Shutesbury Library Building Committee Meeting Minutes 16 March 2023

Present
SLBC: Mary Anne Antonellis, Stephen Dallmus, Brad Foster, Penny Jaques, Molly Moss, Elaine Puleo, Lauren Stara (MBLC)
Design/OPM Team: Matt Oudens, Dominik Wit, Greg Tuzzolo, Lily Dendy Stimson, Porpla Kittisapkajon (?), Neil Joyce, Roger Hoyt, April Doroski, Matt Kisane
Town Boards: Eric Stocker (SB) Catherine Hilton (BOH), Don Wakoluk (Tree Warden), Miriam DeFant, (ConCom), Mary David (ConCom),
Guests: Les Luchonok, Jill Marland, Joyce Braunhut, Ziporah Hildebrandt, Amanda Alix, Michael Vinskey, Mary Lou Conca, Doc Pruyne (Greenfield Recorder)

Puleo opened the meeting at 2:00 p.m.

Public Comment None

Discussion of preliminary site plans/designs with representatives from the Board of Health, Conservation Commission and Selectboard.

Oudens will show three preliminary site plans. He noted that the wetlands are extensive and influence the site plan. With the high water table, the raised septic system needs to be carefully sited and will be one of the first things to be considered. Due to location of building, the driveway will need to go through buffer zone.

1st schematic
Building is rectangular with an E-W orientation that largely stays out of 50' buffer. A single-sloped roof rather than a gable roof greatly Increases solar gain and it is easier to deal with roof run off.

2nd schematic
Building is rectangular with a N-S orientation. A single-sloped roof provides good solar gain and directs rain water to single location.

3rd schematic
An L-shaped building better defines the reading garden/outdoor program space and separates the community room from the rest of the library spaces. This stays mostly outside the buffer zone.

Parking in each design is to the east of the building and must go through buffer zone.
Parking would be located in the area near the former garage site, an already disturbed area.
Parking design needs to consider emergency vehicles to enter and get out. Septic is being considered in the NE corner of site, with 30'" setback from road and property line
DeFant: The abutter's well is under their driveway which is very close the property line - a 100' setback is required. Oudens: We will look into this.

Tuzzolo explained that the "green" area on schematic represents where the site is open and trees may be removed. Some planned clearing has to do with solar. The trees in this area are less mature.
The plan is~~t~~ to leave the driveway curb cut in its current location to avoid stone walls and wetlands on either side.

Kissane: We have the ORAD (which defines the wetlands on the site) in hand and will try to minimize work in the 50' buffer zone.
Doroski: We need to hear from the Conservation Commission about their preferences or learn about any red flags.
DeFant: Is the driveway length the same in -all three schematics? Oudens: In all designs the building is 350' from the road
Tuzzolo has talked with F&O team about measures for passive storm water which will drain to downhill side of site (west).
Kissane: We are thinking about ways to minimize impact.
Tuzzolo: We could take bites out of the driveway with vegetation. This would disperse stormwater rather than sending it to one collection point. The site lends itself to infiltration He added that semipervious parking areas cost 2-3X more to install and get clogged, requiring much maintenance. He has not seen a lot of success. Infiltration tests will inform decision on how stormwater is managed.

The existing cluster of spruce trees obstructs the view of building were discussed
David: What will be present after trees are removed?
Tuzzolo: There is a desire to keep some trees; this will be influenced by solar gain and grading. After construction is done, many things can be done to revegetate the space to create outdoor program spaces.
Wakoluk: There are no large shade trees present on site. He urged the Conservation Commission to consider application of fertilizer and shading of wetlands.
Oudens: We will be strategic about where there is disturbance during construction. The work area can be tightened. The goal is to have the building integrated into environment.

Stocker: Community gardens are slated to be on site but are not shown on the schematics. He noted that while the gardens are not part of this project, they need to be considered in the site plan.
Tuzzulo: At the Hitchcock Center community gardens were raised beds located on top of septic

Antonellis: Landscaping will not be formal, manicured gardens but rather more natural gardens with native plants and pollinator gardens.
Tuzzolo: The landscaping can be open or treed.

DeFant: Which of the three options is preferred one? How many feet of shade reduction is needed for solar gain?

Oudens: No decision has been made on which option will be chosen. Tree cutting will depend on height of trees and orientation of building.

Hilton: The septic may be smaller than what is currently proposed, depending on number of people it serves. She also asked who will site the well?
Kissane: F&O is well versed with working with wells in similar situations
Hilton: The well will be a public water supply. Are there additional constraints for a public water supply well?
Kissane: There are different standards for testing.
Puleo: Where would holding tank for fire prevention be located?
Oudens: As there is no public water supply, an underground tank is required to hold water for an automatic sprinkler system. A generator will also be required for the pump and there is a desire to size the generator to power the building. The location has not been decided upon yet. At the Martha Vineyard building, the generator is located below parking lot.

Antonellis recommended orientating the parking facing west to avoid headlights aimed at neighbors. She also suggested the removal of the large coniferous tree that the drive curves around based on her experience that the tree would likely die as the root system will be damaged during construction. Waloluk agrees with Antonellis that the tree would die and supports its removal.
Antonellis noted the spruce trees and several other trees at the front of the lot are not native but were planted near the former house site.
Wakoluk: Agrees that the spruce and other trees in front of site are not that valuable. There was agreement that these trees should not drive site design

Jaques: Suggested creating a loop for the parking area to make it easier to turn around, especially for emergency vehicles.

DeFant: Appreciates effort to design with wetlands in mind.

Antonellis: Wants the drive and parking area to accommodate a bus that can turn around.
If this is grass, it needs to be maintained for winter use with snow blowing, etc.
Building code may require a turn-around for emergency vehicle. Accessibility may be an issue.
School children drop-off at the street would require a sidewalk.
A conversation with the Fire and Police Departments will discuss their requirements.
Oudens: Can we create an accessible walk from road? Existing grade should not be a problem.

Conca: Noted that there are issues with the water at abutting houses and that they required filtration. She expressed concern about water at site.
Kissane: Because this is a public water supply, the state will mandate testing. He noted that PFAS contamination, which is widespread, is tested for in every well before it comes on line
Hilton: If PFAS is found in the new library well, a filtration system would be installed.

Conca: Is Lot O-32 being divided into two lots? Antonellis: No

Dallmus: For parking, suggested a parking scheme with two rows for parking. He added that planting a dense layer of vegetation on the east site of the parking area would block any car headlights.

Oudens: We are where we expected to be in this phase of design. We will talk soon with Police and Fire Chiefs.

Kissane: F&O is planning to submit an NOI for remediation of wetlands soon; we need to close this phase out before the library construction NOI is submitted.
Oudens: Will submitting the building construction NOI in August be soon enough to keep project on schedule?
Doroski: We need input from Conservation Commission once a site plan is developed.
David: Suggested discussing a detailed site design during one of the Conservation Commission's June meetings to get feedback.

Oudens thinks that by at our April 4 meeting, after two more meetings (one Library Building Committee meeting and one Design Subcommittee meeting), OE will come to the LBC to decide on preferred schematic design.

Dallmus asked about and suggested "Best Available Practice"; i.e., installing a compartmentalized septic tank that results in a very "clean" effluent. This would increase substantially the life of the raised drain field.
Hilton commented that many septic systems last longer than 25 years if they are well sited and well maintained. Some are designed to move into a reserve system.

Antonellis moved to adjourn the meeting. Dallmus seconded.
Roll call vote: Antonellis-aye, Dallmus-aye, Foster-aye, Jaques-aye, Moss-aye, Puleo-aye.