

Stowell Library Renovation Subcommittee Minutes (DRAFT)
Library Exploratory Committee
Stowell Free Library
01 June 2022

Present: Dillon Gallagher, Larry Dingee, Kathi Patterson, Caroline Storrs, Susan Chandler
Absent: Laura Cousineau

Members of the community: Judith Kaufman, Colleen O'Neill, Sandy Guest, Tony Newton

The meeting was called to order by Larry Dingee at 6:30 pm. We used his *Proposed Design Goals* handout as a guide for our discussion.

Kathi showed those in attendance the pins that marked the original boundary line for the Newton property that borders the back of the library. She also pointed out the stakes that mark the new boundary lines for the .09 acres that was added to the library's 70' x 75' lot at the March Town Meeting.

Kathi then explained that the library trustees had asked Tom Dombroski to determine the amount of land necessary for placement of a well and septic system so they would know how much of the Newton property needed to be purchased. Mr. Dombrowski's design originally called for the annexation of 0.11 acres but that amount was reduced to 0.09 by the Cornish Planning Board who found during the annexation process that the Newton property in the Village Zone needed to be 1.0 acre. It is Kathi's understanding that the Selectboard has not submitted the final plan for State approval due to the time limitation on installation that begins once the plan is filed. When asked why the well was not placed in front of the library, she stated that it was because of the electric wires that cross there.

Larry was then asked several questions. Caroline asked him to explain what his vision was. He replied that he wanted to try to come up with a viable option. Susan felt that the addition of the property did not mean there would be more space for an addition to the building and parking. Larry concurred that the additional land would only provide a well, a septic system, and a lawn. He felt that we need to determine where does the end want to be. Susan commented that she felt that the two major factors were ADA compliance and parking.

Larry stated that the citizens said at the March Town Meeting that they wanted a new plan for Stowell. Dillon read the wording of Warrant Article #17 from the 2022 Town Report:

"To see if the Town will vote to raise and appropriate the sum of \$12,000 for the purpose of the Cornish Library Exploratory Committee's feasibility study including, but not limited to, completion of the planning improvements to the current library authorized at the 2019 Town Meeting and any other such studies or investigations of the current or proposed library that may be deemed necessary by the committee." An amendment to the article was proposed, seconded, and so voted to raise the amount to \$25,000.

Most of this amount was to be used to cover \$12,711 for Part 1 professional fees by MA-KE, \$4,378 for Part 1a preliminary engineering modeling, and \$1,200 for a construction cost

estimate. The reading of the article reiterated that the money was to be spent to revisit the existing Stowell plan now that there was the new land acquisition

There followed a discussion of the Goals worksheet:

Item 1 - Provide running water and septic with at least one ADA compliant bathroom

Kathi explained that the original 2019 MA+KE plan provided an ADA compliant bathroom with a composting toilet because there was no land at that time for running water and a septic system. However, the space was designed for installation of a proper bathroom with a sink and toilet if land became available for a well and septic system. Everyone felt this was now achievable with the current well/septic design.

Item 2 - Create ADA compliant access to all three levels of the two buildings

Larry clarified that the third level is the cellar space in the Stowell Library. Kathi felt that the brick pillars that are support pillars limit the use of that space. (Tom Ladd did not recommend use of the cellar space.)

Item 3 - Increase book stacks space in the library by 1/3

There was discussion of Tom Ladd's report, how he arrived at 3,746 sq. ft on his space needs summary, how many linear feet of shelving the library has now (@1,010), and the fact that books need to be discarded in order to place more books on the shelves. Caroline commented that the classics are being discarded because there is no room on the current shelving. Larry said that he had asked Stephanie after the last exploratory meeting about his proposed increase of the stacks by 1/3. She had said things looked "right on." It was strongly suggested that Stephanie be asked that question again. Caroline mentioned that Stephanie had met with Banwell Architects last fall to discuss the size of the present book collection and the needed expansion for a future library. Kathi will contact Stephanie to gather just what that figure needs to be to meet the needs of a future library.

Item 4 - Create new central entrance to the library that is wheelchair accessible

(This was also a Tom Ladd recommendation.)

Larry showed everyone the original MA+KE plans for Option A2 that he had brought.

Kathi pointed out several things on the plan that she felt were important to consider - the plan calls for raising the floor of the wooden addition to the Historical Society building by 2 1/2 inches to accommodate the connector, the library trustees wanted to use the straight-from-the street walkway plan (Option B2 plan) rather than the 90-degree entrance from the Historical Society main entrance, and that snow removal will become an issue whichever plan is chosen.

Item 5 - Provide for eight legal* parking spaces and one wheelchair accessible parking space

There was a lot of discussion of where parking can be found since parking right now can only be on the street. Dillon and Larry both felt the use of the Town's right-of-way would help solve the parking space problem. *Susan suggested the addition of the word "legal" here.

Item 6 - If possible, have a new roof design capable of accepting solar panels with a south-facing exposure in the future

Kathi pointed out that the roof is a slate roof and installation of solar panels on slate would be expensive and that only parts of the roof are south-facing. The installation of a solar-tracking system on the new piece of land was suggested as a possible solution.

Caroline distributed the *Needs of a 21st century Library* worksheet that Stephanie had developed for use by Banwell. It includes space needs including areas for children's activities and for programming.

Susan recommended that this list, Tom Ladd's report, and Larry's *Proposed Goals* list (see notes above) all be given to MA+KE to use when they start their Phase 1 project.

Caroline emphasized that the subcommittee needs to meet with Chris Kennedy as soon as possible (not just when he has plans) so we can relay our thoughts from this meeting and review with him the direction in which we are heading. Larry will contact MA+KE to plan a meeting as soon as it works for Chris Kennedy. The whole library exploratory committee will then meet to review whatever plan MA+KE develops.

Larry said he didn't see anything we shouldn't strive for, and that, once we have gotten the report from MA+KE, we have done our job.

Kathi was to send her *Linear Feet of Shelving* document to Larry.

Next meeting: Will be set as soon as it works for Chris Kennedy.

There being no other business, the meeting adjourned at 7:30 pm

Kathi Patterson, Recorder