

**Wayland Free Public Library  
Library Planning Committee  
Minutes of Meeting on July 27, 2015  
Raytheon Room, Wayland Public Library**

**Present:** Lynne Cavanaugh, Maureen Cavanaugh, Christine Cipriani, Gretchen Dresens, Tom Fay, Aida Gennis, Jen Gorke, Sarah Hubbell, Ann Knight, Daryl Mark, Sandy Raymond, Betty Salzberg, Barbara Scolnick, Rachel Sideman-Kurtz, Thom White, Jessica Yurkofsky

**Call to Order** at 7:10 p.m. by Tom Fay, chair of the Library Planning Committee

**Public comment** There was no public comment.

**Minutes of Previous Meeting**

Jen Gorke moved to approve the minutes of June 17, 2015. Maureen Cavanaugh seconded. The minutes for the meeting of June 17, 2015, were approved unanimously.

Daryl Mark moved to approve the minutes of June 18, 2015. Sarah Hubbell seconded. The minutes for the meeting of June 18, 2015 were approved unanimously.

**Suggestions for Expansion of Current Library Building**

Thomas White gave a presentation of two suggestions for the expansion of the current library building. Option one added 12,280 square feet by adding sections to the north and east and placing a third floor over the 1988 addition and adding a first floor entrance between the current building and the current parking lot. Option two adds 18,000 square feet by razing the 1988 addition and placing a three-story structure in its place and also adding the same new first floor entrance. The current library has 14,025 square feet.

In both cases, waterproofing installation to prevent flooding, as happened in 2010, would have to be done. This could be done by removing the floor in pieces and placing waterproofing below the floor and a barrier to the east, where the wetlands are located.

One suggestion for mitigating the parking and vehicle access problems is to install an entrance or egress road parallel to the railroad (to become a rail trail), and moving the entrance to the parking lot 60 feet to the north. Possibly the entrance road could be one-way and the opening on route 126 (Concord Road) could be an exit only. The parking lot could be made pervious which might make up for the greater footprint of the expanded building.

The septic system and leaching field take up space which might be lessened by either using an innovative alternative system which takes up less space or by connecting to the town wastewater plant.

In both options, the new entrance would be closer to the parking lot and make access easier. In both options, the beautiful architecture of the old building would be visible. In both options, regulatory processes would have to be followed with zoning and conservation. Some special permits or variances might be required.

These two options are just to give an idea of what might be done. If the trustees decide to expand the current library building, an architectural firm would be hired and the design they choose may look somewhat or much different from either option Mr. White presented.

Ms. Scolnick asked if there would be a separate service entrance for deliveries. Mr White said that could be arranged.

Ms. Mark remarked that the parking requirements for buildings would be different for the town and for the MBLC. Ms. Knight said that typically the MBLC defers to the towns. Ms. Gennis began a discussion of using the parking near the Depot, across the street from the library. Ms. Knight said that this was municipal property, not library property, and could not now be reserved for the library.

Parking would be an easier problem if the town center or the old DPW site were chosen for a new building.

### **Pros and Cons of the three sites.**

Christine Cipriani took notes on a discussion of the pros and cons of the three sites led by Mr. Fay. Mr. Fay invited each person to contribute. First, the current library site was discussed. Then the site near the middle school (the old DPW) was discussed, then a site at the new Town Center. Most of the points were seconded by more than one person.

#### **PRO (current library site):**

- Historic Building retained
- Keep Building Library-occupied
- Centrally Located

Option 2 —big box at back—would allow flexibility in use over time

Although more expensive per square foot to expand an old building, you can't build a new building with the character of the old one

- Near the rail trail
- Easier to present to the community
- Familiarity to the community

#### **CON (current library site):**

- Site Constraints
- Near wetlands, parking, access, wastewater
- Could use old building for a different public use
- Historic character prevents reimagining in some ways
- More expensive per square foot of expansion than new building
- Would like to use old library as art center instead of library
- Not near schools
- Could sell the building?
- No temporary location to use during construction

It was also remarked that any other municipal use of the building would have the same problems of access, wastewater, parking, conservation, zoning variances. Mr. White thought that the building could not be used commercially.

Mr. Fay remarked that most of the “cons” are really “hurdles” and not reasons not to expand the building.

**Pro (DPW site):**

No zoning constraint, no size constraint, no design constraint, near middle school, high school, and two elementary schools.

Middle school students have a hard time getting to current library

Closer to population center

Access easier

More walkers

Safest site for driving; no danger from traffic and less of it

Would challenge staff —good thing—to provide programming for middle-school, but getting kids at middle school interested in library use is wonderful

Cheaper per square foot

**Con (DPW site)**

Could be boring-looking

Hard to get there from the North part of town

Other town uses in question, in particular a playing field, also place for snow melting

May need additional staff for enriched programming for “tweens”

Danger that other populations may perceive library as a “place for kids”

What to do with the current library would be a problem

Needs more landscaping

**Pro (Town Center)**

Near town green, rail trail, support businesses there

Attract new users, near new COA, get inter-generational interaction

Traffic and parking better than at current library

Library would help make the new Town Center a real “town center” and would make it less sterile

Most exciting because would be “transformational” for the town

**Con (Town Center)**

Need Purchase and Sale agreement for any privately-owned land in hand at time of grant application (“a deal breaker” at this time)

Site (in back of the new hardware store) seems cramped.

A new building there would probably have to conform to the rest of the “Faux New England” architecture

Still would need to find a new use for the old library

Using the plot north of the hardware store would have to reopen the town center master plan.

Three stories would require a variance and not enough land was suggested to make two stories have enough square feet.

In a library, most things want to be on the first floor, it can be difficult to arrange three stories of space. For example being in a study room on a third floor, where there is not much activity on that floor - no stacks and people nearby - can get creepy.  
Middle school (DPW site) could have fewer stories.

Ms. Scolnick asked if timing to get Purchase and Sale is too tight, and when is the next round of grants? Ms. Knight said we never know when another grant round can happen and perhaps it can happen in 7-10 years but it is dependent on a bond bill being passed by the state legislature and that is always uncertain. Mr. Fay noted that there has been discussion concerning the current owners of the Town Center development, Twenty Wayland, attempts to sell the commercial portions. A new owner may look very favorably on a library at that location, we just do not know now.

Ms. L. Cavanaugh wanted to revive the idea of combining the community center and library. If the community center is already established elsewhere, how does that change the concept of the library? The current status of the community center on the "municipal pad" at the Town Center is unclear. In particular, it is unknown if the town owns the "municipal pad."

### **Draft Report of the 2015 Wayland Library Planning Committee**

The draft report was passed out and Christine Cipriani gave a very quick summary as the hour was getting late. A group of members had worked on this report and it will be sent by email to all members. It will be discussed at the next meeting, Thursday, July 30. The final report will be sent to the Library Trustees. The Trustees will decide whether to go ahead with a building grant application, in which case an article may appear in the Fall 2015 Special Town meeting.

### **Next Meeting**

Thursday, July 30 at 7:00 p.m. in the Raytheon Room of the Library.

Meeting adjourned at 9:05 p.m.

Respectfully submitted by Betty Salzberg.

### Documents distributed:

Agenda for Meeting 7/27/15

Draft report of the 2015 Wayland Library Planning Committee

Minutes of June 17, 2015

Minutes of June 18, 2015