

1. Call to Order & Seating of Members

The Chester Library Building Committee held a special meeting on Wednesday, July 16, 2014, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. Members in attendance were Denny Tovey, Linda Fox, Peter Harding, Dick Harrall, Pat Holloway, Chuck Mueller, Terry Schreiber, Bob Gorman, Ed Meehan and Matt Sanders. Chairman Tovey called the meeting to order at 6:08 PM.

2. Approval of Previous Minutes

Motion by Schreiber, second by Harrall, to approve June 18, 2014 Minutes as written. Unanimously Approved with Meehan, Sanders and Gorman abstaining. Motion Carried.

Motion made and seconded to approve July 2, 2014 Minutes amended as follows -

- **Correct spelling of "Julie Jansowicz" to "Julie Jancewicz".**
- **Under 3., 12th paragraph, correct 2nd sentence to read, "There are problems of very poor drainage in the Park that have to be fixed."**

Unanimously approved with Mueller, Gorman, Harding and Meehan abstaining. Motion Carried.

3. Presentation of space planning by LLB Architects

At this time Chairman Tovey turned the meeting over to LLB Architects.

4. Discussion of added space requested by North Quarter Park Committee

- a. Increase kitchen size from 200 SF to 400 SF
- b. Increase large meeting room from 1200 SF to 1500 SF
- c. Increase/add another meeting room 400 SF to 600 SF
- d. Include public restrooms

Drayton Fair noted for tonight's meeting he was looking for feedback from the Committee regarding options and what the expectations are. He indicated there is still plenty of time to work on the options. They are still on target and things are still influx as every space is still being considered and reviewed with Library staff.

The plan approved by the North Quarter Park Master Plan Committee was reviewed.

Mr. Fair next reviewed in detail the layouts of Options 1, 2A, 2B and 3. He reviewed such things as locations of entrances, circulation desk, Director's Office, audio/visual area, collections, children's services, meeting rooms, programming room, adult areas, non-fiction space, kitchen area and public restrooms. Linda Fox pointed out the

programming room is definitely Library space.

There was much discussion as to whether there should be a one story or two story building. He noted in each of the options, the Library could be closed off from the public restrooms after hours.

Mr. Fair noted a two story Library could be considered more efficient, but there is the balance of the expense of an elevator and stairs. The height of the building was reviewed.

Mr. Fair noted the site and scale of the Town leans more towards a two story building, but knowing the Library and its staff, that leans more toward a one story building. Chairman Tovey noted it sounded like it should be a two story, but from a practical standpoint, it should be a one story. Fair noted the site does have opportunities as a two story type building, but staffing and cost should also be considered.

There was much discussion regarding the entrance to the Library, whether there should be electronic surveillance, the grade (1 story vs. 2 story), an elevator vs. a ramp and stairs, etc. Ed Meehan noted its important to maintain a Main Street presence.

Mr. Fair reviewed the restroom areas, both public and Library, throughout the building.

The location of the building was discussed. Ed Meehan noted the NQP plan was conceptual. The outside space was reviewed. Mr. Fair noted the building should interact with the Park. It gives a street presence, edge to the Park and a beautiful vista. He also noted there should be a balance between the fill and the elevation.

Julie Jancewicz further reviewed the grade and the advantages and disadvantages of using a lot of glass in the building. Mr. Fair noted there will be site work regardless whether it is graded or cut and fill.

Bob Gorman reviewed the State guidelines for a Library for a Town the size of Chester. Much discussion ensued about the size of the building. Gorman noted if the building was too big the Town voters would not approve it. Size is a sensitive issue.

Chairman Tovey noted the Committee should probably start talking about square footage at the next meeting. Size of the programming area was discussed. It was noted it is important to keep in mind the more Library services that are added, there needs to be more square

footage.

Dick Harrall noted the key issue right now is whether or not this should be a one or two story building. The question was raised if the Grant application showed a one story building and it turned out to be a two story building, would that affect the Grant. That question still needs to be answered.

Mr. Fair noted he would like a decision as whether it will be one or two story as soon as possible. However, he suggested they explore Option 2B a little further and the Committee could vote at its next meeting in two weeks.

Chairman Tovey took a straw poll of members - some were in favor of a one story building, some were in favor of a two story building and some wanted to defer the decision for two weeks.

Dick Harrall made a motion to vote tonight to determine a one or two story building. Bob Gorman seconded the motion. A lengthy discussion followed. Mr. Harrall voted in favor of the motion. Mr. Sanders abstained. Everyone else voted in opposition to the motion. Chairman Tovey noted the motion was denied and there would not be a vote at this meeting.

Bob Gorman encouraged members to go look at the new Lyme Library.

Chairman Tovey asked what portion of the North Quarter Park plan is going to be part of the Library plan. Will parking be part of it? How much site development of NQP would be part of the Library building. This all comes into play from a budget standpoint.

5. New Business - none.

6. Audience of Citizens - none.

7. Adjournment

There being no further business, the meeting adjourned at 7:55 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary