

**Chester Library Building Committee**  
**Regularly Scheduled Meeting, April 20, 2016**  
**Page 1 of 3**

**1. Call to Order**

The Chester Library Building Committee held a regularly scheduled meeting on Wednesday, April 20, 2016, at the Chester Town Hall, 203 Middlesex Avenue, Chester, CT. In attendance were Denny Tovey, Steve Tiezzi, Terry Schreiber, Chuck Mueller, Linda Fox, Cary Hull, Pat Holloway, Peter Harding, Aaron Page and Bob Gorman. Not in attendance were Lois Nadel, and Lauren Gister.

Also in attendance were Drayton Fair, and Kathleen Bartels from LLB Architects and Michael Cegan from Richter Cegan Landscape Architects.

Chairman Tovey called the meeting to order at 7:05 PM.

**2. Review and approval of previous meeting minutes**

1. March 2, 2016 meeting minutes

Motion by Holloway, seconded by Schreiber, to accept as presented

**Motion passed**

2. March 16, 2016 meeting minutes

Motion by Harding, seconded by Gorman, to accept as presented

**Motion passed**

**3. Architectural Design update and discussion**

Mike Cegan began the presentation by giving an overall review of the site plan with the new library footprint

- Parking has 45 spaces;
- Replace the existing storm drain with an open channel swale;
- Paved play area would include a half-court basketball court;
- Playground by landscape structures was presented;
- Fiber mulch and poured in place surfacing;
- Emphasis on the younger kid at ages 2 to 5 years;
- May want benches and/or pavilion;
- Grading needs to defined;
- Different relationship with the neighbor, building is pulled back and lower than Main St.;
- Existing evergreens are to be removed and replaced with shade trees near the road;

Drayton presentation regarding architectural

- Floor plan that is presented is similar to past meetings;
- Public spaces in the front, support spaces and quiet spaces toward the rear;
- Sliding millwork doors to segregate the main library at off hours;
- 80 chairs in the program room;
- Rear of the building can be developed but not the main focus of the design at this time;
- Main entrance has a slice in the middle and pulls out the vestibule;
- Materials barn like board and batten, clapboard siding, unifying piece cedar shakes on the outside;
- Carpet and tile in the lobby;
- Cedar in the interior;
- Opaque stain, treated cedar with a sealer on the exterior;
- Architectural asphalt shingles, possible solar shingles;
- VRF variable refrigerant flow HVAC system;

Committee comments:

- Overall the comment is happy with the presentation;
- Do not depict the trolley trail as boardwalk;
- South shadowing in the perspective needs to be fixed;
- Vehicles need to get through the trolley trail;
- Show furniture in the outdoor perspectives/elevations;
- Harding very impressed, like the entryway, different exterior;
- Weather toned color may be incorporated in lobby,
- Ceilings could be lower;
- French doors in the program rooms and operable windows need further review;
- Eliminate the exterior doors in the children's room;
- Sound/Acoustic engineer needs to be involved in future design decisions;
- Flooring possibilities include marmoleum in lieu of carpet, cork flooring;
- Move book drop closer to the building;
- Drive-up book-drop on drivers side;
- Should there be a children's library desk;
- People will be asking about solar, so we need to further address this issue;
- Children's storage off the program room;
- High ceiling in the program room may not be necessary;
- Outdoor building slices have no function;
- Park and Rec shed can be removed;
- Would like to see a landscape plan that overlays on the existing topography;

Motion by Schreiber to accept the schematic design and perform a cost estimate on this design concept allowing for future minor modifications, seconded by Mueller. **Motion passed.**

#### 4. Audience of Citizens

- Jason Holtzman, nice mix northeast space will be a little cold, solar angle, slices to the entrance, rain overhead, water flow, like it,
- Comer Gates, like the landscaping, sensitivity to her back yard;

#### 5. Old Business

- Existing Library - no update, First Selectwoman Gister is still in discussions with the Town Attorney;

#### 6. New Business

- LLB will now prepare a cost estimate for this schematic design. The cost estimate will include narratives for Mechanical Electrical Plumbing (MEP) systems; line item costs for all aspects of the project;
- Soil borings will be scheduled;
- Location of the building on the site with proposed grades will be finalized.

#### 7. New Meeting

- The May 4<sup>th</sup> meeting was canceled and the next meeting will be May 18<sup>th</sup>,

#### 8. Adjournment

- Motion by Page, seconded by Gorman, to adjourn. **Motion passed.**

The next Committee meeting will be on Wednesday, May 18, 2016, at 7 p.m. at Town Hall.

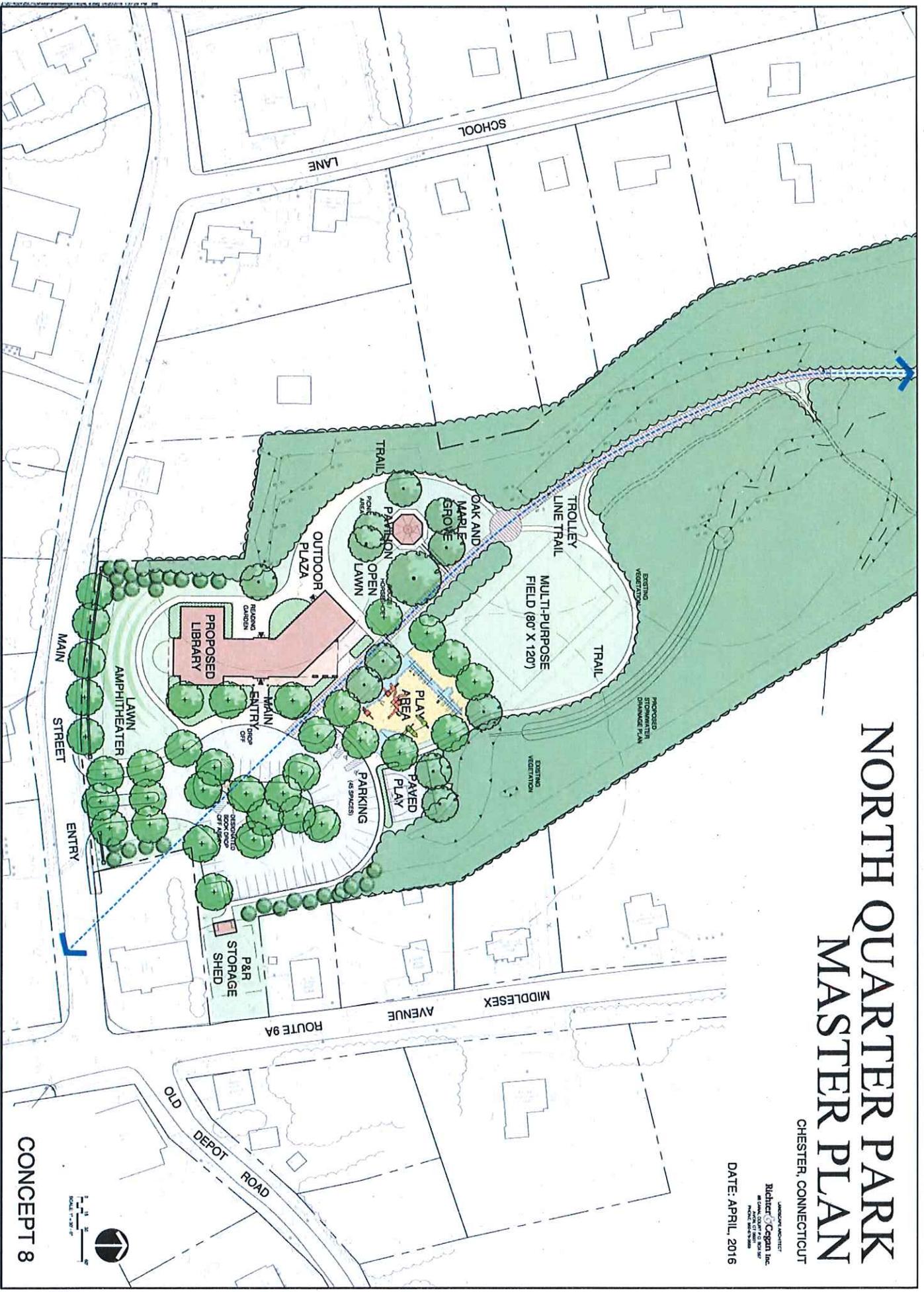
**Meeting adjourned 8:55 PM**

Respectfully submitted,  
Denny Tovey

# NORTH QUARTER PARK MASTER PLAN

CHESTER, CONNECTICUT

DATE: APRIL, 2016



CONCEPT 8

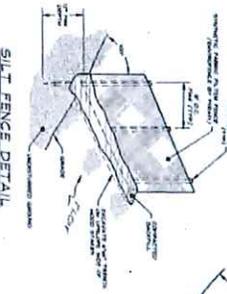
SCALE: 1 INCH = 20 FEET



**PROPOSED FILTER FABRIC REQUIREMENTS**

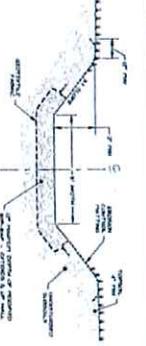
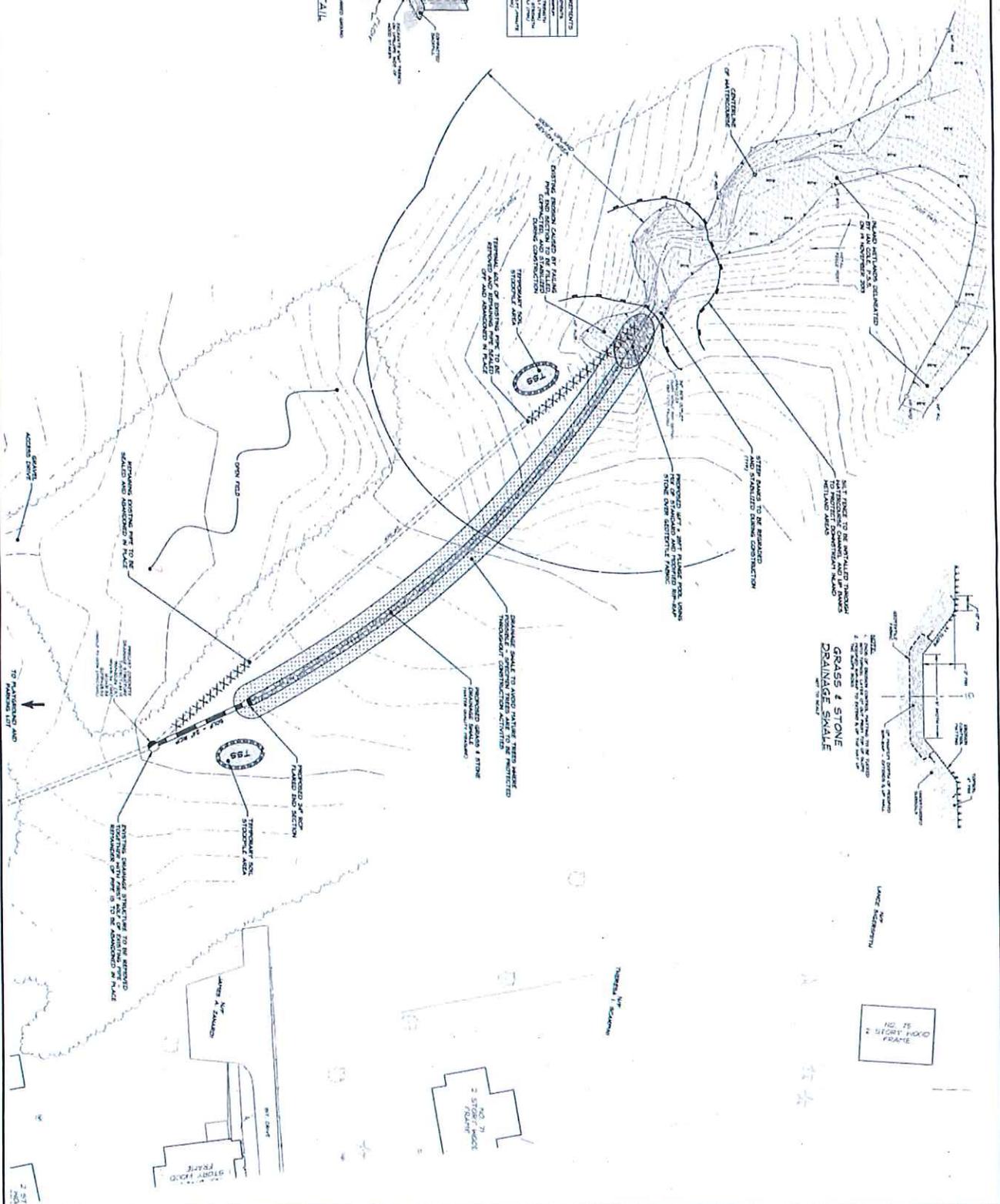
Material	Nonwoven Polypropylene
Weight	100 lbs./1000 sq. yds.
Opening	1/4" to 1/2"
Permeability	High
UV Resistance	Yes
Chemical Resistance	Yes
Installation	As Shown
Notes	1. Fabric shall be installed in accordance with manufacturer's instructions.

**SILT FENCE DETAIL**



**PROJECT DATA**

Project No.	C-00.5
Sheet No.	1 of 1
Date	1/20/15
Scale	1" = 20'



NO. 75  
2 SILT FENCE  
DETAILS

**C-00.5**

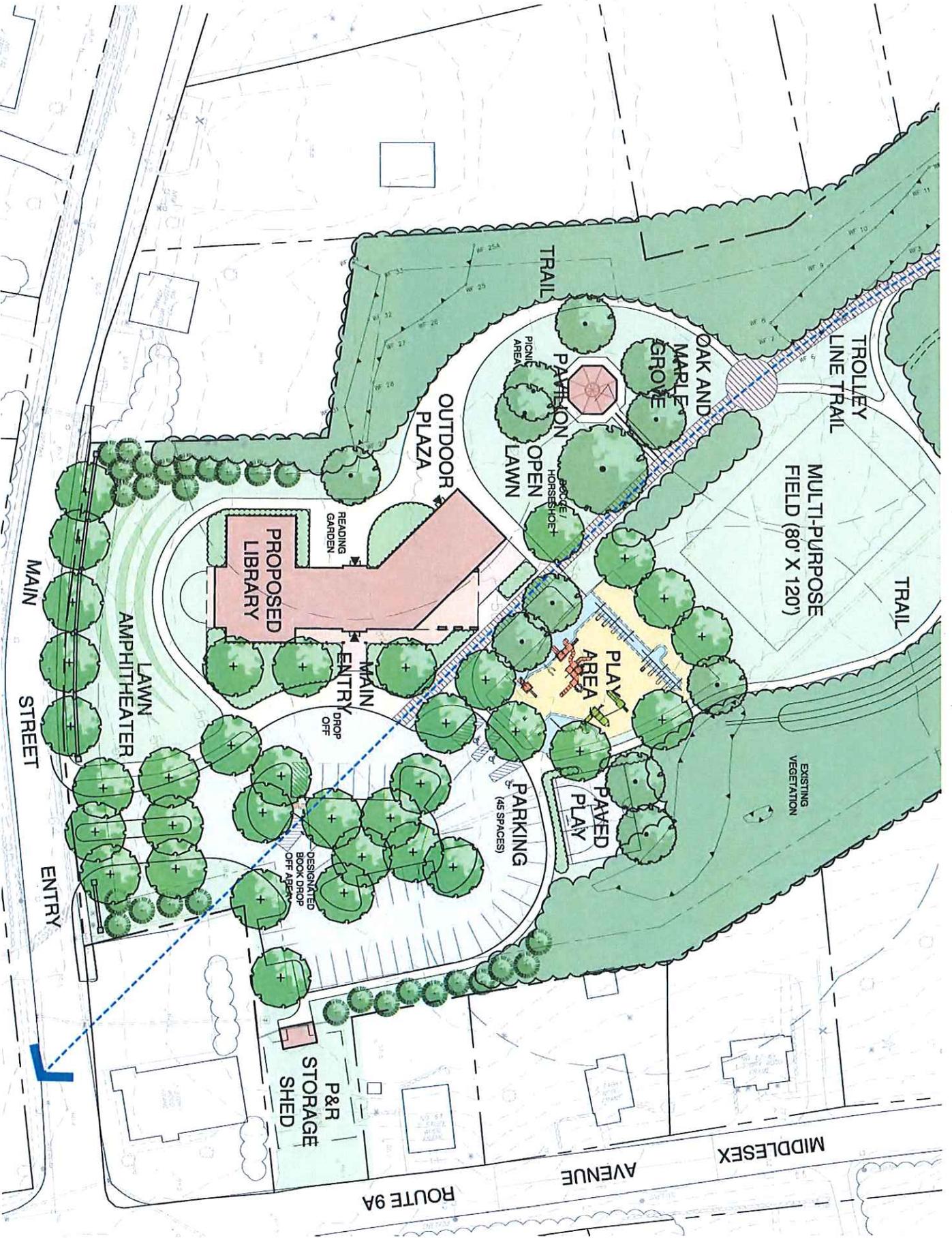
**STORM DRAINAGE DESIGN PLAN**  
DEFINING THE PROPOSED STORM WATER IMPROVEMENTS FOR THE  
**NORTH QUARTER PARK OUTFALL**  
PREPARED FOR THE  
**TOWN OF CHESTER**  
MAIN STREET - EASTERLY OF MAPLE STREET TO MOOLESEK AVENUE (CT ROUTE #154)  
CHESTER, CONNECTICUT

**REVISIONS**

NO.	DATE	DESCRIPTION
1	1/20/15	30% DESIGN DEVELOPMENT FOR FINANCIAL REVIEW AND PERMITS

**STADIA ENGINEERING ASSOCIATES, INC.**  
ENGINEERS • ENVIRONMENTAL PLANNERS • SURVEYORS  
1500 WEST 10TH AVENUE, SUITE 100  
DENVER, COLORADO 80202  
TEL: 303.733.8888 FAX: 303.733.8889  
WWW.STADIAENGINEERING.COM

**1 INCH = 20 FEET**  
NO. 75 & 76  
REVISED  
15 NOVEMBER 2015  
2015-126  
**D-130x**







**NORTH QUATER PARK**  
 CHESTER, CT April 13, 2016 93034-1-2-2

*SLR*  
 landscape  
 structures™



**Better playgrounds.  
 Better world.®**  
 play/si.com

Proudly presented by:  
 PETER WALLACE

**O'BRIEN & SONS**  
 ELEMENTS FOR A GREAT OUTDOORS

Richter & Cegan Inc.

North Quarter Park  
 Library Committee Meeting



**NORTH QUATER PARK**  
 CHESTER, CT April 13, 2016 93034-1-2-1

*W*  
 landscape  
 structures



**Better playgrounds.  
 Better world.®**  
 playsi.com

Proudly presented by:  
 PETER WALLACE

**O'BRIEN & SONS**  
 ELEMENTS FOR A GREAT OUTDOORS

Richter & Cegan Inc.

North Quarter Park  
 Library Committee Meeting







CHESTER PUBLIC LIBRARY  
Chester, Connecticut  
March 16, 2016

LLB ARCHITECTS



CHESTER PUBLIC LIBRARY  
Chester, Connecticut  
March 16, 2016

LLB ARCHITECTS



CHESTER PUBLIC LIBRARY  
Chester, Connecticut  
March 16, 2016

LLB ARCHITECTS



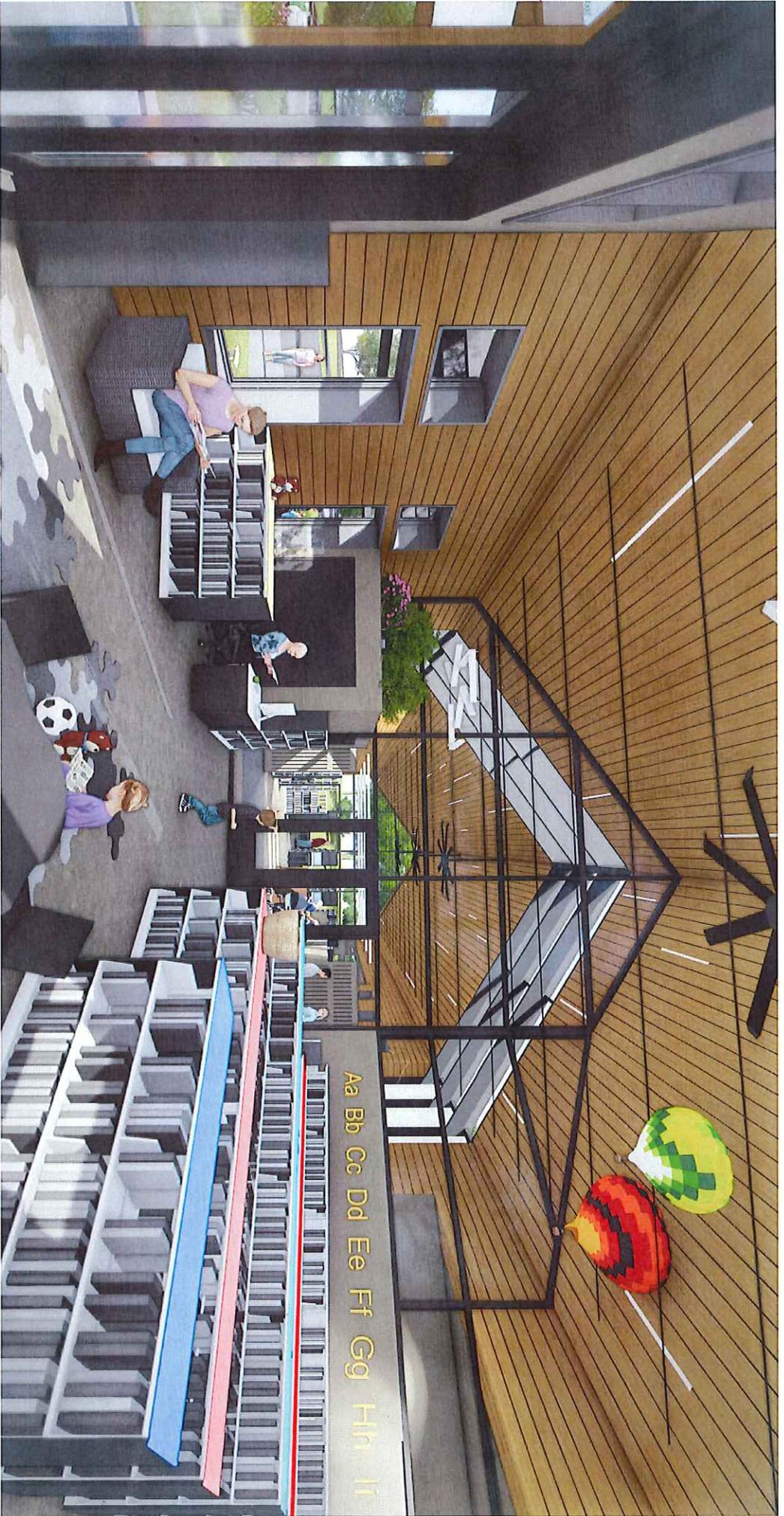
CHESTER PUBLIC LIBRARY  
Chester, Connecticut  
March 16, 2016

LLB ARCHITECTS



CHESTER PUBLIC LIBRARY  
Chester, Connecticut  
March 16, 2016

LLB ARCHITECTS



Aa Bb Cc Dd Ee Ff Gg Hh Ii



CHESTER PUBLIC LIBRARY

Chester, Connecticut  
March 16, 2016

LLB ARCHITECTS

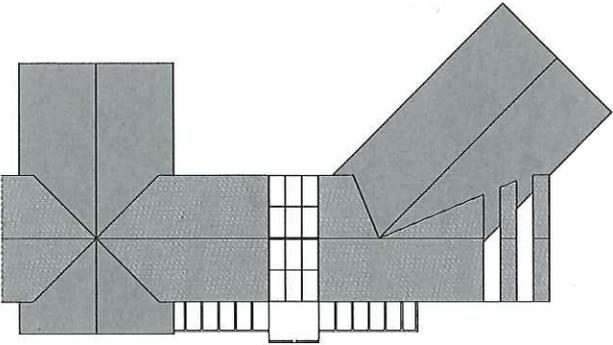


VIEW FROM PARK



VIEW FROM PARKING LOT

ROOF PLAN



VIEW FROM SITE ENTRY



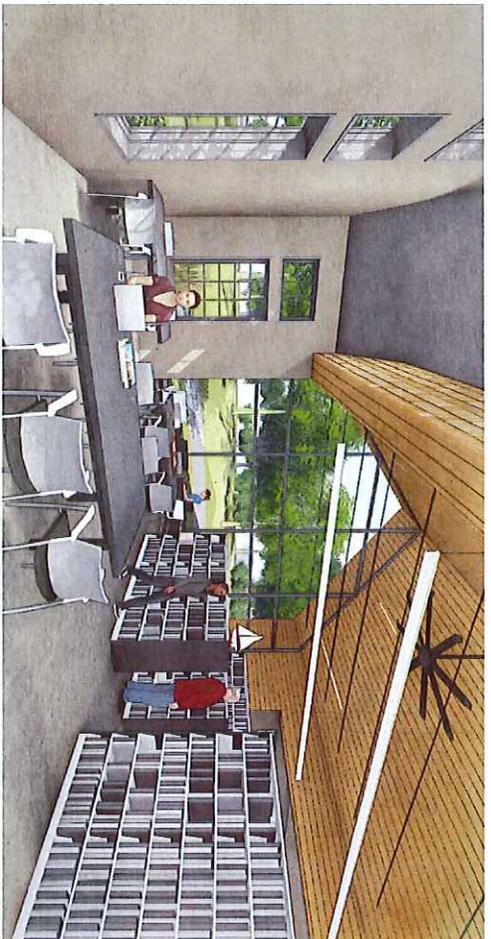
CHESTER PUBLIC LIBRARY  
Chester, Connecticut  
March 16, 2016

EXTERIOR VIEWS





VIEW OF CHILDREN'S ROOM



VIEW IN LIBRARY



VIEW OF ENTRY



CHESTER PUBLIC LIBRARY  
Chester, Connecticut  
March 16, 2016

INTERIOR VIEWS

LLB ARCHITECTS