

## Library Building Committee Design Subcommittee

June 28, 2023, 12:00 pm, on Zoom

### Draft Minutes

Members present: Mary Anne Antonellis, Jeff Quackenbush, Stephen Dallmus, Lauren Stara,

Guests: Andrea Bono-Bunker, Matt Oudens, Dominik Wit, Porpla Kittisapkajon, Neil Joyce, Roger Hoyt, Penny Jaques, Greg Tuzzolo from Stimson Associates

There was brief discussion about the Conservation Commission meeting which went well. They want us to explain why decisions are being made in the NOI. Moving the building closer to the road, in previously disturbed area and minimizing clearing at the tree line is ultimately a better approach. Lauren shared that Monterey did a lot of wetland remediation using all volunteer labor.

Brief discussion about using the possibility of using AI to take minutes.

Matt shared the revised floor plan. Kitchen moved down, door directly into the book drop added. This does add a door to the meeting room wall. OEA was uncomfortable with dimension between the circ desk and the opposite wall. They bumped out the staff room wall a foot, therefore increasing the space in front of the circ desk.

They eliminated the computer counter in the children's room, reducing the desk top area to two computers. They added a collection of 30 inch mobile shelves that can be configured in flexible ways. They added a small seating area. Lauren shared that the recommended maximum height in a toddler area is three high. Currently some of the shelving is five high. The three high shelving on the walls could have cabinetry above for other types of items.

In discussion with their structural engineers, OEA has learned that with the symmetrical gable, open all the way up to structure, will require structural steel cable ties that anchor into the exterior edges and the ridge to provide extra structural support.

OEA has explored shifting the ridge over to the load bearing wall which they think will be more economical. It will change the interior view, with an asymmetrical slope of the ceiling. This approach also creates an asymmetrical roof, with a larger slope on the west side.

The goal is to keep the design as simple as possible to contain costs.

There was discussion about whether the wall that will support the ridge needs to be a load bearing wall. Some substantial support will be incorporated into that wall. The cable ties would add another level of complication, such as an additional layer of trades people who would provide/install the ties and an esthetic component.

Mary Anne likes the asymmetrical design. Jeff prefers the asymmetrical design better than the cable ties. Stephen agrees that the asymmetrical design is preferable both inside and out.

Greg Tuzzolo from Stimson Associates presented a new site layout. The new plan sites the building closer to Leverett Road, with a one-way loop to the east and slightly south of the building, with angled parking. This one-way loop reduces pavement. A granular shoulder along the driveway is depicted on the west side of the drive. Leech field footprint may be reduced in size but is still in the northeast corner

of the parcel. A bio swale feature on the west side of the drive will be designed to manage storm water. There is a perimeter pathway, connecting the multiple egresses.

There may be opportunities to create outdoor seating areas among the pockets of trees on the south east side of the building.

Bike parking would be just behind the building on the south end.

The loop at the end of the drive is to provide a clear turn around capability for fire trucks. There is also an area along the east side of the drive where an emergency vehicle could park and another vehicle could pass by.

Brief discussion about alternatives to asphalt which are difficult to impossible to maintain and cost prohibitive. The goal is to minimize the asphalt.

Discussion about need for overflow parking. Possibilities include parking along the grassy areas along the driveway which is common in Shutesbury. For large events, advance plans could be made to accommodate parking at the highway department or fire department. Concerns about safety in the dark and the winter. Options such as gravel areas, reinforced turf, and illuminated walkways on Leverett Road were discussed. Greg Tuzzulo will explore different options as plans develop. Matt suggested that there is more room to pick up shoulder side parallel parking on the east side.

Discussion about area on the east side of the lot, including tree line/meadow. The meadow has been mowed regularly from 2004 until last summer. It is no longer mowed. We could deliberately work to improve the meadow by seeding with native wetland plants. Or it would just be allowed to eventually become a wetland forest. If the forest expands, the view of the library from the road will be effected. There are invasive species including bittersweet and knotweed in the meadow. We will have follow up conversations with the Conservation Commission about good strategies moving forward. It is important to address the knotweed soon to prevent it from getting out of control. Strategies for eliminating knotweed were discussed.

There was discussion about a mowing strategy that would maintain the view and create some grounds for the library and improve the health of the meadow.

A question about the impact of trees on the west side of the property on solar was raised. The solar consultants will be made aware of the forest edge.

Discussion about community conversations concerning community gardens and playground space and the need to focus on simplifying this project now so that the cost is affordable.

The Conservation Commission expressed a need to direct visitors to the library away from the wetland areas. Potential signage or wetland markers were discussed. A mowing strategy that allows the meadow to grow, and ticks to flourish, will create a natural barrier to visitors.

Review of wall to glazing ratio. Glazed area has been reduced by 50% from the first schematic design. Question about practicality of ceiling height glass – who is going to clean it? The band of glass above the door in the adult room was singled out as particularly excessive.

Discussion about exterior building materials. Roofing – the gable roof will be visible. OEA is looking at standing seam metal roofs which can have systems to attach solar that avoid penetrations. They are asking to have three to four different siding options priced.

The goal is to have a pricing set ready to send for a price estimate by July 12<sup>th</sup>.

Lauren asked to have the draft pricing set, with floor plans and site plan, made available by July 10<sup>th</sup>, to review for a meeting on July 11<sup>th</sup>.

The cost estimate should take about two weeks.