

Cornish Library Exploratory Committee

School St
Cornish Flat, NH 03746

CONCEPT REVIEW MEETING MINUTES

Attendees:

- Subcommittee: Larry Dingee, Susan Chandler, Richard Scheuer, Laura Cousineau, Kathi Patterson, Dill Gallagher, Caroline Storrs, Heidi Jaarsma
- MA+KE: Chirs Kennedy, Evelyn Chambers

Location: At the Cornish Town Offices

Purpose: The purpose of this meeting was to review the concepts and collect questions and thoughts on what needs to be changed as the design moves forward.

General:

- There are 2 locations where we may have to request an exemption from the zoning ordinance. It was noted that the town is technically exempt from its own ordinance.
 - If the committee recommends moving forward with this option, MA+KE recommends a discussion with the ZBA or other appropriate entity regarding the setbacks.
- Recent library programs have had quite a few people, 10-20 people, and sometimes double with kids.
- It was pointed out that not all the spaces will be used at the same time so there are opportunities to use each space for different functions depending on the day and time.
- The question of how to put books away when there will be multiple floor levels came up. There could be a cart that would utilize the lift to move between levels. Or there could be a dumb waiter between the levels.
- Parking is a concern. It appears that +/- 7 parallel parking spaces could be created (3 on the Library side of the street and 4 on the opposite side).
 - All the parking should be paved. It was also noted that the property owners across the street and adjacent to the Library should be made aware of the parking needs so they can provide input on the final solution.
- MA+KE has discussed the need for a cost estimate with Trumbull Nelson Construction.
 - MA+KE believes it would be prudent to obtain a cost estimate from the same Construction Manager that estimated the design for converting the General Store into a Library/Community Center. This would be the best way to compare costs for the 2 project options.
- If this project moved into construction it is likely that the existing library could operate during the majority of the construction period. However, it is likely that the Library would need to close for some period(s) during the construction.
- There was discussion of the type of foundation and floor construction that would be most appropriate for the addition:
 - MA+KE is suggesting that the addition have a crawl space which would make any new plumbing accessible below the floor for maintenance.

- There was also discussion of constructing a full basement under the addition. This would be possible, however depending on the use, there might need to be an additional means of egress and a ramp from the existing basement to the new basement. Additionally any new basement would need to be setback at least 5 ft from the perimeter of the Historical Society building in order to keep from undermining the existing foundation.
- The final septic will be sized by the septic designer based on the final schematic design solution. The occupant load for the design will determine the size of the septic system.

Exterior:

- All new walkways will meet accessibility codes..
- The new addition will most likely have a flat roof to allow for the two historic structures to stand out and retain their prominence.
- The porch would likely be a white New England-style porch that invites people into the Library. The white painted wood look would be different than the 2 existing brick structures, however it would also be in character with many other brick buildings that have wood porches. Historic Preservation Guidelines typically do not want new additions to blend in directly with the existing building, so that it is clear what is original and what is new.
- The ramp to the entrance of the addition is not covered and would require clearing in the winter. To cover it would detract from the historical prominence of the existing buildings.

New Addition:

Concept 1:

- This concept has better sight lines from the circulation desk.
 - There was some debate about if the circulation desk needed to be closer to the entrance door.
- It was suggested to combine the multi-purpose space and the children's space
- Larger children's area
 - Could the basements be used for this? There were differing opinions on this use of the basement..
 - A sink could be added to the basement and would likely require a pump.
- It was suggested to relocate the sale books shown in this plan option - " they shouldn't be the first thing you see."
- This plan showed 2 90-degree parking spaces. It was felt that this put the parking too close to the existing library building in an undesirable way.

Concept 2:

- It was noted that the circulation desk could be rotated and face the door.
- Another suggestion was to expand the children's area to where the computers are and move those elsewhere. Maybe in the existing library.

Both Concepts:

- Add a bar counter for laptop use to the seating area
- Add a door at the rear of the addition that would allow for access to a potential green space that could be used for library programs.
 - This will likely need a ramp and steps in order to provide suitable access.
- MA+KE will check on how many bathrooms are needed for the building.

- It was noted that it would be desirable to have an after-hours meeting space where there is access to the bathrooms but the rest of the library is blocked off.
- Daylighting wherever possible was noted to be desirable.
- It was noted that it will be important to maximize the amount of shelving wherever possible..

Library Main Floor:

- Should the attic stairs be removed to allow for more space and instead use pull-down attic stairs?
- The organization of the main floor is up in the air and could be totally cleared out of stacks or be totally reorganized to hold other programs like the children's area getting larger or the meeting room etc.
- The existing door openings from the front to back are too narrow for accessibility reasons. One opening (probably the one by the existing basement stairs) would have to be widened.
 - This would be done so that the end product would look the same to keep the character of the Library.

Library Basement:

- Stacks could be put in the basement. There would need to be good temperature and humidity control.
 - The concern of security came up. If the librarian is in the basement putting away books no one is upstairs at the desk to watch who is coming in and out.
 - Cameras were offered as a solution to this.
- Vinyl flooring could be used to make cleaning easy and reduce issues with any moisture on the floor.
- It was also discussed to use the space as a large activity space but the lack of light was a concern.
- It was pointed out that all the current shelving in the basement is currently full.
- The basement requires 2 means of egress in opposite locations unless it is going to be just used as a storage area.
- Everyone agrees that we would probably be able to get an exception to use the basement space even with the low ceilings.

Mechanical/Electrical/Plumbing:

- It is likely that the mechanical system would become Heat Pumps. This would provide Heating & Air Conditioning as well as eliminate fossil fuels.
 - Depending upon the ability to conceal ductwork, the heat pumps could be recessed into the ceilings. Otherwise wall mounted consoles would likely be utilized.

Next Steps:

- MA+KE will distribute the meeting minutes along with the 2 Concepts.
- MA+KE will solicit comments from the committee next week and compile the responses.
- MA+KE will develop final Schematic Design based on the committee responses. The Schematic Design will include plans and 3D exterior views of the project. MA+KE will likely include some simple interior views.
- Following the presentation of the Schematic Design, MA+KE will obtain feedback from the committee and tweak the Schematic Design so that Trumbull Nelson can develop a cost estimate..

Included Documents:

- 22107 2022 0705 CORNISH LIBRARY CONCEPTS.pdf - The first floor and Basement plans for concepts 1 and 2.
- 22107 2022 0705 CORNISH LIBRARY CONCEPT AREA BREAKDOWN - BUILDING SQUARE FOOTAGES.pdf - A document outlining the two concepts and how they compare with square footage and program.

Please report any discrepancies in this document to MA+KE Architects for revision.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Kennedy", written over a horizontal line.

Christopher Kennedy, AIA, LEED AP
Principal