

Bill Bryant

From: "John Reilly" <jreilly@madriver.com>
To: "Peter Joslin" <pjoslin@tjoslin.com>; "Art Conway" <max@madriver.com>; "Bill Bryant" <wbryant@madriver.com>
Sent: Monday, July 05, 2004 9:53 PM
Attach: Expansion Committee minutes 6-30-04.doc; Addition with Required Setback.jpg
Subject: Library expansion meeting

I have drafted some minutes from the July 30 meeting on the possible expansion of the library. I have also attached a lot drawing that depicts the possible expansion and associated setback requirements. I would like to set a time for another meeting, prior to the next library board meeting of 8/2.

Full image not available

John

7/6/2004

Draft

June 30, 2004

Minutes of 6/30/04 meeting of the Joslin Library expansion Committee

Attendees: Art Conway, John Reilly, Bill Bryant

Absent: Peter Joslin

The meeting was called to refine the requirements for additional property, on the Joslin Library/Mctigue property line that would permit the expansion of the library building, with the required setbacks. The library expansion, as currently envisioned by Bob Burly, has the addition offset from the front of the library, and extending in the back an equal amount, so as not to detract from the significant historical appearance of the library. This approach, which has been sanctioned by the library board, would go over the current Mctigue line by about 2 feet, not including the required zoning setback of 10 feet. This approach will then require the purchase of a lot line adjustment from the Mctigue's of 10-12 feet around east side of the proposed addition. Other characteristics of this approach that were discussed are;

- An easement can be returned to the Mctigues that would permit them to include the 10 foot setback area in their garden plantings. The library only needs to gain access to this area for maintenance of the library building.
- The library would provide any permanent plantings, trees and shrubs in the setback area, that were agreeable to the Mctigues.
- Library extension windows, facing the Mctigue property, could be minimal and designed to provide internal light to the extension, as opposed to a view for library extension occupants.

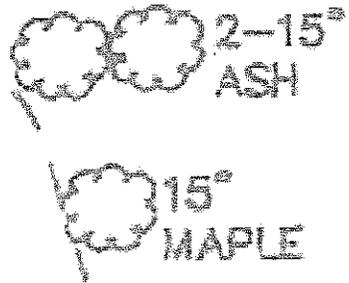
The Mctigues should be offered a price for this lot line adjustment commensurate with the value it would have to the library. An offering price of approximately \$25,000 was discussed, to be considered by the full library board. The committee felt that half of the offering amount should come from a matching grant from the Town of Waitsfield.

The expansion committee agreed to meet again prior to the 8/2/04 library board meeting to refine this approach and provide a recommended action plan to the board. For this next meeting John agreed to refine the plot drawing to clearly show the expansion plans relative to the Mctigue property. The time for this meeting has not been established.

Respectfully submitted:

John Reilly

AREA (SIZE AND COMPONENTS)
) AS PER INFORMATION FROM
PROPERTY OWNER



52'

Required Setback

10'



AB
OLE

36'

Library
Addition

36'