

**Wolfeboro Public Library Board of Trustees**  
**Building Committee**  
**Minutes**  
**May 23, 2014, 2:00 – 3:45 pm**

**Attendees:** Cindy Scott, Barbara Widmer, Joyce Davis  
Mike Hodder, Prue Fitts, Candace Thayer

The minutes of the May 9<sup>th</sup> meeting were approved.

Stewart Roberts is preparing a standard AIA contract for the 2014 Feasibility Study. The Committee would like to have the contract in hand prior to the May 29<sup>th</sup> meeting. Prue and Barbara will be unable to attend that meeting.

There are two solutions, each with plusses and minuses, for an expanded library: 1) New, one-story construction on the Glidden lot and 2) renovation of the existing building plus an addition.

The limitations of the Glidden lot would require a narrow building with long lines of sight and obscured reading nooks making it difficult to control activities and would increase staffing. It also was felt that the building would not have a good internal cadence. The lot size dictates the shape of the building.

The current thinking is to incorporate the existing building into something new. Mike said we shouldn't feel required to retain block walls which dictate how space can be arranged. A possible solution might be replacing the support walls with steel columns or I-beams. We will ask Stu what he projects the cost factor will be. It was felt that the renovation/addition would have more flexible internal space.

We should deal with the basic elements, the roof and exterior walls, first and then apportion the interior space. Rob Houseman, Town Planner, would like the expanded library to have more building on the street with a 20 foot setback and parking behind – “street presence”. He would like to see a brick building with visual pacing towards Town.

Meeting/activity/classroom spaces will be an important component of the expanded library. They will be:

- A multipurpose, multigenerational space with tables and a water source to accommodate 40
- A quiet study space to accommodate 6 – 10. This space can be used for small group meetings and projects, tutoring, counseling, etc.

- Local History room with shelving and cabinetry to house Wolfeboro materials and special collections and table seating for 20 – 25. The stored materials and collections are of a nature that one must make an appointment to use them. This room will double as a special meeting place and would be very nice for discussion groups and other types of library programming.
- A multipurpose, multigenerational space to accommodate up to 100. Any activity that needs to accommodate more than 100 will be held at the Town Hall when the renovations are complete.
- There will also be a kitchen/kitchenette. The size and amenities are to be determined.

Mike updated the Committee on answers/guidance to some of the structural and infrastructure issues that are part of the project.

- Tom Zotti, Deputy Fire Chief, said we should sprinkler the expanded building.
  - The benefits, besides the obvious ones of enhanced life safety and collection preservation, can include construction allowances/waivers. There may be insurance premium offsets, too.
  - He did say it may be possible to design a structure that did not need to be sprinklered as in the case of Crescent Lake School. Each of the three wings is considered a separate building with its own exit and each is constructed with two hour resistant walls. However, any classroom expansion may be an expensive proposition since fire safety integrity may become compromised.
  - Mike pointed out that such a building would be driven by the need to avoid sprinklering and not by the needs of the library and staff.
- Dave Ford, Director of Public Works
  - The sewer line cannot be rerouted. There is not enough gravity. He is suggesting replacing it with PVC to minimize leakage.
  - Storm Water Management
    - The Route 28 reconfiguration is probably about 10 years in the future. That is probably too far out for addressing the storm water run-off from the Library while 28 is open.
    - Permeable paving of surfaces probably won't work as the soil layers on the library properties are clay and bad soil. He is suggesting we do routine blacktop for the parking areas and have them cover 30% of the lot versus the Town standard of 35 – 40%.
  - Town electric and water service to the building are adequate. We can sprinkler the building without upgrading the piping.
- Conservation Commission
  - Two smaller wetlands can be filled

- The Building Committee is unanimous on turning the large wetland area into a wetland garden with tables, chairs and biking and walking paths leading to the Town Gardens. This will provide opportunities for incorporating nature units into library programming as well as providing a serene place for people to gather.
- Wolfeboro Public Library Foundation
  - John Sandeen, Foundation President, and Mike will craft a timeline relating to the Foundation's fund raising effort.

The next meeting is May 29<sup>th</sup> with Stewart Roberts, Architect. Candy will see if the Finance Committee meeting can be moved to 1:30 pm and the meeting with Stu be moved to 2:30 pm.