

***Town of Weymouth  
Massachusetts***

Robert L. Hedlund  
Mayor

75 Middle Street

Weymouth, MA 02189



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Office: 781.340.5012  
Fax: 781.335.8184  
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TTY: 781.331.5124

**MINUTES**

**Library Construction Committee**

March 22, 2018, 7:00 pm

Abigail Adams Middle School

Auditorium, First Floor

89 Middle Street

Weymouth, MA 02189

Members Present: Nicholas Bulens (Chair), George Berg, Dennis Corcoran, Diana Flemer, Mark Jennings, TJ Lacey

Member Absent: Robert MacLean (Vice Chair), Rebecca Barbara, Jennifer Barrett Siegal, Ted Langill, John MacLeod, Matthew Tallon, Cathy Torrey

Also Present: Paul Kalous, Hill International; Christopher Sharkey, Tappé Architects

Recording Secretary: Ann Flynn Dickinson

Mr. Bulens called the meeting to order at 7:00 pm.

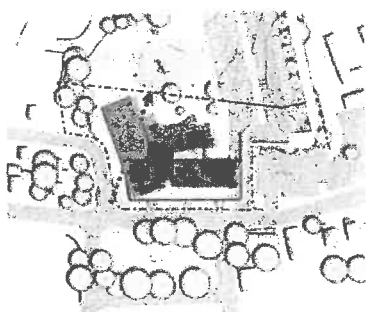
**1. Welcome Address**

Chair Bulens welcomed everyone for their attendance and opened the meeting. Chair Bulens explained that the Library Construction Committee is a 13-member advisory body formed by the Mayor for the building project of the new Tufts Library. Mayor Hedlund regrets that he is not able to be present at this meeting. He is presently attending the Weymouth School Committee Meeting, which is voting out their FY2019 budget. Chair Bulens acknowledged the absence of several committee members this evening due to prior engagements but stated that they would be watching the recording of tonight's meeting to hear people's thoughts and questions.

Chair Bulens gave a brief history of this project, including the selection of Tappé Architects as project designer. He further explained the procedures that would be followed during tonight's public forum.

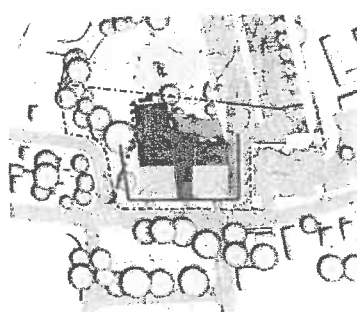
## 2. Public Forum: New Tufts Library Design Schemes

Chris Sharkey of Tappé began the Power Point presentation. The project's lead architect Jeffrey Hoover was unable to present due to a cancelled flight. However, the presentation was run as video with a voice over by Mr. Hoover. Three schematic design concepts were outlined.



### Option 1

- Embraces the park
- Removes trees
- Over drain line
- All adult services on 2nd Level
- Children's Services on Ground Level



### Option 2

- Consolidated footprint
- Saves more trees
- Slight re-routing of drain line
- Most adult services on 2nd Level (AV & New Books on Ground Level)
- Children's Services on Ground Level

### Option 2A

- Similar to 2, but:
- Most adult services on Ground Level (Digital Lab and Local History on 2<sup>nd</sup> Level)
- Children's on 2<sup>nd</sup> Level



### Option 3

- Most consolidated footprint
- Saves most trees
- Avoids drain line
- Most adult services on 2nd Level (AV & New Books on Ground Level)
- Children's Services on Ground Level

Residents in the audience and at home were encouraged to follow the project on Facebook and sign up for the committee's e-alerts. The committee will accept comments and questions at [tuftslibraryproject@weymouth.ma.us](mailto:tuftslibraryproject@weymouth.ma.us). To be incorporated into the committee's April-2nd design scheme decision, comments must be received by Monday, March 26, 2018 at 12:00 pm.

**Donna Shay, 37 Heritage Lane, Weymouth:** On the second scheme. she understood the Mezzanine level but how would that work for the handicapped?

**Chris Sharkey:** There are many ways to do it, by ramp or elevator. It is a very straight forward solution for multiple stops.

**Donna Shay (continued):** On scheme one and scheme two, would we have to move the drain line?

**Chris Sharkey:** Yes.

**Drew Horn, Mediterranean Drive, Weymouth:** These sections of the buildings seem to be dedicated to specific groups of people or functions. He was wondering if the design was flexible enough for a children's area that is not being used at 8:00 pm to be utilized by adults. Can we make maximum use of the space for different needs at different times?

**Chris Sharkey:** The presentations were thought out to show designated areas. When it comes to the Children's area, more security, smaller furniture is basically dedicated to that group.

**Drew Horn (continued):** Today's technology isolates people from interacting with each other and we need to find ways to interact, socialize, and exchange ideas. A portion of the library should be designated to that.

**Chris Sharkey:** The "village center" of the library is one area where they hope that this will happen.

**Chair Bulens:** The library building program calls for an extensive amount of program space and meeting space and these meeting rooms and program rooms would be every flexible and versatile areas when needed.

**Dan Kelleher 29 Middle Street, Weymouth:** Dan thanked everyone and stated they were all great designs. Dan points out that to the north side is the bank, which use to be Methodist church and the minister was Mr. Wright. Diagonally across the street where Union Towers sit, that used to be the home of Frank Lloyd Wright. He would like to see some of his design and architectural concepts incorporated. He suggested a green roof or living roof to provide living greenery as part of his legacy.

**Chris Sharkey:** Agreed.

**Sue Torres, Broad Street, Weymouth:** She goes to the library every day and suggests a fax machine for use and comfortable chairs. The last Mayor liked groups where there are discussions and don't have to be quiet, which she believes is the soundproof room you have in these designs. The snack bar is a great idea. The email of suggestion may not allow enough time before the deadline to consider any ideas.

**Chair Bulens:** The committee will take all the comments into consideration and will accept comments throughout the project. The deadline is only for comments to be incorporated into the design before the committee's April-2nd design scheme decisions. After that, there will be a design development phase that will take suggestions into future phases. This project is moving very quickly and if there is sufficient time, every comment and idea will be considered.

**Nicole Avilone, 32 Paris Street, Weymouth:** She goes to the library every day. We are in a culture of drive thru's so why don't we have a drive thru library. She would love to drive through to drop off books and pick up reserved ones without getting out of the car with 4 children in tow. She also suggests that parking be near a sidewalk so patrons do not have to walk behind reversing cars in a parking lot.

**Chris Sharkey and Chair Bulens:** Agreed. Those were good suggestions.

**Nemoy Yalibor, 49 Keith Street, Weymouth:** Being an architect himself, he would like to see more of the sectional quality of the building and the parking lot. There is a big grade difference in this land and the way this is illustrated does not show it as two tiered. There are stairs in the building, but I don't see them outlined in these. In scheme one, the building isn't so bulky you can get natural daylight into the space. You might lose some trees doing this but natural light is huge.

**Chris Sharkey and Chair Bulens:** These are great comments.

**Mike Belletto 38 Front Street Weymouth:** Mike states on a good day you can see the library. He has lived here for two years and is excited about this project. He likes the modular components that make this an interesting design. Is there any idea of the dollars it would cost of moving the pipe in the first and second designs?

**Paul Kalous:** Regarding the water pipe, it is very large. Being able to relocate the pipe based on the first scheme has not been estimated yet, because it would not be a prudent way to go. Scheme two allows it to only slightly move around the building, which would be around \$30,000; but trees would be loss as a result of the move.

**Mike Bellotto:** He is in favor of scheme two. It is the middle ground with the limited amount of space. Scheme one wastes a lot of space. Mike thanked everyone.

**Andrea Honore, 61 House Rock Road, Weymouth:** She hopes that no one is allowed to park on Broad Street any longer. She seconds the drive thru suggestion. Does this project include landscaping?

**Chair Bulens:** The project does include landscaping. The intention is to keep the playground but its exact location has not yet been determined. There will be no parking on Broad Street.

**Andrea Honore (continued):** In her experience showing drafts to people, they tend to take it literally and would like the plans to be outlined so people can know what stage the project is at.

**Chair Bulens:** The committee plans to post a project timeline on the website and Facebook page, and a list of milestones is already available on the website. The project has been bonded, so we are on an accelerated timeline. A General Contractor should be on board by December 2018. All important committee meetings and decisions are being videotaped. The project email will always be active. Residents should feel welcome to speak to the Library Director about the project.

**Kate Parsley 34 Broad Street, Weymouth:** She is a Weymouth resident of 18 years and excited that the library was celebrating the park because it is such an asset for Weymouth. She was unaware that Frank Lloyd Wright had roots here but likes the idea of incorporating his concepts. She likes how the current library does not overwhelm the park. She likes scheme three but suggests the Town think about resources to take the parking lot from the bank, because it is never used.

**Debra Lynch, Francis Road, Weymouth:** She has been a resident for 40 years. She is at the library almost every day and is wondering about the patio and if wi-fi will extend outside.

**Chair Bulens:** Yes, we intend for the wi-fi to reach outside and to be better throughout the building.

**Dan Kelleher, 29 Middle Street, Weymouth:** He would like to see the Native American History of the Wessagusset tribe incorporated.

**Christine Nault, 131 Mount Vernon Road West, Weymouth:**  
The children's room looked bigger in scheme one compared to the others.

**Chris Sharkey:** They are all pretty close in size.

**Chair Bulens:** The library building program determines what kinds of space and how much of it we are required to provide in any design for the new library. All three schemes reflect these requirements. Whatever measurements are in the building program will be incorporated into the design and will be consistent across all design options.

**Ms. Roy, 693 Commercial Street, Weymouth:** The outside of the building looks jagged and she wants to make sure that there are no spaces to hide in there. The current building allows you to see all four corners.

**Chair Bulens:** All the interior space will be displayed in the future, and there will be time to revisit that concern. Accessibility and walkability are priorities for both inside and outside the building.

**Vera Zorkin, Bridge Street, Weymouth:** When will contractors be on board to price this up?

**Chair Bulens:** A final scheme will be chosen on April 2, 2018. The project then moves into design development to “put the meat on the bones.” Then we move into construction documents that will be used to bid the project. The Town should be going out to bid in October or November. A General Contractor should be on board in December.

**Vera Zorkin (continued):** The three schemes escalate with space in articulation, because of the more constricted layout, especially in scheme three with the multiple roof levels. Do you have concerns you may not be able to stay within budget because there are no estimates at this time?

**Chair Bulens:** That is always the million-dollar question. This project has a budget. We know what it is. Tappé knows what it is. The project is going to stay within that budget. Tappé’s projects have always come in on time and either on or under budget.

An audience member yelled out the question, who decides what scheme?

**Chair Bulens:** The Library Construction Committee will make a final recommendation to the Mayor on April 2, 2018.

**Janice Smith, Webb Street, Weymouth:** She likes the Hingham Library and would like visiting photographers or artists to be able to display their work somewhere in the new library. The children’s department on the second floor in scheme two does not make sense. Regarding in and out areas, she was a middle school teacher, and you don’t want too many jetting out sections where people may not be reading. She is very excited about this project.

**Brian Kelly, 43 Old Colony Drive, Weymouth:** He spends a lot of time in the Jones Room at presentations and was thinking that the Town should consider a small theatre with a pitched floor so audience members can see over each other.

**Michael Grafton 38 Morning Side Path, Weymouth:** He is concerned about digital media. He loves books but thinks that the new library should be more focused on the digital and on training people to use that medium.

**Chair Bulens:** As part of the grant, we proposed a digital media room, thinking that it could be used as a teaching space when needed. The idea for this room has evolved more and more, and we are now planning on building a true maker space for digital technology.

With no further questions or comments for the audience, Chair Bulens closed the public forum.

### 3. NEXT MEETING DATE

Chair Bulens said the next meeting of the committee will be April 2, 2018, at 6:30 pm in John F. McCulloch Building's Mary McElroy Meeting Room.

### 4. ADJOURNMENT

Chair Bulens adjourned the meeting as there was no quorum.

Approved:

  
\_\_\_\_\_  
Nicholas Bulens, Chair

05/01/2018  
Date