

Chester Library Building Committee

Regularly Scheduled Meeting, January 6, 2016

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1. Call to Order & Seating of Members

The Chester Library Building Committee held a regularly scheduled meeting on Wednesday, January 6, 2016, at the Chester Town Hall, 203 Middlesex Avenue, Chester, CT. In attendance were Denny Tovey, Steven Tiezzi, Terry Schreiber, Chuck Mueller, Lois Nadel, Linda Fox and Cary Hull, Peter Harding, Bob Gorman, Pat Holloway, and Lauren Gister. Absent: Doreen Joslow.

Also in attendance from LLB Architects were Mallory Demty, Drayton Fair and Kathy Bartels

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

2. Discussion with Architect, review of floor plan

Chairman Tovey gave an overview of the December meetings of the 2nd, 10th and 17th and his phone conversation of December 30th with LLB Architects. The meetings/discussions held in December were largely to discuss a new library floor plan developed by Board member Steve Tiezzi.

Based upon the new developed plan, LLB had the following comments:

- Fundamental items of the design seem to have changed with this new floor plan. The desk is not centrally located to be clearly visible as you enter the building, a side entrance has been added, and a direct connection to the children's library is missing;
- The plan is a fully conceived design not by LLB;
- LLB is now questioning their role and do not want to be second guessed;
- LLB indicated that they would be willing to finish out the tasks and their contract and would help the committee come to the end of schematic design, however, they would not want the LLB moniker on this new floor plan;
- This plans shows a celebratory entry between the two buildings components, however, there are aspects of the overall design that LLB would not recommend;
- Regarding previous LLB options, their intent was to keep the building design simple by breaking down the masses all the while keeping the costs of the project in mind;
- LLB has a strong concern over unifying the building under one roof form because you essentially end up with a 3-story high building. They are worried about the form and shape of the building;
- One unified roof takes away from the gesture of breaking away of the masses of the building sections;
- LLB typical design approach would be to carry a strong shape, such as the octagon, volumetrically through the building and not cover it with a shed roof;
- A big principal of library design is flexibility and the octagon shape limits the flexibility of the space. LLB has concern over such a fixed space for the children's room. LLB recommend looking at alternative design options of the interior of the space to achieve some flexibility;
- LLB indicated that their gut feeling is the plan is very expensive design and that they had always tried to 'dumb down' the building to help keep costs down;
- Storage space is in a prime location within the footprint;

- Simple shapes can be made interesting when well detailed.

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Committee member comments:

- Main building blocks of the library are in place but the plans still need further development. Locations of the blocks are essentially as LLB previous designs;
- Utilize the side entrance as an design element and for egress;
- The building is trying to accommodate many design aspects and the single roof unifies all these design aspects;
- Design has more immediate visual appear and is more exciting than two rectangles abutting together;
- Children's room may not work with low perimeter shelving;
- Previously LLB options were bringing together two separate wings/forms in a clumsy connection and the single unifying roof idea ties the building together more as a pavilion in the park;
- Octagon shape helps turn the corner of the roof;
- A lot of attic space that could use be utilized;
- Architectural expressed on the outside can be carried through into the inside of the building;
- Exterior columns to resist weather elements;
- Exterior elements give a strong image of the building. This is important to the committee.

The committee and LLB discussed three options moving forward.

1. LBC and LLB part ways now;
2. LBC and LLB work together to bring the LBC plan to completion of schematic design;
3. Allow LLB work on development of an alternate plan within the framework of the unified roof plan.

As of this meeting LLB had indicated that they did not feel development of the LBC plan was an additional scope of service and felt an obligation to take the design through to completion of schematic design. They further wanted to think about a pathway to success for the project that would be beneficial to both LBC and LLB. Accordingly, LLB will give these options some thought and will speak with Chairman Tovey by the end of next week.

3. Audience of Citizens

No Discussion

4. Review and Approval of previous meeting minutes

1. December 2, 2015 meeting minutes

Motion by Holloway, seconded by Hull, to approve the December 2, 2015, minutes as presented.

Discussion: None

Motion approved with Gorman abstaining;

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2. December 10, 2015 meeting minutes

Motion by Hull, seconded by Nadel, to approve the December 10, 2015, minutes as presented.

Discussion: Under New Business, first bullet, revise "...the LBE to discuss..." to "...the LBC to discuss..."

Motion approved as amended with Holloway and Schreiber abstaining;

3. December 17, 2015 meeting minutes

Motion by Hull, seconded by Schreiber, to approve the December 17, 2015, minutes as presented.

Discussion: Under Discussion of Library Design, first bullet, add the word 'desk' after circulation;
Under Discussion of Library Design, last bullet, replace the semi-colon with a period;
Under Next Meeting, fix the spelling of the word 'Wednesday'.

Motion approved with Harding abstaining;

5. New Business

Bob Gorman gave a quick update on the replacement of LBC member of Joslow with an individual from Park & Rec. Still being discussed by the Board of Selectmen.

Motion by Harding , seconded by Gorman, to continue to work with LLB to the objective of completing the schematic building design.

Motion approved with Schreiber opposed and Mueller abstaining

6. Adjournment

Motion by Gorman, seconded by Harding, to adjourn. **Motion passed.**

The next Committee meeting will be on Wednesday, January 20, 2016, at 7 p.m. at Town Hall.

Meeting adjourned 8:45 PM

Respectfully submitted,
Denny Tovey