

Winthrop Town Council

Special Meeting Minutes

Monday, February 8, 2010

Winthrop Town Office

Attendance: Kevin Cookson, David Rheume, Linda Caprara, Priscilla Jenkins, Sarah Fuller. Ken Buck, James Lattin.. Cornell Knight Town Manager, Liz Seinko Interim Library Director, Ann Theriault Chair of the Trustees, Phil Locashio architect, Dale Glidden Chair of the Building Committee, 15 members of the public.

Meeting called to order by Chairman Cookson at 7:00 pm

Since the Chairman is member of the Library Board of Trustees, he turned the gavel over to Vice Chairman Rheume to run the meeting.

Ann Theriault said that the Trustees have hired a grant writer and fund raising consultant to assist with finding funds for the building expansion project.

Phil Locashio, architect for the project reviewed the building plans. He said a consultant estimated the library should be increased from 3300 sq ft to 9700 sq ft to meet future needs. He said the planned expansion on the footprint of the Masonic hall building next door would be 9200 sq ft. There would be a new main entrance between the two buildings at ground level with a new elevator to access all floors in the new and old building. The exterior finish would be a cultured stone to blend with the granite of the old building. A glass connector hallway/entrance would provide a transition from old to the new construction. The town's zoning ordinance requires a non conforming structure once removed must be under construction within one year if using for the same foot print. The council was asked to consider a request before the ZBA to request a variance, and whether a frost wall installation would count towards grandfathering the non conforming structures footprint. The cost estimates from vendors and contractors with a full basement and contingencies total \$1,336,000.

Ms Theriault said the Trustees estimate that \$500,000 could be raised from fundraising and grants. She said if the Fire Station construction could be coupled with the library project pricing would benefit the town.

Dale Glidden said they are planning an aggressive construction schedule to take advantage of good construction pricing and early fund raising, with the building design this spring and bidding by early winter for a spring 2011 construction start. They will go to the Planning Board and Historic Preservation for reviews. All the ornate woodwork from the Masonic Hall has been removed and will be stored to be used in the project. He recommended that the Masonic Hall be

demolished now, provided that the footprint can be grandfathered. The Trustees will pay for the \$30,000 demolition. A clean site would be better to have prior to bidding the project.

The town manager will check on whether a frost wall construction after the demolition would count towards preserving the grandfathered foot print.

The councilors supported the project but were concerned with the funding if the town had to issue a bond during difficult financial times. The councilors voted 6-1 (Caprara opposed) on a straw poll for the Trustees to continue with the fund raising and grant search and report back in the fall to the Council with an update.

Motion by Fuller Seconded by Jenkins to Adjourn at 8:25 pm. Vote 7-0.