

**Kimball Library Board of Trustees
Atkinson NH
Special Meeting
Wednesday, June 12, 2019 3-5pm**

Call to Order: 3:01

Attendance:

Trustees Present:

Tom Kelley, Chair
Marnie Finn, Treasurer
Karen Trasatti, Secretary
Lara Cross, Trustee
Linda Jette, Vice Chair (3:19)
Nina Gray, Alternate Trustee
Diane Heer, Director

Others Present:

Alan Phair, Former Trustee & Former Town Administrator
Barbara Brown, Resident and Planning Board Member
Steven Lewis, Presenter

Not in Attendance:

Julie Hammond, Alternate Trustee
Gregory Spero, Selectman Liaison to Library

Tom Kelley (Chair) introduced himself to attendees followed by attendee introductions. The purpose of today's meeting is to discuss the current status of the parking lot expansion proposal and hear a presentation from Steven Lewis.

Tom prepared slides to show the library's growth over the past ten years:

2008: 6600 population (199 programs with 2319 attending) *insufficient parking was noted in 2008

2016: 6901 population (749 programs with 14,310 attending) top 5% in state
55,050 item check-outs
With multiple new condo developments in town, town population likely to exceed 7000.

In 2008 when the library was built, there was concern then of a parking shortage in the future and now parking shortage is a constant complaint from library patrons.

At a trustee special meeting on August 10, 2018, the trustees voted to "ask Mr. Lewis to act on behalf of the trustees to develop a project plan, with realistic cost estimates."

Steven Lewis, a town resident and engineer by profession, volunteered his time to prepare and provide drawings of the Kimball Library proposed parking expansion. Steve also provided two cost proposals for the engineering and construction:

1. MHF Design Consultants, Inc of Salem NH - a proposal to provide surveying and engineering services for the proposed expansion

\$14,800.00
+ 500.00

\$15,300.00

2. CAN Brothers Construction, Inc of Middleton NH - a proposal for site work which includes fill cost and retaining wall but doesn't include engineering costs or guardrail cost

\$126,528.00

(Unsuitable excavation and backfill will be an additional charge of \$18.34/cu yard)

Expansion Plan: The expansion plan will involve expanding the existing parking area to add 36 additional parking spaces. Kimball Library construction plans from 2008 included a separate entrance and exit but the library was built with a shared entrance/exit. After much discussion, it was determined a separate entrance and exit will allow for safer traffic flow through the parking lot and may create 2 additional parking spaces. Although Steve's drawings show a shared entrance/exit, he is confident adding the separate entrance will not change project cost. He will adjust his drawings to show the change. The existing parking area will remain as angled parking, however, the expanded area will be pull-in spots as that maximizes parking space potential. There is also the option to expand the parking area an additional 10 feet toward abutting property (Diamond) which could provide an additional 5 spaces, but the consensus was to be a good neighbor and not expand the project even further.

Wetland Concern: There is an artificial wetland in the expansion area (noted in #12 area on existing plan). It is considered an "upland" area, so no anticipated permit needed. The project would involve using the existing drainage/pipes and creating a sub service drainage system. As indicated in the plans, a retaining wall is needed and will be a "ready rock" wall similar to what is used on bridges (similar look to giant legos). A guardrail will also be needed in the retaining wall area (cost not included in CAN proposal).

Pavement: Steve suggested we consider porous pavement vs impervious pavement as it could be a cost saver. Porous pavement uses less salt. It's a small cost savings but using less salt cuts down on how big the catch basins need to be because the area becomes an infiltrator. There is a maintenance cost to consider because it will need to be maintained regularly. Porous pavement doesn't accumulate water so it tends to look rougher and not as smooth as

impervious pavement. An example of porous pavement can be seen at Steve's recent project at 8 Braemoor Road in Salem NH.

Benefits of parking expansion: The parking expansion will benefit library patrons but also the town as it will provide additional parking for several community events including the Memorial Day parade, car show, fire department events, cemetery use and other events on Dow Common. The library is also a designated "emergency center" for the town.

Electric car charging station(s): Trustees would like cost estimate to install electric charging station(s) to determine if it should be added to plan. It would only require a conduit pipe to add. Steve will figure out additional costs to add.

Letters of support: Trustees agreed it may be prudent to obtain letters of support for this project from town departments (police, fire, road agent, cemetery trustees, etc..) as the parking expansion will benefit other departments in town.

Where do we go from here?: Steve will re-draw his plans to reflect meeting suggestions (electric charging stations, separate entrance and any additional spaces that will create). Steve will also review the proposed bids again and provide more detailed costs, obtain a second estimate from another construction company and provide us with a color aerial view of the expansion. Once received, trustees will arrange a meeting with the selectmen to gain their support for the project. Selectmen will determine if this proposal moves forward as a warrant article. Steve offered his help in writing a final proposal.

Steve expects to have the above documents submitted to Tom Kelley (Chair) before the trustee meeting on 6/19/19.

Tom thanked Steve for his informative presentation today and his continued efforts moving forward.

Meeting Adjourned: 4:35pm

Respectfully submitted,
Karen Trasatti, Secretary