

# SHERMAN SENIOR COMMUNITY CENTER

## FREQUENTLY ASKED QUESTIONS AUGUST 1, 2025

The proposed Sherman Senior Community Center (“Center”) represents a significant step forward in meeting the evolving needs of our town’s residents. As we approach a referendum to secure funding for this new facility, careful planning and clear communication are essential.

This FAQ document addresses common questions about the project’s purpose, process, management, and anticipated benefits. This document will be updated as new information or questions arise.

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### Definitions

The following terminology is used:

- Center**.....Sherman Senior Community Center
- Committee** .....Sherman Senior Community Center Building Committee
- Project**.....Sherman Senior Community Center Building Project
- Senior Center** ....Existing Senior Center

### Revision History

DATE	SUMMARY OF CHANGES
August 1, 2025	Initial Release
August 29, 2025	Added Committee email address, Town Forum dates, information on aging in Connecticut, links and QR code to webpages and proposed building drawings, grammar and formatting (which is not reflected as a changed FAQ)

## FAQ Index

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## FAQ

	QUESTION	ANSWER
1.	<b>What is this Project and how did it come about?</b>	<p>The need for a new Senior Center was identified by engaged residents who saw that the current facility no longer provides adequate space or amenities for Sherman’s growing senior population.</p> <p>An informal group formed to research the issue, collect requirements, and explore potential locations. In May 2023, the Sherman Senior Community Building Committee (“Committee”) was formally established to carry the project forward.</p> <p>The new Center is envisioned as more than a replacement for the existing Senior Center: it will serve as a hub for community activities, meetings, and programs, benefiting residents of all ages.</p>
2.	<b>How is the Project managed?</b>	<p>The Committee manages the project:</p> <ul style="list-style-type: none"> <li>• <b>Leadership:</b> Chairperson, Karen Cardillo and Vice Chair, Carol Sperling</li> <li>• <b>Members:</b> Frank Barta, Tim Beatty, JodiAnn Eure, Laura Jagodzinski; Joan Laucius, Don Lowe, and Dave Seegers</li> </ul> <p>Their mission is to thoughtfully plan, design, and oversee the development of a welcoming, accessible, and sustainable facility that meets the evolving needs of our senior population and general community. We are committed to creating a vibrant community space that fosters social connection, wellness, lifelong learning, and inclusive engagement for our valued community members and our seniors for generations to come.</p> <p>The Committee can be reached via email <a href="mailto:SSCBC39@gmail.com">SSCBC39@gmail.com</a></p> <p>The Committee engaged professional firms, whose representatives participate in meetings:</p> <ul style="list-style-type: none"> <li>• <b>Architect:</b> Maura Newell Juan AIA, Managing Principal Architect, Seventy2 Architects</li> <li>• <b>Construction Manager:</b> Charlie Van Zanten, Executive Vice President, Hawley Construction Company</li> </ul>

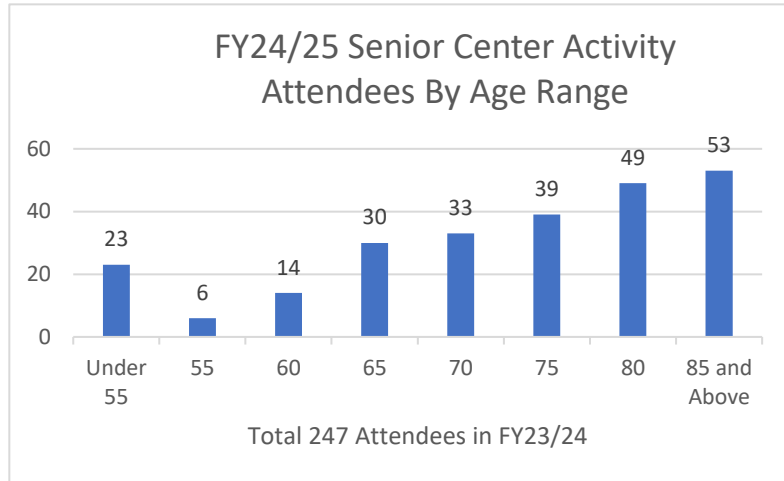
3.	<b>Why is it called the Sherman Senior Community Center?</b>	We are building this structure to replace our inadequate Senior Center. The new building will serve as a hub for community activities and meetings, benefiting a wide range of ages and organizations in Sherman. For example, program/event space for Scouts, Park and Rec, etc. It will provide expanded capacity and more opportunities for community engagement, enrichment and intergenerational involvement.
4.	<b>What is the mission of the Senior Center?</b>	<p>The Senior Center is housed in the historic old Town Hall. The mission of the Senior Center is to improve quality of life for adults age 55 and older and disabled adults by providing a variety of programs, activities and trips for recreation, education, and health and wellness.</p> <p>Click <a href="#">here</a> to access the Senior Center Page</p> <p>The FY23/24 Senior Center Annual Report can be viewed on the Senior Community Center <a href="#">Webpage</a>. Click <a href="#">here</a> to link directly to the document.</p>
5.	<b>How is the Senior Center staffed?</b>	<ul style="list-style-type: none"> <li>• Coordinator, Suzette Berger, 30 hours per week</li> <li>• 2 van drivers share 30 hours per week</li> <li>• 2 activity assistants share 22 hours per week</li> <li>• Volunteers provide clerical help, office assistance, run activities and many programs are only possible through volunteers.</li> </ul>

6.	<b>What services does the Senior Center offer?</b>	<p>The Senior Center offers Programs &amp; Events as well as other services:</p> <ul style="list-style-type: none"> <li>• <b>Fitness and Health:</b> group exercise, chair yoga, Tai Chi, Health/Wellness programs, Blood Pressure Screenings, Health Assessments</li> <li>• <b>Entertainment:</b> Live Music, Holiday parties, Monthly Birthday Party, Trips (movies, shows, etc.)</li> <li>• <b>Classes and Games:</b> computer, crafts, brain games, Bingo Wii Bowling, Cornhole, Bridge Club, Pinochle Club</li> <li>• <b>Shopping:</b> Weekly/Monthly trips to Sherman town center, New Milford, Danbury</li> <li>• <b>Events:</b> Breakfast at American Pie, Weekly Lunch, Guest Speakers, Intergenerational programs with the Sherman School</li> <li>• <b>Services:</b> appointments for Tech Help and Probate Judge, cooling and warming center, educational forums, advocacy, transportation for all trips, most events and other instances, referral services, guest speakers</li> </ul>
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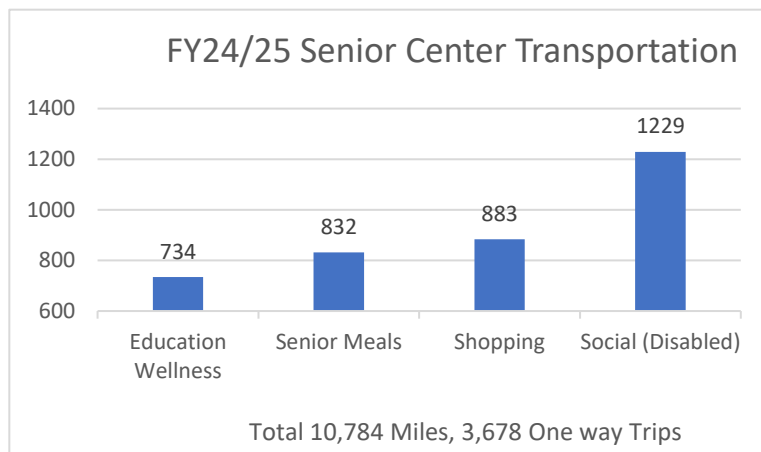
**7. How well is the Senior Center attended?**

The Senior Center is well attended. Stats for last fiscal year include:

- 3-5 activities offered each day Monday thru Friday
- 25-35 clients attend a day, with Wednesday the busiest averaging 41 clients, annual attendance over 6,600
- 247 individuals attended programs



- 22% of attendees were over the age of 85; and may require accommodation in transportation, registration and program design
- Transportation vehicles logged 10,784 miles, 3,678 trips



8.	<b>What's wrong with the current Senior Center?</b>	<p><b>Inadequate parking on site:</b> There are 2 handicap and 5 regular designated spots which are shared with the Historical Society and Social Services. Inconvenient parking leads to seniors leaving and despite a crosswalk on RT 37, distracted driving makes it dangerous for staff, volunteers and clients to cross the road. The single lane driveway can be blocked by emergency vehicles, forcing seniors to walk down the road to meet caregivers or causing delay in their departures.</p> <p><b>Inadequate space:</b> There are only two bathrooms, no private space for confidential services such as health screenings or counseling, and storage space is in the attic which is accessed via a crawl space in Coordinator's office. There is no outdoor activity space. Unlike other Senior Centers, particularly during Covid, Sherman can not offer outdoor programs such as yoga which today are provided via trips.</p> <p><b>Unprofessional environment:</b> The single office is inaccessible to seniors due to steep stairs to access it, resulting in confidential conversations occurring in open spaces that can be overheard.</p>
9.	<b>Why do we need a new Senior Center now?</b>	<p><b>Growing Senior Population:</b> Sherman's senior population is increasing, in line with national and local trends (See FAQ #10). The Center needs to accommodate more people now and in the future. As seniors live longer and more independently; demand for social, wellness, and support services is higher than ever.</p> <p><b>Health, Wellness, and Social Connection:</b> The Center plays a critical role in preventing isolation, which is linked to physical and mental health issues. Access to fitness classes, nutrition programs, mental health support, and health screenings can reduce emergency services and long-term healthcare costs.</p> <p><b>Community Value:</b> A vibrant senior center enhances Sherman's quality of life, attracting families and retirees. It fosters intergenerational engagement, making it a true community asset.</p>

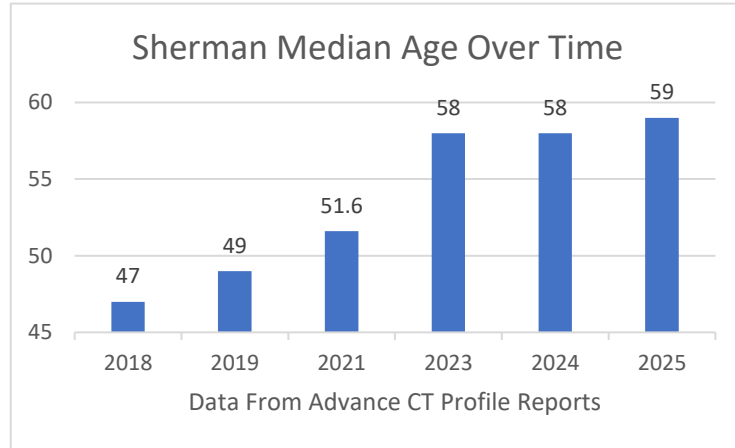
10.

**What is the senior population of Sherman?**

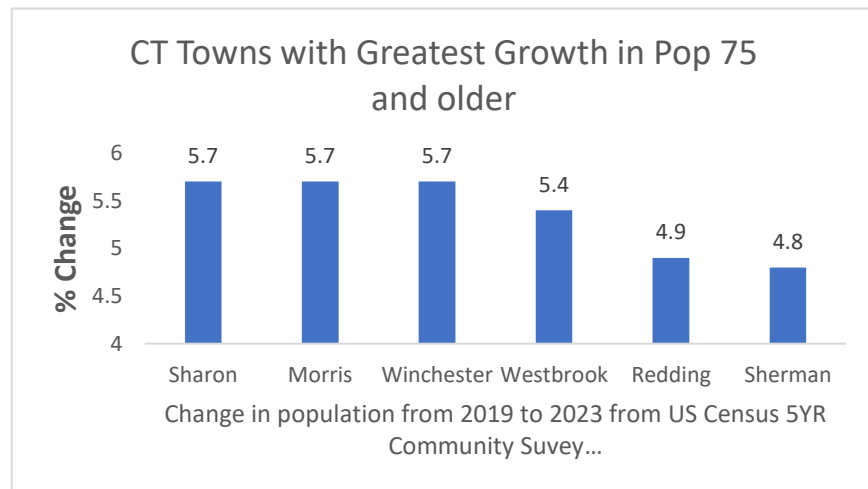
Population 60 years or older

- 53.7% of Sherman households
- 33% of Sherman population; 25% of Connecticut population

Median Age of Sherman is 59, and Connecticut is 41

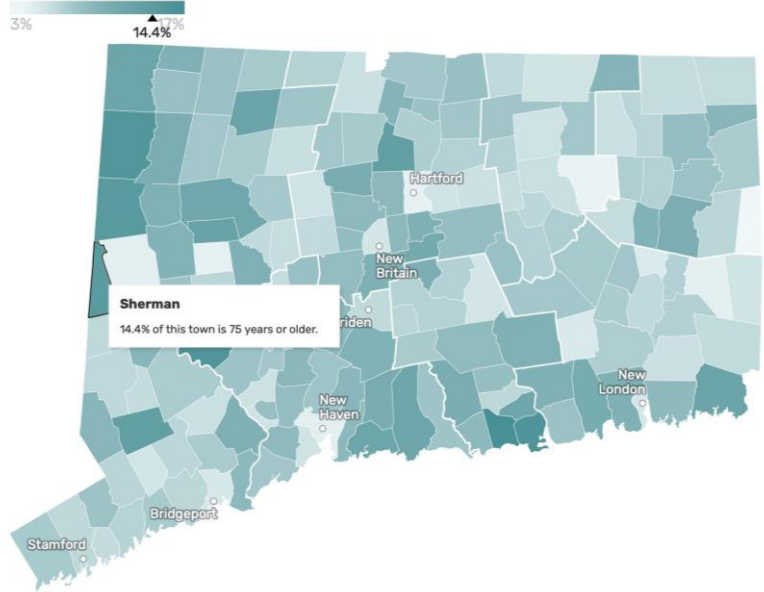


According to the CT Insider Magazine August 10, 2025 issue, Sherman is the 6<sup>th</sup> fastest aging town with over half the towns experiencing growth in their population of residents 75 and older between 2019 and 2023. [ctinsider.com](https://www.ctinsider.com)



Overall, the older adult population (75 years or older) is greatest around the northwestern border and the eastern coast of the state. CT overall is ~8%.



		<p><b>Where do Connecticut's older adults live?</b></p> <p>Share of the population that is 75 years old or older, by town.</p>  <p>Map: Victoria Stavish • Source: U.S. Census Bureau</p>
11.	<p><b>What gaps will the Center fill?</b></p>	<p>A modern center will offer concurrent activities, diverse programming such as tech education, intergenerational activities, caregiver support, and legal aid clinics. It will</p> <ul style="list-style-type: none"> <li>• Provide ample, convenient, and safe parking with emergency service access</li> <li>• Ensure privacy for confidential conversations</li> <li>• Provide patio space for convening in good weather and outdoor programs such as yoga, tai chi and music, professional environment</li> <li>• Feature an expanded kitchen for cooking classes and events.</li> </ul> <p>The Center will include a large meeting room to seat 60 people, adaptable meeting rooms for concurrent activities, efficient storage solutions, and sufficient bathrooms to support all occupants.</p>

12.	<b>Where will the Center be located?</b>	<p>Over a dozen locations were considered including Volunteer Field, the Town Green in front of Mallory Town Hall, and what used to be the Schneckenberg house in the historic district.</p> <p>The southwestern corner of Colonial Field was chosen as an ideal location. The location:</p> <ul style="list-style-type: none"><li>• Overlooks the Colonial Field soccer fields and looks out over the community gardens</li><li>• Offers ample parking, which is crucial for accommodating visitors and staff, as well as provides improved parking for the ball fields</li><li>• Is on Town owned land, simplifying logistics and reducing costs</li><li>• Has satisfactory topography for construction</li><li>• Is tucked away from the highway noise</li><li>• Is close enough to provide access to water for the town gardens.</li></ul> <p>The proposed building drawings (Elevation, Interior, Master, Location) can be viewed on the Senior Community Center Building Committee <a href="#">Webpage</a> under Files and Documents.</p>										
13.	<b>Can you describe the building?</b>	<p>The conceptual design features a multi-functional 4250 square foot building with a 600 square foot portico and 2 large outdoor patios. The building is one story, slab on grade, super insulated, highly energy efficient and will have a backup generator. There are 5 handicap and 11 regular spaces in front of the building with an additional 18 spaces along the soccer field.</p> <p>And inside:</p> <table><tr><td>Vestibule</td><td>Large meeting room/event space</td></tr><tr><td>Waiting Area</td><td>3 Activity rooms</td></tr><tr><td>Reception Desk</td><td>2 Private offices</td></tr><tr><td>Commercial Kitchen</td><td>Storage in all offices and rooms</td></tr><tr><td>3 Bathrooms</td><td>Unfinished attic for storage, accessed via staircase</td></tr></table> <p>The proposed building drawings (Elevation, Interior, Master, Location) can be viewed on the Senior Community Center Building Committee <a href="#">Webpage</a> under Files and Documents.</p>	Vestibule	Large meeting room/event space	Waiting Area	3 Activity rooms	Reception Desk	2 Private offices	Commercial Kitchen	Storage in all offices and rooms	3 Bathrooms	Unfinished attic for storage, accessed via staircase
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14.	Who is providing professional services?	<p><b>Architecture:</b></p> <p><u>Services:</u> Design, construction documents, incorporating professional services for mechanical, electrical and plumbing, and serving as the owner’s representative during construction to help ensure that the project meets the desired standards.</p> <p><u>Selection:</u> The Committee sent out a Request For Information and received responses from several architectural firms. After interviewing four firms, the Committee selected Seventy2 Architects for their experience, qualifications, creativity &amp; innovation, project management, references, communications, fees, location and value.</p> <p><u>Seventy2 Architects</u>, locally based in Danbury and established in 2005, takes a hands-on approach. The firm's principals work directly on the project, and their location makes them conveniently accessible for meetings, town forums, and for on-site visits.</p> <p><b>Construction:</b></p> <p><u>Method:</u> The Committee decided to engage a Construction Manager instead of a general contractor to help reduce construction costs and improve the schedule and quality of work.</p> <p><u>Services:</u> Manage safe and efficient construction respectful of budget and timeline, oversee site work and subcontractors, and suggest opportunities for value engineering.</p> <p><u>Selection:</u> The Committee interviewed all 3 respondents to a Request for Proposal. The Committee selected Hawley Construction Company, for their experience, project management, references, fees, location, schedule, safety, insurances, bonding and value.</p> <p><u>Hawley Construction Company</u>, established in 1969, is also locally based and takes a hands-on approach. The firm's principals work directly on the project, and their location makes them conveniently accessible for meetings, town forums, and on-site visits. Additionally, Hawley successfully worked with the Town of Sherman on Mallory Town Hall, Sherman Playhouse and at the Public Works Facility.</p>
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15.	<b>What are the key benefits of the Center?</b>	<ul style="list-style-type: none"> <li>• Provides modern, accessible space and serves as a hub for community activities, meetings, and programs, benefiting residents of all ages</li> <li>• Expanded access to health, wellness and social connections can help reduce emergency services and long-term healthcare costs</li> <li>• Resolves the existing shortcomings with programming space, storage limitations, privacy, parking, and pedestrian and automobile access</li> <li>• Serves as a flexible venue for meetings, events, and activities, benefiting a wide spectrum of residents.</li> <li>• Funding the Center is an investment in Sherman's future, ensuring the town remains welcoming and vibrant for generations to come, making it a true community asset</li> </ul>
16.	<b>Why is Social Services staying in its current location?</b>	<p>Maintaining privacy in Social Services is crucial due to the sensitive nature of its work. By ensuring a private working environment, Social Services can protect the confidentiality of its clients and provide a safe space for individuals to seek help. Staying in the existing building can allow these services to expand their operations without the need for physical relocation or building expansion.</p>


17.	What is the timeline for the project?	<table><tr><td colspan="2">Planning Phase</td></tr><tr><td>May 2023</td><td>Committee Formed</td></tr><tr><td>Sep 2023</td><td>Interview architects</td></tr><tr><td>Feb 21st</td><td>Town Meeting to approve up to \$76,225 for pre-referendum Architectural Services</td></tr><tr><td>Feb 2024</td><td>Engaged Seventy2 Architects</td></tr><tr><td colspan="2">Design and Consultation Phase</td></tr><tr><td>Aug 2024</td><td>Conceptual design</td></tr><tr><td>Oct 2024</td><td>Cost Estimates (General Contractor Model)</td></tr><tr><td>Mar 2025</td><td>RFP for Construction Management</td></tr><tr><td>May 2025</td><td>Interview construction firms</td></tr><tr><td>June 14th</td><td>Town Meeting to approve up to \$76,225 for pre-referendum Construction Management Services</td></tr><tr><td>Jun 2025</td><td>Engaged Hawley Construction Company</td></tr><tr><td>Aug 2025</td><td>Landing Page on Town Website</td></tr><tr><td>Aug/Sep 2025</td><td>Project cost, construction timeline and architectural drawings available</td></tr><tr><td>Sep, Oct, Nov</td><td>Town Forums, see FAQ#19 for details</td></tr><tr><td>Nov 29</td><td>Town Meeting</td></tr><tr><td>Dec 13</td><td>Town Referendum</td></tr><tr><td colspan="2">Construction</td></tr><tr><td>5 months</td><td>Construction drawings, engineering</td></tr><tr><td>12 months</td><td>Construction</td></tr></table>	Planning Phase		May 2023	Committee Formed	Sep 2023	Interview architects	Feb 21st	Town Meeting to approve up to \$76,225 for pre-referendum Architectural Services	Feb 2024	Engaged Seventy2 Architects	Design and Consultation Phase		Aug 2024	Conceptual design	Oct 2024	Cost Estimates (General Contractor Model)	Mar 2025	RFP for Construction Management	May 2025	Interview construction firms	June 14th	Town Meeting to approve up to \$76,225 for pre-referendum Construction Management Services	Jun 2025	Engaged Hawley Construction Company	Aug 2025	Landing Page on Town Website	Aug/Sep 2025	Project cost, construction timeline and architectural drawings available	Sep, Oct, Nov	Town Forums, see FAQ#19 for details	Nov 29	Town Meeting	Dec 13	Town Referendum	Construction		5 months	Construction drawings, engineering	12 months	Construction
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18.	What is the cost of the project?	The committee is targeting a \$3.5 million budget. Initial estimates were higher, so the Committee, Architect, and Construction Manager are working to align the estimate with the target. We expect more clarity in the coming weeks as we prepare for community engagement meetings. We are pursuing both private and Town funding for the project.																																								

19.

Where can I get information on the project?

Securing approval at a town referendum depends heavily on transparent communication and broad-based support. The following are available for more info:

- Town Website:** The Senior Community Center [home page](#)



- FAQs Document:** Address common questions about the project’s purpose, process, management, and anticipated benefits. Updated as new information or questions arise.
- Public Information Sessions:** Open forums for the community to view designs, plans, ask questions, and provide feedback. We chose different days and times to fit various schedules.

DATE	DAY	TIME	LOCATION
September 21	Sunday	2 - 3 PM	Charter Hall
October 25	Saturday	10- 11 AM	Town Hall
October 29	Wednesday	7 PM	Zoom only
October 30	Thursday	Noon	Senior Center
November 16	Sunday	2 - 3 PM	Charter Hall

- Town Meeting:** November 29 Saturday 10 AM Mallory Town Hall
- Newspaper:** Selectman’s monthly column
- Social Media:** Facebook
- Email the Committee:** SSCCBC39@gmail.com