

MEETING MINUTES

Permanent Municipal Building Committee (PMBC)

Tuesday, August 2, 2016, 7:00 p.m. *Approved as corrected 8/30/2016*

Wayland Town Building

Attendees:

PMBC Members: Eric Sheffels, James Riley, Patrick Rowe, Mike Gitten
Library Project: Ann Knight
Ex Officio: Ben Keefe
Guests: Aida Gennis, Sandy Raymond, Anne Heller, William Sterling,
John Sayre-Scibona, Chris Blessen, Gretchen Schuler, Annette Lewis,
Tim Marsters, Suzanne Woodruff, Carol Martin

Meeting called to order at 7:05 p.m. by James Riley, Chair

Public Comment

Annette Lewis requested more definitive feedback on the WRAP Committee's Draft Decision Criteria Worksheet and the Draft Site Selection Worksheet. This will be an agenda item at the 8/30 meeting.

Library Project – Update

Chris Blessen of Tappé described his July 26th community presentation of the final two sites, which was attended by 29 public members and LPC members. He thanked the teens and public for their input at meetings and the surveys that were submitted, noting how inclusive and robust the whole process was. All comments were taken into account. He reviewed the site selection matrix and explained the scores in each category. The Old Connecticut Path location received the lowest ranking. Chris then displayed concept renditions of 5 Concord Road and Main Street. Of the two sites, the current library location proved most challenging and restrictive. Aida and Chris answered questions from the public.

Aida Gennis reported that Thomas White was delayed because of a flight cancellation. She summarized what has occurred since the last PMBC meeting on July 13 that included the community presentation by Tappe and the LPC and Board of Library Trustees' last meeting. The matrix developed by the architects in consort with the Library Planning Committee to meet the criteria for the MBLC grant application resulted in finalizing the library site at 195-207 Main Street. Doubling library programs requires 31,000 square feet which the current site can't accommodate. The LPC and Library Board of Trustees individually filled out the draft site selection worksheet. Aida stated that each group's final ranking was very close.

Eric Sheffels asked what the main concerns were. Aida responded that the present building is beloved and historic. It has sentimental value and a central location. Some suggested a smaller addition in order to remain at the present location. After much review and discussion, members stated that the LPC presented a compelling and comprehensive case for choosing Main Street for a library site, and they should be commended.

Motion made by Eric Sheffels, seconded by Patrick Rowe, to accept the recommendation of the Library Planning Committee and the Library Board of Trustees that 195-207 Main Street should be the future library site. It was approved with a vote of 5-0-0.

The Committee then discussed ideas, offered suggestions, and noted constraints relating to the Main Street site. They would like the architect to optimize the site focusing on what's good for the whole Town not just the library. Limiting the building to 2 stories, moving the access road, not building over the former dump, providing playground space for children and outdoor space for adults and planning for future utilization were some highlighted issues. The site should have the least impact on the abutters. Other boards should be contacted for their input, which Aida has begun. Members authorized LPC to talk with the School and Recreation Committees.

The site needs a certified survey of 195-207 Main Street if it does not already exist. There needs to be sensitivity around the former dump area. Geotechnical borings and perc tests should begin.

Annette Lewis noted that emergency vehicles need to move around the entire site, and the structure should be flexible for possible change of use in 30-40 years. Tappe and PMBC members stated that all buildings constructed today share that component. Annette reported that in 2011 the zoning bylaws were changed and approved by the Attorney General. The Town's Building Commissioner has oversight of zoning for the library.

Carol Martin stated that the Finance Committee wants to know what the library building's cost is as they are preparing a 5 year capital plan. It was recommended to use \$15-17 million dollars as a place holder.

Library Project Invoice Approval – Tappe Architects, Inc.

John Sayre-Scibona reviewed and approved Tappe invoice 160609.

Tappe Architects, Inc., Designer Services, July 1, 2016 \$7,000

Motion made by Eric Sheffels, seconded by Patrick Rowe, to approve Tappe Invoice 160609, for \$7,000 and approved with a vote of 5-0-0.

John Sayre-Scibona reviewed and approved Tappe invoice 160709.

Tappe Architects, Inc., Designer Services, August 1, 2016 \$14,000

Motion made by Eric Sheffels, seconded by Patrick Rowe, to approve Invoice 160709 for \$14,000 and approved with a vote of 5-0-0.

Upcoming Library related PMBC Meeting

The next scheduled meeting is September 6, 2016.

Approval of Minutes

Motion made by Eric Sheffels, seconded by Mike Gitten, to accept June 28, 2016 minutes and approved with a vote of 5-0-0.

Members' Concerns

None

Other business not reasonably anticipated by Chair 48 hours prior to meeting.

None

Adjourn

James Riley moved to adjourn, seconded by Mike Gitten, and approved with a vote of 5-0-0.

Meeting adjourned at 9:22 p.m.