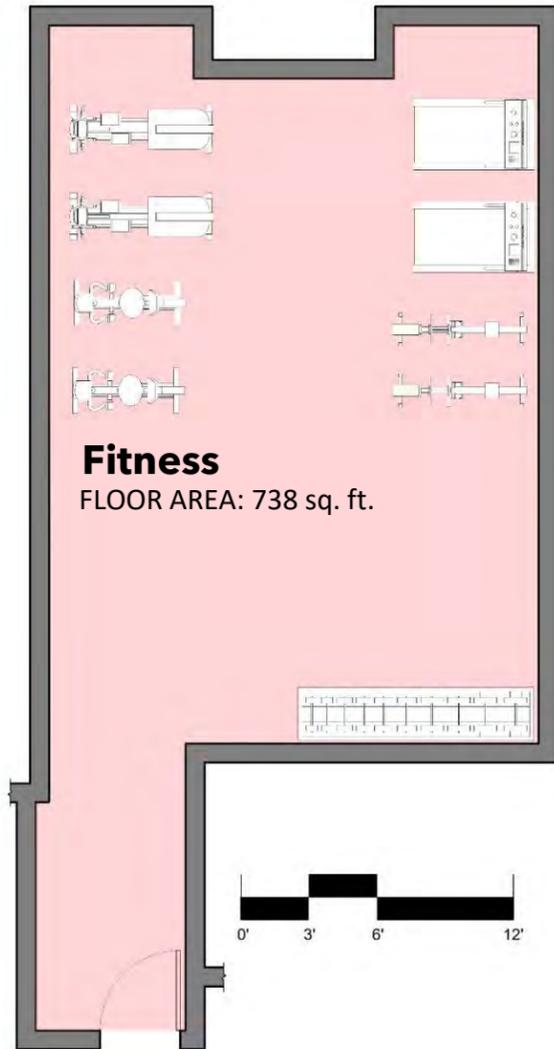
KEY PLAN



Room Data Plans
Fitness and Storage

FOLGER FARM

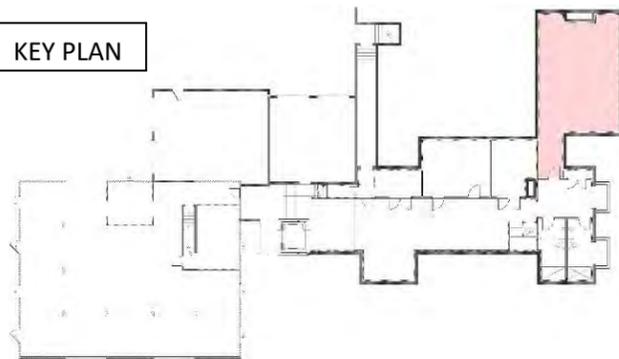
SHERBURNE COMMONS



Fitness
FLOOR AREA: 738 sq. ft.

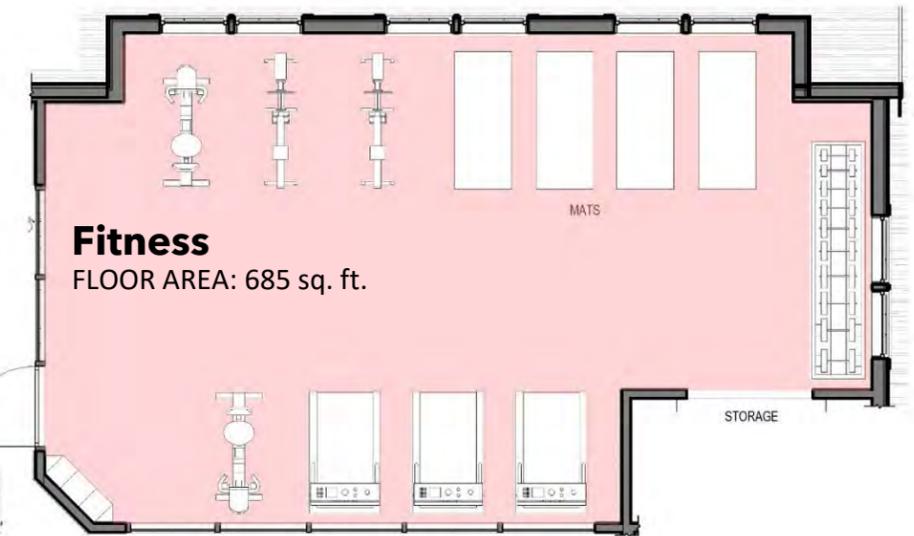
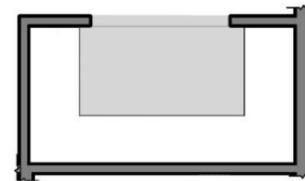
1. Located in the basement of the building
2. No windows or glass
3. Only other program area in the basement is the Game Room
4. Doesn't have a storage room

KEY PLAN



1. Plenty of windows/glass
2. Not in a secluded area from other program areas

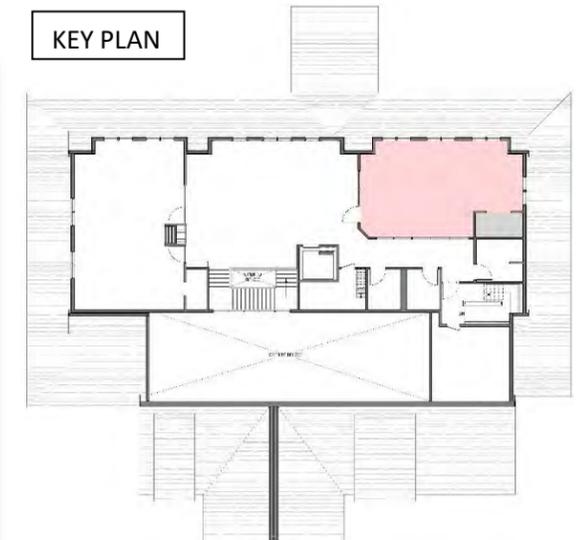
Fitness - Storage
FLOOR AREA: 57 sq. ft.



Fitness
FLOOR AREA: 685 sq. ft.

Notes:

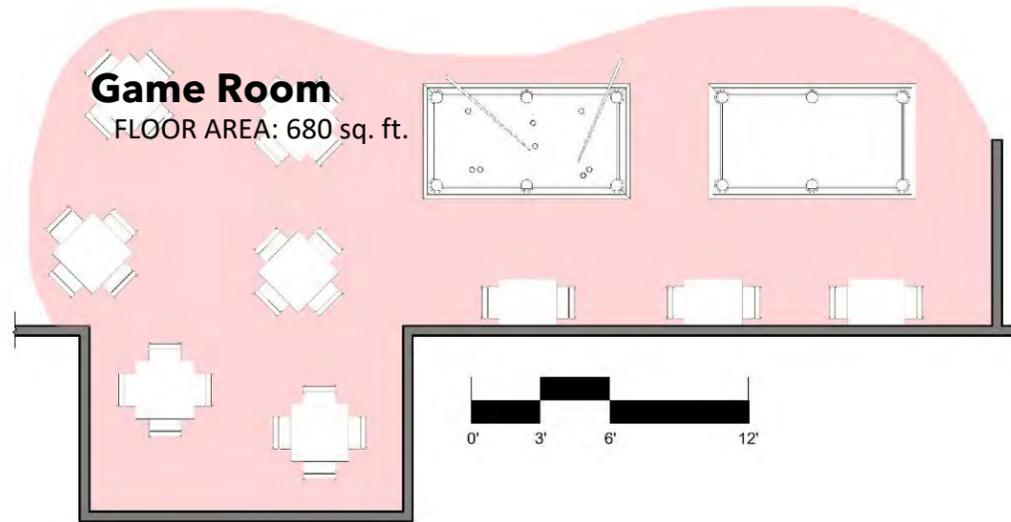
KEY PLAN



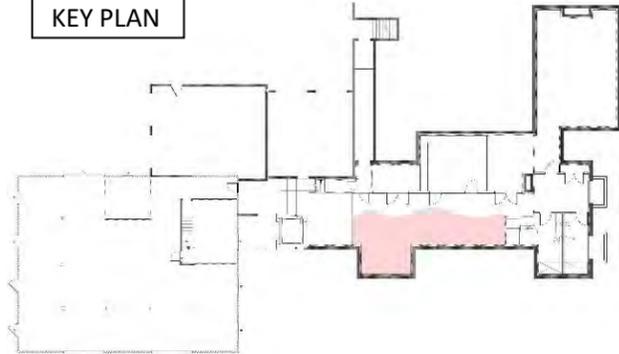
Room Data Plans
Game Room

FOLGER FARM

1. Located in the basement
2. Adjacent to kitchen – must be careful with people walking by in a tight space
3. Only other program area in basement is fitness
4. No windows
5. Not an easy gathering/social area



KEY PLAN



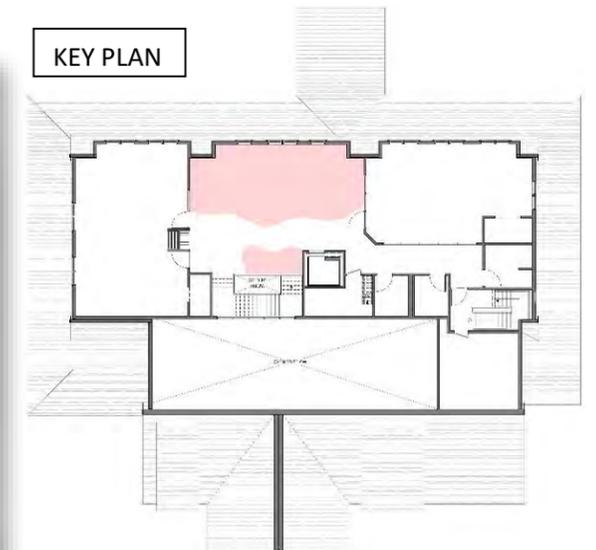
Notes:

SHERBURNE COMMONS

1. Open plan at top of stair and elevator
2. Integrated with classrooms and fitness area
3. Overlooks outdoor entry below and exterior café patio



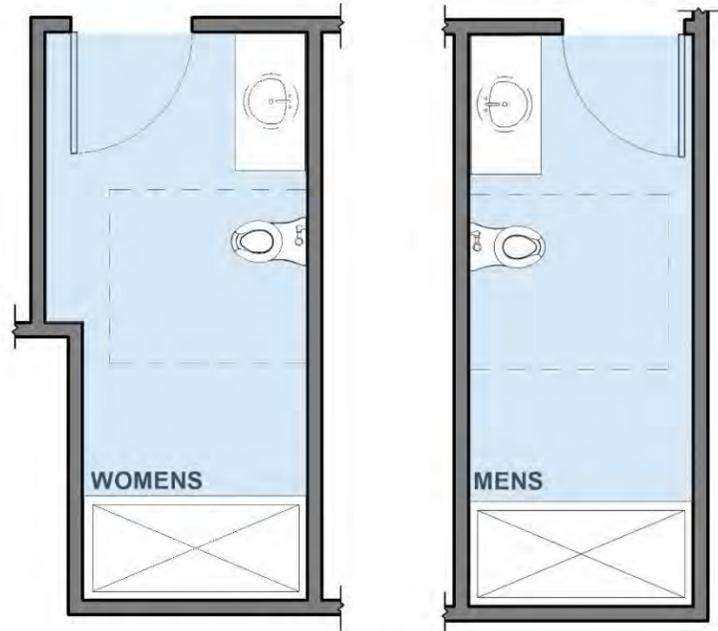
KEY PLAN



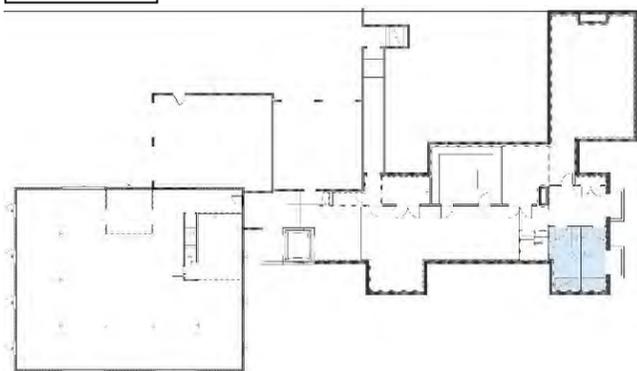
Room Data Plans

Restrooms - Basement

FOLGER FARM



KEY PLAN



Notes:

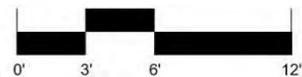
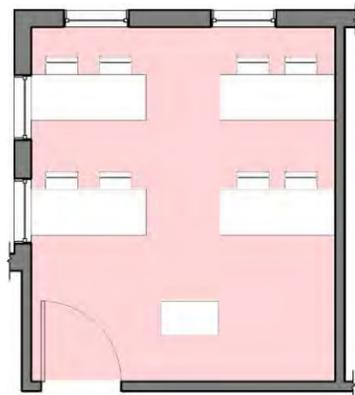
Room Data Plans
Activity Space 2 and 3

FOLGER FARM

SHERBURNE COMMONS

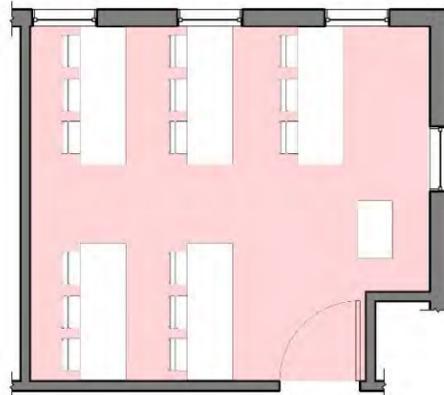
Activity Space 2

FLOOR AREA: 204 sq. ft.



Activity Space 3

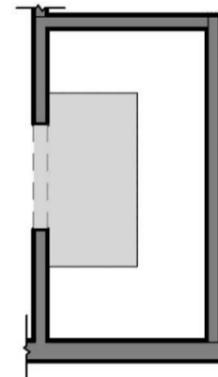
FLOOR AREA: 258 sq. ft.



1. Spaces are much smaller than needed for an activity space
2. No storage area
3. No flexibility in one large room or two smaller
4. Capacity is much lower than proposed new activity spaces
5. Remote from other program areas
6. Lacking second means of egress

Activity Space 2 - Storage

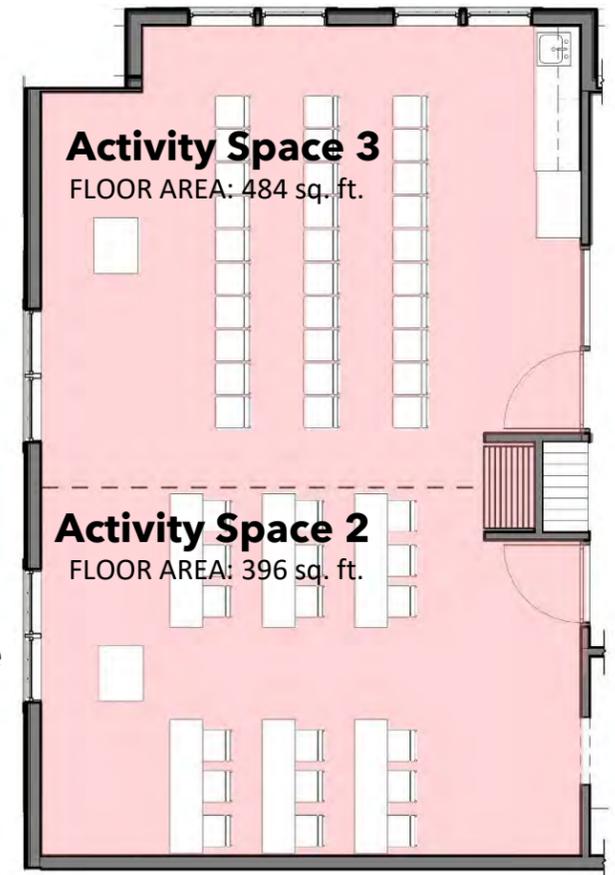
FLOOR AREA: 41 sq. ft.



1. Storage room adjacent to room
2. Sink and cabinetry area
3. Flexibility in one large room or two smaller rooms
4. Capacity is more ample for activity spaces
5. Adjacent to other program areas

Activity Space 3

FLOOR AREA: 484 sq. ft.

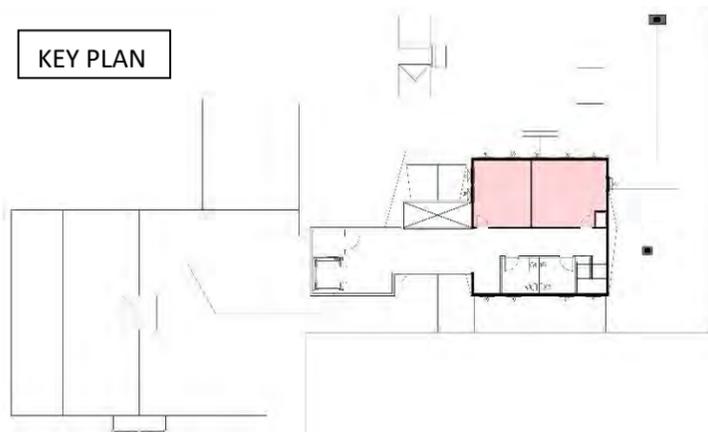


Activity Space 2

FLOOR AREA: 396 sq. ft.

Notes:

KEY PLAN



KEY PLAN



Room Data Plans

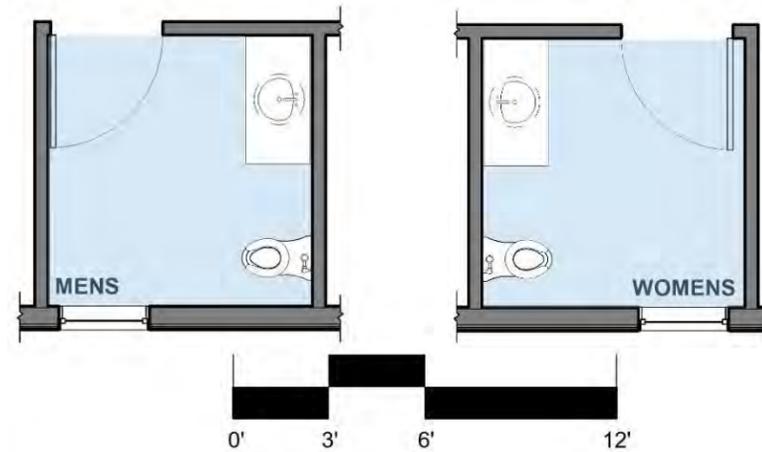
Restrooms and Janitor – Second Floor

FOLGER FARM

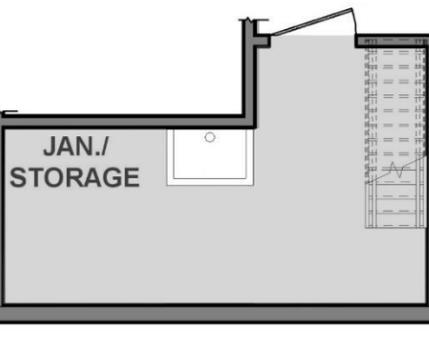
SHERBURNE COMMONS

Restrooms

FLOOR AREA: 138 sq. ft.



- 1. Lacking space for Janitor Closet on Second Floor

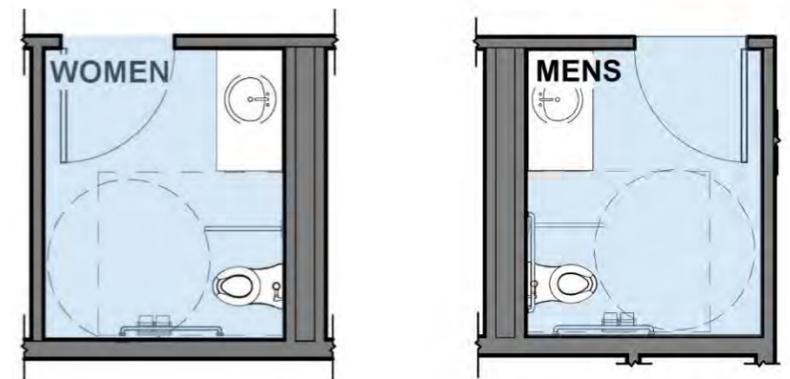


Janitor

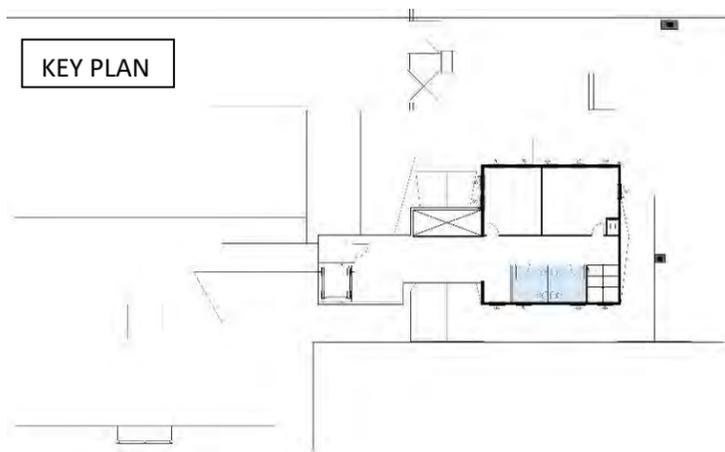
FLOOR AREA: 107 sq. ft.

Restrooms

FLOOR AREA: 227 sq. ft.



KEY PLAN



Notes:

KEY PLAN



SENIOR CENTER RELOCATION/EXPANSION FEASIBILITY STUDY
COMMITTEE
("SENIOR CENTER COMMITTEE")

SUMMARY OF RECOMMENDATIONS AND FINDINGS #3

March ____, 2020

OVERVIEW

The Senior Center Relocation/expansion Feasibility Study Committee ("Senior Center Committee") hereinafter SCC was established to review the following:

- Evaluate the space needs of a new expanded Senior Center
- Evaluate Town owned properties for a new Center
- Evaluate non-Town owned properties
- Consider preliminary operational expenses and capital costs
- Consult with other Massachusetts towns that have constructed a Senior Center within the past 2 years as to costs, process, public outreach
- Prepare a written report as to the evaluation, with recommendation(s).

The Group had its first organizational meeting on September 20, 2018 and has held public meetings almost monthly at various locations. Most meetings have been attended by at least 15 members of the public. The Committee submitted a prior report dated November 19, 2018, April, 2019 and June 12, 2019.

The SCC continues to support its conclusion set forth in the report dated November 19, 2018 that the existing Senior Center is inadequate to meet the needs of Nantucket's current senior population. The size and configuration of the current Senior Center and the property is inadequate to allow for additional programming, multiple concurrent activities, limits participation in activities and cannot provide adequate parking.

The physical size is substantially below the state recommended minimum area per senior, and much smaller than all the other senior centers surveyed. The interior is comprised of only two serviceable public areas, far short of the many separate rooms needed for multiple programs, specialized uses, permanent set-up of equipment, prevention of interference of competing uses, and the need of privacy for certain programs.

Criteria and projected needs were also addressed in the study of "Aging on Nantucket, a Community Needs Assessment" conducted by the University of Massachusetts. The Committee has concluded that Nantucket needs a dedicated Senior Center that first and foremost attends to the needs of our seniors.

The evaluation of space needs and the estimated senior population was set forth in the SCC June 12, 2019 Report and that section of the Report is attached as Exhibit A.

In October 2019, the Town entered into a contract with Catlin + Petrovick Architects, PC for a feasibility study and site assessments.

I. SITE EVALUATIONS

The Committee reviewed a number of potential sites and made comparisons per the Chart attached Exhibit B. Not all of the sites were part of the architect's review.

- **31 Fairgrounds Road:** The cost of purchasing land for the construction of a new building was concluded to be too expensive. The property at 31 Fairgrounds Road was reviewed by the SCC and the architect. It was concluded that the site was adequate for a senior center, but parking limitations raised some concerns. There were also some concerns raised by Committee Members and the public that the area may have too much traffic congestion.
- **Sherburne Commons:** The SCC continues to support its previous recommendation for a free-standing senior center on the Sherburne Commons site. The architect reviewed the site and provided three building location options. The location on the South Shore Road side of the property with a separate driveway was the location indicated to be preferred by a representative of Sherburne Commons and had the most public support. See Plans attached hereto as Exhibits C and D showing the two site locations that do not require land acquisition. The architect provided a proposed Floor Plan for a two (2) story building and an option of a basement for future expansion and a proposed front elevation drawing attached as Exhibit E, Pages 1-4.
- **Our Island Home:** Due to the uncertainty of the Our Island Home building/relocation plans, the SCC initially made a favorable but limited review of the current location of Our Island Home for a senior center. This location was not reviewed as part of the SCC architect's feasibility study. the SCC meeting scheduled for March 12, 2020, was cancelled but the SCC members independently reviewed the Feasibility Study by LWDA Design, "Understanding the Parameters for Rebuilding OIH at 9 east Creek Road". The report indicates that the cost of construction of a new Our Island Home on the existing site in phases around the existing building to avoid dislocation of the resident's is significantly more expensive than new construction on another site such as Sherburne Commons. The report outlines the current site deficiencies due to the location of the existing structure (page 27) and outlines the deficiencies of the existing building (page 29). This was based on use of the structure as a nursing home; however, the same deficiencies make the structure inadequate for use as a senior center and vulnerable to rising sea levels over the long term. Many of the same "Recommendations" on Page 31 for new construction of OIH would apply to new construction of a senior center on the site:

- a new building can be designed to the appropriate size needed for a senior center
- the structure can be lifted above existing grade to avoid vulnerability to rising seas
- a new building will provide better thermal comfort and minimize air infiltration
- a new building should have a life expectancy of 80 years
- a new building can be designed to meet current senior center models
- a new building can be designed flexibly to accommodate future demographic changes and with future expansion options in mind
- parking can be expanded and made more efficient
- a new building can be sited and detailed to create an integral campus with Landmark house and be designed and oriented to take advantage of the magnificent views of the ocean, harbor and town

The LWDA report provided a detailed review of coastal resiliency issues, FEMA flood zones and Top of Coastal Bank buffer (pages 35-36).

The site provides opportunity for easy connection to the Nantucket Trail Network for biking and walking.

This would be a prime location to include an Adult Day Center Program.

The proposed senior center has a substantially smaller footprint and overall square footage than the new OIH proposal in the LWDA report.

The “Proposed Site Operations and Conditions” set forth on Pages 41 and 43 would also be viable for a senior center on this site:

- improved access for vehicles and emergency trucks; adequate loading area
- large ADA compliant terrace to capitalize on water views
- a circular drive and covered drop off area at the front entrance
- creation of a “campus” with Landmark House
- regrading to lift a new building above anticipated rising sea levels which also enhances water views
- reconfiguration of parking lot and improved traffic circulation on the site

- the building footprint can be positioned to respect the 50' setback from the coastal bank and maintain existing 25' undisturbed zones along the north and east sides of the property
- **1 West Chester Street:** In May of 2019, the 1 West Chester Street property was brought to the attention of the SCC, by Alan Reinhard, as a member of the Nantucket Land Bank Commission. The SCC has held two meetings at the property and there have been several opportunities for the public to view the property.
- Due to the complexity of modification of the building and site to accommodate a change from a residential use to a commercial use the architect was asked to evaluate the property for:
 - accessibility issues regarding the interior space and exterior access
 - potential parking/walkways
 - access road width and road improvement requirements
 - building expansion options/additional ground cover
 - on site housing opportunities
 - the proposed cost of acquisition and expense of modifications v. the cost of new construction

The architect provided a comparison chart showing the space requirements for a new senior center building and the conversion of space in 1 West Chester Street to meet the senior center needs. See Exhibit F.

One West Chester Street is a very large home with high end finishes. Based on information from the architect, the existing multilevel layout makes it extremely difficult to adapt it to senior center use and meet accessibility requirements; the proposed parking does not meet usual configuration or number of parking spaces for senior center use of the proposed size and would be incorporated into a significant slope; the building would require expensive and extensive modifications, including but not limited to the installation of a sprinkler system, elevator, HVAC system, installation of a commercial kitchen; installation of handicap bathrooms; demolition of existing kitchen and bathrooms, and reconfiguration of interior spaces; significant portions of the building would not be usable; substantial regrading is required to provide accessibility from the street; the building needs to tie into sewer; major road improvements to W. Chester Street are needed; the property is subject to a conservation restriction and this needs further evaluation. There are no bike paths or public transportation to the site. The final cost point of acquisition and renovation cannot be concluded by this Committee, but it is represented by the architect that the cost is most likely to equal or exceed the cost of a new build with less than satisfactory use of space and accessibility.

This property generated a lot of interest and excitement with the anticipation that it could accommodate a new senior center quickly and at a good price point. The

Committee is disappointed not to be able to recommend this site to the Select Board. The property owners provided substantial information to the Committee at the owner's own expense and made their home available for many open houses for public viewing. The Committee wishes to express its gratitude and appreciation to the owners for working in such a cooperative manner during this tedious process.

II. RECOMMENDATION TO THE SELECT BOARD

First and foremost, the SCC concludes that construction of a new building will be the most cost effective approach. A new building will be fully accessible, meet the design and space requirements for a new senior center and provide adequate parking.

1. The SCC continues to recommend Sherburne Commons as an appropriate location for a new senior center. The Sherburne Commons property has two (2) potential locations on its site with adequate area for a new building and parking that do not require the cost of additional land acquisition. The building envelope on the South Shore Road side of the property with a separate driveway is the preferred location.

2. The SCC recommends 9 East Creek Road (current site of OIH) as the optimal location for a new senior center upon the relocation of OIH to another site. The property meets all of the criteria used for evaluation on the Site Location Comparison Chart, Exhibit B. The 9 East Creek Road property location can provide a broader use of a new facility by the community in general and provides **all** seniors with the opportunity to enjoy the magnificent water views and natural beauty of Nantucket.

III. CONCLUSION

There was significant public input and interest expressed at the public hearings for a new senior center. There is an impressive show of positive momentum in favor of this project. Significant delays in moving forward will lose this momentum and be very disappointing to the seniors who have committed their time to attend the hearings and support the process.

Respectfully submitted,

Julie Fitzgerald, Chairperson
Randy Wight, Vice Chairperson
Dawn Hill Holdgate
Nat Lowell
Jack Fritsch
Peter Schaeffer
Vanessa Larrabee

ATTACHMENTS

Exhibit A: SCC Evaluation of Space Needs

Exhibit B: Site Comparison Chart

Exhibit C: Sherburne Commons Plan – South Shore Road driveway access

Exhibit D: Sherburne Commons Plan – Miacomet driveway access

Exhibit E: Proposed front building elevation and Floor Plans - Pages 1 – 6

Exhibit F: Space and Cost Comparison between Folger Farm and new construction

Exhibit G: Our Island Home (existing site) Page 26 of LWDA Design Feasibility Study dated September 9, 2019

EXHIBIT A

Reprint of Portion of July 12, 2019 SCC Report

II. SCC EVALUATION OF SPACE NEEDS

The SCC was given a charge to evaluate the space needs of a new Senior Center.

“Aging on Nantucket”, states that: “Projections suggest that by 2030, 2,851 Nantucket residents will be age 60 or older, and that age group will represent more than 25% of the town’s population.” Data set forth in a report titled “the Future of Eldercare on Nantucket” includes a chart of “Future Populations and Needs”. The chart shows a projected population of residents 55 and over of 3,464 by 2020. That number is based on a total population of only 11,070 residents.

The estimated year-round population from the Nantucket Data Platform report is 17,200. The report estimates 14% of the year-round population is over 65 ($17,200 \times 14\% = 2,408$). If another 5%-10% of the population is between 60-65, that age group represents another 860 -1720 seniors and a total population of Nantucket residents over 60 of 3,268 - 4,128. This does not include “summer senior” users of the senior center.

If you average that estimate $(3268 + 4128/2) = 3,698 \times 4 \text{ sq. ft} = 14,792$ square feet to meet the needs of the current senior population. This number does not address current usage by “summer seniors” or anticipated growth of the senior population.

While there is some debate over the true resident population of Nantucket, both the official Census and the Nantucket Data Platform figures predict a substantial increase in the senior population in the near future. There are also indications from the Saltmarsh Center and off-island senior centers that use is increasing among those under 65. The current Saltmarsh Center is already too small to serve the current population level; we conclude that a larger center, with expanded programming, and the consequent expanded staff, is needed for the near future.

The Executive Office of Elder Affairs recommends a minimum of four (4) square feet per senior, but that number does not necessarily reflect the optimal space needs. Many senior centers built in recent years equal to or in excess of that recommended square footage have provided inadequate space for the growth and needs of the seniors.

EXHIBIT B
SENIOR CENTER RELOCATION/EXPANSION FEASIBILITY STUDY COMMITTEE
("SENIOR CENTER COMMITTEE")

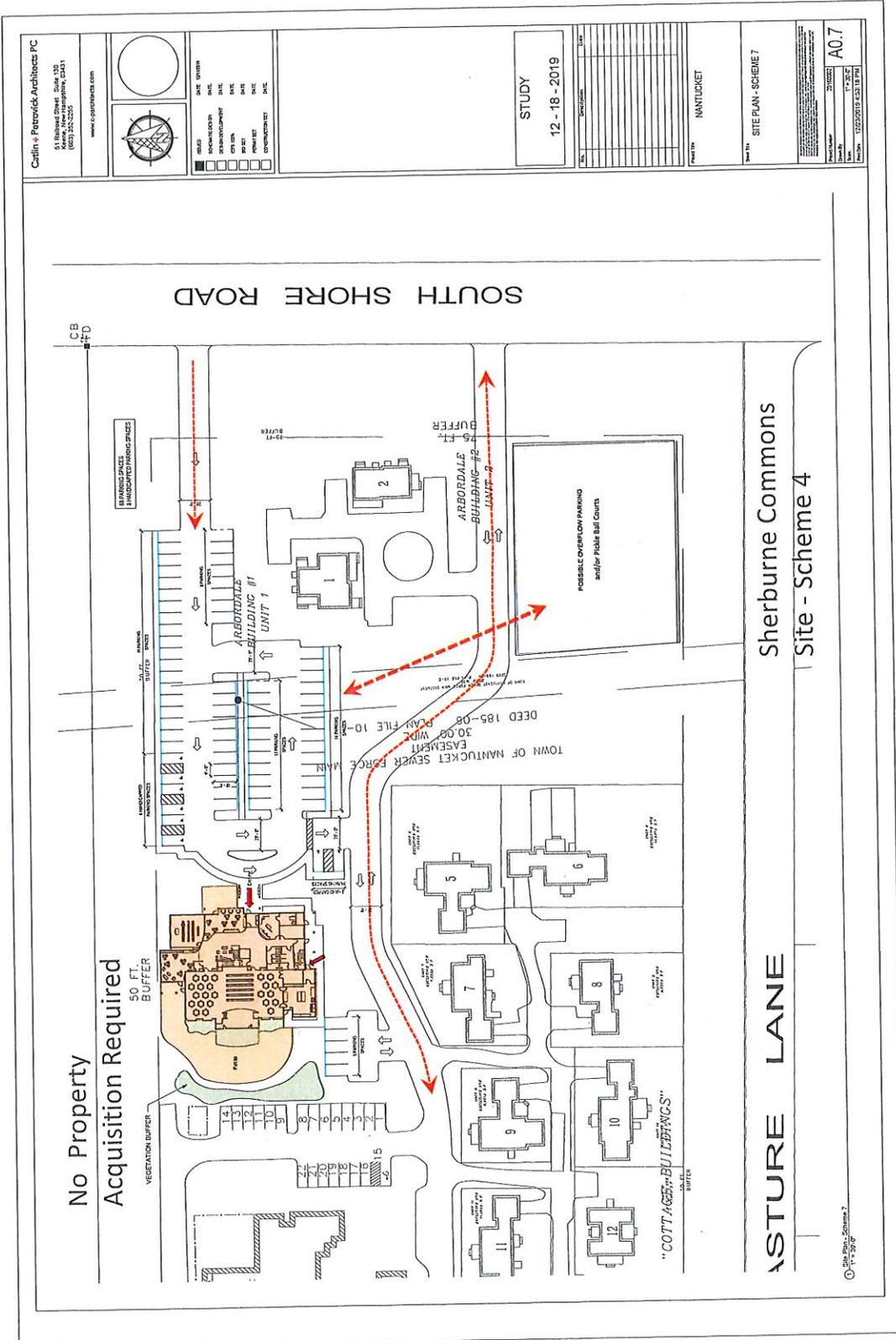
SITE LOCATION COMPARISON CHART Revised March __, 2020

Evaluation Factors	Sherburne Commons	131 Pleasant St (fire station)	1 East Creek Rd (OIH)	31 Fairgrounds Rd	VFW 22 New South Rd	Wannacomet Water Co	1 West Chester St Ext (Folger Farm)
1. Owned by Town	✓ - requires amendment of lease with Sherburne Commons	✓	✓ - under review for OIH construction but may be available for Senior Center	No - would require purchase	site not available for additional building due to conservation restriction	site not available for additional building	No - would require purchase Land Bank has proposed acquisition of part of land to reduce cost to Town
2. Lot size/configuration/topography	✓ - adequate	✓ - likely not enough land area	✓ - adequate per LWDA report*	✓ - adequate for senior center	"	"	Building envelope is limited by Conservation Restriction to Nantucket Land Council. Existing topography requires substantial regrading for exterior accessibility. It will be an undersized lot after Land Bank acquisition.
3. Parking considerations	✓ - adequate area	likely not enough land area and competition for parking by nearby uses	✓ adequate per LWDA report*	- per architect parking is marginal	"	"	onsite parking is on a sloped area; other parking is in street layout; per architect - parking is marginal
4. Nearby uses/neighborhood	✓ - consistent with use at Sherburne Commons	Too much traffic/congestion	✓ - consistent with current use for seniors	✓ - compatible with other uses	✓ rural area	"	✓ - rural area. Not close to residential neighbors
5. Traffic considerations	✓ - Miacomet Rd or S Shore Rd would not be a problem	"	✓ - Orange St would not be a problem	✓ - additional municipal use may be too burdensome to neighborhood	May be challenging to turn left onto Milestone Rd	"	Not fully evaluated
6. Town water/sewer	✓	✓	✓ both	✓	No	"	✓ Town water Need change to expand sewer district and then tie-in
7. Public transportation/bike path	Bike path on S Shore Rd No public transportation to site	✓ both	✓ both	✓ both	Only as far as Milestone Rd	"	On Madaket Rd only. No bike path on Crooked Lane
8. Stormsurge/Wetlands	✓ - minimal per SLOSH model*	✓ - ok	✓ - see LWDA report*	✓ - ok	✓ - ok	"	✓ - ok
9. Onsite housing option	✓ - potential in new building or other land	✓ - potential in new building	✓ - potential in new building for staff housing	✓ - ok	✓ -	"	✓ - 1 unit per architect plans with interior access only

10. Multi-use options	on site V-subject to lease negotiations	V-	V - community use and meetings during non-senior center hours	V - staff housing might be incorporated in new construction	"	"	V - municipal storage in barn area
11. Community Center	Not adequate land area/parking	Not adequate land area/parking	Not adequate land area/parking	V - site not adequate	"	"	Not adequate land area/parking
12. Other Site considerations	Portion of site has had archeological report	Requires major renovation or demolition of existing building & new construction	V - LWDA report * due to the site and condition of the building a new build is recommended Use as a senior center will provide all seniors with water view LWDA report *	Require removal/demolition of existing structure(s)	"	"	See note in 2 and 3 above but proximity to Land Bank property would provide walking paths, outdoor space and beautiful scenic views.
13. Reviewed by architect - feasibility study	yes	no	LWDA report *	yes	no	no	yes

*LWDA Design, Feasibility Study, Understanding the Parameters for Rebuilding OIH at 9 East Creek Road dated September 9, 2019

Exhibit





Nantucket Senior Adult Center

Catlin Architecture, PC
11 March 2020

Town of Nantucket Adult Center • Program Menu • Draft • REV 5						11-Mar-20	
Space Identification	Occupancy	SF/Person/ Room	Quantity	Size of Space			
1 Reception Desk Area	2	50	1	100			sf
2 Administration	2	115	1	219			sf
3 Office	4	31	1	124			sf
4 Lounge/Library	26	30	1	770			sf
5 Café	26	20	1	517			sf
6 Multipurpose Room (Movable Partition)	184	15	1	2758			sf
7 Game Room with Billiard Tables	26	30	1	780			sf
8 Fitness Room	15	50	1	743			sf
9 Dance/Yoga/Tai Chi/Meditation (MP Room)	60	20	1	(Included in MP Rm)			sf
10 Activity Space #1	21	25	1	523			sf
11 Activity Space #2	16	25	1	397			sf
12 Activity Space #3	19	25	1	484			sf
13 Wellness Room/Nurses Office	7	30	1	203			sf
14 Kitchen	4	116	1	463			sf
15 Pantry/Receiving	n/a	n/a	1	73			sf
16 Group Toilets	n/a	n/a	2	263			sf
17 "Companion" Toilet - one w/HCP Shower	n/a	n/a	4	281			sf
18 Lobby/Vestibule	28	30	1	845			sf
19 Basement (7,000sf) OPTIONAL			1	0			sf
20 Janitor's Closet	n/a		2	129			sf
21 MP Room Storage	n/a		1	117			sf
22 Arts/Crafts Classroom Storage	n/a		1	26			sf
23 Classroom Storage	n/a		3	32			sf
24 Exterior Storage	n/a		2	57			sf
25 Mechanical Areas	n/a		1	225			sf
26							
27							
28							
29							
Total Net Square Feet (NSF)						10,129	NSF
Gross To Net Efficiency Factor - Gross SF Factor = 1.2						12,256.09	GSF

Nantucket Senior Adult Center

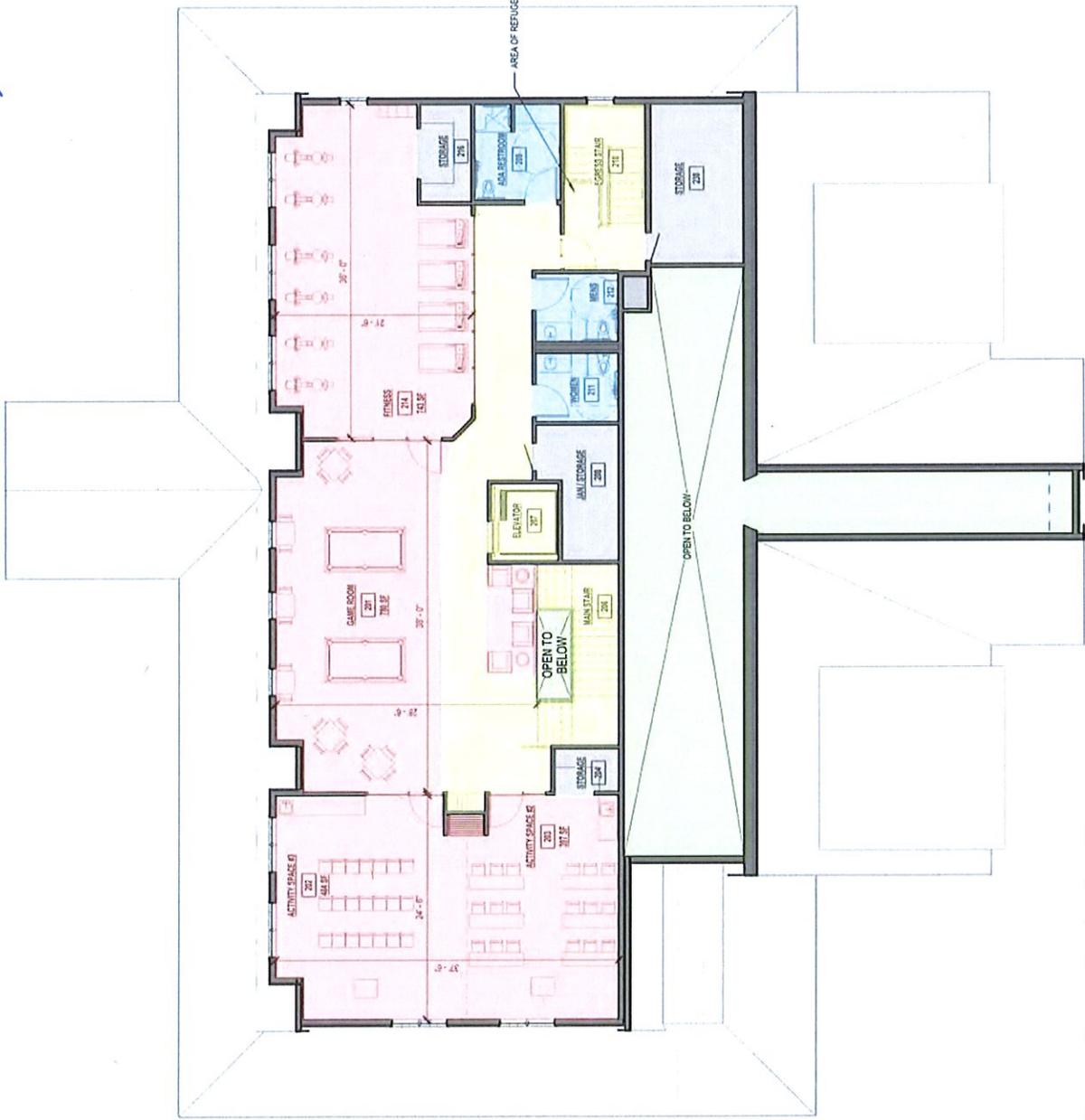
Exhibit E

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Exhibit E

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Nantucket Senior Adult Center

Exhibit E

Page 6 of 6

Nantucket Adult Community Center Project Cost Estimate REV#2		11-Mar-20
Building and site costs (12,122sf)	\$ 10,303,700	\$ 850
14 month construction schedule (est.)		
Owner's Contingency	\$ 10,303,700	\$ 10,303,700
	5.0%	\$ 515,185
Total with Contingency		\$ 10,818,885
Architect and Engineering Fees	\$ 1,298,266	
Owner's Project Manager	\$ 50,000	
Clerk of the Works	\$ 150,000	
Building Commissioning	\$ 30,000	
Construction Testing	\$ 20,000	
Bid Advertising/printing	\$ 4,000	
Soils testing	\$ 8,000	
Site topographic survey	\$ 10,000	
FF&E	\$ 121,220	
Security		
IT		
Total Estimated Soft Costs		\$ 1,691,486
Total Project Costs - TPC (estimated)		\$ 12,510,371
Design Contingency	2.0%	\$ 250,207
Escalation Winter 2021	3.0%	\$ 382,817
Total Project Cost (TPC)		\$ 13,143,396
		\$ 1,084

Catlin Architecture, PC

Exhibit F

Folger Farm+C:CB:B

	Description	# of persons	square feet	
1	Reception/Administration	3 to 4	250	
2	Lounge/Library	20	740	
3	Café/Activities Area	30	890	
4	Multipurpose Room	85	1285	
5	Game Rm	20	685	
6	Fitness Rm	12	735	
7	Dance/Yoga etc	*	*	in MP Room
8	Card/Conference	0	0	
9	Arts/Crafts - Activity #1	25	740	requires dormer
10	Classroom (possible divider)	23	470	
11	Small Meeting Room	0	0	
12	Meeting Room #1	0	0	Town use
13	Meeting Room #2	0	0	Town use
14	Activity Space #2	0	0	classroom
15	Activity Space #3	0	0	classroom
16	Activity Space #4	0	0	classroom
17	Activity Space #5	0	0	classroom
18	Activity Space #6			
19	Teaching Kitchen	0	0	
20	Wellness Rm/Nurse Office	12	435	
21	Commercial Kitchen	4	270	
22	Pantry/Receiving	0	0	
23	Group Toilets (2 @ MP Rm)	n/a	300	
24	"Companion" Toilets (7)	n/a	565	one with HCP shower
25	Barn Storage (other uses?)		2780	
26	Exterior storage (2)	n/a	70	
27	MP Rm Storage	n/a	0	
28	Arts/Crafts - Storage	n/a	0	
29	Classroom Storage	n/a	0	
30	Loan Closet	n/a	150	In garage?
31	Mechanical Area	n/a	500	In Barn?
32	Staff Apartment	2	520	
33	Parking (unpaved - sloped)	60 Spaces		no expansion option
34	Pickel ball court	0		requires paving
35	Bocci Court	1		

35	Total Net SF	11,397.00
36	Total Gross SF	15,499.00

38 Light Yellow indicates not included in plans

39	Preliminary pre-schematic estimate	\$ 9,862,538.00
40	Basement expansion (if allowed)	\$ 12,941,801 plus 3,000sf

Folger Farm will require extensive demolition and refinishing
Several areas will not meet ADA requiremts - ie stairs and site slopes

New Construction

	Description	# of persons	square feet	
1	Reception/Administration	5	445	
2	Lounge/Library	18	630	
3	Café	32	630	
4	Multipurpose Room (2 areas)	200	3400	w/divider - storage
5	Game Rm	24	695	
6	Fitness Rm	12	730	Basement w/large light well
7	Dance/Yoga etc	*	*	in MP Room
8	Card/Conference	*	*	in Activity Room
9	Activity #1	25	750	classroom - with sink
10	Classroom (possible divider)	*	*	See Activity Rooms
11	Small Meeting Room	0	0	
12	Meeting Room #1 (2 areas)	25	980	w/divider - basement w/light well
13	Meeting Room #2	30	375	basement
14	Activity Space #2 (divider)	30	738	w/storage and sink
15	Activity Space #3 (divider)	15	380	w/divider
16	Activity Space #4	23	585	w/storage and sink
17	Activity Space #5	24	600	w/divider - basement
18	Activity Space #6	26	650	
19	Teaching Kitchen	*	*	included in large classroom
20	Wellness Rm/Nurse Office	7	210	
21	Commercial Kitchen	6	620	
22	Pantry/Receiving	n/a	120	
23	Group Toilets	n/a	1100	
24	"Companion" Toilets (7)	n/a	2	150 1 w/HCP shower
25	basement Storage	n/a	1185	Includes all storage areas
26	Exterior storage (1)	n/a	60	
27	MP Rm Storage	n/a	230	
28	Arts/Crafts - Storage	n/a	150	
29	Classroom Storage	n/a	300	multiple locations
30	Loan Closet	*	*	See basement storage
31	Mechanical Area	n/a	250	Majority of equipment in attic area
32	Staff Apartment	0	0	
33	Parking (paved - flat)	76 Spaces		More can be added
34	Pickel ball court(s)	up to three		
35	Bocci Court	1		

36	Total Net SF	15,600.00
37	Total Gross SF	18,096.00

38 Light Yellow indicates not included in plans

39	Preliminary pre-schematic estimate	\$ 18,751.00	with finished basement
40	Preliminary pre-schematic estimate	\$ 16,763,801	with unfinished basement
41	Preliminary pre-schematic estimate	\$ 15,116,821	w/out baseent

This is designed to meet all ADA and user group requirements as well as program requirements.

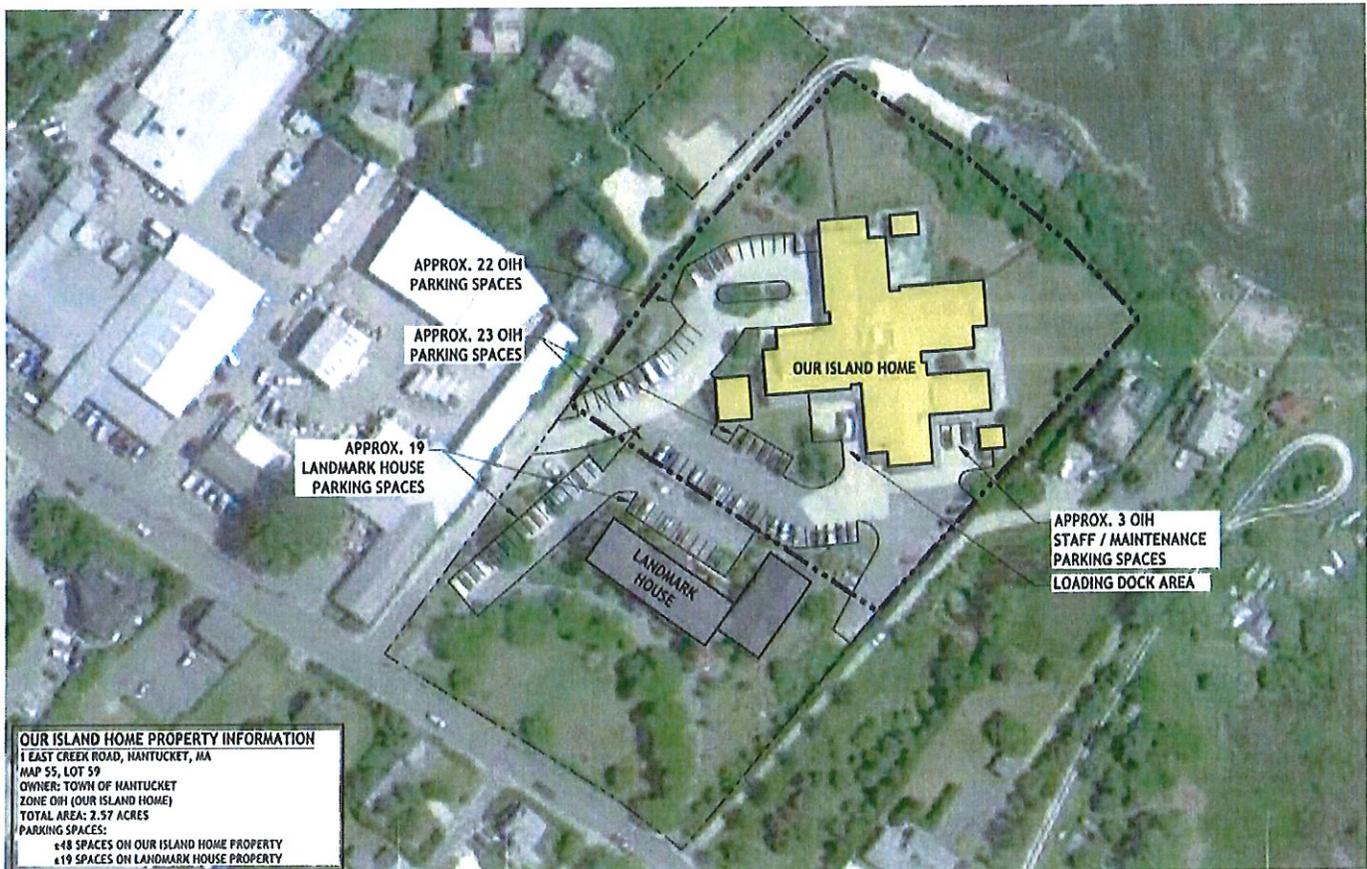
Exhibit G



FIRST VIEW OF OIH UPON ARRIVAL



MAIN ENTRY HIDDEN FROM VIEW



PROPERTY INFORMATION