

**Draft Minutes**  
**New Library Committee Meeting**  
**July 7, 2015, 6:30 p.m. Room 129, Brookfield Town Hall**

***\*5<sup>th</sup> meeting of NLC***

**Present:** A. Barney, K. Daniel, D. Brooks, D. Cioffi, C. Cumberton, M. Jaffe

The meeting was convened at approximately 6:35 p.m.

- **Discuss locations – including Nature Center and Gurski Homestead**

With regard to the Gurski Homestead, K. Daniel advised that the Conservation Commission is very willing to make more use of the space at this property, especially as a cultural center. She noted, however, that the Commission's Chair, Alice Dew, has advised her that the Town accepted a small grant from the State Historic Preservation Office (SHPO), and the SHPO placed an easement on the entire property, which requires the Town to get approval from it for any changes proposed to the property, through 2021. K. Daniel stated that the SHPO has focused on the preservation of historic buildings. M. Jaffe indicated that she thought there may be some financial issues related to that purpose. A. Barney inquired how much the grant was, and K. Daniel advised it was approximately \$2,000.

M. Jaffe inquired if the Gurski Homestead was part of the Brookfield Historic District, and K. Daniel advised it was not. There was discussion regarding the topography of the site. D. Brooks inquired if the only access to the site is from Route 133. There was discussion regarding access concerns from Route 133 related to speed limits in the area, and possible access from nearby Merwin Brook Road. It was noted that some of the advantages of the Gurski site include parking space and the ability to expand.

K. Daniel advised that the application for the development of the T. Lucera site on northern Federal Road was denied, and the developer will likely resubmit an application for an affordable housing development (meaning that 30% of the units will be offered to individuals making 80% of the State median income). This site is likely not a feasible option.

There was brief discussion regarding the site that now houses The Hearth Restaurant. It was noted that the size of the property was approximately two acres. D. Brooks offered to follow up on the progress of that discussion.

The Mystery Acres site was then discussed, and the map was reviewed. The wetlands area was pointed out, as well as an existing easement. A model of a 10,000-square-foot building was posted on the map, and there was discussion regarding parking limitations at this site. K. Daniel did point out that the Town could obtain access from the road through the Department of Transportation for approximately \$500, whereas a private developer would have to pay a great deal more. It was noted that the Mystery Acres site is not likely a viable option.

There was brief discussion regarding the Roy Young property on Silvermine and Federal Roads.

With regard to the Town Hall location, it was noted that house has been removed. The 10,000- square-foot model building was posted on the map of this site. Shared parking spots were noted. There was discussion regarding the possibility of obtaining a parking study. Along with the shared parking, another disadvantage that was noted is the proximity of the building's location to the road.

There was discussion regarding reconfiguring the possible location of the building, along with changing parking and driveway access to the Town Hall site.

- **Discuss next steps for location review**

K. Daniel had to leave the meeting at 7:07 p.m. for another commitment, but advised the Committee that if it had further questions regarding the Gurski Homestead and SHPO, she could provide contact information. She also noted that the Conservation Commission's contact regarding the Gurski Homestead would be Alice Dew.

There was brief additional discussion regarding The Hearth site, and an overall concern of wetlands in the general area of the Town Center District (Four Corners).

M. Jaffe suggested walking the Gurski Homestead site when the weather permits. It was requested that A. Dew be contacted to arrange this, as she may also have knowledge of the status of the existing buildings on the site.

C. Cumberton advised that H. Lasser will be at the next meeting (7/22/15, 12:30 p.m. at the Brookfield Library Community Room), to provide information regarding town bonding. P. Checho, Chair of the Municipal Building Committee, is expected to be at the August 4, 2015 meeting (6:30 p.m. at Town Hall).

- **Discuss Gmail account activity**

C. Cumberton noted that the NLC's calendar is a "living document" under the Gmail account. There was brief discussion regarding previous attempts to coordinate all town events on a shared calendar.

D. Cioffi will check the Gmail account for activity and report to C. Cumberton if any new emails have come in.

C. Cumberton has started a spreadsheet listing all of the possible new library locations that have been discussed, which includes information on each site, such as acreage, amount of buildable acres, safety, parking, benefits, drawbacks, and notes.

- **Discuss next steps for location review (continued)**

C. Cumberton will contact A. Dew about walking the Gurski site. She will also share the new information provided by K. Daniel on the NLC website.

M. Jaffe suggested that the NLC partner with the Parks and Recreation Department to have a parking study completed.

- **Comments/Questions/Concerns**

There was discussion regarding the most effective means of educating residents about the possible locations for the new library, and determining what the new vision for the Town Center District (TCD)/Four Corners area is.

*The meeting adjourned at approximately 7:20 p.m.*

*Next meeting – July 22, 2015, 12:30 p.m. Brookfield Library Community Room*