

Stowell Library Renovation Subcommittee Work Session  
Stowell Library Trustees  
Cornish Town Office  
06 July 2022

Present: Laura Cousineau (library trustee), Kathi Patterson (library trustee), Richard Scheuer (library trustee), Larry Dingee, Dillon Gallagher, Caroline Storrs, Susan Chandler, Heidi Jaarsma

MA+KE representatives: Chris Kennedy, Evelyn Chambers

The meeting began at 5:30 pm.

Chris distributed copies of the 2 preliminary concept drawings. The scale of the drawings is 1/8" so 1 inch equals 8 feet. He stated that they were similar in footprint and that both were an attempt to make usable space guided by the subcommittee's input. A breakdown of the buildings' gross areas, requested spaces, approximate areas and locations for each concept was included in the handouts. He stated that the basement could be used despite the low ceiling height with an exception from the State Fire Marshall.

He mentioned the 2+" height difference of the Historical Room floor and suggested a remedy of a ramp. He didn't want to overthink for this meeting.

He noted that these concept drawings differ from the previous plan as this addition was all on one level with access to get to the rest of the library (main floor and the basement) via stairs and a wheelchair lift at the back of the current building. The current stairs to the basement and the existing cement stairs and back exit doors would also be removed.

There will need to be a second exit from the basement which is shown on the drawings as a new walkway down the Newton side of the building to a stairway and fire-rated area (will require excavation) to a new entry door into the basement.

Heidi asked if any thought had been put to adding a door on the back wall to the green space (well/septic/lawn area). Chris said that, because the addition's floor will be above grade, steps and a ramp would be needed for access to that space.

Kathi felt it would be inconvenient to have to use a lift or stairs to put away books and materials. Caroline noted that, if only one person is on duty, the different levels and sight lines would make observing all the spaces difficult, especially when she has to go to the basement via a lift or stairs to put away books. Chris said there would be a need for video cameras.

Chris felt that what was nice about using this plan was that the existing buildings would remain prominent. When Kathi asked about the angles for the addition's roof, he stated that his recommendation was for a flat roof as the easiest solution. The new flat roofing materials have a 35 to 40-year life span.

When asked whether or not one bathroom would be sufficient, Chris said he would need to check code mandates for the size of the space.

Kathi asked if there was a way to limit public access to things such as the computers for after-hours use.

Evelyn said that she would be sending minutes of the meeting to the subcommittee via email. The next steps for us - think about these plans, comment in an email within about a week, MA+KE will take this feedback and collate into a master list for everyone to read.

Chris will reach out to Trumbull-Nelson and ask them for a cost estimate for materials and labor costs for construction so there will be an apples-to-apples comparison to the general store renovation.

Larry stated that "this is Cornish after all" and we can also get prices from local people. Chris did not feel this would be the same as having Trumbull-Nelson do it because the figures from the same company would make for a better comparison.

Susan asked how long would the library be out of business during the renovation. Chris said the library could continue to use the existing building while the addition is built. He envisioned an 8-month to 9-month project.

Richard asked why the use of a crawl space over just a slab. Chris said he recommended the crawl space for easier access to any plumbing if issues develop. Richard also proposed making a full cellar under the addition. Chris felt the grade issues would make this difficult to accomplish.

Heidi asked if consideration had been made for a dumbwaiter as a way to move materials from level to level.

When asked if the new square footage would change the size of the septic design, Chris stated that this question will need to be resolved after there is a final design.

There was much discussion about parking. One concept drawing has 6 + 1 ADA parking spaces using both sides of the street. There would be 2 parking spaces and one handicap accessible space on the library side of the street and 3 spaces on the other side of the street. The other concept drawing has 7 + 1 ADA spaces also using both sides of the street. There would be 2 parking spaces and one handicap accessible space and 2 side-by-side spaces on the library side of the street and 3 spaces on the other side of the street. Kathi noted that this would not be enough parking for patrons attending programming events that have been drawing 20+ attendees. She also noted that the side-by-side parking would restrict access to the new walkway on the Newton side.

Next meeting date is TBD. The meeting adjourned at around 7:30 pm

Kathi Patterson, Recorder