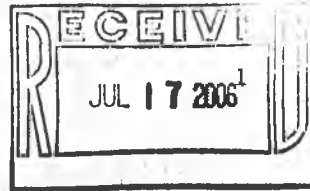


VOL 0182 PAGE 054
ORIGINAL



VERBATIM PROCEEDINGS

WEST HARTFORD TOWN COUNCIL

RE: 20 SOUTH MAIN STREET

JUNE 27, 2006

WEST HARTFORD TOWN HALL
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2431

POST REPORTING SERVICE
HAMDEN, CT (800) 262-4102

HEARING RE: 20 SOUTH MAIN STREET
JUNE 27, 2006

1 . . .Verbatim Proceedings of hearing
2 before the West Hartford Town Council in the matter of 20
3 South Main Street held on June 27, 2006 at 6:03 p.m. at
4 the West Hartford Town Hall, 50 South Main Street, West
5 Hartford, Connecticut. . .

6
7
8
9 DEPUTY MAYOR ART SPADA: I will call to
10 order the Tuesday, June 27, 2006 6:00 p.m. hearing. Mr.
11 Coursey, would you read it into the record?

12 MR. CHUCK COURSEY: With great pleasure.
13 Application on behalf of the Town of West Hartford for
14 amendments to the Special Development District approvals
15 in connection with the Blue Back Square Development (SDD
16 No. 114 at 20 South Main Street for interior and exterior
17 changes to the West Hartford Public Library.

18 DEPUTY MAYOR SPADA: Thank you, Mr.
19 Coursey. Ms. Cronin, roll call.

20 (Whereupon, roll call was taken.)

21 DEPUTY MAYOR SPADA: Thank you, Mrs.
22 Cronin. And before we begin, for the record, Mayor Slifka
23 has got a family obligation at this hour and so he
24 regrets not being here. He will be present for our 7:30

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1 regular Council meeting this evening.

2 So without further ado, is the applicant
3 present? Good evening, sir.

4 MR. MIKE O'MALLEY: Good evening. My name
5 is Mike O'Malley. I'm the Kavra Projects manager, the
6 Department of Community Services for the town. With me
7 here this evening to present the application to you is
8 Bruce Tuthill. He's the principle in the architectural
9 firm of Tuthill and Wells, who designed the addition.
10 Also here, if we need her to answer questions, is Pat
11 Holloway, the library director.

12 Before I turn over to Bruce I just want to
13 focus that this application is changes to the application
14 as previously approved. And the changes as we go through
15 them, you'll see they're rather minor in terms of a small
16 increase in the footprint of the building and some minor
17 addition of interior square footage to what was
18 previously approved.

19 And with that I'll ask Bruce Tuthill to
20 come up and walk you through the particulars of the
21 changes that we're looking at.

22 DEPUTY MAYOR SPADA: Thank you.

23 MR. BRUCE TUTHILL: Good evening. Can you
24 folks all see this? The audience can't, but -- okay.

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1 Thank you. My name is Bruce Tuthill from Tuthill and
2 Wells Architects. We've been working on the library for
3 quite a while now. And since the original application,
4 which was two years ago, with the Blue Back application
5 we've spent a lot of time internally looking at the
6 building, trying to improve it.

7 Pat Holloway, the Director, has taken the
8 lead and gotten or worked with the state following state
9 guidelines. We've developed a plan now and tweaked it a
10 bit to where we have a plan that meets the state
11 requirements for 20 years, a 20-year growth period. And
12 by doing that we also received a grant of a half a
13 million dollars from the state.

14 We've also made -- applied for another
15 grant for the handicapped access to the upper floor, the
16 administration -- administrative floor. It was never,
17 quote, handicap accessible. It had an elevator, but it
18 didn't comply with the code. So that change also has
19 made the building now a 100 percent handicap accessible.
20 And another grant was issued for that. So over the past
21 two years Pat has found or the town has found another
22 850,000 dollars to go into the project, which is really a
23 great move on everybody's part.

24 The changes that we had to make internally

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1 to comply with the state regulations were to -- it was
2 mainly the capacity of the stacks. They wanted 20-year
3 growth plan and we were a little bit short. So if you
4 picture the library now there is a mezzanine when you
5 walk onto the main floor. The addition to the north just
6 had that mezzanine extended a short distance. What we've
7 done is extend the mezzanine around to the north wall
8 now.

9 And that in effect has changed the
10 footprint a bit. On the outside, just to orientate you,
11 South Main Street, Building A here, the present library.
12 There is one addition here that will get us down to
13 Webster Square, the lower level at Ishum. The other
14 addition is on the north. There was a recess we had put
15 into the building initially as an architectural element
16 really just to break up this long wall from the outside.
17 The church looks at the wall and we didn't want to have
18 it a massive wall. So we had a recess just to relieve the
19 size of it. And it was eight feet deep.

20 To make this change internally and get
21 more book stacks in we've reduced that by six feet. So
22 now -- there still is a reveal there, it's two feet deep,
23 and it's gained about a 130 square feet of floor
24 footprint to the building. The yellow area represents

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1 what's increased. And that's carried up through the
2 building on the three floors.

3 Internally, on the -- let me start up top
4 and work down. This is the mezzanine level. Originally
5 the application -- this is the mezzanine we have now. We
6 had extended it just over in this part. To increase the
7 book capacity we've filled in this piece of floor inside.
8 It's not really a room, it's just -- the mezzanine has
9 been carried around here. So when you come in what you
10 see here now you'll see this way.

11 On the other side, we've added some -- a
12 small meeting room. There was really -- the guidelines
13 call for small meeting rooms for a lot of variety of
14 different types of programs. And we've had this space up
15 in the mezzanine level so we've added that here. Those
16 two additions -- this one doesn't affect the outside at
17 all. But this one -- this is where that nitch was in the
18 building. It's carried -- carried down through the main
19 level of the library the same as we had -- this is the
20 piece, we've increased it. It's a 129 square feet. And
21 on the lower level, which is the children's level,
22 another piece that's increased here.

23 We've done a lot of other internal
24 rearrangements, but they haven't affected the

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1 application. These are the ones that affect the
2 application.

3 And then along with that, as we changed
4 and modified things we tweaked the exterior elevations as
5 far as window locations go. So it's basically the same -
6 - it's the same concept as we had before with some of
7 this a little more organized to match the rooms inside.
8 We've taken a -- on the Webster Square or Blue Back --
9 I'm not sure what it's called, Plaza down here, we had a
10 gable roof to say entrance. Well, we've changed that to
11 just -- just a simple freeze band like on the front of
12 the existing building. It allows us more light, more
13 window space into the building.

14 And on the north side, it's hard to
15 represent, but this is the nitch that goes into the
16 building to get a shadow line here. These are pretty
17 much the same as they were.

18 That's it. That's in a nutshell, that's
19 what we did. But it's a much improved plan internally.
20 Pat has worked very hard to get the maximum public space
21 out of the existing building. So we've taken a lot of
22 staff areas off the main floor and put them up on
23 different levels. But made the public space the maximum
24 space on the main -- on both floors now.

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1 Any questions we can answer?

2 DEPUTY MAYOR SPADA: Thank you, Mr.

3 Tuthill. Are there any other speakers on behalf of the
4 applicant? Okay.

5 The next session is questions from the
6 Council. And so I'll open it up to my peers. Mr.
7 Coursey.

8 MR. COURSEY: Yes, a couple of questions.
9 The first one actually, Jim, I would like you to clarify
10 something just so that we don't have the impression out
11 there that we found 800,000 dollars that -- an idea of
12 where that money came from. I think that would be a good
13 idea just to get that on the record.

14 MR. JAMES FRANCIS: The Council
15 appropriated actually an additional two million dollars
16 to the library of which 1.2 million was a reallocation of
17 existing money that we saved on the renovations of town
18 hall. The other 800,000 was to come from contributions
19 from the library that they would -- they would reimburse
20 the town through fund raising and contributions back to
21 the town.

22 MR. COURSEY: Great. Thanks for clarifying
23 that.

24 The other question I had is also in our

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1 last A&T meeting we were talking about, and not that
2 we've even started this, but perhaps in the future there
3 space on the building where there could be expansion
4 maybe perhaps to house some of the collections of Noah
5 Webster that are at the house. Is that -- maybe if Mr.
6 Tuthill could explain where that is and I just want to
7 make sure that that's still an option down the road.

8 MR. TUTHILL: Are we talking about the
9 future expansion way down the road?

10 MR. COURSEY: Yes, way down the road. Not
11 this one.

12 MR. TUTHILL: Okay. That was done, it was
13 coordinated between us and Blue Back in that the -- they
14 have a tenant space, the library tenant pad it's known
15 as. They have framed the -- we've asked them to and
16 they've complied with -- this is the tenant pad out here.
17 They've made the roof of that building align with the
18 main floor of the library height wise. And they've
19 designed it to carry the 150 pound live load, which the
20 library requires for book loading. We have a plan that
21 shows how this main floor can go out there. But at this
22 point it's just -- it's a matter of we wrap around the
23 boiler house and then we connect out into that space. We
24 looked it. It would be great to do, but at this point

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1 it's an option in the future or whenever someone wants to
2 contribute that.

3 MR. COURSEY: I think -- again, it is
4 something further down the road.

5 MR. TUTHILL: Yes.

6 MR. COURSEY: It's nice to be able to have
7 that option. One of the sad things is, not related to
8 this project, but there is such an extensive collection
9 at the Noah Webster house that the public doesn't get to
10 see in the basement. And I think that that's something
11 that, you know, as a Town Council we're going to want to
12 have that conversation in the future.

13 Thank you.

14 DEPUTY MAYOR SPADA: Thank you, Mr.
15 Coursey. Additional questions from the Council?
16 Councilwoman Carpenter.

17 MS. BARBARA CARPENTER: Yes, I do, thank
18 you. Thank you very much for your presentation. And I
19 know that we've been working very hard on this. So
20 although we're kind of condensing this down to 20 minutes
21 here, this has really been a real on going project for
22 the last couple of years and I really appreciate all the
23 work and all the hard questions that we've been asking.

24 In terms of square footage, what is the

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1 increase, total increase of square footage on the
2 library, all areas?

3 MR. TUTHILL: You mean with this --

4 MS. CARPENTER: -- yes, all together.

5 Right.

6 MR. TUTHILL: What we're doing here?

7 MS. CARPENTER: Right.

8 MR. TUTHILL: 20 -- you mean the entire
9 project?

10 MS. CARPENTER: Yes.

11 MR. TUTHILL: The entire project, okay,
12 17000.

13 MS. CARPENTER: What is the additional
14 square footage?

15 MR. TUTHILL: That we're asking for
16 tonight?

17 MS. CARPENTER: Right.

18 MR. TUTHILL: 2500, I believe, 25
19 approximately. I don't -- I've got my notes over there,
20 but I don't have them --

21 MS. CARPENTER: -- and that would, I'm
22 just trying to get a sense of the amount of space that
23 is, 2500 probably if you're in the library how much --
24 just so -- just to get an understanding of how much space

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1 that is.

2 MR. TUTHILL: Well, Ron just said this
3 room is 1800.

4 MS. CARPENTER: Okay.

5 MR. TUTHILL: So this plus the meeting
6 room possibly.

7 MS. CARPENTER: Thank you.

8 MR. TUTHILL: Is about the size.

9 MS. CARPENTER: Thank you. Some of the
10 questions really that I have really have to do with, you
11 know, you have a 20 year plan. I know that's probably the
12 biggest challenge of doing this is really trying to see
13 the amount of information that everybody receives right
14 now. In terms of Internet access, in terms of wiring,
15 whether or not we'll have the ability to expand on that,
16 I'm just wondering what now is the proposal for the
17 computer use, technological use?

18 MR. TUTHILL: We have changed it from what
19 we had two years ago. It's a whole new concept of the
20 lab. Pat, do you want to explain that? Pat Holloway has
21 been instrumental in the conceptual part of that.

22 MS. PAT HOLLOWAY: You give us the money,
23 the sky is the limit.

24 MS. CARPENTER: I know.

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1 MS. HOLLOWAY: Actually, we had a great
2 conversation this morning with Town Manager and the other
3 managers from the different departments. We're all set
4 with WiFi in all three areas -- in all three of the
5 branches at this point. We are ready willing and able to
6 connect to any networks that happen to just appear for us
7 along the line. Wymax would be great to go throughout
8 the town and we could connect up to that.

9 At this point we have -- we'll have 64
10 public access computers in the main building. That's
11 probably an addition of I would say 30 over what we have
12 now. But we also have wireless access throughout the
13 building or we will when we finish. So that you can open
14 up your laptop anywhere in the building, use your PDA or
15 whatever you have that you can get Internet access. So
16 that the whole building will be wired for that.

17 We're also connected into the CEN, which
18 is the Connecticut Educational Network, which provides
19 access for public libraries and schools throughout the
20 state for free access on fiber. So we are -- we are in
21 good shape for moving ahead in that area.

22 MS. CARPENTER: A follow up question, the
23 64 computers is that in the adult library, the children's
24 library?

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1 MS. HOLLOWAY: It's adult, children and
2 the teen's room. So in all of those areas, yes. We're
3 putting actually under the mezzanine portion here we're
4 putting in a new computer lab so we'll be able to
5 actually teach software programs, Internet access, that
6 type of thing to a classroom of 20, but while that
7 classroom is not being used for classes it will be open
8 for the public to just come in and use those computers.

9 MS. CARPENTER: A follow up question,
10 please. The next question has to do with of that
11 additional square footage -- I know they spoke about
12 adding to the stacks for storage area. How much of that
13 -- what percentage is going to be for storage and how
14 much is that space going to be used so that -- for
15 patrons that visit the library?

16 MS. HOLLOWAY: I have a theory about
17 storage and it is that it's not kind of space that I want
18 to pay 300 dollars a foot for. So we don't have much
19 storage space in the building at this point. Everything
20 that we have in our collection has to earn its space.
21 We're not going to store it if you can't use it. So
22 basically what we've done, additionally, we've put -- we
23 put meeting room space on the bottom floor. We've taken
24 out a lot of the storage areas that we were actually

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1 using before.

2 The mezzanine area it will not be -- there
3 will be no storage up there. They'll be basically --
4 we're moving offices up there and then that additional
5 stack area. Most of the 2300 square feet or something
6 that we've added is stack area so that that will -- that
7 will let us expand the stack area for over the next 20
8 years so that we can continue to serve the town with
9 enough materials for them to be able to use.

10 MS. CARPENTER: Thank you.

11 MS. HOLLOWAY: Okay.

12 DEPUTY MAYOR SPADA: Thank you,
13 Councilwoman Carpenter. Mr. Patrissi.

14 MR. RICHARD PATRISSI: Just -- would you
15 mind just staying there for a second?

16 MS. HOLLOWAY: Sure, yes.

17 MR. PATRISSI: I was just thinking out
18 loud. We have the architect here, who has done a fine
19 job. We have the developer here who is doing a good job.
20 I don't mean to leave Fine out of the picture. But I just
21 would like to hear from you exactly how comfortable you
22 are with the improvements that are made in relationship
23 to how you feel that the community will accept this new
24 design for the library.

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1 MS. HOLLOWAY: Well, we've actually held
2 some focus groups along the way to talk to the people in
3 the community to find out what it is that they're looking
4 for, particularly with parents of young children to ask
5 them what, you know, what are they missing. What do they
6 feel they're missing in terms of the library.

7 And basically the feedback that we've
8 gotten is the library seems to have a wonderful
9 collection that meets the needs that people have. They
10 have a great staff, which is able to help people use
11 that. The problem is that there is no place to sit down
12 when you come in. There is just simply not enough room in
13 the building as well as that there is not enough room
14 within the stack areas for you to move freely around.
15 You're always -- you know, you're always inching along
16 the edge of the stacks. They're not wide enough apart.

17 So Bruce and I have worked very hard to
18 put the stacks on the center of six feet apart so that
19 they're about a foot into that. So we've got four feet to
20 move between them. That means that people can move around
21 more easily in the stack areas. We've put some places
22 that people can sit. We've actually -- I've forgotten the
23 exact number of seats, but we've added at least a 100
24 seats in the building in different areas either around

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1 tables, at a computer station, at a carrel where you can
2 study.

3 But that's been -- that's been what people
4 have been missing. They can come in. They can get their
5 things, but there is not a lot of places to sit down and
6 just be there.

7 One of the things that we're looking
8 forward to doing more of and the community is being --
9 something that some people call a third place, a
10 community center so that people can come in. They can
11 bring the whole family. Everybody can find something to
12 do within the building. And can kind of spread out and
13 learn, enjoy all the things that we have. We have taken
14 seriously our role as the community key point on the
15 whole Blue Black development area. So that there are lots
16 of places people can live there, people can shop there.
17 But the one place that everybody has a place to go to
18 there is at the library and that's basically been our
19 theory.

20 MR. PATRISSI: Thank you very much.

21 DEPUTY MAYOR SPADA: Thank you, Mr.
22 Patrissi. Additional questions from the Council?

23 Okay, thank you. Attorney Alair, anybody
24 sign up on the public sheet?

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1 MR. PAT ALAIR: There is a sign up sheet,
2 but it is blank.

3 DEPUTY MAYOR SPADA: Okay, thank you. Are
4 there any members of the public that would like to speak
5 on this item? Going once, okay.

6 Okay. I'd like to thank Mr. O'Malley, Mr.
7 Tuthill, Ms. Holloway for their continued good work. And
8 we will reconvene at 6:45 for our second public hearing.
9 Thank you.

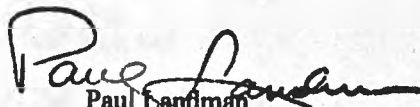
10 (Whereupon, the hearing was adjourned at
11 6:24 p.m.)

CERTIFICATE

I, Paul Landman, a Notary Public in and for the State of Connecticut, and President of Post Reporting Service, Inc., do hereby certify that, to the best of my knowledge, the foregoing record is a correct and verbatim transcription of the audio recording made of the proceeding hereinbefore set forth.

I further certify that neither the audio operator nor I are attorney or counsel for, nor directly related to or employed by any of the parties to the action and/or proceeding in which this action is taken; and further, that neither the audio operator nor I are a relative or employee of any attorney or counsel employed by the parties, thereto, or financially interested in any way in the outcome of this action or proceeding.

In witness whereof I have hereunto set my hand and do so attest to the above, this 14th day of July, 2006.


Paul Landman
President

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