

Old Library Accessibility Committee  
Meeting Minutes  
March 14, 2016

Members Present: Leo Blair, Wendy Cote-Magan, Mark Mikitarian, Lucy Wallace  
Town Administrator Tim Bragan  
Press: Joan Eliyesil, *The Harvard Press*

The meeting was called to order at 3:30 PM.

Administrative: Minutes of March 2, 2016 were approved as presented.

Review of Action Items:

*Slope:* Tim offered to have Al Cormier of DBoss shoot the grades at the sidewalk adjacent to the new handicap parking space on Fairbanks Street and at the rear door to confirm if the change in elevation would allow for a pathway that does not exceed a slope of 1:20. Tim expects the painting of the parking space to be done this spring. Wendy mentioned a curved pathway (instead of a straight line) would provide extra length if needed to accommodate pathway slope requirements.

*Property Line:* The property line will need to be surveyed and the building's location within this parcel delineated. There is concern the present pathway to the rear door goes onto the abutter's property and question whether an easement was granted to the town for such purpose. There is also concern that the current brick path to and adjacent landscaping infringe upon the right of way (ROW) for Old Littleton Road. Leo will contact GPR and Ross & Associates to ask about the cost and time to complete a survey. Lucy will speak to the assessors and/or the registry of deeds to confirm if an easement was granted. She will also look at title to the abutting lots if there is uncertainty regarding the need or existence of an easement to provide access to the rear door.

*Lift:* Vertex provided Tim an estimate of the cost of installing an exterior lift which he shared with the committee: \$214,937. Should this means of access be used the cost of the project would exceed the 30% assessed value of the building (\$105,840), thereby triggering additional ADA compliance. At this time, the committee was not inclined to recommend this option to the Board of Selectmen.

*Ramp:* Marie Sobalvarro has the quotes for a metal ramp that Tim got before the town offices were moved into the Old Library. According to Tim, the estimate he received was for approximately \$17,000. The ramp would run from the inside main entry over the existing stairs down to the brick walkway and across the front of the building, ending near the Martin property. If a ramp were installed, the handicap parking space would need to be relocated to that end of the front parking.

Next Steps:

*Verify Parcel and Building:* Once we have estimates for cost of survey, we need to confirm location of building on property and extent to which its current paths and landscaping extend into the ROW of Old Littleton Road and abutting properties. We also need to identify a funding source to cover the cost of the survey.

*Costing Options:* There are three options to provide handicap access to the building, which need to be priced by the LLB and Vertex:

- Use the existing rear door, modifying it to comply as a handicap accessible door and modifying the path to meet grade requirements.
- Purchase and install a ramp thereby providing access to the current main entrance.
- Restore the original front entrance and install an interior lift.

The first is preferable at this point due to estimated costs, although the second could be considered if the first is not feasible. They all assume continued use of the existing elevator that provides access from the basement to main floor and mezzanine. Leo suggested the third option might be a good long term plan.

The date of the next meeting will be set once Al Cormier has completed his task and Leo has estimates from GPR and Ross & Associates.

The meeting was adjourned at 4:30 PM.