

Wayland Free Public Library
Board of Library Trustees
Minutes of Meeting Thursday, July 7, 2016
Raytheon Room, Wayland Free Public Library

Present: Library Director Ann Knight, Trustees Aida Gennis (chair, presiding), Anne Heller, Mark Peter Hughes, Suzanne Woodruff **Absent:** Sally Cartwright, Lynne Lipcon

Call to Order: 8:04 a.m.

Visitors and Public Comment

Former Trustee Nan Jahnke attended the meeting and took the minutes. There were no other visitors and no public comment.

Minutes of Previous Meeting(s)

Minutes of June 29 were presented but not voted by Trustees as Mrs. Knight had not had time to review them.

Special Legal Counsel

Mrs. Gennis reported that she and Mrs. Knight met with Town Counsel Mark Lanza, who has identified a candidate for special legal counsel who might be able to assist the Library in addressing possible deed restrictions on the parcels at 1 and 5 Concord Road. The candidate has given a quote for the approximately 20 hours of work expected to be required. The Board of Selectmen has agreed in principle to contract for the needed legal services, but will need to vote on this particular contract at an upcoming meeting. Trustees expressed concern that the work be done quickly, as the special counsel's findings may affect the discussion of the selection of a site for possible Library expansion.

Library Planning and Design Study: Site Selection Exercise

Trustees discussed their experiences with the site selection exercise they had recently completed, along with the Library Planning Committee (LPC), as part of the Library Planning and Design Study. The exercise used a custom-designed "Site Selection Matrix" to match the needs of a possible Library expansion project against the merits and drawbacks of **three sites** under consideration: 5 Concord Road (the site of the current Library), 207-195 Main Street (the site of the former Highway Garage near the Middle School), and 202 Old Connecticut Path (an undeveloped parcel that was formerly part of the Paine Estate).

The purpose of the exercise is to help the LPC and the Trustees winnow the field to **two sites** to investigate more fully, as directed by Town Meeting last November. The results of the exercise are currently being compiled by the Study's Design Team, Tappé Architects, who will present their findings at a joint meeting of the Trustees and LPC on the evening of July 7. Once finalized, the selected sites will be referred to the Town's Permanent Municipal Building Committee for its approval, and the architects will begin to develop concept drawings and initial cost estimates for the two sites. After review, **one site** may be chosen for more detailed consideration and possible presentation to the state in an application for a construction grant from the Massachusetts Public Library Construction Program (MPLCP).

Trustees, who completed the Site Selection Worksheet individually (as did LPC members), noted that the exercise clarified their thinking about the three sites. They also pointed out areas of potential confusion or misunderstanding in the wording of the selection criteria and factors, especially as regards “visual prominence,” various technical criteria such as NHES and wetlands designations, and the determinants and weighting for “architectural significance.” Mrs. Gennis reminded Trustees that the Site Selection Matrix is a tool to inform the participants’ thinking and that any anomalous results and confusions will be addressed at the joint LPC/Trustees meeting on the evening of July 7, when participants consider the preliminary scores, which can be adjusted as the participants deem necessary.

Trustees then discussed two questions. First, after Mrs. Woodruff observed that some partisans of the building at 5 Concord Road are not interested in a full-scale Library expansion on that site but rather in a small renovation, Trustees discussed whether to put that option forward to the town for consideration at this time. They decided no, as the charge for the Library Planning and Design Study is to explore options that could be presented to the MPLCP for a state library construction grant, and such a project would not qualify. Of course, such a renovation could be investigated and undertaken at any time using Town funds, but as it is outside the scope of the study authorized at Town Meeting and ineligible for state funds, Trustees chose not to pursue it at this time.

Second, Trustees returned to the difficult question of what to do if 5 Concord Road emerges the third-place finisher in the site selection exercise. After completing the exercise individually, and accounting for the many constraints and deficiencies of the site, Trustees acknowledged that this outcome is not unlikely. And yet Trustees have long said that the current Library site would be one of two sites considered for expansion. Loath to go back on this assurance, but also reluctant to give short shrift to a more promising site, Trustees wondered if there might be a way to put all three sites in a fuller head-to-head comparison—with three concept drawings and three cost estimates—and then winnow the field directly from three sites to one. Would such a process contravene the expectation of Town Meeting, or would it expand the Town’s options? What would it cost in terms of design fees and time? If more costly, where would the required funds come from? Would continuing to study three sites just delay the inevitably painful cut, or would it buy time for more thoughtful consideration?

Mrs. Gennis said she would put these questions to the design team. While hoping that all three sites might be fully explored before selecting one site for possible expansion, Trustees agreed to wait for the presentation of the preliminary site selection results at the joint meeting of the Trustees and LPC (on the evening of July 7) and to make their decision at that time.

Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of Meeting

Mrs. Woodruff reported on the June 30 meeting of the Board of Public Works (BoPW) at which there was discussion of the drainage project being conducted at the Library with funding from the Massachusetts Emergency Management Agency (MEMA). She noted that, though a MEMA deadline is looming, much work still needs to be done before the project can go to bid. Unresolved issues include necessary approvals from the Conservation Commission, abutters’ concerns, wetland protections, and whether proposed remedies, designed to address a 25-year flooding event, are adequate. Mrs. Woodruff reported that the Department of Public Works has hired a peer reviewer to help evaluate ongoing work by the BoPW and its consulting engineers, Tighe & Bond. Trustees continue to express concern that the MEMA deadline be met so the drainage problems at the Library, well known since the spring flood of 2010, can be mitigated.

The Meeting Was Adjourned at 10:21 a.m. for loss of quorum, with discussion of the Library Director Search and Long-Rang Plan postponed to a later meeting.

Documents for This Meeting

1. Agenda for Meeting, Thursday, July 7, 2016
2. Minutes of Meeting June 29, 2016 [not brought to vote]
3. Draft, Site Selection Matrix, Version of June 27, 2016, for 5 Concord Road, 207-185 Main Street, 202 Old Con. Path. Prepared by Tappé Architects

Next Meeting(s)

- Thursday, July 7, 7 p.m., Raytheon Room, Wayland Free Public Library (joint meeting with the Library Planning Committee)
- Wednesday, July 13, 8 a.m., Raytheon Room, Wayland Free Public Library
- Wednesday, July 13, 7 p.m., a quorum of Trustees might attend the meeting of the Permanent Municipal Building Committee, Town Building
- Wednesday, July 20, 8 a.m., Raytheon Room, Wayland Free Public Library (tentative)
- Wednesday, August 10, 8 a.m., Raytheon Room, Wayland Free Public Library (tentative)
- Wednesday, August 24, 8 a.m., Raytheon Room, Wayland Free Public Library (tentative)
- Wednesday, September 7, 8 a.m., Raytheon Room, Wayland Free Public Library (tentative)
- Wednesday, September 21, 8 a.m., Raytheon Room, Wayland Free Public Library (tentative)

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