

MINUTES OF THE SELECT BOARD
Work Session with Library Trustees

April 18, 2013

PAGE 1

Board members present: Selectman Cedarholm and Selectwoman Dennis.

Others present: Annie Gasowski, Bruce Larson, Katrinka Pellecchia, Peg Dolan, Cynthia Giguere-Unrein, Paul Gasowski, Bill Henze, Gail Grant, and Town Administrator Julie Glover.

Library Trustee Annie Gasowski introduces the Trustees to the Board; describes the draft charge for the Library Building Committee. Ms. Gasowski states the Purpose: to form a building committee to oversee and recommend the final plans for the new Lee Library to be built on the bluff overlooking Little River Park; the Charge: become acquainted with the special building needs of a modern library and conceptual plans already developed to make recommendations for improvement; provide periodic summations to the Select Board and Library Trustees; have plans ready for information sessions in December 2013 - January 2014, with final presentation at the Deliberative Session in February 2014; after the town has approved project funds the committee will remain in place through the construction phase and the completion of the project. Committee Composition: Minimum of seven members, maximum of eleven; selected from applications received; other members include: Select Board representative, Library Trustee representative and the Library Director; initial term of the Building Committee shall be one year; meetings are open to the public and comply with the right-to-know law.

Selectman Cedarholm asks about the Community Center needs not being part of the charge. Ms. Gasowski states they have found that a community center is part of a modern library. Bruce Larson states as the demographic is becoming older they would like the structure to have multi-use space for the community. Selectman Cedarholm states he is a huge supporter of this project.

Bruce Larson speaks about the various concepts of modern libraries that include digital technology; rooms that support art galleries and craft programs.

Annie Gasowski shares the development timeline; past site considerations. Selectman Cedarholm discusses the Steven's field as a site consideration. Bruce Larson speaks about safety and traffic concerns regarding the Steven's field. Katrinka Pellecchi states the much research was done regarding site consideration; Bricker property was determined to be the best site and it was reaffirmed by former Town Center Committee Chair Jim Griswold (not present).

Peg Dolan states, a site needs to be determined now, as it is hampering the fund raising. Katrinka Pellecchia states the site has been decided: the bluff overlooking Little River Park. Selectman Cedarholm asks how a facility at the Bricker property gets linked to the Town Center; the 2007 charge for the Town Center Committee was: "We are charged to find a new town center" (from the first Town Center Meeting chaired by Frank Reinhold). Selectman Cedarholm adds, what the town center is has never been defined.

MINUTES OF THE SELECT BOARD
Work Session with Library Trustees

April 18, 2013

PAGE 2

Annie Gasowski notes, the town center is very linkable through walking trails and sidewalks that will come with new facilities and as the Town Center Committee is reestablished they could consider this. Katrinka Pellecchia adds, with the establishment of Little River Park, the town center has expanded (it is more than just the triangle and the 3-4 houses around it).

Selectwoman Dennis states, her understanding was the town center was a ½ mile radius – not just the area surrounding the triangle. Selectman Cedarholm states, that was one idea, but the town center hasn't really been defined yet; the Safety Complex creates one corner of the town center; Transfer Station is another corner; Little River Park the third corner, creating a triangle.

Cynthia Giguere-Unrein asks how the placement of the New Library on the bluff overlooking Little River Park will affect the town center; how does defining the town center affect the placement of the Library. Selectman Cedarholm states that question, along with other unanswered questions that relate to the town center need to be debated. Ms. Unrein states the town cannot afford to wait on this project; the 'three legged stool' for funding has been established; looking forward to the ground breaking in 2016 to coincide with the town's 250th celebration; risk of interest rates rising; anticipation of construction costs rising.

Selectman Cedarholm asks how the residents in the town center feel about this project. Ms. Pellecchia states there were three public hearings before the establishment of the capital reserve fund. Mr. Larson notes the town didn't charge anyone with defining the center of town, but the Town Center Committee came up with an interesting idea for a circle (as opposed to the traffic circle with Market Basket); spoke about lowering the speed limit in the area of the triangle.

Ms. Pellecchia speaks about the public hearings; the most attended was the vernal pool public hearing; the town's people have spoken about their concerns, the Town Center Committee listened and no spoke about concern of the Library location at the bluff.

Ms. Gasowski advises that the Library Trustees would like to build a Library that young people are happy going to; the older people go to and there are many things going on there.

Selectman Cedarholm speaks about the Bricker property being the last undisturbed forest with a sand and gravel aquifer large enough to contain a future community well. Selectman Cedarholm adds, the needs of the town in 100 years is unknown and the town center may be in need of a public water supply; a public water supply cannot be located in a developed lot. Mr. Larson states, the Bricker property would be the last place he would choose for a community well; the vision is to have as small of an impact at the site as possible (no clear cutting of the forest).

MINUTES OF THE SELECT BOARD
Work Session with Library Trustees

April 18, 2013

PAGE 3

Ms. Giguere-Unrein states there are time constraints on this project: the Town Hall is woefully inadequate and that it cannot be addressed until the Library is vacated; asks Selectman Cedarholm how we can move the project forward.

Selectman Cedarholm states there may be other options instead of cutting town an undisturbed forest in the town center. Mr. Larson states, we have a huge town forest that is protected by easement; doesn't feel that he has heard a cogent argument to hold up the project. Mr. Larson adds, the concept of the library is to be in a wooded setting not in the middle of a field.

Ms. Gasowski states the Lee Public Library Trustees wish to move the Lee Public Library project forward and asks the Select Board to make a public commitment to the site on the bluff overlooking Little River Park. Fundraising efforts have had to be put on hold as donors are reluctant to contribute to a project with too many unknowns – the site being the main issue. Ms. Gasowski lists quantitative points; qualitative points; action items; supporting documents (attached to these minutes).

Town Administrator Julie Glover advises that there is some confusion regarding the parcel number associated with the former Bricker property (the bluff overlooking Little River Park); that the tax maps are showing the same parcel number for two different lots. Ms. Glover notes, under the recommendation of the Assessor Scott Marsh and the Planning Administrator the parcel number will be changed to 20-02-0300 (the two bordering properties that are town owned are identified as 20-02-0100 and 20-02-0200). Ms. Glover adds, it is her understanding that the way warrant articles are looked at (and clerical errors in the warrant article) – would be the intent of the voters.

Selectman Cedarholm states when he listened to the audio recording of town meeting the Brinker property was not mentioned in the discussion regarding article 25 (Establishing the Capital Reserve Fund). Selectwoman Dennis states it is hard to believe that voters would vote on map number alone; she listened to the audio as well and it was referenced.

Mr. Larson asks Selectman Cedarholm if he feels the public was misinformed regarding which property they were voting on. Selectman Cedarholm states on this particular article – it was clearly a mistake.

Mr. Larson requests (from the Select Board) a clear way to move forward; the intent of the trustees has been clear for ten years; believes (the bluff) is a great site for the new Library.

Annie Gasowski states she hopes this will be the first of many work sessions with the Select Board, as the Library Trustees will be involved in all aspects of the project.

Ms. Giguere-Unrein states last year's town report does not show the results of the vote; she requests that be corrected for the record.

MINUTES OF THE SELECT BOARD
Work Session with Library Trustees

April 18, 2013

PAGE 4

Minutes transcribed by:

Dawn Hayes, Town Secretary

Minutes accepted by:

Carole Dennis

David Cedarholm

LEE SELECT BOARD