



TOWN OF KITTERY

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Library Committee Approved Minutes – August 27, 2015

Present: George Dow, Steve Workman, Tom Newbold, Kristina DeMarco
Debra Kam, and invited guest – Architect Mike Lassel, and Portsmouth Herald reporter Jesse Scardina

Staff: Nancy Colbert Puff, Lee Perkins

Absent: Tom Emerson

The meeting convened at 12:00 pm.

1. Approval of the Minutes of 8/19/15.

George Dow moved to approve the draft minutes as presented, and Tom Newbold seconded the motion. All voted in favor to approve.

Shortly after the start of the meeting, resident Suzy Johnson interrupted the Committee meeting to distribute materials – they are attached to these minutes.

2. Continuation of Presentation by Lee Perkins on Library Planning to Date

Lee introduced Mike Lassell to the Committee and explained the RPL has been working with Mike for 2-3 years. The Committee welcomed Mike, and thanked him for attending. George began to explain the Committee's charge and recent discussion to Mike, noting that issues of building size, site plan, and whether the Fitzpatrick property was the best location on the KCC campus to locate the library were all items we have been exploring. He referenced whether a "campus plan" was being considered and if the proposal was the best way to connect to the community, and the Committee was exploring if it could get behind the proposal as presented, or if there was an alternative that might be preferable. He stated that he was interviewed to be on the Board of the RPL, and is interested in listening to the community's desires, and that maybe moving the location to Town property could work in everyone's favor. He asked Mike if he could address some of the specifics of how the current proposal came about. Tom Newbold asked for a written explanation of the design, and the he was most interested in hearing a "top level view" of the project.

Mike began reciting some of the history of the RPL's deliberations, including: 1) moving into the KCC annex (not feasible), 2) removing the annex (not in synch w/KCC strategic plan development), 3) the former Kittery Family Practice site (purchased by another entity), and now 4) the Fitzpatrick property. He cited that there was a desire to create a "cultural campus," where arts, seniors, movement, and children came together, and that the KCC seems perfectly suited for this purpose.

He talked about the desire for a single-story structure, which was impossible downtown. He characterized the modern library as like “retail,” and that it is flexible space where rooms are defined by bookcases which can move depending upon the program. Collaboration with the KCC would be symbiotic.

The 20,000 s.f. is a placeholder, with 10% dedicated to circulation or mechanicals. Could it be 18,000? Yes.

The site plan meets a 20% lot coverage requirement – they have been haggling with the owner over the s.f. of land to purchase. The plan could be more efficient – the design lends itself to the minimum necessary staffing to operate securely. The entry can be seen from the drive, and active spaces are separated from quieter ones. The building has glass for the inner courtyard, making it inwardly transparent. Children will be able to access outdoor space easily.

Tom N. asked how demographic futures play into the numbers? Mike responded the flex space can respond to an aging population. Lee noted that the technology, cabling, etc. is being planned to be able to adjust into the future. The Library will offer smaller scale spaces than the KCC, and that the programming will be dynamic. It is planned as a high performance building, with “net zero” energy costs. It will self-produce energy, and limit its consumption. Tom N. commented on the need to balance the goal of “net zero” with the costs of construction, and that lifetime operating costs should also be calculated into the equation. Mike relayed that a building in Berwick (~30,000 s.f.) cost about 4% more to be energy efficient, which eventually chose propane hot water. He stated that a two story building would require twice the staffing level. Lee noted the York Hospital building is very efficient, as it had received a \$40,000 grant from Efficiency Maine. She said the RPL hired Mike in part based upon his experience with energy efficient design.

Kristina asked if Barry Fitzpatrick’s house was featured on the plan? Lee pointed to the barn, along with two existing houses in Fitzpatrick ownership. She said that if the Library did not purchase the land, he has mentioned his intent is to subdivide the land further. Kristina then asked about the children’s outdoor area, which appeared to be close to the lot line. Mike agreed, and said the finer details of the design need to be fleshed out.

George D. brought up the question as to whether the plan could be improved in its access, connectivity elsewhere on the site. Steve commented that the site has never really been considered from a master plan level, even when the Center was being designed. From his perspective, he could see other options, maybe even involving the Annex – that the KCC Board merely wants to preserve the s.f. that the Annex represents for KCC program – not that the building in and of itself was important, and that if the space could be incorporated somewhere else on the site and/or in a different structure, he could be open to that. To a certain degree the timing for this conversation has passed, as the Town needs to address the immediate needs of the Annex building with the bond approved in June. Mike thought that the RPL might work better if located along Goodsoe, from a campus perspective. Lee reinforced the idea that they are working with the land that has been offered. George commented that it seemed that the Fitzpatrick property was the main driver, and he’d like to explore other “what if” scenarios. Lee and Mike both commented on having to address a change in grade from the Fitzpatrick property to the KCC site, and that the latter was move level.

Nancy reminded everyone that the Committee will not be able to fully explore an alternative design, but might be able to make comments on the existing proposal as part of its report to Council. She noted that the Athletic Fields Master Plan was reaching its final draft, and that perhaps the Committee would benefit from seeing a large map of the entire site at its next meeting. She could set

it to a scale in order to allow for the Committee to be able to visualize options in a basic way, and that they can begin to get a better sense of relative sizes of buildings.

3. Next Meeting: Sept. 10th