

Shutesbury Library Building Committee Meeting Minutes

4 April 2023

Present

SLBC: Mary Anne Antonellis, Stephen Dallmus, Brad Foster, Dale Houle, Penny Jaques, Molly Moss, Elaine Puleo, Jeff Quackenbush, Lauren Stara (MBLC)

Design/OPM Team: Matt Oudens, Dominik Wit, Greg Tuzzolo, Porpla Kittisapkajon, Neil Joyce, Roger Hoyt

Guests: Penny Kim, Mary Lou Conca, Sally May

Puleo called the meeting to order at 7:01 pm

Public Comment – none

Library Giving Day Update Antonellis gave a Library Giving Day (today) update on behalf of the Friends of the MN Spear Memorial Library: before 9am, the \$15K matching gift had been met; a second matching gift of \$4K was met this afternoon, and a third matching gift of \$5K was made late afternoon. Right now we have raised \$3K towards this gift.

Review minutes from previous meetings

3/14/23 Minutes: Foster moved to approve the edited minutes as presented. Dallmus seconded.

Roll call vote: Antonellis-aye, Dallmus-aye, Houle-aye, Jaques-abstain, Moss-aye, Puleo-aye, Quackenbush- aye

3/21/23 Minute:s Antonellis moved to accept with minor corrections. Puleo seconded.

Roll call vote: Antonellis-aye, Dallmus-aye, Houle-aye, Jaques-abstain, Moss-aye, Puleo-aye, Quackenbush- aye

A question was raised about the minutes from LBC Design subcommittee meetings: Antonellis is taking minutes. Minutes will be approved in subcommittee meetings.

Design subcommittee update and discussion

All 3 schematic will be presented at next week's Public Forum.

Oudens reported that the team has met with the Fire and Police Chiefs. Their input on emergency vehicle access has been incorporated into the driveway/parking design which now shows a loop. The middle of the parking loop will be a bioretention area. Parking is on the East side In all three schematics.

OEA is still waiting for clarification on size of septic system that is needed. They are aware of neighbors well location and still feel that septic can fit into NE corner of site.

Option 1 Schematic

Library entrance is on the North side.

Community room is on East side, with all other spaces on West side.

Puleo: does this include the required underground storage? Oudens: no but it will be included for cost estimate.

Option 2 Schematic

Community room is at South end, other spaces are on North end. Size of space has been tightened up and the entire building has been pushed to East a bit so that it is mostly out of 50' buffer.

Mechanicals will be in ceiling above "rest of library". Equipment is multiple small pieces so vibration is minimized. Lots of glass will be seen from Leverett Road.

Joyce asked will the building be timber or steel-framed? Oudens: wooden frame
Fire pump, other service spaces one end where there are no windows.

Option 3 schematic

L-Shaped footprint. Increased size of space for children and adult area. Parking slightly different. Children's rooms angled off slightly to provide sufficient space.

Stara expressed concern that layout of meeting room is awkward, with entrances on both sides.

Oudens: It is similar to meeting room in Webster. Moss suggested that the sightlines to children's and teen room may be an issue.

Oudens presented a slide showing comparisons of Gross and Net Space for each Option. Unassignable Building areas include wall thickness, columns, spaces in between needed to make things work.

	Net SF	Gross SF
Option 1	4,727sf NSF	6,624sf GSF
Option 2	4,395sf NSF	6,146sf GSF
Option 3	4,705sf NSF	6,219sf GSF

The 5,428sf Gross Building Area specified in the Building Program is not a realistic number, as we need water service, electrical service, and we are overly burdened by "back of house" spaces since this is such a small building. Usually these take up 30% in a larger building, in this very small building it is closer to 40%.

Puleo: What is slope/pitch of room?

Oudens: It is a 1 in 12 pitch which is a fairly low pitch but sloped enough to drain.

Puleo is concerned about snow on solar panels. Oudens will talk with solar consultant.

Antonellis: Can anything else go in attic? Oudens: Not without providing access to it.

Stara: Any space that staff needs to access requires real staircase.

Stara: The most challenging concepts that we have to get across is the scale of these buildings.

People aren't going to understand how tall building will be. How tall is Option 2 at highest point? Oudens: 20'-22'

Quackenbush: Suggested adding figures of people outside building to show the scale of building.

Foster: Are all views being shown from saw vantage point? Oudens: No

Stara suggested tilting the orientations so they are the same.

Foster: Likes the line drawings so what is shown does not look to “final”.

Jaques: The West Tisbury Library, designed by OEA, looks like it belongs that belongs in West Tisbury. None of the renderings look like a building that fits in Shutesbury. All are too slick and modern, not cozy and welcoming – they don’t reflect a ‘Shutesbury’ sense of place.

Stara: These are OEA buildings. Suggested taking a field trip to Eastham and Norwell to visit an OEA library in person.

Oudens: There is a lot of design left. Many of the choices so far relate to “massing”, considering solar gain and staying out of resource areas. We will consider feedback from LBC. This would be a mass timber building. We can look at windows.

Foster: What we’ve asked of Oudens is a building we can afford. That suggests a rectangular building. Details can add to cost. Solar is a criteria we requested, plus maximize space with minimum cost.

Antonellis: Could renderings use different colors? Expressed concern about the amount of glass: there’s a lot of glass. Joyce: The glass is on North side thus will not give direct sunlight.

Oudens: We need to be clear that these are diagrams – materials have not been selected.

Moss: From the drawing of the building, it appears the exterior was brick. If it is shingles, try to represent so that looks more like shingles.

Puleo: Suggested adding images of OEA’s completed building vs renderings to the presentation.

Dallmus: Noted that the solar gain is doubled with a single-slope roof, and that the non-traditional design will create areas that feel like you are outside.

Stara: Suggested a visit to the Norwell Library.

Penny Kim: Our last library lasted for 100 years, we need a design that will last for the next 100 years.

Oudens: Norwell is completely surround by wetlands. Similar thinking went into the Shutesbury design.

Jaques: Suggested adding color to tree shapes.

Planning for public forum on April 11

Oudens will provide the committee with a draft of the presentation by end of Thursday.

The committee can give feedback on presentation to Oudens and Puleo no later than 9:00 a.m. on Monday. The LBC will meet at 5:30 before the presentation.

Stara: Asked if the forum will be “in person” only? Andrea Bono-Bunker can’t come in person.

Antonellis: considering bringing Town OWL to allow remote participation. For comment, participants will line up at microphone to ask questions. Puleo will moderate and will repeat questions.

Foster: How will presentation go? Needs to test technology in advance.

Oudens will join zoom meeting that will be connected to projector and be co-host.

Puleo, Foster and Antonellis will work on physical part of presentation.

Informal straw poll of preferences:

Quackenbush: Option 2

Houle: Options 1 and 2

Moss: Doesn't like Option 3, torn between Options 1 & 2

Dallmus: Option 2 functions well, good sightlines, strong road presence and approach presence, separates parking from reading garden area.

Jaques: Option 3, allows for more interesting, details, fits better into space, allows for a less tall roof, separated from parking

Foster: Prefers sightlines of Option 2.

Antonellis: Likes how Option 2 fits on the site and is smaller. The main driver is cost. Option 3 has potential but would be more expensive.

Puleo: Option 2, likes big windows and modern look, we have lots of young community members, likes orientation.

Stara: Will review the three options using MBLC criteria then send comments to Antonellis.

Antonellis: Worried about all the glass on Option 2, heat loss, cleaning windows, wants the building to look less like a space ship. Oudens: we are mindful of thermal performance. Will balance expanse of glass vs solid, insulated wall.

Foster asked if we are we meeting on April 18th? Yes.

Oudens added that there is no need for an LBC Subcommittee meeting next Wednesday. He then reviewed the timeline: The Cost Estimate based on the chosen schematic will be done in late April/mid-May. Design/development will begin mid to late May.

8:00: Lot O-32 update

Antonellis reported that the Conservation Commission issued the ANRAD confirming the wetlands on the site. The Selectboard voted to restore BVWs 2 & 3. The NOI for this work will be submitted by end of April. Since the alternations to the wetlands were done well before the Town purchased the property and the Town has owned the parcel for so long, the Town is not required to do the restoration work. However, the Town is doing this because it's the right thing to do.

The Radio Tower was tier classified which allows the formation of Public Involvement Plan. The town is going through this process and will post a plan on April 12. Public comments will be solicited and a public meeting will be held. Our LCP from Fuss & O'Neill will make recommendations about remediation processes.

Houle moved to adjourn the meeting. Antonellis seconded.

Roll call vote: Antonellis-aye, Dallmus-aye, Jaques-aye, Houle-aye, Moss-aye, Puleo-aye, Quackenbush-aye.

Meeting adjourned at 9:09 pm