

Town of Brookfield
Facilities Planning Committee
January 19, 2012

Betsy McIlvaine, Carol Howe, Kathy Van Duzee, Bryan Chnowski, Katherine Daniel, Dennis DiPinto, Ralph Tedesco.

Excused: Jay Wahlberg, Howard Lasser. No response to meeting notices from Austin DeCunha.

Additions to the agenda: none

Minutes from November 17, 2011: Kathy Van Duzee requested that the last sentence in her report be removed as irrelevant. The minutes were approved as amended.

Old business: Review three major projects – library, recreation facility, Huckleberry Hill School

Library: currently 9600 sq. ft. It hasn't been expanded or renovated since it was built in 1973. The Connecticut State Library's building consultant says the building should be 27,000 to 32,000 sq. ft. for the size of the collection and town population. The library has been awarded a \$1 million construction grant from the State Library. The architect who designed the plans submitted with the grant estimates a cost of said \$300/sq. ft. including fixtures, furnishings, and equipment, for a total project cost of about \$9 million.

The group held a brief discussion of the possibility of expansion on the current site. This committee could consider alternate uses for the property. Could we use the cottage property for a temporary building/community center and add some parking?

Parks and Rec: the previous proposal has been turned more into a field house. There is a distinct lack of gym space at the schools, with schools using their gyms on weekends. The town needs some full-size courts. A rec center could include a teen center. Twenty-year outlook: we need gym space (2-3 full size) and class space. With a field house and parking, the project cost will be under 5 million dollars. Location? Dennis has no ideas yet. The facility would need 50-75 parking spaces. If the facility is big enough, it could be rented to generate some revenue. Danbury PAL has a floating floor that allows it to be used for multiple uses. We should allow for more parking if we're planning for a multi-use facility. The more uses we can plan for, the better the chances for getting it passed.

No representatives from schools to talk about Huckleberry Hill School.

Howard Lasser says the town has a calendar of bonding payment schedule; it includes roads and Still River Greenway. Our job is to say what should go on that schedule, and when, to keep bonding level where it is now. If we build a new library where the fields at Town Hall are, where does funding a new field fall? What does it mean financially if we have to buy property for the library or fields? What are the financial implications for keeping or selling the current library building?

Betsy would like to bring in members of the community to talk about why we need each facility to add weight to this committee's recommendations.

Funding: library expects to raise some funds privately in addition to the \$1 million grant. Recreation Enhancement Council does not expect to raise money.

Land Use could help locate any available flat parcels for new fields. The group discussed the possibility of a new library as part of the Four Corners/Town Center project.

February agenda: look at possible locations for rec center and/or fields. Town-owned property would be best, since there would be no land acquisition costs. Katherine will compile a list of possible properties.

This committee needs to talk to the marketing consultant for Four Corners. The consultant predicts he will finish work within six or seven months.

We will postpone bringing in members of the public until the March meeting.

Betsy requests that committee members look at the previous plan's recommendations and be prepared to discuss them at the February meeting.

Next meeting: February 16.

Meeting notes submitted by
Anita Barney