

**Wayland Free Public Library
Board of Library Trustees
Minutes of Meeting Wednesday, November 2, 2016
Raytheon Room, Wayland Free Public Library
5 Concord Road, Wayland, Massachusetts**

Present: Library Director Dana Mastroianni, Trustees Aida Gennis (Chair, presiding), Sally Cartwright, Anne Heller, Mark Peter Hughes, Lynne Lipcon, Suzanne Woodruff; Mrs. Heller left the meeting at 8:30 a.m. and Mr. Hughes left at 10 a.m.

Absent: None

Call to Order: 8:03 a.m.

Visitors and Public Comment

Jeff Hoover and Chris Blessen of Tappé Architects, the Design Team for the Library Planning and Design Study, joined the meeting at 9 a.m. and presented their firm's most recent concept drawings and presentation materials. Tom Fay, chairman of the Library Planning Committee, joined the meeting for some of the time, as did former Library Director Ann Knight. Former Trustee Nan Jahnke attended the meeting and took the minutes.

In public comment, Mrs. Cartwright reported that 75-100 people attended the reception for outgoing Library Director Ann Knight at the Library on October 30. She thanked Mrs. Woodruff, Mrs. Lipcon, Christine Pier, and Valdo Goncalves for their help and Andy Moore for the music.

Minutes and Reports

After making several small changes concerning an estimate for window repair and the composition of the team assisting in Ms. Mastroianni's transition to the role of Library Director, Trustees approved the following sets of minutes unanimously (6-0): September 21, 2016; September 27, 2016; October 13, 2016; October 18, 2016; and October 19, 2016.

After reviewing the minutes of September 27, when Public Buildings Director Ben Keefe came to discuss budget matters, Mrs. Woodruff urged Mrs. Gennis and Ms. Mastroianni to follow up on the question of whether installation of a new phone system has been scheduled for the Library and whether an RFID system would appear as a Library capital item or as a Facilities item. She also asked when those items might be implemented.

No financial, circulation, or other reports were presented at this meeting.

Trustees' Review of Warrants

Trustees made arrangements to review and sign the weekly warrants (packets of bills for payment) for the next year as follows:

November/December 2016	Mrs. Cartwright
January/February 2017	Mrs. Lipcon
March/April 2017	Mr. Hughes
May/June 2017	Mrs. Heller
July/August 2017	Mrs. Gennis
September/October 2017	Mrs. Woodruff

Library Planning and Design Study

Land Transfers and Memorandum of Understanding (MOU) with Board of Public Works (BPW). Mrs. Gennis reported that on Wed. Nov. 19th, she presented a request that the Board of Public Works declare surplus and transfer their jurisdiction over the 195 Main Street parcel to the Board of Library Trustees, Recreation Commission and School Committee according to the internal jurisdictional division agreed to by these three boards. The motion before the BoPW, which was approved, presented conditions before a transfer is complete to any of the three boards. The transfer is subject, in the Library's case, to the award and acceptance of a Massachusetts Public Library Construction Program (MPLCP) grant and the appropriation of funds for the project by the town. In the case of the Recreation Commission, the transfer is subject to a plan being approved and funding being appropriated by the town. And in the case of the School Committee, the transfer is subject to the commencement of construction of either the Library's project or the Recreation Commission's project. The BPW vote was 4-0-1 (1 abstention).

Mrs. Gennis noted that the inclusion of the buildings at 195 Main Street in the transfer was unexpected. The buildings include the now-abandoned DPW garage. Mrs. Woodruff noted that funds for the demolition of the garage have been approved by Town Meeting; demolition was scheduled for this year, but it seems to be delayed. She noted that demolition will require a Hazardous Materials Evaluation, for which the state may agree to pay a portion of the cost under a MPLC grant.

During the deliberation by the Board of Public Works, it was pointed out that they have a present need for land to use as a lay-down area since the River's Edge development project is proceeding.. The Board of Public Works explained they would use the 195 Main Street land for lay-down until other land is available for such. They noted as well, that once the conditions of the motion have been met and a transfer completed to the Library, there will still be a delay before construction of a Library project can commence. The Board of Public Works would like assurance that they can continue to use 195 Main Street until construction commences and stated a Memorandum of Understanding to that effect will ensure this. Mrs. Gennis explained to the Trustees that she had spoken with Tappe and they assured her that this request from the Board of Public Works is reasonable and will not impede the progress of a future library project at this site. Mrs. Woodruff noted that the Conservation Commission has not yet approved the use of the site at 195 Main Street for a lay-down purpose and she advised against signing an MOU until that matter is settled.

Mrs. Gennis pointed out that the Trustees have not yet received a draft of the proposed MOU from the BoPW, so Trustees cannot vote yet on the matter and has requested that the BoPW bring an MOU to the attention of the BoLT as expeditiously as possible Mrs. Gennis also reminded the Trustees that Tappe

has offered their opinion that there is no reason to object to the continued use of the 195 Main Street parcel by the BoPW for their purposes until construction is ready to commence and it is up to the BoPW to determine what uses are possible there. In the meantime, Trustees agreed in principle that they will look favorably on a MOU that allows the DPW to use the Library's portion of the site at 195 Main Street for any number of BoPW purposes until a grant has been awarded and accepted and money for construction has been appropriated by Town Meeting.

The other necessary transfer of jurisdiction, from the Board of Selectmen, has yet to be scheduled by that board.

Communications about the Study with Other Boards, Committees, and the Public. Mrs. Gennis reported that she hopes the opinion of a special counsel hired by the Board of Selectmen to determine whether there are any legal restrictions on the use of 5 Concord Road, or the Library building itself, be available in the next week or two. In answer to a question from Ms. Mastroianni, Mrs. Gennis explained that some kinds of deed restrictions might require the Town to continue to use the current building, now deemed unsuitable for Library expansion, for some other Library function, or for some other activity under the purview of the Library. In any case, the historic nature of the building requires careful consideration for reuse, she said.

Mrs. Woodruff, who is researching how other municipalities have reused historic library buildings, reported that of the 7 such cases she knows of, one sold the building to the Boys and Girls Clubs of Boston (Mattapan); one turned the library building into an office building (Westhampton); one is transforming the old library into an arts and innovation center (Weston); one has repurposed an old library for use by the town's Council on Aging (Newton); and another building is out to bid for commercial development (also Newton). The Weston reuse, perhaps the most imaginative of the examples, was spearheaded by a group of citizens with a passionate interest in arts and innovation. Perhaps a similarly passionate group will come forward in Wayland.

Design Team's Report and Community Forum. Mr. Hoover and Mr. Blessen gave a summary of the presentation they planned to give at the Community Forum later that day on the progress of the Library Planning and Design Study, including the most recent iteration of the concept drawings. Mrs. Gennis suggested that the matrices used to evaluate potential Library expansion sites be made available to the public on the Library website and Trustees agreed. They then discussed likely questions and comments from the public and ways to address them (including questions about the Library program and site selection), making a special point of stressing that the plans the public will see at the meeting are not final schematic designs, but rather preliminary concept drawings.

Ms. Mastroianni recommended emphasizing what is newly possible for the Library at the 195 Main Street site, and specifying how the site and design help overcome some of the deficiencies of the 5 Concord Road site. She also suggested emphasizing the flexibility, future-mindedness, and expandability of the design, which can take this new Library out 20-40 years.

Mrs. Knight agreed to raise some of those points during her portion of the presentation at the meeting, including the opportunities for a larger young adult space, small meeting rooms, a conference room, a larger meeting space for public programming with after-hours availability, innovation space, and a better,

more prominent children's space. Trustees supported the idea of having an audience-participation exercise that would allow members of the public to meet in small groups around floorplans of the interior space to discuss how they, personally, would use the many spaces imagined.

Elements of the study that are still being finalized include cost estimates (Trustees and the Finance Committee are currently speculating the Town's share of the project costs to be about \$16 million), exterior materials, and the desired level of LEED certification (for energy and resource efficiency), if any. The Design Team has just recently been asked to consider designing the building at the LEED Platinum level and for the building to be energy neutral. In addition, the Town may want to seek a traffic opinion if the project is approved.

Drainage Project

Mrs. Woodruff reported that the flood mitigation project at the Library, which is funded by the Massachusetts Emergency Management Agency, is now underway, though its companion project, the construction of the nearby Rail Trail, is moving more quickly because that project does not entail as many environmental concerns. A test pit has been dug to determine the normal high-water level at the Library, but the results have proven difficult to interpret and reconcile with expected drainage levels. The project manager, John Moynihan, has made it clear to the construction crew that the Library must remain open during the project, but parking may be difficult if there are road closures or if heavy equipment must be staged in the Library parking lot. The drainage project is expected to be completed by end of November.

Girl Scouts' Request for Overnight Use of the Library

Trustees regrettably denied the request of town Girl Scout troops to have overnight slumber parties in the Library. While applauding the girls' enthusiasm for the Library, and while the Library has sometimes hosted such events in the past, Trustees now feel that the practice is not sustainable; the permissions, liabilities, and number of requests cannot be managed in this building at this time.

Wayland Reads

Mrs. Cartwright presented information about the new Wayland Reads program, tentatively scheduled for late winter or spring 2017. Mrs. Cartwright herself organized the first four Wayland Reads events, but this time it will be organized by a staff member, Rachel Sideman-Kurtz. Ms. Sideman-Kurtz has selected two books for the community read and discussion programs: *Master Thieves: The Boston Gangsters Who Pulled Off the World's Greatest Art Heist*, by Stephen Kurkjian, about the theft of artwork from the Isabella Stewart Gardner Museum in Boston, and *The Art Forger: A Novel* by B.A. Shapiro. Some funding will be provided by the Friends and by the Wayland Cultural Council.

Gossels Program

Mrs. Lipcon asked Trustees to consider topics for a Gossels Fund program for the spring. The Gossels Fund supports programming in support of human rights and human dignity.

The Meeting Was Adjourned at 11:15 a.m.

Documents for This Meeting

- Agenda for Meeting, November 2, 2016
- Minutes of September 21, 2016
- Minutes of September 27, 2016
- Minutes of October 13, 2016
- Minutes of October 18, 2016
- Minutes of October 19, 2016
- Concept drawings, site selection matrices, and other slideshow presentation materials for the Community Forum on the Library Planning and Design Study scheduled for November 2, 2016, titled “Wayland Free Public Library Feasibility Study,” developed by Tappé Architects

Next Meetings

- Wednesday, November 2, 2016, 7 p.m., Senior Center, at the Community Forum on the Library Planning and Design Study
- Tuesday, November 15, 2016, 7:00 p.m., Wayland High School Field House, for Special Town Meeting
- Wednesday, November 16, 2016, 8 a.m., Raytheon Room, Wayland Free Public Library
- Wednesday, November 30, 2016, 8 a.m., Raytheon Room, Wayland Free Public Library
- Wednesday, December 14, 2016, 8 a.m., Raytheon Room, Wayland Free Public Library
- Wednesday, December 21, 2016, 8 a.m., Raytheon Room, Wayland Free Public Library (provisional, if required for warrant article vote)
- Wednesday, January 4, 2017, 8 a.m., Raytheon Room, Wayland Free Public Library
- Wednesday, January 18, 2017, 8 a.m., Raytheon Room, Wayland Free Public Library

Respectfully submitted by Nan Jahnke, a friend of the Wayland Free Public Library