

***Town of Weymouth  
Massachusetts***

Robert L. Hedlund  
Mayor

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**MINUTES**

**Library Construction Committee**

March 12, 2018, 6:00 pm  
Tufts Library, Jones Room (First Floor)  
46 Broad Street  
Weymouth, MA 02188

Members Present: Nicholas Bulens (Chair), Robert MacLean (Vice Chair), Ted Langill, George Berg, Rebecca Barbara, Dennis Corcoran, Jennifer Barrett Siegal (left meeting at 6:45 pm), John MacLeod, TJ Lacey, Mark Jennings, Diana Flemer, Matthew Tallon (arrived at 6:15 pm), Cathy Torrey (left meeting at 6:45 pm)

Also Present: Robert Luongo, Director of Planning and Community Development (left at 6:45 pm), Paul Kalous, Hill International, Charles Hay, Tappé Architects, Christopher Blessen, Tappé Architects

Recording Secretary: Janet P. Murray

Mr. Bulens called the meeting to order at 6:00pm.

**1. Designer Presentation Recap and Committee Feedback**

Mr. Bulens welcomed Tappé Architects as the New Tufts Library's Project Designer.

Charles Hay and Christopher Blessen of Tappé reviewed their presentation from the firm's designer interview on March 6, 2018. They are present tonight to hear the committee's feedback and learn more about the community's vision.

**Exterior of the new Tufts Library**

Mr. Luongo noted that the design needs to respect the residential character of the location but also needs to anchor the park and transit nature of Weymouth.

### Parking at the new Tufts Library

Mr. Bulens stated that the parking layout should exclude on-street parking in front of the building. Tappé pointed out that the MBLC requires 126 spaces but the existing schematic design planned for 142 (16 more).

There was considerable discussion regarding the parking and possible need for significant terracing of the parking area, excavation, and retaining walls.

Mr. Bulens stated that he did not want to drastically reduce the parking given the car-dependent character of the community and the demand that will be generated by the new library, the park improvements, and the economic development happening in the Landing.

### Interior of the new Tufts Library

There was discussion about how to celebrate ascent when a patron first enters the building's hub to encourage movement to the upper levels.

There was discussion about keeping the children on the lowest level.

Mr. Tallon stated that he feels strongly that the children's room should remain on lowest level.

Mr. Corcoran suggested bringing local history to the hub, even if digital, to draw people into the library.

## 2. Resident and Community Comment

Cate Parsley of 36 Broad Street stated that the library is in an R-1 (low-density residential) zoning district. She would like to see this reflected in the parking design, the placement of the dumpster, and the location of the delivery access point. She added that there needs to be more thought given to the existing trees and their preservation.

Ms. Parsley also commented that the hill between the baseball field and the park has always been a popular sliding/sledding hill and should be preserved.

Vicky Kaufman of 55 Tall Oaks Drive stated that she believes that the connection between the children's room and the playground is important.

## 3. Design Decision Making Process

Mr. Bulens, Mr. Kalous, Mr. Hay, and Mr. Blessen collectively outlined the building design process and how the project will proceed through the

schematic design stage, the design development stage, and the construction documents stage.

Mr. Bulens stated that given the demands of the project's timeline, the committee cannot afford to circle back once decisions are made. The design must proceed in a linear fashion to remain on schedule. He stated that the committee should be prepared to deliberate thoroughly on matters and to make decisions that are acceptable to everyone and in the interest of the library and community.

#### 4. Schedule, Steps, and Next Meeting

The next meeting will be March 19, 2018. The meeting will begin at 7pm and will be held either at the McCullough building or the Council Chambers. At this meeting, the preliminary schemes will be addressed.

There will be a public forum on March 22, 2018 at the Abigail Adams Middle School Auditorium.

At the meeting on April 2, 2018, Tappé will present three design schemes for consideration, and they will be looking for direction from the committee on what scheme to carry into design development.

Mr. Berg asked about the storage of the historical artifacts and where library patrons will go during the two years of construction.

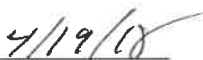
Mr. Hay stated that the library will need to be empty before January of 2019.

#### 5. Adjournment

Ms. Barbara made a motion to adjourn at 8:00 pm and was seconded by Mr. Berg. UNANIMOUSLY VOTED.

Approved:

  
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Nicholas Bulens, Chair

  
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Date