

**Wayland Free Public Library
Library Planning Committee
Minutes of Meeting on June 28, 2016
Raytheon Room, Wayland Public Library**

Present: Maureen Cavanaugh, Christine Cipriani, Tom Fay, Aida Gennis, Neil Gordon, Jen Gorke, Anne Heller, Ann Knight, Vicki LaFarge, Lynne Lipcon, Daryl Mark, Tim Marsters, Sandy Raymond, Betty Salzberg, Barbara Scolnick, Rachel Sideman-Kurtz, Thom White.

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

Public comment: There was a discussion of when to have the next meeting. It has to be before the next PMBC meeting on July 13. A quorum of the Library Planning Committee must be present. The date of July 7 was chosen.

Minutes of Previous Meeting

The minutes of the meeting of May 17, 2016 were approved unanimously.

Update on Tappé Design Study.

Mr. Chris Blessen of Tappé gave an update on the work accomplished to date on the research of the three proposed locations and the next steps.

Tappé obtained some information from public meetings and surveys on how people use the library. Very useful information came from meetings with teens as well. Tappé has also been gathering information about the three proposed sites for a new library building or expanded and renovated library.

Mr. Blessen said the library planning committee would get a package of information to help complete the matrix to evaluate the three sites. He then reviewed information obtained so far.

The three sites are referred to as (1) "Library + Nature"--202 Old Connecticut Path, which is currently open space without any construction on it, (2) "Library + Education"--207-195 Main Street, the former DPW site, adjacent to the middle school and (3) "Library + History"--the current library at 5 Concord Road.

At 5 Concord Road, constraints include, among other things, adjacent wetlands, setbacks from the parcel boundaries, its location entirely in an aquifer protection zone, septic/ sewer service, prior flooding, land for increased parking.

At 207-195 Main Street, the parcel is in an aquifer protection zone and there is also an old burn landfill and a proposal to co-locate a turf field. The turf field the Recreation Department would prefer is very large, accommodating a full football field or else two soccer fields. We hope there is some room for negotiation for a smaller field and parking for it. The site drains into a wetland on the other side of Main Street and the swale to the north of the access road must either be

maintained as is or another good method for drainage must be substituted. Tappé suggested building on the south side of the access road in any event (where the current DPW building is) and not in the area of the old burn landfill, which straddles the access road. The current DPW building is slated to be torn down this year, in any case.

The 202 Old Connecticut Path site is also in an aquifer protection zone, has no driveway access and no on site utilities: electricity, water, gas, sewer/septic, telecom/wifi/fiber service. These would have to be installed. Also, the site must be investigated for archeological significance. But Mr. Blessen noted that it was a very attractive setting with expansion possibilities for future growth and parking, if needed. It also could be part of a campus-like setting that the WRAP envisions.

Mr. Blessen continued to give illustrations of possible layouts at each site, in a very general manner. As 'proof of concept', Tappé must show that programmatic constraints can be satisfied. For example, one idea for the 5 Concord Road site is to place a new Children's room above the current lower parking lot, with parking remaining under the new room. People parking there would either enter the building by using a stairway looking into the rotunda or a new elevator suggested to be to the east of the building. The other sites are more flexible as there is no old building to be built around and they have greater amounts of land available for use.

The Matrix

After receiving a packet with information about the parcels, but before the next meeting on July 7, the members of the Library Planning Committee will be asked to fill out a "matrix" consisting of weighted factors/considerations for each of the three sites. Several people noted that many of the ratings would be predetermined as they are "facts on the ground". For example, several properties refer to utilities. The Old Connecticut Path site does not have them and the other sites do. So there is no judgment required for filling out the matrix for these properties. However, Mr. Blessen said that the exercise required that these be considered as well and Tappé could not just fill in those values ahead of time.

Long Range Planning Process

The discussion on the Long Range Plan was tabled.

Adjourn

The meeting adjourned at 9:05 p.m.

Respectfully submitted by Betty Salzberg.

Documents distributed:

Agenda

Matrix

Minutes of May 17, 2016