

Members Present: Terri Jillson White, Faith Reney, Peter Urbach, John Wilson, Jean Malloy, Barbara Chalmers.
Alternates: Mary Epremian, Anne Nilsen. John Walden, Director
Members Excused: Tracy Nangeroni
Attendees: Robin & John Mapley, Barbara Hollander, Sue Gottling, Xan Gallup, Lois Gallup, Alice Josephs, Jean Wilson, Sharon Montambeault, Heather Weir, Lillian Keane, Shirley Weir, Joyce Martin.
Presenter: Chris Lizotte, SMP Architects.
From: Barbara Chalmers

On the above date, those noted above met at Town Hall for the SMP Architects conceptual site plan presentation of 1) Sunapee Center site and 2) expanding the current library building. Terri noted that Mary will sit in for Faith.

1. SMP Architects have designed a conceptual site plan for both sites. The building footprints represent the 2008 building program of 9,900 sq ft. (Program was later revised to 9,300 sf). Chris noted that this is not a building design, but represents the area required for a building of this size. He further noted that the site plans are based on tax map layouts, not on land surveys, so are not precise.
2. Expand-in-Place: (See attached site plan)
 - Conceptual site plan for the existing facility expanding to east, with acquisition of the Josephs property for a combined site of about 0.57 acres.
 - A 2 story addition of approximately 3,100 sf per floor is proposed, for a total of 9,900 sq, including the present building. The existing house would be removed completely.
 - Existing parking along Rte 11 remains as is. A small 4 space parking lot is proposed for behind the library which would be accessed by an easement across the adjacent Pizza Chef property. Total of 13 spaces. A retaining wall to the hill would be required behind the library. Several board members commented that they didn't think getting an easement would be likely.
 - Most of the site falls within the 50' to 250' Shoreland Protection Act Zone and would be subject to maximum 30% impervious lot coverage. Chris noted that the site plan exceeds this, so pervious paving would be required.
 - There is no space for future expansion, without addition site acquisition.
 - This site has town water, sewer and high visibility.
3. Sunapee Center: (See attached site plan)
 - Total site is 5.3 acres, proposal is to purchase the north 2.5 acres section that is presently undeveloped.
 - A single story 9,900 sqft building footprint is shown on the conceptual site plan, with access via the upper 2-way traffic driveway currently used by the townhouse tenants. An extension of the drive would become a one-way loop uphill of the proposed library.
 - 19 parking spaces shown, with room for 32 more.
 - Site has town water, sewer and is highly visible. Library development would require easements for utilities and access over the south portion of the property.
 - 80% lot coverage is allowed in this zoning district (village).
 - Barbara asked why the proposed site plan does not use the lower driveway, currently serving other site businesses. Chris noted the upper drive allows the building to be higher on the site for less sitework, and avoids building views on to a parking lot. Chris thought it could be possible to bring the lower drive up to the high side of the building, although grades rise about 10'.
4. Conceptual Project Costs: (See attached Opinion of Project Cost sheet)

Chris noted: Bauer Construction assisted him in developing costs.
Site acquisition costs used are tax evaluations.
Estimate represents today's costs.

- Expand-in-Place: \$3,181,500
- Sunapee Center: \$3,365,000

5. Questions from Public and Trustees:

- Alice Josephs: Will proposed rear parking lot for Expand-in-Place effect neighbors and noted Pizza Chef drive is often blocked by delivery trucks.
- Shirley Weir: Currently, library staff park off-site due to lack of parking. She doesn't like to cross Rte 11 with the traffic. Sunapee Center site seems safer for children.
- John Mapley: Sunapee Center site was considered by Trustees years ago, why was it dropped? Original site developer had high density plans for the site and not enough space was being offered to construct a library.
- Sue Gottling: How would a 2 story library work? Chris noted that this is conceptual site design, not building design yet.
- Lois Gallup: She questions use of the upper driveway. Right now it is narrow with no place to put the snow. Added traffic would be problematic. She suggests using the lower drive.
- John Mapley: Would the building have a community room? Chris noted that the program includes one. Terri commented that this is an area to consider for space reductions.
- Terri White: Would it be possible to save and reuse any of the Josephs house in the Expand-in-Place design? Chris responded no, the structural capacity and small room layout are problematic for a library.
- Anne Nilsen: Any green features built-in to the estimate? Chris responded yes.
- Joyce Martin: Adjacent meeting room and children's room should be considered so they can be opened to each other for a larger room. Chris responded that this is good planning.
- Peter Urbach: Sunapee Center site provides a lot of flexibility, expansion space and is free of many of the planning restraints of the other site since it is not in the Shoreline Protection Zone. Chris responded that due to wetlands on Sunapee Center site, treatment of storm drainage will be required.

6. Terri asked all Trustees to comment on the information presented tonight.

- Peter: Expand-in-place will be easier to sell to voters, but parking remains an issue. Sunapee Center provides for a better building layout, good parking and is not that much more than Expand-in-Place costs. He supports Sunapee Center.
- Jean: Sunapee Center is a better plan. We should look to phasing to reduce initial costs.
- John Wilson: He agrees with Peter and Jean.
- Terri: Expand-in-Place is more saleable, but has safety concerns and parking issues. She likes Sunapee Center with its greater green space and similar cost.
- John Walden: Parking and potential for more staffing to cover a 2 story building are John's concerns with Expand-in-place. He wants a single story design, and likes Sunapee Center.
- Faith: She agrees with what has been said by other Board members.
- Mary: She likes Sunapee Center. We should not assume that most citizens want to stay in the present library.
- Barbara: Presented project costs are not surprising. The Board is too early in this process to be narrowing down to one site. The Board must establish a budget for the project

based on an analysis of how much money can be feasibly raised. If that amount turns out to be only \$1.5 million, building new at Sunapee Center does not make sense and a modest addition to the present facility would provide the most benefit to patrons. The costs presented tonight must be projected several years into the future and will likely be in the \$3.5 million range.

- Anne: Sunapee Center is the better choice. The differences presented tonight are substantial.

Board Discussion:

- Peter: Barbara's approach is wrong. The Board needs to have a vision and make it happen.
- Terri: The Board needs to assess cost in conjunction with a fund raising plan
- Peter: The Board should do another targeted survey, the type that got a good response rate with the postage paid response cards to get a sense of the community. He reminded the Board that the previous fund raising effort raised \$1.8 million in donations and pledges over about a 3 year period. The Board could look to getting a mortgage, like was used for Safety Services Building.
- Barbara Chalmers: Raising \$1.8 million is a long way from raising well over \$3 million.
- Barbara Hollander: We are building for the future and should be planning for about 10 years out. We need to have expansion space. We should build what we need.
- Peter proposed a motion to focus Board efforts on planning at the Sunapee Center site, 2nd by John Wilson. Discussion: Mary questioned whether we are ready to have such a motion. Jean noted we have not heard the information yet on the informal discussions of site acquisition costs authorized by the Board last month, which should be known to Board members before such a motion. Terri commented that the Board should discuss funding strategies and know about site costs first. Peter withdrew his motion.
- Peter made a motion to go into non-public session per RSA 91:A.3.2(d) for discussion of real estate acquisition, 2nd by Jean. Roll call vote, all in favor.
- John Wilson made a motion to seal the non-public minutes for 180 days and end non-public session; 2nd by Jean, roll call vote, all in favor.

Meeting adjourned at 8:24 pm.

Next meeting: 15 March 2011, 6:30 PM, Town Hall.