

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

Present: Dillon Gallagher, Larry Dingee, Kathi Patterson (library trustee), Caroline Storrs, Susan Chandler, Laura Cousineau (library trustee).

Community Members: Richard Scheuer (library trustee), Stephanie McAndrew, Judith Kaufman, Tony Newton

MA+KE representatives: Chris Kennedy, Evelyn Chambers

The meeting began at 5:30 pm.

Chris introduced himself and Evelyn Chambers as members of MA+KE. He said that he had recently met at his Hanover office with Larry who gave him Tom Ladd's report, Larry's *Proposed Design Goals* handout, and Caroline's *Needs of a 21st century Library* worksheet.

Chris then explained that he and Evelyn have also reviewed the 2019 plan that called for access to two buildings, at least one bathroom for the use of both buildings, and a basic meeting room that would accommodate 8 to 10 people. Chris recognized the difference in height of the Historical Society and the Stowell building.

Chris understands that he needs to be considering what a modern library needs and he also understands the charge of the Exploratory Committee. He explained that his understanding was that, with these reports and handouts in mind, he needs to determine how this can work so as to provide a reasonable plan and determine what can be done to the Stowell Building for x amount of money versus what can be done to the store for x amount of money.

The surveyor had recently set the pins to show the new property lines. Larry stated that the Historical Society building lot and the Stowell building lot had been previously combined into one lot. Questions were raised about setbacks and obtaining variances for construction close to the lot lines. Many felt that any new building would comply with the setback because it would be within the building's new lot lines.

Caroline explained that her list had been generated last year when the Interior/Exterior subcommittee was outlining the needs of a 21st century library. It should be considered when designing library space in any building.

She also reviewed the request from the select board at the last LEC meeting that asked the committee for additional information including a projected operating budget (electricity, heating, etc.), a maintenance schedule, and a definition of a community meeting space. (It was a consensus that this last item was a Colleen question and not part of MA+KE's work.)

Chris called the answer to the maintenance question a life-cycle cost analysis or LCCA. He also stated that buildings usually have maximum upgrades once a generation, and the Stowell building has not had an upgrade in its 100- year lifespan. Chris explained that we needed to look at the insulation as there did not appear to be any in the attic. Kathi stated that there was insulation under the floorboards in the attic that had been added during a project in 1976.

There followed several questions and comments from committee and community members with responses from Chris.

1. What can we do to add space beyond the previous plan? Chris said he will need to be looking at dual purpose spaces so he is basically starting over.
2. Is the cellar usable even though Tom Ladd's report says no? Chris said the ceiling height in the cellar is below code at 7'3" so using this space becomes a life-safety code issue. Its use will be up to the State Fire Marshal who has the discretionary power to issue a variance of the building code.
3. How can any new spaces be monitored from the circulation desk? Chris felt the issue of visually observing all areas can be solved with technology.
4. Judith wanted to know a legal definition of parking for municipal buildings because some of the current parking at the Stowell building is on people's lawns. It is the only town building with no driveway or off-street parking. Questions have been raised in the past about the right-of-way - how wide is it and who gets to use it? There were no answers at this time.
5. Susan wanted Chris to be aware of the problem of snow removal in the winter.
6. Will the design include air conditioning for the building? Chris felt the future was electric so leans toward heat pumps with cooling as a by-product.
7. Is the use of solar an option? Chris felt solar panels on the roof were not practical due to the slate. Tony explained that a large tracking or stationary panel on the newly annexed piece of land would probably not provide much electricity as the trees would prevent exposure to the sunlight for a large part of the day. Chris said that the use of community solar was a possibility.

Chris mentioned that the new design would need a vestibule and that putting one at the current front door would be like adding a "wart" to the front.

Caroline asked if Chris could have a cost estimate by 8/1/22 (on our timetable) for the September 13th Forum. Chris explained that 9/1/22 was possible but still a "maybe." She also felt we should meet before then to see very basic plans and choose a preferred direction and get an estimate of cost. Judith reminded everyone that September 13th was the date for the NH Primary. Laura felt we could move the forum to Thursday, September 15.

Chris said he was really busy with other projects but would try to have something ready in three to four weeks (by the middle of July), that we should meet then to look at what has been done, and then take a minimum of 3 days to give feedback.

He briefly discussed the challenges to wheelchair lifts as a means of gaining access to the cellar space. When asked if there would be a need for standby power if there was a lift or elevator, he replied that this would not be necessary if the building had sprinklers.

Since Larry had not yet read the minutes from the June 1 meeting yet, the vote to adopt was postponed.

Evelyn said that she would be in communication with the subcommittee via email and that she would get our email addresses from Larry.

Next meeting date- TBD

There being no other business, the meeting adjourned at around 5:50 pm

Kathi Patterson + Susan Chandler, Records