



TOWN OF UPTON, MASSACHUSETTS

Upton Joint Library/COA Feasibility Committee

MINUTES

Committee: Joint Library/COA Feasibility

Meeting Day, Date, Time: Monday, September 28, 2015, 6:30 pm

Location: Town Hall, Ground Floor Conference Room

JOINT LIBRARY/COA FEASIBILITY COMMITTEE

William Taylor, Chair

Linda Arthur, Vice Chair

Fran Gustman, Secretary

Robert Fleming, Leah Hagen, Kelly McElreath, Janice Nowicki, Steven Rakitin, Alan Rosenfield, Esq.

ASSOCIATE MEMBERS

John Robertson, Jr., Chair Library Board of Trustees

Matthew Bachtold, Library Directory

OPM Steve Kirby, Vertex

ARCHITECT Barbara Joslin, Tecton Architects

Absent: Kelly McElreath, Janice Nowicki, Steven Rakitin, Alan Rosenfield

1. Call meeting to order / review agenda. Done.

2. Site Selection

a. Updates on 149 Main Street site. Bob will go before the Planning Board to determine what usages are permitted and if there are endangered species at the site. The owner appears to be committed to Upton, having contributed monetarily several times.

b. Debrief on September 19 site visits. Barbara, Kayla, Matt, Janice, Bill, and John R. visited sites.

c. Evaluate/rank sites.

Barbara discussed the sites. 80-100 parking spots will be needed to accommodate the library and CoA. MBLC will reimburse up to \$400,000 towards the site purchase.

Stefans Farm is the most difficult site to access and build on. Pederson may be interested in selling the funeral home. The Pederson property has a hundred-foot frontage.

Bill said that owners must wait to sell until the town makes a decision on the library. Bob added that if they get an offer, the town has the right to refuse first.

Maplewood and Pederson may have wetlands. Bill will check for records with the Conservation Commission.

149 Main: to follow up on this offer, the town would have to reject the eight other properties and put out another RFP.

The library is exempt from zoning restrictions.

Matthew will ask Janice her opinion on the site at Centennial Court, which is too small for a joint building but might be suitable for the CoA alone.

We will vote on the suitability of the offered properties and record the responses. A small working committee will fill out the forms, consisting of Bill, Linda, and Bob.

- d. Assign follow-up as needed. Bill will contact the conservation officer and have him walk Pederson and Maplewood to check for wetlands and endangered species.
3. Project schedule. Review/update schedule as needed. See #8.
4. Discuss Library and COA Building Programs as needed. No further discussion.
5. Library Director update. Matthew did a MBLC tour. The Boston Public Library is halfway through a \$78 million renovation. Ideas he liked included: mobile shelving and zigzag lighting. The East Boston branch has almost replaced Bolton as his favorite: all shelving is under 4 feet, providing good sight lines; he feels more quiet space is needed; acoustic glass helps.
Matthew will add his pictures from the MBLC tour to Fran and Linda's slide show and will add the slide show to the library website. / Next meeting
6. Financial/budget review. MBLC reps told Matthew to make a good faith effort to separate library and CoA money. During construction, the guidelines will be more stringent. We are to spend all grant money.
7. Board of Library Trustees update. Matthew and John must be sworn in as associate members. Bill said that, if a quorum is needed, both will vote.
8. Approve Joint Library/COA Committee minutes of August 12, 2015. The motion to accept the Joint Library/COA Committee minutes of August 12, 2015, was approved. Approval of the minutes of September 14, 2015, was postponed.
9. Audience participation. None.
10. Future meeting date(s). The meeting of Monday, October 12 has been rescheduled to Thursday, October 15. Linda and Fran will present their slide show of libraries.
11. Other topics not reasonably anticipated by the Chairman 48 hours in advance. None.
12. Adjournment. A motion to adjourn at 7:38 was approved.

Submitted by:

Fran Gustman, Secretary

November 9, 2105