

Chester Library Building Committee

Regularly Scheduled Meeting, October 7, 2015

Page 1 of 2

1. Call to Order & Seating of Members

The Chester Library Building Committee held a regularly scheduled meeting on Wednesday, Oct. 7, 2015, at the Chester Town Hall, 203 Middlesex Avenue, Chester, CT. In attendance were Denny Tovey, Peter Harding, Bob Gorman, Ed Meehan, Terry Schreiber, Chuck Mueller, Pat Holloway, Linda Fox, Richard Harrall. Absent: Steve Tiezzi, Lois Nadel, and Doreen Joslow. Chairman Tovey called the meeting to order at 7:00 PM.

In attendance from LLB Architects were Drayton Fair, Kathy Bartels and Mallory Demty;
In attendance from Richter Cegan Landscape Architects was Mike Cegan

2. Approval of 9/23/15 Meeting Minutes

Discussion: Page 3 of 7, 2nd paragraph starting with "Ed Meehan asked if the....." the last word in that paragraph should be revised from 'keys' to 'ways';

Page 3 of 7, 4th paragraph starting with "Steve Tiezzi noted there....." the word after opportunity should be revised from 'her' to 'here'

Motion by Gorman, seconded by Harrall, to approve the September 23, 2015, minutes as amended. Approved Unanimously. Motion Carried.

3. Architect's Presentation

Drayton began the presentation giving a brief history of floor plans from the 2A/3 Hybrid plan to the bent extrusion floor layout. The following points of discussion were noted regarding the bent floor plan.

- LLB flipped the bent floor plan and present layout option #4;
- LLB present 2 different options: concept 5/floor layout 1 and concept 6/floor layout 4 of the bent floor plan and its location within the park;
- LLB presented 10 different shape options for the bent floor plan. These various shapes included gable ends, dormers, saltbox, continuous roof monitors, 'telescoping' roofs;
- Based upon the presented shape options, LLB then presented 9 massing models indicating potential building size;
- The location of the building in the park and its' set-back relation to the street was a concern of the committee. Members of the Committee requested that LLB stake out the building on the site so that Committee members could better understand the distance from the street. LLB indicated that was not in their scope of work;
- LLB felt the telescoping massing models had some unique design opportunities;
- Richard Harrall made a motion to make the regularly scheduled November 4, 2015, meeting a public information meeting. Motion was not seconded, motion was withdrawn.

Chester Library Building Committee

Regularly Schedule Meeting, October 7, 2015

Page 2 of 2

4. Update on Fund Raising

No discussion

5. Next Meeting Date

Committee decided to meet again in a week or two to discuss the Architect's presentation. Chairman Tovey will schedule a meeting.

6. Audience of Citizens

Chester resident, John Schroeder ask why the building is now a one-story building that sits further back on the site as opposed to a two story building at the street. The reasons for this was explained as 1. One-story building is easier to manage by the librarians, 2. The one-story was less expensive, 3. The two-story option did not divide up well into two equally sized stories.

Chester resident Susan Wright had many questions a written copy of which she provided to the Committee. The Committee will review the questions and get back to Ms. Wright.

7. Adjournment

Motion by Harding, seconded by Gorman, to adjourn. Approved Unanimously. Motion Carried.

Meeting adjourned at 9:10 p.m.

Respectfully submitted, Denny Tovey

10/7/2015

Dear Chester Library Building Committee:

First, I would like to thank you for your time and effort on this project.

I hope you are willing to have an open discussion about where we are to date with this and will not take offense if I have lots of questions from people I have talked too.

Budget

1. Where can I find a budget for this project?
2. Have the costs been broken down into phases? (Pre-Design, Schematic Design and Design Development)
3. What have we spent to date and on what?
4. What justification has been done for each space design and layout?
5. Is it true that you will be asking for an additional \$280,000?
6. Will this be connected with the current septic system? Is a hook up available on the street so we are not digging up the new road?
7. Is the contract with LLB Architects signed in phases? And what phase are we in?

Communications

1. Why hasn't the Face book or Library page been updated with the design you picked?
2. At the library, the design notebook doesn't even have a cover page or budget explaining anything about notebooks content or what we are looking at.
3. At the Farmer's Market or Town Hall there has been no information about the new design that was in the newspaper, why?

Meetings

1. The committee has offered the first Wednesday of the month for meetings, how will these be run?
2. Will there be open discussion about the project or only during "Audience of Citizen" and then if we are called upon?
3. Last year when the \$100,000 was approved it had been a terrible snowy week and day of the meeting. Yet, the meeting was held even when people requested a postponement, this upset many residents. We were told if we came to meeting we better car pool due to snow and reduced parking. Do you feel that was an appropriate response?
4. Many of minutes from meetings never say who was in the "Audience of the Citizens", why is that?

Feedback

1. I personally have spoken to a large cross section of the town residents and have received a lot of good feedback. Some for, some against. One theme is that people do not know what is going on; they went to the focus groups and said keep the old library.
2. Many liked the underground idea at the current library; many think why a big library when we have Deep River (2 miles down the street), Essex and Killingworth.
3. Why not offer something else, a senior center/community center that other towns could use too.

4. They all understood the need for handicap accessibility.
5. Why don't they find out what the town wants via a referendum before we continue to spend more money?
6. With the Main Street Project going on for 5 years why are we taking on this project too?
7. What if we have cost overruns, as we did we the current Laurel Hill to 154 Main Street East Project, it could become a real burden to the town residents.
8. Can the state rescind the million dollar grant?
9. Has there been a recent ask to the UCC if they would sell the library to the town which would allow us to get some historic restoration grants? If yes, who did you speak too?
10. The Town Hall is underutilized, could we use that space for a library?
11. It feels like the Library Building committee really doesn't want to have input from the residents if it is not in agreement with committee's point of view.

Suggestions

1. Do a random sampling of the residents asking via phone/ on line four to five questions to get a feel of where residents stand, at this point in time.

Example:

Are you aware of the current library project/discussion?

Yes- What have you heard?

No – Here is information that could help you making a decision.

2. Get a cross section of people in town to help with random sampling or have an outside group do the calling and questions .

Again, I appreciate the time you all have spent on this project, your time is one of the most valuable things you have to give.

Thank you for your consideration,

Susan Wright