

**MEETING MINUTES  
DURHAM SENIOR CITIZENS BOARD  
REGULAR MEETING  
FEBRUARY 22, 2007**

The meeting was called to order by Chairman Lainy Melvin at 1:30 P.M. on the third floor of the Durham Town Hall. Senior Board members present were: Shirley Bielefield, John Hogarth, Howard Kelly, Mary DiMella, Lainy Melvin, and Henry Coe. Members absent were Henry Robinson, Althea Parmelee, and George Zeeb.

Also present were Jan Muraca, Eugene Chiapetta, President of the Durham Fair Association, Sherry Hill, and James McLaughlin, First Selectman.

Guests were Thomas P. Arcari, and Eric M. Gruettner from the firm of Quisenberry Arcari, Architects.

Lainy read minutes of last month's meeting and a motion was made and seconded and carried to approve minutes as read.

Sherry reported that everything is okay with the exercise programs. Bingo is down. She also stated that it is a given that when schools are closed, there are no senior programs taking place.

A question was put to Gene regarding the reaction of the fair members with the needs assessment for a senior center made at the last meeting. At this point, he had nothing to report.

Tom Arcari addressed the meeting pointing out what it is necessary for us to do and think about. There has to be a feasibility study and analysis of the senior population, and the percentage of seniors in the community. We have to look at other communities, similar in size. It will be a challenge to get the right size building. Some communities are already adding on to what was built. Size is somewhat difficult to project.

He stated that the proposal has to be defensible to town citizens. He showed pictures of some centers, and suggested that we visit various centers. He has completed six centers and worked on five others

There was discussion on flexible multi purpose rooms, arts and crafts rooms, computer class rooms, some have full scale kitchens. Storage space is very necessary. Dining space for meals is important, and an area for interacting and socialization for seniors, plus an area for administrative purposes. The biggest trend today is toward health management, exercise and fitness. Some of the wealthier communities even have an aqua therapy pool. We might consider active adult center facilities, in addition to senior activities.

Another thought with available areas for parties, weddings, etc., there might be consideration for potential revenue.

For grants, there has to be preliminary needs assessment, plans, and a cost estimate.

In the matter of costs, \$225.00 per square foot is an estimate. Also to be considered are various fees, bonding, utility services, site preparation and a cost of about \$5000.00 per parking space. Access to the building, lighting, and safety are critical.

Estimate time for a completed project would range around three and a half years, similar to what was required for the Town Hall.

Tom, who is a resident of Durham, offered pro bono services to the town donating his services in regard to preliminary plans and design and an analysis process for the center.

Lainy thanked Tom for spending time and his expertise with us.

Tom and Eric left the meeting.

Lainy reported that she had responded to the owners of the former Rod and Gun Club, asking if it would be possible to keep their offer of 13 acres in abeyance, and she was informed, not yet officially, that they would give us three years. Attorney John Corona is to follow up with a letter.

John Hogarth made a motion to accept the pro bono offer of Tom Arcari's services for preliminary design services and analysis for our center. The motion was seconded by Henry Coe and carried.

Motion to adjourn was made by Shirley Bielefield and seconded by Henry Coe.

Respectfully submitted,

Mary DiMella  
Secretary