**South Thomaston**

**Library and Community Center Facilities Committee Meeting Minutes**

**October 29, 2024, 3:00 PM at Gilford Butler Library and Community Center**

Attending: Pennie Alley, Kevin Bunker, Maureen Spencer, Lynn Tootlill. Marcia Turner

Attending by Zoom: Michael Kalinowski, John Koffel, Candace Smith

Consultant: Stephen Weatherhead, Winton Scott Architects by Zoom.

Audience: Sandy Weismann, Moira Paddock, Sally Merchant, Sondra Wallace, Virginia Slawson, Nancy Goslin, Denise Rezeznikiewicz,

Zoom Audience: Paul Dimaggio, Sue Winters,

**1.Call to Order**: Meeting called to order by Pennie Alley at 3:00 pm

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

**3. Approve Minutes**: Motion by Kevin Bunker, with Second Marcia Turner. Vote to approve was unanimous.

**4. Public Comments to Agenda**: No public comments for items not on the agenda.

**5. New Business: Discussion of Revisions to Option A and Option B develop by Steve Weatherhead, Winton Scott Architects.**

Kevin Bunker spoke as to the committee’s task at hand: review the revised options A1 and B1, reach consensus on a preferred option, to be followed by advocacy of the committee’s decision.

Steve Weatherhead explained the changes made to A1 and B1. A1 was now has an elevation at the level of the first floor of classrooms, the same as the proposed elevation of B1. A1 and B1 bathrooms have been removed from an addition after he designed ADA compliant bathrooms within the original men’s and women’s bathroom. Each bathroom has the required four toilet fixtures. Fit was achieved through removal of the existing service stair to the basement. He further explained that ADA requires universal access for all by law as well as code and thus recommends either a service lift by Lula or a standard elevator connecting first floor and the lower level. Parking for both the A1 and B1 plans remained constant at 45 stalls subject to review by Gartley and Dosky. The lower level in both A1 and B1 now includes ADA shower/baths anticipating a shelter use of the lower level. As to the need to anticipate a future town office Steve Weatherhead calculated that a second addition with 2100 square feet would be required.

Committee members on zoom and in person offered questions for discussion about the merits of A1 and B1. The discussion focused on:

* cost of each option
* effective use of current storage space
* ease of book storage and transfer between lower level and library
* possible phasing of the elevator shaft before final installation
* feasibility cost of a lift or elevator, perhaps the first in South Thomaston
* use of dumb waiter between lower-level kitchen and new meeting room.
* cost of the parking
* need for more design time for Gatrley and Dorsky
* verification of site topography

Members ventured initial opinions on whether A1 or B1 was their preferred option.

* Kevin Bunker noted that this is the hard decision
* Lynn Tootill voiced concern for any impact on adjacent neighbors but can accept either A1 or B1.
* Kevin Bunker noted that the cost of B1 is likely less than A1
* A1 has better access to the parking lot.
* Michael Kalinowski expressed support for B1 but also wants to address Pennie Alley concerns as to book storage as length of the path for transfer of books from lower level to the library assuming that the current service stair is eliminated. Steve Weatherhead said it may be possible to save the current service stair.
* Candace Smith is OK with either one although B1 is likely cheaper.
* Kevin Bunker asked if the committee could reach a consensus decision and suggested the possibly moving the library to the southerly end of the building, assuming service stair is removed and a new stair and exit between levels in constructed at the south end of the building.
* Kevin Bunker emphasized that a workable consensus requires gracious treatment of any minority opinions with special consideration for positions expressed by the Library Director.
* Pennie Alley repeated her concerns for storage near parking for purposes of loading and unloading as well as a convenient route between floors from storage to the library and finally she called for respect for neighbors.

The public was invited to comment with members also weighing in further:

* Moira Paddock expressed support for A1 and emphasized that an emergency shelter requires shower facilities
* John Spear supported full accessibility provided by an elevator
* Sandy Weismann also supported A1 with appreciation that the design that integrates the floors with and elevator
* Sally Merchant supported putting in the elevator shaft at a minimum. She likes A1 for looks but emphasized that the square design of B1 is always the cheaper way to go. Sally also noted the increasing age of Town residents. The minimal Lula type elevator makes her nervous. She suggested putting the elevator question out to the Town meeting. If the Town needs to address ADA, understand the true cost.
* Nancy Goslin supported doors to the playground and the need to meet full ADA compliance.
* John Spear spoke to the need for more time to study the elevator question.
* Kevin Brunker noted that a fire station project in Brunswick received a CDBG grant to fund an elevator to five apartments above the station. Could similar funding work in South Thomaston.
* Steve Weatherhead noted that final plans will go to the state fire marshal and their approval will include a review of ADA compliance.
* Maureen Spencer noted that elevators are expensive to maintain as well as install.
* Pennie Alley supported making the project work but cautioned that cleaning and maintenance is currently done with volunteer labor
* Kevin Bunker polled the committee for a consensus position.
* Paul DiMaggio asked to provide comment noting that the size of the project is growing and may not be supportable for a town of 1600 people, many on marginal incomes. He questioned whether a three- or four-million-dollar budget was realistic. He noted that B1 would be less expensive to build and asked that the committee save money.
* Kevin Bunker called attention to the “Grand Bargain” where a final design is good for all concerned even if all parties only get some of what they originally supported. He returned the discussion to the committee suggested that optimizing on many levels pointed to B1. The committee members gave a consensus vote for B1. Pennie Alley was offered the last comment on the committee direction. She understood the logic of B1 for cost and requested a reduced first floor kitchenette in favor of a full kitchen on the lower; she also requested full design consideration for a convenient stair and elevator locations to reduce travel distance between floors.
* Kevin Bunker asked if the public understood the committee’s decision.
* Sandy Weismann said she understood the give and take and the need to control capital costs.
* John Spear cautioned that the decision must be based on a commitment that no tax dollars would go to support the capitol costs of the project.
* Kevin Bunker channeled George Bush who famously said, “Read My Lips No New Taxes. “
* Michael Kalinowski made a motion to make the consensus decision unanimous. The committee so voted.

**6. Other Business: Dicussion of Focus Group Project**

Pennie Alley motioned to table this item.

**7: Items for Nest Agenda:** Kevin Bunker and Steve Weatherhead discussed next efforts to address building envelope, energy efficiency, electrical service etc in the next meeing.

**8: Schedule Next Meeting;** Architect and Committee scheduled next meeting for December 3 , 2024 at 3:00 PM at Gilford Butler.

9.**Correspondence:** None presented.

**10. Adjourn:**  Marcia Turner made the motion to adjourn and Kevin Bunker seconded. Passed Unanimously.

Respectfully Submitted,

John Koffel, Member

Secretary