

Community Facilities Committee – Library Expansion

Meeting Notes

Wednesday, March 6, 2013 , 6:30 PM, Keyes Room, Wadleigh Memorial Library

Present: **Committee Members:** Meghan Lydon, Chairperson; Joe Oneal, Ann Mione, Gil Archambault; Scott Cornett; Chris Costantino, Library Trustee; Mary Burdett, Library Trustee; Bill Parker, Community Development Director

Excused: Merv Newton

Also in attendance: Brenda Santiago; Alyssa Manypenny Murphy, Manypenny/Murphy Architecture

The meeting was convened by Meghan Lydon at 6:30 PM.

Minutes: Gil Archambault made a motion to approved the February 20, 2013 minutes, seconded by Meghan Lydon. All in favor with Malia Ohlson abstaining.

Agenda Items:

1. Introduction of Alyssa Manypenny Murphy: A. Manypenny Murphy was introduced by M. Lydon and it was explained that she had assisted the Library Trustees in the past in both the design competition and with space programming. Background on the CFC's work to date in reviewing Scheme H and in developing the Scheme S concept was provided to A. Manypenny Murphy, with Scheme S being a potential alternative to the more costly Scheme H, and that the CFC was at the point of determining how Scheme S could meet as many of the programming needs as possible. It was further explained that Scheme H had been felt by the Trustees up to this point to be a reasonable plan that met many of the renovation/expansion objectives but was not what was truly desired by the Trustees. Scheme S, in conceptual form, appeared to be a possibility but still needed to be reviewed relative to programming.

Square footage building costs were discussed, and the CFC felt that the Scheme H cost estimates needed an updated review. Scheme S benefits appeared to be ADA access accommodations and lower costs, but also had approximately 40% less programming space but created additional space on a lower level without expanding the building envelope to a large extent.

C. Costantino stated that the recent survey may drive a revision to programming needs. Discussion then led to a discussion on the upcoming Library strategic plan development, and A. Manypenny Murphy asked the key question of whether the strategic plan results were to be the driver of the project or would the project be the driver of the strategic plan. M. Sampson stated that the Library was very soon going to start work on the plan, with two meetings scheduled in April and one in May, and that both M. Lydon and S. Cornett would be participants.

A. Manypenny Murphy stated 'candidly' that it did not make much sense at this time to move ahead with an expansion plan until the strategic plan was completed, an issue that was discussed at the prior CFC meeting, and that the strategic plan would bring clarity to the future. She further noted that both Schemes H and S needed to be looked at relative to street presence, tie-in with the community, and keeping the connection to the downtown and street. C.

Costantino asked if the new strategic plan was going to change much from the existing plan done several years ago. M. Sampson said that the current strategic plan was developed by the previous director, Art Bryan, and staff, with limited input from the Trustees.

Discussion then ensued on the planned public forum and how to solicit input from the public. M. Sampson stated the participants in the strategic planning involved 12-15 public people, and hopefully the strategic plan will be ready by the end of May. The CIP process was then mentioned, and B. Parker explained that as in previous years the Library could ask to be scheduled towards the end of the project presentation period which is August, thus allowing time for a plan to be presented. If no plan is ready, the Library could come back with the current project request that is in the CIP now; and that the process of the CIP Committee is normally completed by the end of August with recommendations ready for the public in September and a public hearing and adoption by the Planning Board in October. This led to discussion as to whether there was time to sell any plan, be it Scheme H, Scheme S, or another plan that is developed and endorsed by the various stakeholders in time for the March 2014 warrant.

A. Manypenny Murphy noted that having a solid plan in place is what is necessary to go out on fundraising, and although she felt she didn't want the CFC to lose a year this was very important. G. Archambault then stated that it looked like the CFC's work was on hold until the strategic plan was completed. M. Lydon then asked what the CFC could be working on in the meantime.

It was decided, with A. Manypenny Murphy's assistance, that she would review Schemes S and H to see what was possible relative to programming and efficiencies and that the CFC would meet again in three weeks to discuss her findings. A. Manypenny Murphy asked what the Trustee's opinion was of Scheme H, and M. Burdett stated that it was felt to be a big box and not creative, but was something concrete to present for the CIP. M. Sampson stated that it was essentially tacking on a wing, and didn't necessarily address all the Library's needs. S. Cornett stated the plan basically created a brick wall along Nashua Street. It was noted that no site plan was done that addressed parking and integration of the site to the street, and C. Costantino stated the plan did not provide the desired independent off-hour meeting space.

The meeting was wrapped up with the following: S. Cornett would send A. Manypenny Murphy the digital plans and the SketchUp files, and that the Trustees would be invited to the next meeting, scheduled for March 27th. A. Manypenny Murphy will come back with 'sketchy' ideas and plans in the format she had previously provided the Trustees. M. Lydon provided 'charrette' guidelines she had previously utilized for this level of discussion, and that after the 27th the CFC would step back while the strategic plan is formulated. M. Sampson will confirm location for the 27th.

The meeting adjourned at 8:20 PM.