

MEETING MINUTES

Permanent Municipal Building Committee (PMBC)

Tuesday, September 6, 2016, 7:00 p.m. *Approved 9/27/2016*

DPW Building, 66 River Road

Attendees:

PMBC Members: Eric Sheffels, James Riley, Patrick Rowe, Mike Gitten
Library Project: Thomas White
Ex Officio: Ben Keefe
Guests: Aida Gennis, Sandy Raymond, Anne Heller,
John Sayre-Scibona, Christopher Blessen, Jeffrey Hoover,
Tom Fay
Absent: Ann Knight

Meeting called to order at 7:07 p.m. by James Riley, Chair

Public Comment

None

Library Project – Update

Chris Blessen of Tappé reported a meeting was held with the Massachusetts Board of Library Commissioners (MBLC). The MBLC is interested in financials, and it was agreed that an appendix with a full blown cost estimate would be added to the application. Chris then presented a still evolving design concept using feedback from community meetings, the Library Planning Group and MBLC. The design concept is a 31,000 square foot 2 story rectangle measuring 160' x 260' with 85 parking spaces. It is sited north to south as close to Main Street as possible. An enlarged island in the parking area would accommodate a play element for children. An outdoor reading garden is located on the south side. The entry plaza would incorporate an outdoor book drop for vehicles. The car book drop off is favored by the MBLC. Chris noted that the topography on the Middle School side raises about 6'. The application will not show what plans are for this adjacent site. Borings for the burn dump are in process and the results are expected to take 2 days. The building inspector controls zoning.

Jeff Hoover displayed a color-coded layout of the building. The first level would house adult, young adult, and children's services. A meeting room would separate adult and children's services. The meeting room could be utilized after normal library hours. The second floor would be the same size as the first floor and built to accommodate future expansion. It would house the teens' room, conference room and tech room. The second floor would have several small rooms for group study. Quiet zones would be on the north side away from entrance. Glass windows run from floor to ceiling.

Eric Sheffels asked about the exterior facade. Jeff said it is to be determined but probably would be man made limestone. A metal standing seam roof is planned. Discussion ensued concerning the glare from car headlights and types of windows. Controlling glare with shade controls need to be addressed. Members would like triple glazed windows and suggested radiant floor heat. Members would like to see

the cost difference in having a 36" or 48" wall instead of having glass go down to the floor. Patrick commented that the second floor was nicely organized and spatially more exciting. The built-in expansion space offers another 5,500 square feet.

Aida reported there is concern about traffic exiting and entering. Discussion ensued, and it was learned that there is a traffic study with data that should be consulted. Traffic is an issue that is not funded by MBLC so the Library and School Committee will need to address this issue at some point.

John Sayre-Scibona handed out a list of dates for future meetings and milestones. He stated the geotech portion cost more than anticipated but the survey cost was less than anticipated.

Library Project Invoice Approval – Design Technique, Inc.

PMBC members reviewed two Design Technique, Inc. invoices.

Design Technique, Inc., OPM services for July, 2016. \$4,514.67

Motion made by Eric Sheffels, seconded by James Riley, to approve Invoice #2160.06 for \$4514.67 and approved with a vote of 4-0-0.

Design Technique, Inc., OPM services for August, 2016. \$3,815.00

Motion made by Eric Sheffels, seconded by James Riley, to approve Invoice 21601.07 for \$3,815.00 and approved with a vote of 4-0-0.

Approval of Minutes

Minutes not ready for meeting.

Members' Concerns

None

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

None

Adjourn

James Riley moved to adjourn, seconded by Eric Sheffels, and approved with a vote of 4-0-0.

Meeting adjourned at 9:02 p.m.