

Steering Committee Meeting

September 26th 2018

7:00pm

Meeting Notes

- I. Call to Order
 1. Materials passed out and agenda reviewed. No additional items were requested by committee members
- II. Public Forum
 1. No requests made
- III. Regular Business
 1. Introductions made. Committee Members in Attendance Include
 - Ian Albinson
 - Peter Coffey
 - Brian LaClair
 - Meridith McFarland
 - David Rosen
 - Alicia Standridge
 - Alex Mihavics (scribe)
 2. Overview of the Committee's Scope
 - Community input, facility's needs, work with design team, physical scenarios, community awareness, design selection, fundraising, property options.
 - State of current facility needs: The Hub Teen Center ~3years left of operation in current state/building.
 - Discussion of Timeline for Committee. Town Meeting Day is deadline for formal presentation to 5 town community.
 3. Review Available Information
 - Status of Current facilities
 - Currently the Bristol Recreation Department is fragmented into three general areas (The Hub – 1100 Airport Dr., Holley Hall 1 South St. Bristol Clay Studio Art on Main) This creates safety concerns, ex. Students walking from BES to Bristol Clay Studio for After School Pottery (with Bristol Rec Chaperone) must cross a busy road without a stop light/sign.
 - Clay Studio access to their Kiln is limited based on the state of the walkway, especially in the winter. Kiln does belong to the Town and the building itself could be moved to a different location.
 - The Hub building has recently replaced a main exterior mural, however, there are still many interior and exterior repairs needed due to old age of the building
 - Holley Hall's historic building status limits what can be done aesthetically.

If a new community center existed, Holley Hall would be used primarily for events (weddings, seminars, theatre, concerts, etc.)

In addition, a new community center would allow the rec department to offer classes such as tap dancing or other physically active classes without disturbing the town offices downstairs

Need for a true multipurpose room(s) for the community.

ii. Goals of the Committee:

- Efficiently communicate to the community the project (NEAT TV, posting agenda, posting findings on website, FPF, etc.)
- Communicate the needs of the community for the project (gather information from community members, create a welcoming and safe place for generational learning programs)
- Inform the public as the price of the project develops and evolves

a. Current Programming and related expenses

- Listed current programs
- Listed current facilities used for classes/workshops: (Holley Hall, Howden Hall, Clay studio, Bristol Rescue Squad, BES gym, BFit)

New Community Center would centralize most if not all classes and workshop into one convenient location.

• Recent Rental Figures –

1. BES gymnastics: October to April \$1,358
2. Clay Studio (monthly=650) \$7,800 per year
3. Hub (monthly =600) \$7,200 per year
4. TOTAL rent (2017) = \$16,358

- Reviewed current sq. footage #s for Clay studio, Holley Hall, Clay Studio.
- Option 1 on figure shows architect's estimate for new center

New community center holds potential for more energy efficient and green options for heating and electric expenses

- .Conversation must be had with Devin at Mt. Abe about whether they would be interested in renting a full court gym for practices throughout the year

b. Overview of 76 West St. Property

- Town already owns two separate land parcels ('Horse Ring'=1.2 acres and 'Hockey Rink'=.95acres) that are both larger than the 76 West St (.59acres) property. Why not use those parcels and build a community center on land that the town already owns.
- By buying 76 West property, that land would be removed from the tax roll, thus increasing the taxes for all Bristol citizens. Additionally the cost of tearing down and replacing an existing building would significantly increase the cost. Finally the fact that 76 west is partially zoned as ROC (residential Office Commercial) means that it has potential to accommodate a doctors office or other business that could bring more

money into the town. And the other zone (HDR) could accommodate an apartment building.

- Other site possibility?
 - i. Hockey Rink - how much has it been used recently?
 1. Upside: good access, good options for overflow parking
 - ii. Horse Ring- how much has it been used recently?
 1. Upside: Town owns land already, large space, proximity to Mt. Abe is still favorable for Teen Center aspect. Connected to neighborhood. Possible to relocate Horse Ring to a different property?
- Deerleap project (use old plans as a reference)
 - Deerleap project included important aspects of a community center that the rec dept currently doesn't have. Ex: a specific adult/senior learning space. A new community center would be an ideal place to fill this niche since there are currently no other local alternatives for seniors.
- 76 West is in two different zones, both allow for recreation. (High Density Residential and Commercial)
- Presenting the current rental costs to the town in a ten year outlook is important. Ex: consolidating the recreation dept. would save \$160K over ten years. Building in phases would allow for the highest priority sections of a new community center to be built first.
- How can the committee involve New Haven, Lincoln, Starksboro and Monkton and each town's respective non-profit and community groups in this project so that it doesn't become just a Bristol project.
- In order to make sure that all demographics are included in the new community center, the committee must 'cast a wide net' as far as what it can contain. In other words, don't discount anything at this point due to cost because we don't know to what level the community will support this center.

IV. Meeting Adjourned

Actionable Items for Next Meeting

- (Meridith) Contact Devin at Mt. Abe regarding needs of athletic programs
- (All Members) Compile a rough list of 'wants' for a Community Center to eventually pare down to a list of 'needs'. At this stage no 'wants' should be eliminated.
- (All Members) Think about different ways to communicate to public (public forum?)
- Demographic information for 5 town area?
- 76 West Decision by town meeting?