

***Town of Weymouth
Massachusetts***

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MINUTES

Library Construction Committee

May 1, 2018, 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, Jennifer Barrett Siegal, George Berg, Dennis Corcoran, Mark Jennings, TJ Lacey, Ted Langill, Matthew Tallon, Cathy Torrey

Members Absent: Diana Flemer, John Macleod

Also Present: Christopher Blessen and Jeffrey Hoover, Tappé Architects; David Warner and Joshua Millonig, Warner Larson Landscape Architects; Paul Kalous and Mary Mahoney, Hill International

Recording Secretary: Janet Murray

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

1. Approval of Minutes: March 22, 2018

Mr. MacLean made a motion to approve the minutes of March 22, 2018 and was seconded by Ms. Torrey. **UNANIMOUSLY VOTED.**

**2. Design Development Update and Committee Feedback: Site Program
(landscaping, parking, etc.)**

Mr. Blessen from Tappé Architecture introduced David Warner and Josh Millonig from Warner Larson Landscape Architects. Mr. Warner reviewed the landscape site plan showing the various features such as parking, play/learning areas, open spaces, and site amenities.

Mr. Bulens called a 10 minute recess for the committee and audience members to view the site plans up close.

Mr. Bulens called the meeting back to order.

Mr. Corcoran asked which elements of the landscaping plan will be included in the building project and which elements will be considered part of a larger master plan.

Mr. Blessen stated that the parking area, amphitheater, and sensory gardens will likely remain part of the building project, as well as the hill slide and associated infill. Storm water management will be underground.

Mr. Jennings stated that as a representative of the South Shore Christian Academy, he likes the egress to the south parking lot in front of the school being limited to Stetson Street. Safety and curb appeal are concerns of the school. The student population is ages 3-17.

Mr. Berg commented that on the tiered parking, taller trees could be planted to screen the view.

Mr. MacLean asked about flow and fencing for students traveling from South Shore Christian Academy to the library. Mr. Jennings stated that he did not see plantings only as a barrier between the school and the parking lot.

Mr. Bulens asked if the existing playground will be able to remain. Mr. Blessen stated that it is possible.

Mr. Hoover joined Mr. Blessen to update the committee on the design development of the library's interior layout. There were no significant changes since the last presentation. Adjustments were made to help screen restrooms per the committee's comments. He stated that more detail is being added.

Councilor Lacey asked that a crosswalk at Franklin Street be included with the proposed one at Stetson Street. He also suggested that these crosswalks be raised for traffic calming. Mr. Blessen stated that this would be reviewed.

Mr. Blessen noted that proposals for building materials will likely include glass, limestone masonry, wood-look alternatives, and Weymouth granite.

3. Resident and Community Comments and Committee Feedback.

Pat Bogan, Queen Ann's Gate, stated that she is pleased with the plans.

Cate Parsley, 34 Broad Street, noted that sound and light from Washington Street has increased due to recent development in the Landing. She asked if more evergreen plantings could be added for buffering. She also commented that the sledding hill is important.

Mr. Bulens stated that the committee will need to vote on authorization for Tappé to move forward with the site plan and the building plan for cost estimates.

Mr. Berg consider alternatives for those things that cannot be included in the cost estimate. Order of magnitude pricing could be provided.

A motion was made by Councilor Lacey to authorize Tappé to move forward with the site plan and building for cost estimates and was seconded by Mr. Corcoran. UNANIMOUSLY VOTED.

4. Subcommittee Reports

Mr. MacLean stated that the Library Transition Subcommittee has met to review the draft Request for Proposal (RFP) to lease space for a temporary library. The RFP is scheduled to be released May 9, 2018. Proposals will be due in June. The RFP will be advertised in the Weymouth News starting the week of May 9th. State procurement laws require that any leased space be competitively procured.

5. Next Meeting

The next meeting will be held Monday, May 14, 2018 at 7:00 pm in the John F. McCulloch Building's Mary McElroy Meeting Room.

Mr. MacLean announced that there will be an abutters meeting in the next week to follow the library's neighbors the opportunity to ask questions about the site plan. There will also be a meeting on May 4, 2018 with Coastal Heritage Bank. These meetings will involve library staff and will not be public meetings of the Library Construction Committee.

6. Adjournment

Ms. Torrey made a motion to adjourn and was seconded by Mr. Tallon. UNANIMOUSLY VOTED.

Approved:



Nicholas Bulens, Chair

05/31/18
Date