

1. Call to Order & Seating of Members

The Chester Library Building Committee held a special meeting on Wednesday, October 14, 2015, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Denny Tovey, Peter Harding, Bob Gorman, Ed Meehan, Steven Tiezzi, Terry Schreiber, Pat Holloway and Chuck Mueller. Chairman Tovey called the meeting to order at 7:02 PM.

2. Review Previous Meeting Minutes - none.

3. Discussion of Architects 10/7 Presentation

- Floor Plan
- Building Elevation

Chairman Tovey noted the architects are now at a point where they need some direction from the Committee on what the building is supposed to look like.

Steven Tiezzi noted the design process is a long process and we have to allow the architects the time to let them design and develop. It will continue to develop throughout the process. Bob Gorman noted there hasn't been much input to the architects as far as the exterior design. Tiezzi noted he disagreed. A lot of information has been given to them over time. Chuck Mueller noted this is not a straight line one year process. Its a lengthy process. Chairman Tovey noted the architect is now at a point where he's looking to us. He asked what the Committee members think.

Peter Harding thought the last meeting was very productive. They came up with ideas that got the Committee thinking. If we are going to be going with a VRF type system for heating and cooling, the large mechanical room is not needed. He suggested taking some of that space and making it part of the Park bathroom on the corner and sliding everything down 10 to 15 feet to create a space on the right hand side of the entry way for a community table. Harding noted he favored the inward facing angle (Option 1). In terms of the interior, there is only one men's room stall compared to two for the ladies. He also noted he looked at the planning guide for the application to see how the square footage lined up with Option 1. It is fairly similar, maybe a little bit less collection space than in the original proposal. There is quite a bit more staff work space as well as a larger meeting room. This is an opportunity to look at how space may be better utilized within the building. There is still

quite a lot of non-assignable space. In terms of the general look on the outside, he was not taken with any of the salt boxes, etc. Most of the photographs have a gable facade which he liked. He didn't like the big unbroken roof line. He liked the idea of telescoping, but not comfortable with the big part at the ends and smaller to the middle. Bigger in the middle and telescoping down would look more like a traditional large house with additions off the side in a wing formation. There were no options with the height in the middle. He reiterated he liked the telescoping which will give a feeling of a reading space on one end of the building and a community room at the other end.

Bob Gorman noted with regard to the interior, there isn't enough community center and too much library. It's nice to have a big room but there should also be some smaller space rooms. With regard to the exterior, he didn't like the first design from September 2<sup>nd</sup>. They came back with generic concepts. He referenced the one with the cupola. He liked traditional more than something exotic.

Ed Meehan noted with regard to the interior, he was still at the macro floor plan layout. He felt leaving the specific arrangement of desk, chairs, tables and staff area should be left to the library people. His big concern is the community room needs to be separated off from the general purpose library so when the library is not open, there is still access to a community room and restrooms. He felt the fireplace should be a focal point at the end of the room, not in the corner. His biggest concern was the size of the building at 8200 square feet. That drives cost and we have to be concerned about that. The people in town will look at what this is going to cost. He noted this building at the setback of 75 feet from the right-of-way line is very large and goes through the baseball field and backstop to about the middle of the site. He has asked Jacobson & Associates to lay this out showing the footprint of the library. Meehan noted he wasn't upset with the orientation because it connects the building to the playscape, trail system. There needs to be discussion about where this building goes and be comfortable with it so an idea can be gotten of where the room orientation is to the outside. There needs to be a community room and children's room with good outside space. He felt there still needs to be some creative site design from either Mike Cegan or Jacobson's office and push the building 15 to 20 feet closer to the road. Decide what the finished floor elevation will be, grade the site to accommodate that and give more space at the north end of the building. That building is 180

feet long. That's a big building. It has to be broken up, the mass of the roof when looking at it from the street, what the gable presentation will be (one big gable or broken up). He liked the monitor idea but if its 50 feet wide at the street, that's big gable. Meehan reiterated he was more concerned with the site layout and felt it could go closer to the street with a nice entrance and parking. He noted he wasn't too concerned about the interior. It was functional between the community room and library and its relationship to the outside space. He agreed with Tiezzi in that this is very early in the process. It is never right the first time. Its a 2 or 3 month process.

Steven Tiezzi noted he agreed a lot with Ed Meehan. He also was not looking at the specifics of the interior. The library people will make sure its working properly. He was looking at it from the North Quarter Park Master Plan point of view, the massing, the angles and how the interior space relates to the outside space. He also was looking at the function of the building as a community building as well as a library. If the inside space accommodates 50 people than the outside space should at least accommodate that as well. This is about a Park Master Plan, not just about a library. He noted the relationship of the inside spaces to the outside spaces is very important. The architect needs to consider this. The community space also needs to be accessible from the outside and yet have a relationship to the outdoor spaces. He felt the site studies need to be in further depth than what has been prepared. He didn't think the architect understands the relationship of the exterior and interior spaces. In order for the building to be successful there has to be that relationship. Tiezzi noted site planning was the most important thing.

Pat Holloway noted she thought the architect had been asked to flip the rooms around and put the restrooms on the back side. Tiezzi noted the architect is fixated on the bent bar. The overall length of the building needs to be reduced. Meehan noted each wing is 3200 to 3300 square feet. Tiezzi noted right now it is just one long building whether angled or straight. There are different ways to put the rectangles together. The architect should look at how the interior and exterior spaces relate across the Park. How can the community room be accessed from the outside. These are all important site planning issues that must be resolved. Harding noted he didn't think the architect had actually been given that direction. Some members felt he had and others didn't. Meehan noted site planning

inter-relationship with the environment before a building is plucked down. If that direction hasn't been given to the architect, then it should be. Tiezzi noted the Committee went over that in the beginning (parents coming with their children, how busy the Park is, a lot of interaction between the multi-purpose field, the playground and the building). Tiezzi further noted for this building to be successful, those things have to be considered.

Terry Schreiber noted a lot of time was spent on the public bathrooms and none of these have a public bathroom. That is extra. If the Town is going to spend the money to build this, it should not have portable toilets. There should be a decent public bathroom accessible just from the outside. The roof line was quite unattractive. She liked the barn type. She was hoping for something just a little more creative. Maybe there could be an "L" off the back to make it more interesting. Schreiber noted the architect said there were 12 different looks but she felt they were all basically the same. Chairman Tovey noted that's probably why the telescoping was added. Harding noted the telescoping dramatically changes the massing. Tiezzi noted there became a disconnect with the Park and the site. Its one building with 4 or 5 different options. There aren't building options. Harding noted the Committee reacted quite positively to the amphitheater out front and that's why its 75 feet back from the road. If we want to bring it closer to the road we may have to give up that idea. Meehan noted he thought it had something to do with the grading. Schreiber noted there should be a presence when walking in and not like walking into a tunnel. She didn't find that attractive on any of the plans.

Pat Holloway noted she agreed with what Peter Harding said. She took to a different roof line because it would make it easier to put solar panels on the back side. There could also be windows along the top which would give extra light and be able to be opened. She leaned toward the layout in Option 1. She would like to see the mechanical space made smaller. She also remembered the Committee talking about having a real court yard presence on the outside. For that reason she liked Option 3 because it had a bumpout although that makes more interior space. She felt Option 1 was her favorite and having more community space. Holloway noted she didn't know much about roof lines but perhaps it costs more to have a changing roof line. She agreed the middle of the building should be the highest.

Chuck Mueller noted there has been a lot of good comments so far. He

was not a fan of the bent extrusion because its a straight building with a small kink in it. From an internal planning standpoint, its premature to plan it now because there's still more shape and form that has to get done. He recommended holding off on any decision to eliminate a mechanical room because at this point we don't really know what kind of a mechanical system it will be. It is better to have a placeholder however modest it may be. Mueller noted if the Committee is looking at some kind of a bent or kinked plan, he felt Orientation #1 has a few fatal flaws from both a political or practical standpoint. The first flaw, even though it is well beyond the setback to the property on Main Street, it still seems really close. This is a medium size building and its just not enough space. He felt keeping it further back from the setback will pay all kinds of political dividends for the project. A building further away might shrink the size of an entry plaza and he felt that was fine. This was too big a space in the wrong place. The other flaw is the relationship of the play area is pretty far removed from where a children's space would be. It's just not an immediate relationship. Mueller noted he was no fan of the V shape but looking at it as a diagram only and not as a building floor plan solution, that would put a community room at the end of the line having a relationship to the Park. The Children's space would then have a very direct immediate relationship to the play area. Mueller felt there is a missed opportunity in not having two different kinds of wings that were different in sizes separated by something in the middle that is meaningful. He explained what makes the building seem so long is the unbroken nature as currently diagramed and massed. Its an unbroken extrusion. He was very much against that. Reacting to what we have seen, he felt some kind of a monitor shape on top of the roof probably has the most potential. There is no design yet, its a concept. The monitor shape has the ability to exist in both kinds of worlds. It can relate to the people who are more traditionally minded. It can also be arranged in different kinds of sizes, heights and with different detailing to have a fresh look. There's potential in exploiting the monitor shape that could satisfy a lot of people. Mueller questioned the public outdoor bathrooms. He noted fundamentally they could be useful, but asked the people on the North Quarter Park Master Plan Committee how big a deal that was. Bob Gorman noted the Committee thought it would be nice to have. He didn't personally think it was needed. If there are children in the Park during the daytime, they can go in and use the restrooms. It was Gorman's opinion another set of outdoor restrooms was not needed. Mueller noted portable toilets can be horrible, but they stand a

better chance of being maintained because there is a contract for them. If no contract, would there be town resources to maintain them. Ed Meehan noted he thought it was a matter of public convenience. If there is a Park for young people, there should be accessible facilities. He preferred to have them as part of the library, but the Library Board didn't like that idea. It's a public building. Terry Schreiber noted she didn't think the Library Board had a problem with them, but didn't want the responsibility of cleaning them to fall to the Library staff. Meehan noted that's why we have a cleaning crew. Meehan felt they should be part of the facilities of the building. Mueller agreed in that they would be under some control. Gorman noted he didn't think the Park was that well used. Tiezzi noted it is used by parents with young children. Meehan felt it would be easier to maintain restrooms as part of the building operation and not segregated from the building where there is public access 24/7. That could be a security and maintenance issue. It was noted the original plan was to have the public restroom available 24/7 and not only during library hours. Some members agreed that would be problematic. Mueller noted again he was not a fan of the V shape, but if it were some kind of a bent shape and shifted, there would be more space to the neighbor, a little further from Main Street and the trolley could be acknowledged and built on. With regard to #4, Tiezzi noted there is a direct relationship between the reading room and children's room, a direct connection to the playground, there is exterior access to the outside. There would be less impact to the neighbors. Mueller noted more trees should be planted in the public plaza. Tiezzi noted the inside and outside need to work together. Pat Holloway noted the trolley tracks with the trellis would be beautiful. It was noted the amphitheater is just a sloped area. Mueller felt the fact it is between the street and the building is a plus in his mind.

Chairman Tovey noted he likes modern architect and didn't like the shapes shown last week. He indicated if its a building in the Park wouldn't it be better to have a lower roof than something really high. Chuck Mueller noted this building would be about 10 feet lower than the residential height (35 feet) of a building. Tovey noted most of the spaces in this building have a ceiling of 10 feet so why need a roof 20 or 30 feet high. It is perceived to have a high ceiling in the adult reading area. A high ceiling is not perceived in the community room or program room. Same thing with the children's area. He didn't see why such a high roof was needed unless it is being used for mechanical spaces. He also didn't see

any exterior glass reaching out in the community room. One of the walls has to be blank for presentations. Ed Meehan noted the open vaulted ceiling in Lyme seemed very cavernous. It gave the impression of a big open space, but not very warm. The colors and room were dark. Chairman Tovey noted if the Committee is still talking about the interior, perhaps it is not ready to discuss the exterior. Meehan noted discussion should talk about location, site plan and how that relates to the mega part of the floor plan.

Steven Tiezzi noted the Committee needs to do its due diligence before the public reacts to it. Terry Schreiber noted it is important to listen to the public. Chuck Mueller agreed noting that it has to be at the right moment. Schreiber felt now was the right moment. Chairman Tovey noted the Committee has been meeting for a year and there has not been much public comment. People are now starting to come because an article was published in the paper. They are now starting to react to that. Tovey stated at the last meeting there were maybe 10 people in the audience that had questions. Tiezzi noted the public should be properly informed so they know what the Committee's concerns are. Mueller urged the Committee to adhere to established parliamentary rules and protocol that at regular meetings the public is restricted to Audience of Citizens at the end of the meeting so they can listen to the members discussions and comment at the end. He also noted periodically, as always, at the right moment, have public information meetings which are a very different thing. That is where a design is clearly presented to the town and will eliminate half of the questions. At that point, the meeting is opened up. Mueller explained the Committee is actually part of the audience during these public information meetings and should not participate except to answer a question or add clarification. Regular meetings and public informational meetings are two different things. Regular meetings must function as a Committee or it is not a Committee. Peter Harding agreed with Chuck. He noted the purpose of a Committee is to mull things over and make decisions. The public then listens to those decisions and we would welcome comments as to whether it was a good or bad decision so it can be revisited if necessary.

**Motion by Mueller, second by Harding, to adhere to established protocol of town meetings that Audience of Citizens is at the end of a regular meeting.** Discussion followed. Bob Gorman felt the motion was too restrictive. He noted there might be a point where the Committee might want to ask for people's opinion in the middle, not

at the end. He noted some do Audience of Citizens at both the beginning and end of meetings. Pat Holloway noted she would like to see both beginning and end. The beginning could be called "public comment". There are some people who can't sit through these meetings. It would be nice to give them a chance at the beginning of a meeting to say something. The Committee doesn't need to react to it, but put it into the discussion later. She would like to add a "public comment" at the beginning. Ed Meehan noted he agreed with that, but it should be clear there is a time limit so the Committee can get down to doing its work. He noted the Board of Selectmen have it at the beginning and the end. Meehan noted the process Mr. Mueller is describing is at the Main Street Project Committee there was concept design, then public information meeting, then 30% design, the public information meeting, 70% design, then public information meeting. It works. Steven Tiezzi noted this procedure works. The meetings were public. The Committee did its work and then opened it up. Terry Schreiber noted she isn't an expert in all this, but if someone in the audience has a great idea, she'd like to hear it. Holloway noted it might be helpful if we can tell the public there will be an informational meeting say in January or February. Bob Gorman noted the meetings should have more structure and tonight's meeting is a good example. Chairman Tovey noted what Mr. Mueller is proposing is too restrictive as well. He would tend to allow public comment right after the presentation. **Mueller revised his motion as follows - that in any presentation from the architect, the Committee has a chance to fully discuss it before it's opened up to an Audience of Citizens. Harding seconded the revised motion. Unanimously Approved.**

#### 6. Audience of Citizens

Christopher Moore introduced himself and thanked the Committee for its work. He noted this is the first time in our generation that we are building a new building in town. This process is very important. The interior for the next 25 years should be worked on. The other side is the architecture. It has to be a statement. He explained the process that is followed in Europe. There are contests. There would be 10 to 15 architectural presentations. These would be reviewed and then exposed in the town hall for comment. He didn't know if that process would work here. In his opinion, the opinion of the public is needed. Moore noted the Main Street Project hasn't been finished yet. His opinion was to work on this as a long term project. There is also the bridge being worked on. Steven Tiezzi noted he is in favor of long term planning. He stated the notion of

the Library being in the Park and the sidewalk has been in the Plan of Conservation and Development since 2006. It was noted when State funds are being used, contests are not part of it.

Sandy Senior-Dauer noted she has been on the Library Board since 1999 and been involved in this process for a long time. Initially there was a contest. They got a lot of great ideas. She thought it was very successful. Chairman Tovey asked if Senior-Dauer has any ideas what the citizens want. She stated she didn't think the citizens liked the last plan they saw in any way, shape or form.

John ?? noted he attended the last meeting. There are a lot of issues to be discussed. An 8000 square foot building is a big building. How do you make that look cosy, quaint, New England? A 50 foot wide building is a big building. What type of pitched roof? It has to have a nice pitched roof. He's looking at something 50 feet tall. What will the siding be? He wasn't in favor of the wing shaped design. It needs to be broken up telescopically. Maybe where the two rectangles join, there could be a clock tower to break up the plane. This would be aesthetically more pleasing. Mueller noted he hoped Mr. ?? was comforted by the discussion he just heard and that the Committee is far from settling on anything. Mr. ?? agreed there should be public comment but there needs to be structure in the meeting or nothing will get done.

Cary Hull noted she is part of the fund raising committee but has no voice on the Committee. She noted she does a lot of work for the Library. It was noted there is a vacancy on the Committee.

Chairman Tovey noted there has been relatively good discussion tonight, but no decisions have been made. Drayton Fair is coming back in 3 weeks. Ed Meehan noted Mr. Fair should be alerted to the fact the building is now 180% from when he left. Terry noted there are some members that aren't here and we don't know their opinions.

Peter Harding noted the two meetings the Committee had without Mr. Fair have been the most productive, no offense to Drayton. Perhaps he should come to alternating meetings and then listen to our feedback. Ed Meehan noted this process has gone in circles and not progressive. Steven Tiezzi noted the plan never addressed the site. Bob Gorman asked who does the creativity. Chairman Tovey noted he assumed Mr. Fair and Ms. Bartels do the creativity.

Chuck Mueller noted he was willing to be a part of a small group that might be interactive with Drayton Fair. Pat Holloway and Bob Gorman agreed a subcommittee would be helpful.

- Park Restroom - no discussion.

4. Communication with the Town - no discussion.

#### 5. Focus Groups

Chairman Tovey asked if there should be a design focus group. Pat Holloway wondered whether time and space should be offered to people to just come and talk. Maybe look at some of the prior surveys and ask if these things are still important to you as to what you want to see in a library building. Sometimes you invite people to focus groups or just have a couple of open meetings for the public to come. Peter Harding noted he has run many focus groups and one has to go in with a concept. Tovey noted he did that one Saturday last year and it was well attended. He indicated what he was getting at was a design focus group including Chuck and Linda and maybe Steven. Mr. Mueller noted he would suggest meeting with both Drayton Fair and Mike Cegan. Perhaps this could be done before the next meeting.

Chairman Tovey noted he will contact Drayton Fair and ask him to contact Mr. Mueller regarding this design focus group. There was discussion regarding how much has already been paid to Mr. Fair.

Ed Meehan noted he has a put together a chronological book of minutes, etc. which is available to the public. Pat Holloway will work with Linda Fox to get the library book updated.

There was further discussion regarding public information meetings and focus groups and when to plan them.

Chairman Tovey suggested having intermediate meetings after the architect's presentations.

#### 7. New Business

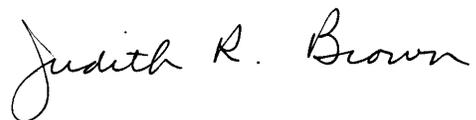
Pat Holloway noted the Committee has lost some members. Matt Sanders and Dick Harrall have resigned. It was suggested there be a member from the Park & Recreation Dept. **Motion by Schreiber, second by Mueller, to appoint the Cary Hull, President of The Friends of the Library to this Committee. Unanimously Approved.**

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8. Adjournment

Motion by Schreiber, second by Gorman, to adjourn. Unanimously  
Approved.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown". The signature is written in black ink and is positioned below the text "Respectfully submitted,".

Judith R. Brown, Recording Secretary