

**Town of Weymouth
Massachusetts**

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MINUTES
Library Construction Committee
October 28, 2019, 6:30 PM
John F. McCulloch Building
Mary McElroy Meeting Room
182 Green Street
Weymouth, MA 02191

Members Present:

Nicholas Bulens (Chair)
Robert MacLean (Vice Chair)
Rebecca Barbara
Diana Flemer
Matthew Tallon
George Berg
Dennis Corcoran
Cathy Torrey
Maureen Kiley
John MacLeod

Members Absent:

Jennifer Barrett Siegal
Ted Langill

Also Present:

Christopher Blessen, Tappe' Architects;
Mary Mahoney, Hill International;
Timothy Pesko, CPSI

Recording Secretary:

Ann Flynn Dickinson

Mr. Bulens called the meeting to order at 6:30 p.m.

1. Approval of Minutes: September 23, 2019

A motion was made by Ms. Torrey to APPROVE the minutes from September 23, 2019 and was seconded by Mr. Corcoran. The MOTION was passed with Mr. MacLean abstaining. UNANIMOUSLY VOTED.

2. Presentation: Weston Park Playground Design Alternatives

The first presentation by Chris Blessen from Tappe' Architects gave an overhead graphic of the design of the exterior environment of the library and the footprint of the playground.

The second presentation was presented by Tim Pesko of Childscapes who gave an overhead graphic of the design options. There are two (2) design options for the playground and its overall layout with different equipment options.

Mr. Tallon asked if the hill slide would be part of design 1. Tim Pesko replied no that was a decision in order to stay on the budget.

Mr. Tallon then asked if the spinners would be part of option 1 and option 2. Tim Pesko replied yes.

Mr. Tallon asked if the playground is abutting any trees for shade. Tim Pesko responded that the tower and its cobra slides provide complete cover. Chris Blessen also states the playground is in a pocket that does have some shade.

Ms. Kiley asked how the temperature affects the equipment with the young children. Tim Pesko replied if it is hot out then it would be hot to the touch.

Mr. Tallon asked about benches. Tim Pesko and Chris Blessen outlined the picnic area where there is plenty of seating. Mr. MaLeod added that we can add benches around the perimeter where ever wanted or needed.

Mr. Tallon asked why only one ADA swing. Tim Pesko said it would be very easy to take the toddler swing out and put another ADA swing in its place.

3. Community Comments and Committee Feedback

Robin from South Weymouth mentioned that the equipment seems to be all ages 2-5 and not much for the little ones. Tim Pesko replied yes. There is a toddler area, but sometimes older kids use all structures.

Kate from Broad Street in Weymouth asked how both designs fit into the orientation of the library site map. Tim Pesko responded that the orientation is the same for both designs, aligning with the site's walkways and fitting the dimension of the previously planned footprint.

Liz, who works as a toddler teacher, said 2-5 is a very large age group. Very rarely do 2-5 year old's play together. It looks great that the swings are on the other side of the walkway, but would prefer a fenced in area for the toddlers to protect them from the horseplay of older children. Is the

sandbox going to be gone? Tim Pesko replied that the sandbox will not be included. She added that she would like to see an eating area and more shade added near the toddler area.

Tim Pesko states on the 2-5 structures the highest deck is 4 ft. the slide comes off and the little leaf climber on the bottom part is all panels. The only issue would be the openings on the deck for toddlers.

Eileen, no address given, states that there are a lot of toddlers who will be in story time. Second, she agrees with Mr. Tallon about the original Kids Landing playground, which was unique to the landing and would like a unique aspect to this playground.

Theresa Quinton of Front Street teaches school and spends a lot of time on the playground. She says climbers are great, but please consider benches in the 2-5 area.

Dennis Dumont of 50 Front Street asked if there was an opportunity to put a fence around the playground. Tim Pesko replied that a fence was not discussed as we went for a more open concept.

Dennis Dumont also voiced a concern over the spinners as he feels it will give kids injuries. Tim Pesko said they have speed controls on these now.

Steve Riley of the Weymouth Recreation Department added that benches have always been a part of the plan, and Mayor Hedlund has developed a memorial bench program.

Ms. Torrey appreciated everyone's comments and recognized Steve Riley of the Recreation Department. She wanted to make the point that this playground is part of the site's redevelopment; however, it belongs to the Recreation Department, not the Weymouth Public Libraries.

Mr. Corcoran asked how can we get more shade? Tim Pesko responded that a canopy could be put in over the 2-5 area, but it would require maintenance.

Ms. Flemer asked if the canopy could be taken off for the winter. Tim Pesko replied that with a great DPW like ours he would show them how to take it down. Removal only takes about 20 minutes.

Ms. Flemer comments that only 6 swings outside the library is not very many. Tim Pesko responded that they can work to move equipment around and add more. Swings are inexpensive but they take up a lot of room, which adds to the rubber ground cover.

Ms. Flemer asked how do we decide which one of these designs we want to use? Chair Bulens replied that we will be sharing these comments and concerns with the appropriate departments and have these questions, comments, and concerns incorporated and ready to present at the next meeting.

Ms. Kiley asked about the warranty of this equipment. Tim Pesko replied that their company is right in Marshfield and they are usually here within the hour to address any issue.

Mr. Tallon pointed out how great the landscape design is and looking at the terrain it's a nice bowl effect. It all flows nicely. He never envisioned any fencings or dividing up of the open landscape which gives natural barriers and funneling for the kids.

Chair Bulens first loves the full accessibility of the structures. He echoes everyone's comments about shade. Kids Landing was always brutally hot and exposed. We can improve a little bit on that depending on prices. He loves that the tower provides full shade. The full-use swing is great. The coloring is natural and has the added benefit that it does not encourage tagging with paint. The swings are important but take up a lot of space.

Ms. Kiley asked if the hill slide was for a certain age group. Tim Pesko replied it is for 2-12 years.

Ms. Flemer asked about water fountains. Tim Pesko responded that a lot of people do not want to drink from public fountains anymore.

Chair Bulens explained that the presentation material would be put on the website within two business days. Residents can email comments to tuftslibraryproject@weymouth.us. We will be putting up posters of the design alternatives at Fogg for parents.

4. Owner's Project Manager (OPM) Report

Ms. Mahoney from Hill International gave an update of what has happened since the last meeting in September. The project remains on schedule and is below budget.

5. Presentation: New Tufts Library Interior Design Finishes

Chris Blessen from Tappe' gave a presentation of the interior design finishes and what has happened with the interior since the last meeting.

Mr. Berg commented if we can afford Terrazzo for the floors, that is the way to go. Tile floors are hard to clean and have a noise factor as carts

clank over them. Terrazzo you can polish and clean, and it eliminates the noise factor.

Mr. Corcoran commented that the other part is the ability to customize Terrazzo, and it will be very appealing and offers a lot of options.

Ms. Flemers wondered if at the next meeting they could bring pictures or slides of the product/material. She has seen it in other places and agrees it is beautiful.

Mr. Tallon asked if they could clarify and/or explain the ceiling finishes in the central ledge. Tim Pesko replied the wood arches with the building and the rest would be the white color, mostly painted dry wall, but there is a section of wood that is tilted to grab the eye towards the park opening.

6. Community Comments and Committee Feedback

Why are wooden floors used in the quiet area? They may be loud.

Chris Blessen said that in the days of old, the entire library was quiet. Today's libraries are loud and active. The quiet study room is meant to have a more traditional feel.

Is there more comfortable seating anywhere?

Chris Blessen replied they are working with a sub-group of the committee to come up with seating that is padded and armed. Chair Bulens states that a presentation will happen in November sometime.

Ms. Flemer comments that after seeing all of the colors together she really likes them. She was against going with trendy colors and now she likes them. Chair Bulens added it is durable, soft and still vibrant and the architecture will speak for itself.

Mr. Corcoran added they kept in mind while selecting these products to have tasteful, vibrant, and attractive elements that will last 15 years vs. 5 years. The quiet room is about giving back an experience of the past.

Ms. Flemers added we were hoping that there would be some beautiful rugs in the quiet room for the traditional feel and some noise control.

Mr. Corcoran also said they made sure the meeting room furniture was very comfortable. Surfaces should not be so hard that you are ready to leave the meeting within the hour because you are uncomfortable.

Chris Blessen stated there will be samples of the furniture to look at and touch even though it may not be the exact piece, but it will be a likeness from the manufacturer.

Ms. Kiley added it has been incredible throughout the process. She compliments the on-time and under-budget reports and she hopes it continues. She thanked all for their hard work.

7. Subcommittee Reports

There were no subcommittee reports.

8. Next Meeting

The next meeting will be November 25, at 6:30 p.m. at this same location.

9. Adjournment

Ms. Torrey made a motion to adjourn at 7:45 p.m. and was seconded by Ms. Kiley. UNANIMOUSLY VOTED.

Approved:



Nicholas Bulens, Chair

11/25/19
Date