

**St. John Vianney Church
Facilities Committee**

**Meeting Minutes
April 1, 2008**

Present: George Sullivan, Sam Schiattareggia, Bill Stanton, Barbara Fallin, Joe Allman, Jack McFadden

Guests: Paul Kosla, Patuxent Architects

Servers of Arimathea: Mary Deright, Linda Dolecki, Chris & Amy Chaffee, Fran Reigle

Committee discussed the following topics:

Vianney Room Design by Patuxent Architects

Design guidance given to Patuxent Architects was to provide enhanced/upscale room for parish functions, and space for larger CCD classrooms.

The Patuxent Architects design provides for new 2000 sq. ft. banquet room at end of current Vianney Room with seating for 130, kitchen improvements, additional HVAC system for new space, table and chair storage room.

Discussed details of the proposed design and other alternatives.

Planning figures discussed were:

Banquet space: 15 sq. ft. per person

Elementary classrooms 30 sq. ft. per student, could be reduced for CCD class

New classroom construction \$100-125 per sq. ft.

Servers of Arimathea

Discussed how meals are done for funerals.

Festival Room:

Smaller receptions

Kitchen works well, could use more refrigerator space.

Vianney Room

Average 75 people

Number 1 need is more countertop space for food preparation

Discussed removing soda machine, wall mounting microwave, commercial size microwave, shelves above countertops, expand kitchen by relocating the oven, additional warming equipment, additional electrical circuits in Vianney Room, dedicated storage space

Other issues discussed:

Refrigerator is used by pre-school

Need nicer coat rack

Women's bathroom heater doesn't work

Cleaners put floor mats on countertops when cleaning floor

Parish Land

Transferable Development Rights (TDRs)

Used by County to limit growth and direct it toward town centers

County has allocated TDRs to each plot of land
Developers buy TDRs to achieve higher density build out
5 TDRs required for a house
Currently a TDR is worth about \$7500
County buys TDRs each year at the average price of recent sales

Discussed the TDRs that may be associated with land being considered for sale to the Chestnut Land Trust. Options include selling them to the County, selling them on the open market, or holding on to them to bundle with the Author King Road property as a future sale. Consensus was no need to immediately sell any TDRs since there is a ready market for them.