

**Wayland Free Public Library
Library Planning Committee
Minutes of Meeting on July 27, 2016
Raytheon Room, Wayland Public Library**

Present: Christine Cipriani, Sally Cartwright, Gretchen Dresens, Tom Fay (8pm), Aida Gennis, Neil Gordon, Ann Knight, Vicki LaFarge, Tim Marsters, Sandy Raymond, Betty Salzberg, Barbara Scolnick, Thom White, with Chris Blessen and Jeff Hoover from Tappe.

Call to Order at 7:10 p.m. by Vicky LaFarge, acting chair of the Library Planning Committee.

Minutes of Previous Meeting

The minutes of the meeting of July 7, 2016 were approved unanimously.

Report on July 26 Community Forum

Mr. Jeff Hoover of Tappé gave an update on the Community Forum held last night on July 26. Ms. Gennis said attendance was very good for this time of the summer with 39 people in attendance. Ms. Knight commented that there were very few younger people.

Concept drawings for buildings that met the Building Program needs for 5 Concord Road and 207-195 Main Street sites were presented at the meeting.

5 Concord Road: A concept drawing was presented showing an expanded building that fit the Building Program filling the site. Constraints as well as the opportunities of designing around the existing 5 Concord Road building were discussed. Some asked why the 5 Concord Road site was chosen to be one of the two final options when its scores on the matrix (for the selection of 2 of the 3 sites) were the lowest. The LPC was reminded that nevertheless, the charge to all design teams interviewed for this Study was to investigate 5 Concord Road robustly to determine whether the Building Program can be accommodated there. Difficulties, among others, were that developing enough parking as required will be extremely difficult, flooding is a serious concern, and future expansion may not be possible. It was pointed out that, really only a vertical “expansion” option would be available. In its evaluation, the MLBC does not look at future purchases of land for future expansion, only land adjacent to the proposed construction/expansion, so this precludes suggesting to the MBLC that horizontal expansion to the north could happen should land to the north ever be acquired.

207-195 Main Street: A concept drawing was presented showing several placements for a library at this site. It was noted that when placed to the south east of the lot, a library could use the hill as part of its design. It could be more difficult for playing fields to incorporate the hillside in its design. If the rest of the 207-195 site is a playing field, there would be a long view of a new library far from the street at the back of the site against the hill, the library would still have prominence at the site.

LPC Discussion of the strengths of the two sites.

Members of the Library Planning Committee and some Trustees in attendance (who did not have quorum) discussed some of the strengths and constraints of both sites.

Mr. Hoover said the historical character of the 5 Concord Road building makes it difficult to expand and be flexible in programmatic design.

The 207-195 Main Street concept drawing had a 2 story building with an upper entrance from the middle school side parking lot with a walk connecting the two and a lower entrance from a proposed parking lot for the library. There were questions about the two entrances on two floors of the suggested design. It was asked whether there must be a library staff person at the second floor entrance and that it would be necessary to have a staff person there for patrons entering at that level. It was commented that when the LPC visited libraries, large open stairways conducted noise well (too well).

Mr. Hoover noted that the “café” (which would be a place people could bring food and eat, not a place that served food) might become a hang-out for middle-schoolers, which might discourage adults from using it at certain times of the day. And yet, that “cafes” are often used by patrons as a break and conversation area.

Tappé was asked whether they had read the reports of the Library Planning Committee about visits to other libraries. Mr. Hoover said they had.

It was clarified that the 5 Concord Road building is not registered as an historic building but it is called a “building of interest.” It is also not a “Carnegie Library.” A Carnegie library is a library built with money donated by businessman and philanthropist Andrew Carnegie.

Matrix Discussion

Mr. Chris Blessen of Tappé did a thorough review of the matrix criteria, factors and weighting used for the consideration of selecting one of the 2 selected sites. It was noted that the sections of the matrix were weighed. The Site and Building Characteristics section received the most weight at 40% and that those factors of special concern to the MBLC were noted as such in the matrix. All LPC members received the matrix, completed it either before or at the meeting. Chris Blessen collated responses at the meeting.

Each line of the matrix and its numerical average were reviewed and clarification provided if a line could have been interpreted in multiple ways. Some questions which were intended to be either “yes” or “no” and were obvious (for example, if there would be enough parking spaces) were discussed and changed by agreement of the group. Blank responses were eliminated. The end result was a weighted total out of 10 points. With these minor numerical changes made at the end of the discussion, the 5 Concord site had a weighted score of 4.58 out of 10 and the 207-195 Main Street had a weighted score of 8.72 out of 10. This was not far from what the results had been without the changes.

Remarks during Matrix Discussion

During the discussion of the matrix, one question concerned potential deed restrictions. Ms. Gennis stated that a Special Legal Counsel had been hired who will study this issue. Should there be a deed restriction on use, there is a legal process to petition removal of deed restrictions should a different use be determined.

It was reported that the MEMA drainage project for 5 Concord Road is now subject to a peer review and will come before ConCom again at a future meeting. This project is in response to the flood of 2010, which was a 100-year flood. The project by MEMA is designed to mitigate a 25 year flood. The project received a one year extension from MEMA and must be completed by April 2017.

Mr. Hoover noted that any historical building expansion is likely to compromise the historical aspects of the building. It was noted that the site is so tight and expansion to fit the Building Program will envelop the 1900 building to a great extent.

A question was asked about what an expansion at 5 Concord Road, without attempting to fit the Building Program there, would encompass or lack. The architect responded that their charge is to fit the Building Program to these sites. If a smaller building were attempted, it was their opinion that the same money would be spent to get only half or less the library program that the town deserves and that it would not be a 21st century library. It was also noted that the Children's Room and Teen area along with other program needs would be severely curtailed in a smaller building. Tappe again stated the constraints at the site and that with any expansion, the building would be subject to current regulations (not grandfathered) that could make it extremely difficult if not impossible to attempt even a smaller expansion.

At the conclusion of this discussion, it was agreed that the empirical data backed the recommendation of 207-195 Main Street as the recommended site to be studied further.

Vote and Next Steps

The Library Planning Committee voted unanimously to recommend to the Board of Library Trustees that 207-195 Main Street be the one site to recommend to the PMBC to be studied further.

The Trustees will meet on Tuesday, August 2 at 5:45 pm before the PMBC meeting to discuss this LPC recommendation. The Trustees will then make a recommendation to the PMBC. The PMBC will discuss the library project at their meeting on August 2nd at 7 pm.

Cost estimates were requested for the PMBC meeting. The Owner's Project Manager was reluctant to commit to costs at this stage as there are too many unknowns. A ballpark of costs for a building were requested.

After the PMBC meeting, John Sayre-Scibona the Owner's Project Manager, will begin the process for a site survey and geotechnical studies including test borings at the selected site. Also at

that time a cost model or budget will be made to get an idea of the total possible cost and its components.

Should the Trustees file an application for a state building grant, it will be due in January 2017. At Annual Town Meeting 2017, the town would be asked to vote to approve the application. This request is NOT one to request funds from the Town, but to approve the submission of the application to the MBLC.

The MBLC will announce grant recipients in July 2017. The MLBC is unlikely to consider a grant proposal without the backing of the town.

Adjourn

The meeting adjourned at 9:20 p.m.

Respectfully submitted by Betty Salzberg.

Documents distributed:

Agenda

Matrix

Minutes of July 7, 2016