

Shutesbury Library Building Committee Meeting Minutes

11 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, Porpla Kittisapkajon, Neil Joyce, Roger Hoyt

Puleo called the meeting to order at 5:00 pm

The Library Building Committee convened in person prior to the New Library Public Forum to review the Oudens-Ello presentation and prepare for the forum.

- Committee members set up sound for the Zoom webinar.
- Committee members tested the webinar.
- Committee members set up the projector.
- Tables and chairs were arranged.
- Oudens ran through the PowerPoint presentation.
- Committee members and volunteers adjusted the location of the projector in an effort to provide better images for the audience.
- At the recommendation of the LBC, Oudens adjusted the font sizes in the presentation.

Meeting adjourned at 6:45pm to begin the Public Forum

Summary of Public Forum

Available for review at: https://www.shutesbury.org/sites/default/files/230411_SLBC_PublicForum_slides.pdf

The New Library Public Forum began at 7:00 pm at the Shutesbury Elementary School.

Puleo welcomed participants. Approximately 50 people attended in person and another 39 participated via the Zoom webinar. She asked that any questions from the remote participants be emailed to LibBuild@shutesbury.org and reminded all that tonight's topic is building design.

Matt Franz, President of the Friends of the Library, offered thanks for the labor and donations to the Friends, noting that a record 181 donors gave \$53,500 for Library Giving Day. We will continue to fundraise until the doors open in 2025.

Matthew Oudens, principal with Oudens Ello Architects and principal for the Shutesbury Library project, introduced the team working on our project. He gave a PowerPoint presentation that summarized their work to date. Oudens began by focusing on two recent projects that have similar site constraints to ours: Eastham Library (adjacent to a deepwater kettle pond, restored wetland buffer) and Norwell Library (surrounded by wetlands). The Shutesbury site has wetlands on the east, west and south that constrain the location of the building.

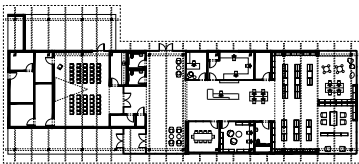
Oudens presented three options that incorporate the New Library's Building Program.

- Option 1 – Long narrow rectangular building with East/West orientation
- Option 2 – Long narrow rectangular building with North/South orientation
- Option 3 – L-shaped building

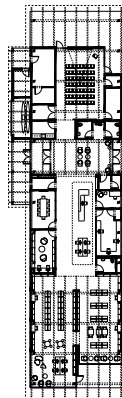
All three Options share many similarities:

- All are located within a building envelope roughly 300' from Leverett Road to stay out of the 50' buffer zone as much as possible.
- Goal is to achieve a net zero, all-electric building.
- All have 16 parking spaces to the East of the building, with a loop drive. In the middle of the loop, a bioretention area will manage stormwater run-off. In two, parking area is shielded by the building.
- Raised septic will be in the NE corner near Leverett Road to keep it out of the buffer zone and away from the building.
- All include a required water sprinkler system with an underground water storage system, as there is no public water at the site.
- Each design allows the 50-person meeting space/lobby to be sectioned off from the rest of the library space.
- All have single-slope roof: 100% of roof is available for PV and it's easier to manage stormwater; a gable roof only allows 50% PV.
- Glazing is concentrated on the North end of each building .
- All are heavy timber frame buildings: the materials are engineered and cut off-site.
- All are roughly the same size.

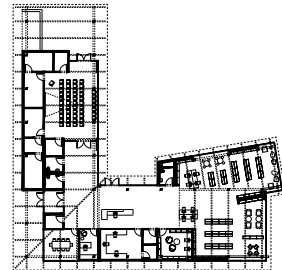
Option 1
4,727 NSF
6,624 GSF



Option 2
4,395 NSF
6,146 GSF



Option 3
4,705 NSF
6,219 GSF



Preliminary Option Summary

Oudens described the project timeline

Ongoing Schematic Design period (we are 2/3 through 3-month phase phase)

May 2023 Schematic Design cost estimate
Mid-May 2023 Design/Development (3 months)
August 2023 Design/Development cost estimate
Sept 2023 Construction Documents prepared
Jan 2024 Bid process
Mar 2024 Construction begins (12-14 months)

SUMMARY OF QUESTIONS AND COMMENTS FROM THE PUBLIC

DESIGN:

We want this to be a forward -looking building, but want it to fit into Shutesbury. Are there ways to bring elements of our quaint library building into design?

Several people commented that they desire a more classic building that looks like it belongs in Shutesbury. Others like the modern design.

How high are ceilings at highest point? 18-20'. Oudens (O): We will work out details on overhangs, porches, finishes later in the process - understands point of question.

Windows for reading – natural light is important.

Have you other roof lines, such as a saltbox? O: Single-slope roof is efficient for solar, less expensive.

Architects love glass, we may not need this much glass, hard to clean. O: Energy model will be done for the building, will balance solid wall vs glass. We want to maximize natural light from outside. Will create smaller, more intimate spaces within bigger spaces.

Why 3 bathrooms? O: Third is for staff/family

The design is very “clean” – currently outside of our library we have sand box, picnic table, etc. These are places for people to gather - our library is place for people to gather. This needs to be considered in the design.

O: We plan strong connections between indoor and outdoor. None of this is represented in these schematics. The Eastham Library is organized around a rain garden/reading garden with landscaping. This building has no “back”, so landscaping on all sides are important.

PARKING

What about permeable paving? O: It's high maintenance, expensive and doesn't work well. Plan is for asphalt - easy to maintain, less expensive. Stormwater will be managed with rain garden, bioretention in middle of parking area.

Is there a plan for overflow parking? We may do this with reinforced turf rather than more paving.

SEPTIC

Could the raised septic at entrance to site be located in less prominent spot? O: Not easily, the system should only be 2-3' high and will be heavily screened with vegetation. It may be the location for Community Gardens, as at Hitchcock Center

What about abutter's nearby well? O: We believe have enough space for required 100' setback

COLLECTIONS

How do the collections fit? Antonellis: Space available for collections will be doubled and will be less crowded. Higher shelves will be located along outside edges, lower shelving in middle.

What will be noise protection between children and adult spaces? O: Acoustic control will be important.

Do adult and children's spaces need to be next to each other? Yes, there is only one staff person. Does one plan provide the most flexibility if usage needs change over time? O: All are equivalent. It's harder to do this in a smaller building, but there are ways for buildings to adapt over time.

MAINTENANCE Tall glass windows and high ceilings will be hard to clean.

SOLAR

Will the proposed low pitched roof work for solar? Is the site open enough for solar? Will snow on solar panels be a problem? Has analysis been done for solar?

O: Solar Consultant will weigh in. Some tree clearing will be required for solar.

MATERIALS

Since this will be a tight building, will materials be non-toxic?

O: Materials will be not giving off toxins. Industry has switched to water-based adhesives.

Glazing: We won't have prices until the end of the schematic phase estimate. North-facing glazing, allows light without need for thermal control. Not harsh light

Building will be on slab, will floor be uncomfortable to stand on?

O: Meeting room – slab is depressed so floating wood floor can be installed. Resilient rubber floor where staff are on their feet for a long time. Usually carpet with thick carpet pad in rest of library

SITE

Concerns about mosquitoes from adjacent wetlands. Concerns about wetlands on site.

O: is confident that they can solve issues associated with wet site.

DIFFERENCES IN OPTION 1, 2 & 3

All accommodate the Building Program. Sightlines are better in Option 1 & 2, though they are not bad in Option 3. Site plans are similar for each:

- Option 1: presents a long face to Leverett Rd, a good separation from parking as well
- Option 2: dramatic view from Leverett Road. More interesting scale.
Easy to get into building from parking, good separation from vehicular side and people side
- Option 3: space has more definition to create intimate outdoor space,

Is one option more expensive? O: We won't have price estimate until end of schematic phase, but all 3 are similar size so they should be roughly the same cost. Option 3 might be slightly more.

Option 1 is too big now. We are trying to get down to a 6,000 sf target.

Lauren Stara (MBLC) noted that MBLC's focus is on functionality and efficiency rather than aesthetics. The 3 options were subjected to their review process. Option 2 is the most efficient and functional floor plan though all 3 are functional.

DECISION ON OPTIONS: LBC hopes to decide at Tuesday's meeting.

STRAW POLL ON PREFERRED OPTIONS

OPTION 1	0
OPTION 2	45
OPTION 3	11