

**Wayland Free Public Library
Library Planning Committee
Minutes of Meeting on June 18, 2015
Safety Building**

Present: Christine Cipriani, Tom Fay, Aida Gennis, Anne Heller, Sarah Hubbell, Ann Knight, Vicki LaFarge, Rachel Sideman-Kurtz, Bill Steinberg, Thom White, Maureen Cavanaugh, Jen Gorke, Lynne Lipcon.

Call to Order at 7:06 p.m. by Tom Fay, chair, who noted the meeting was being videotaped by WayCAM. There was **no public comment**.

Minutes from previous meeting (24 hours ago) were not available.

The public land study group (Mr. Fay, Ms. Salzberg, Ms. Gorke, Mr. Steinberg, and Mr. White) reported having looked at all town owned properties from Alpine Field to High School, to Greenways, etc. and concluded that the three most suitable options are new town center, current library site at 5 Concord Road, and the old DPW site on Rt. 27. Ms. Gorke noted that the current site has great historic importance; the town center site offers possibility of new vision and would provide an anchor for the center, but is challenging in that the town does not currently own much land there; DPW is easiest building site (no zoning issues) and has advantage of being close to schools.

Mr. White reported that the group met with five town department heads and was encouraged to “think big and look at a comprehensive plan.” Town center would be most transformative and could concentrate several town functions in one place. He agreed that DPW site was simplest. Mr. White believes that 5 Concord Rd. has the potential for a 12,000 sq. ft. addition. Mr. White believes this would require a variance, 1000-gallon hook up to town wastewater system and likely reconfiguration of the automobile access to property. As an architect, he sees possibilities that he will elaborate on at a future meeting. Mr. Fay also noted that he explored the option of moving the current library building to a new site and found that it was prohibitively expensive and would require closing traffic in the center of town for three weeks!

Mr. Steinberg explored Claypit Hill School, the high school and Orchard Lane—all highly problematic for a library project. While DPW is easiest site, it was of least interest. Either of the other two sites would be part of a walkable town center. Town center may have the most long-term benefits. If the library moves from current location, Mr. Sarkisian (Planning Dept.) would be concerned about that building’s future use. Ms. Knight clarified that the town center site is not what was called the “municipal pad.” The site referred to is north of the hardware store. Ms. Sideman-Kurtz asked if the original pad was ruled out. Mr. Fay responded that the available space would not likely support both the COA - CC and the library. The town could seek additional space. If land were secured behind the hardware store, a change in zoning would be needed to allow for more than the original maximum of 40,000 sq. ft. for municipal use. Ms. Gorke noted that there are a lot of major issues associated with the town center. It would be challenging to resolve these issues within the time frame of the MBLC library grant application.

Mr. Fay polled the group for their comfort level with the three sites. Each site was seen to have pros and cons. Ms. Cipriani noted that a town center library would add to walkability of Wayland, a quality that, over time, could help make the town more desirable. Concerns were voiced that a renovation at 5 Concord could feel “stuffed in.” New rail trail and new sidewalks make 5 Concord walkable. DPW site offers a

chance to work with students in a broader way. Town Center “traffic” would benefit both businesses and the library. Mr. Steinberg suggested that all WPLPC members visit the Cambridge and Bolton libraries—two very different libraries that successfully integrated historic and new buildings.

Ms. Gennis thanked the land study group for their extensive research. She reminded the WPLPC that if the recommendation to the trustees is to move forward with a grant application, we would be required to look at the current site and at least one other. Mr. Fay wished to publicly thank Alf Berry (Town Surveyor), Sarkis Sarkisian (Planning Dept.), Brian Monahan (Conservation), Ben Keefe (Facilities), Jay Abelli (Building Dept./Zoning), and Julia Junghanns (Health Dept.) for all their help.

Discussion of recommendation to Library Trustees Noting all the meetings, reading of documents, and visits to many libraries, Mr. Fay asked if there was any additional information that the committee needed in order to make a recommendation to the Library Trustees about whether to go forward with a Massachusetts Public Library Construction grant application. Mr. Steinberg asked for a recap of the timeline grant application process. Mr. Fay referred all to the timeline document that was distributed at an earlier meeting. There was some discussion about the advisability of going to town meeting this fall vs. next spring. It was noted that it is up to the Trustees to determine the approach to the Town.

Ms. Gorke moved that the WPLPC recommend to the Trustees of the Wayland Public Library that they go forward with a Massachusetts Public Library Construction grant application. Mr. Steinberg seconded the motion which carried unanimously.

Discussion of the required report to the Library Trustees Ms. Gennis stressed the importance of making a case for the recommendation and gave an overview of the required elements of the report:

- Why the WPLPC came about

- How the committee was established

- Statement of the charge to the committee

- Baseline report of the current status of the existing library at 5 Concord Rd

- Method used to gather information and why was the method chosen

- Analysis of discoveries (both here in town and other libraries: facts and evaluation)

- Formal statement of recommendation whether or not to apply for a Massachusetts Public Library Construction grant

It was suggested that it would be useful to include Ms. LaFarge’s summary by themes and to use specific data about the current site.

Mr. Fay asked for volunteers to work on the writing of the report. Ms. Cipriani volunteered to be editor in chief. The following also volunteered to help draft the report: Mr. White, Ms. LaFarge, Ms. Gorke, and Ms. Sideman-Kurtz. Two additional names of committee members not present were suggested. Mr. Fay will ask for their help. Mr. Fay charged the writers with completing a draft by the July 30th meeting. He reminded them that the open meeting law applied to their upcoming work. The group was thanked and encouraged to be in touch with Mr. Fay or Ms. Gennis if/as questions arise.

Mr. Fay will poll the committee for a suitable date for an additional July meeting.

Hearing no further business, Mr. Fay adjourned the meeting at 8:15 p.m.

Respectfully submitted by Lynne Lipcon.