

## Library and Community Center Facilities Meeting Minutes

September 17, 2024 3:00 PM at Gilford Butler Library and Community Center

Attending in Person: Pennie Alley, Kevin Bunker, Michael Kalinowski, John Koffel.  
Candace Smith, Maureen Spencer, Lynn Tootlill. Marcia Turner

Absent: Catherine Lerme

Audience: Moira Paddock, Sally Marchant, Nancy Goslin, Denise Rezeznikiewicz, Betsy Lunt.

Zoom: Paul Dimaggio

**1. Call to Order:** Pennie Alley called the meeting to order at 3:00 PM

**2. Adjustments to the Agenda:** None

**3. Approve Minutes:** August 26, 2024, minutes moved for approval by Michael Kalinowski with second by Kevin Bunker. Approved: 8-0.

**4. Public Comments:** None

### **5. New Business: Introduction of Winton Scott Architects**

Kevin Bunker introduced Steve Weatherhead from Winton Scott— a small hands-on firm. Steve reviewed the building and grounds prior to the meeting. He toured with Will Gartley from Gartley and Dorski who will study site drainage and parking on a hourly retainer.

Steve Weatherhead reports that Gilford Butler is a solid building with good bones and notes his firms past work on similar buildings. His first job is to listen to the Committee and multiple community points of view. It is essential to hear all the voices in the beginning with open dialogue. His work will study the building's program potential and accessibility requirements. He will study the implications of alternate positioning of the addition. Key question will be the occupancy potential of the building along with the multipurpose addition. He believes that the library itself is set programmatically. The need for a kitchen and storage will be essential elements.

Pennie Alley noted a future need for indoor recreation on the lower level. Currently several rooms have equipment that must be stored or set up anew for each use.

There is also a need for overnight shelter during weather emergencies and power outages, including a shower bathroom. This would be a FEMA type shelter.

Steve Weatherhead said there were good solutions for the lower-level water infiltration issue. He also suggested removal of the existing drop ceiling on the lower level with LED light fixtures mounted directly on a newly painted concrete ceiling. This change will improve the sense of space in the lower level.

Lynn Tootlill reports that exercise classes are now held at the church for 20 to 30 people. All ages. Community center helps to bring families here.

John Koffel suggests sensitivity to overdesigning the addition. If there is a need for overflow space at Town Meetings, the building can handle remote participation from adjacent classrooms.

Marcia Turner suggests not overbuilding for the exceptional town meeting. She asked if the code differentiates reading rooms from full stack libraries.

Candace Smith emphasized the need to make the downstairs useful by solving the water issue and asks if it is possible to add more daylight.

Steve Watherhead notes that the addition of an exterior light shelf will spread the light deeper into the space.

Maureen Spencer wants to get rid of the drop ceilings and fluorescent lights upstairs. She would like to see window seats assuming perimeter baseboard is removed after installing heat pumps.

Steve Weatherhead notes that windows can be designed to be somewhat taller. He will study the drawings to understand the existing ceiling beams and decking for aesthetic potential. He discusses the need to add ventilation with exposed ductwork to meet the energy code

Paul Dimaggio discusses the need to consider phasing for a future addition

Michael Kalinowski notes the need to maintain the feel of the building.

Steve Weatherhead again notes that the existing building is well suited to its purposes.

Kevin Bunker comments that he is a member of the committee in order to facilitate the process and to make the project a reality. He cautions that there is a political expectation to ensure that the project includes an addition for town meeting. Compromise will be required from all perspectives. The final plans will not include all concepts from

everyone's wish list. The project will emphasize energy efficiency and upgrades to current codes. All perspectives have their good points, and we need to capture that energy.

Kevin Bunker opens up the discussion to the public in attendance.

Maira paddock asks whether the plans will accommodate town offices and to what extent energy efficiency is being considered.

Sally Merchant commented that the downstairs needs improved access. Town meetings downstairs were crowded with the lowered ceiling. Need to improve fresh air on the lower level.

Paul DiMaggio suggested the need for a bathroom on the lower level.

Betsy Lunt favors incorporating a homey and welcoming children's reading area on the main level.

Kevin Bunker remarks that Gartley and Dorsky will work on an hourly basis to design parking, septic and site contours.

Steve Weatherhead talks about the possibility of phasing of the project, completing the addition first and then moving programs to the addition.

**6. Other Business:**

Candace Smith reports on the Auxiliary Committee request to to revise the mission statement and case study for the Community Center.

Pennie Alley notes that Auxiliary is looking for people to working with them on grant applications.

Kevin Bunker emphasizes that Facilities' first charge in the design of the facility that will include an addition and renovation of the existing building.

**7. Items for Next Agenda:** Review of Initial Concept Drawings by Winton Scott.

**8. Correspondence:** None

**9. Motion to Adjourn:** Pennie Alley makes the motion to adjourn. Second by Lynn Tootlill. Motion approved: 8-0. Meeting adjourned at 4:30 pm.

Respectfully Submitted:

John Koffel, Secretary

