

**North Hampton Public Library - Board of Trustees**

**Public Hearing Minutes**

**North Hampton Town Hall**

**Thursday, June 25, 2020, 7:00 PM**

Chair: Kathleen Kilgore Library Director: Susan Grant

Treasurer: Susan Leonardi Assistant Director: Liz Herold

Secretary: Jacqueline Brandt Guest Speakers: Ron Lamarre

Alternate: Emily Creighton Keith McBey

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1. **Call to Order by the Chair & Pledge of Allegiance**

Chair Kathleen Kilgore called the meeting to order at 7:03 PM the Pledge of Allegiance immediately followed. Kilgore thanked all who attended and introduced the select board and asked that they open their meeting.

1. **Select Board To Open Their Meeting**Select Board Chair, Jim Margorie, opened the select board meeting at 7:03 PM.
2. **Public Hearing**Kathleen Kilgore welcomed attendees gave a brief description of the new library project. This was followed by introducing each of the trustees with a brief summary of their backgrounds and time on the board.

She then went on to explain the purpose of the public hearing and read the public

notice into the record.

*The purpose of this public hearing is to gather comments from the public on the new library building to be built at 239 Atlantic Avenue, North Hampton. Any member of the public is allowed to speak or submit written testimony. Members of the public can participate by Zoom or phone. Letters can be emailed to* *nhpltrustees@gmail.com* *or mailed to North Hampton Public Library, 237A Atlantic Avenue, North Hampton, NH 03862.*

*Library project information is found on the library website:* *https://nhplib.org/* *. Please call North Hampton Public Library at 603.964.6326 to schedule an appointment to view the documents at the library.*

She stated that the purpose of the meeting was to discuss the construction of the new North Hampton public library on the Homestead lot. The project passed by a vote by supermajority in March as required by state law. Pursuant to NH RSA 674-54 this project is considered governmental use. Such a governmental use is not subject to local planning and zoning rules. The Trustees gave notice of the project at least 60 days prior to commencement of construction which is scheduled to begin on or after August 12, 2020. That stated, the designers and architects and Trustees have made every attempt practical to comply with all ordinances. The project is completely in compliance will all state and federal laws. The purpose of the public hearing is to introduce that project, take public comment and answer question related to the project and NOT enter into a public debate.

Kilgore welcomed public participation and explained the format of the meeting and procedure for making comments.

Kilgore announced the presentation of the project by Ron Lamarre, Architect, Lavallee Brensinger. Mr. Lamarre presented the design of the new library via Zoom screen share. He explained that the design of the library was the same except it was now being built new on the Homestead property. He further stated that due to years of planning and community input the design did not change as needs had not changed. The library will use the existing parking lot and provide additional parking in the back with green space between Atlantic Avenue and the side of the building. The artists renderings of the views were displayed.

K. Kilgore opened the public hearing at 7:15 PM

**Laurie Etela, Exeter Road.** – Mr. Etela stated that he had an alternate plan and wanted to clarify some mis representation in the newspaper opinion column. Ms. Kilgore asked Mr. Etela for a brief summary of his alternate plan as many were not yet familiar with it. *(Plan can be seen in the e-mail addendum to these minutes)* He commented on S. Leonardi’s comments regarding stormwater drainage issues with parking in front of the building. Mr. Etela maintained that regulations for stormwater systems can be placed anywhere. Claimed that letter to editor was misleading and false wanted someone to let the editor know. The only difference of the plan is the placement. Mr. Etela presented that there would be 33 parking spaces and that the handicapped parking would be at the front of the building. Further he said they would comply with all stormwater regulations. Offered to answer questions. Ms. Kilgore thanked Mr. Etela and stated that this could be discussed in another forum.

S. Leonardi asked Ron Lamarre to comment on the rationale for the currently planned location of the library. Ms. Leonardi expressed that the plan was a compromise and that the Trustees had to work within the confines of a not to exceed budget. The Trustees hired vetted experts who have extensive experience in library construction to design the library. While public input and ideas are important to hear in the end it is the Trustees and their consultants who have to make the final call on the placement of the library.

Ron Lamarre explained the placement of the library. Mr. Lamarre took the Etela plan and reviewed it for feasibility. Mr. Lamarre explained the current traffic flow into the parking lot and why the Trustee’s plan did not change that flow. It works currently and it was found in the 2013 Charrette that there was too much asphalt between Atlantic Avenue and the buildings. In looking at the plans of 2013 and later in 2015 these also had the parking situated in the back of the lot. He showed the flow of traffic on the plan showing a smooth transition of traffic. Drainage is located around the building as well. Cost was a major consideration and due to ledge to minimize this the site was raised. Drainage would be much more expensive is the site were not raised. Leonardi asked that M. Tully distribute the Wilcox and Barton reports as well as the Keech Nordstrom correspondence. The measurement of the rooms is on the plans and are available on the website. Leonardi directed citizens to the library website and invited them to investigate “how we got here”. She detailed all the available documents.

K. Kilgore read correspondence from Wilcox and Barton regarding their review of the stormwater management plan into the record. Drainage controls were revised and improved. RPC Review letter response was also read into the record. Again, plan was modified and improved for stormwater management.

K. Kilgore asked Mr. Etela for further questions. He commented on the number of parking spaces, the slopes and handicapped parking space locations. He indicated that there were not enough spaces.

**Dave Defosses**, 216 Atlantic Avenue -- Made a few comments regarding water quality issues. Stagnant water in pipes may result in poor water quality. He also commented that the septic for the site is relatively small. Likes parking in the rear but noted that there may be ice issues on the sidewalk leading to a front vestibule. Suggested heated sidewalk. Wanted some screening for Alden Avenue for auto headlights.

**Bob Lanman,** 34 Post Road – Wanted to offer wife, Jenny’s comments. Having fought hard for the library placement on the Homestead Property, she liked concept originally with the library facing the stone building and the parking in the back. Wondered about a safety buffer so that patrons would not have to be subjected to the fire & safety vehicle traffic passing on the site. Prefers the front placement of the library. Has concerns about snowplowing and where show will be stored. Has a concern about placement of property with regard to safety and not being seen from the road. Also mentioned providing space for the storage of historical documents.

**Deb & John Sullay:** 218 Atlantic Avenue -- Concerned about the driveway. Stated that she believed that it was a low-lying area. Concerned about visibility. *E-mail sent earlier was read into record.* Was under the impression that the egress was on Alden Avenue. K. Kilgore clarified that it is on Atlantic Avenue. Feels that given the increased number of patrons that traffic safety is more of a concern.

**James Sununu, 12 Evergreen Drive:**

Had questions regarding whether or not there had been discussions with town administration or safety to use the existing curb cut or driveway to access the homestead property. K. Kilgore and R. Lamarre indicated that the parking and access have always been used in that way. Mr. Sununu clarified his question about the back access of the parking lot. He further asked if the entire traffic planning of the complex with future use was ever discussed. K. Kilgore indicated that it had not. Further did the architect, engineers or trustees have discussions with the fire department or police department regarding access and traffic safety issues. R. Lamarre indicated, no. This had not been done since the campus plan proposal. Further was show removal and management discussed, was a traffic study done with the current plan. R. Lamarre indicated no, not since the campus plan. Questioned ledge remediation costs. R. Lamarre explained the plan and how costs were minimized. Wanted to know what the ledge remediation costs would be and cost of moving the septic system. Lamarre indicated 100K or more. An estimate could be provided to the trustees in necessary. Sununu asked if everything had been done to comply with zoning, setbacks and whether the building could be reduced in size. Mr. Lamarre stated that they had considered all factors but not reducing the size of the building.

**Shep Kroner, 5 Exeter Road-** Read statement. Beautiful building thanked everyone involved with the project. Concerned about vehicle circulation around the town campus. Wanted to find at comprehensive traffic and parking plan in place. 20 Feet of clearance is required at a minimum.

**Cynthia Swank** phoned in prepared comments *see attached addendum***Lisa Wilson**: Kilgore read into record. *See attached addendum*

**Jane Robie**: 83 Exeter Road Kilgore read into record. *See attached addendum*

**Victoria Jones***:* Kilgore read into record. *See attached addendum*

**Phil Wilson,** Read into record by J. Brandt. *See attached addendum*

**Pete Robe**, Read into record by J. Brandt. *See attached addendum***S. Leonardi** read questions which were compiled from the community about the new library. She explained that ultimately they would be answered and that many of the questions posed could be answered by looking at the website.

**S. Leonardi** read L. Etela’s proposed plan into the record.*See attached addendum*

**Margret Delano**read into record by S. Leonardi *See attached addendum.*

**Joshua Jeffrey,**read into record by S. Leonardi *See attached addendum.*

**Dana Hooper***,* read into record by S. Leonardi *See attached addendum.*

**Nancy Monaghan** read into record by S. Leonardi *See attached addendum.*

**Jane Bouch** 131 Atlantic Avenue, supported the adjustment that Etela proposed. Commented that the library should face Atlantic Avenue. Believes parking in front makes much more sense. Feels use of public buildings will change due to covid-19. Ventilation and cleaning programs should be reviewed prior to building.

**Mr. Etela** Wanted to make a clarification. His plan puts the floor elevation at 87 feet just like the library’s plan. There would be a slope from the driveway.

**Larry Miller**, 141 Mill Road. Stated there is no RSA preventing the Select Board from protecting public safety. His view is that the driveway in the back of the lot is a significant public safety issue. Supports the Etela plan. Encouraged trustees to adopt the Etela plan.

**John Sillay**: Asked what the next steps will be with regard to incorporating suggestions into the current plan. S. Leonardi explained that there has already been $ 200K spent on the current plan. When the compromise was made in deliberative session and the library was moved to the Homestead Lot the cost was an additional $66K. The trustees will go back to the designers and engineers and will incorporate what they can within the confines of the budget. Wanted to let everyone know that the trustees began with the Miller plan. Timing is also a serious factor with regard to budget.

**Bob Linmann:** Indicated that there would be no additional cost for moving the plan. K. Kilgore explained that the trustees would go back to the architects and do cost analysis.

**J. Brandt** stated that the passing of the library was a small miracle. That the trustees would take the suggestions to their designers and review the additional costs as the trustees have budget constraints. This is just the beginning of working together in Town and everyone should cherish the thought of finally building a new library.

**Frank Ferrero,** Post Road Thanked the trustees for hearing. Thanked the Select Board for their participation as well.

**R. Lamarre:** This board listens to everyone. The sketch was reviewed by Lamarre with regard to vehicles crossing and slopes (rises and driveways) The max slope for a driveway is 5%. There is a lot of misinformation being expressed in the meeting. Cars coming in and out of the lot is a concern with the Etela design. In order to keep the grade at 5% the entire site would have to be dropped by 3 feet so, there would be additional blasting required, i.e., additional cost. The slope as designed is approximately 15% far exceeding the recommended 5 percent maximum for safety. DOT requires 5 % or let. Given the Etela plan cars immediately crosses at the entrance which creates an immediate traffic safety issue. Mr. Lamarre with all due respect to Mr. Etela realized his plan was conceptual and not engineered. Lavellee Brensinger Engineers were concerned about crossing traffic in the plan. Ron explained that they began with the configuration in the Miller plan when first looking at this. The cost comes in with the grading. The entrance drive would have to be graded and thereby reduce the number of parking spaces to about 18. Also, the curb cut could not be used as it is two within 500 feet owned by the same entity. Sloped walkway in the library plan is 1/20 as opposed to 1/12. Much of the design is dictated by the grades. Always wanted to find the best and most cost-effective way of constructing the new library. Always looking for a better way.

**George Chauncey**, Hobbs Road, Etela plan was a much bigger lot. Concerned about snow storage.

**R. Lamarre** detailed the areas for snow storage on the plan and how walkways will be managed.

**James Sununu:** Stated that he was concerned by the lack of collaboration with the town prior to the plan being brought forward. Doesn’t believe the Trustees did their homework.

**Deb Sullay:** Voiced additional concerns regarding the driveway. Wants to make it a building that we can be proud of. Suggested an additional fundraiser to do it the right way.

**John Sullay:** Not sure Ron’s assumptions are correct. Concerned about rushing the process and beieves safety and access are important.
 **Bob Linmann**, Commented on the design of the fire station. Ladder truck does not fit. Town does not have a jail. Suggested that ledge be removed and more money raised to improve the plan.

**K. Kilgore** closed the public hearing at 9:10 pm.

**Meeting adjourned at 9:11 pm**

**E-mails contributed for Public Hearing**

Dear Library Trustees,

I would like to express my support for consideration of the alternative site plan proposed by Mr. Etela, which you may already be in receipt of. While no plan is going to be perfect, this appears to addresses many of the issues raised over the last several weeks since the site plan was submitted to the Planning Board. From my perspective, it does a lot to increase adherence to the planning/zoning ordinances, and significantly improves the traffic and parking situation, for both access and future use of the existing library. It also addresses what I believe is a significant safety concern with the through traffic and angled slope driveway between the two parking areas of the proposed design.

I certainly recognize that much work has gone into this project, and there has been quite a bit of change and back and forth since the deliberative session. But I also know that everyone involved wants to get the best possible outcome for the public, and so I hope you will consider these or other changes that will benefit the project and the town.

I look forward to hearing the dialog with the public on Thursday.

Sincerely,

James Sununu

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To the North Hampton Select Board and Library Board of Trustees,

I am reaching out in response to the adjustments made to the Library plan. I am in support of the adjustments made for the building to be repositioned on the property to face Atlantic Ave. This plan allows for 33 parking spaces as opposed to 18. Our new and improved library will attract the loyal patrons who already visit frequently and many more people who don’t currently visit regularly. This is a really good thing and as a mom with two young children being able to park close to the building is important for convenience and safety.

There are two handicapped spaces which are right outside the entrance for easy access. The closer these spaces are to the door the better.

Please share my point of view at Thursday nights meeting. The repositioning of the Library building on the property will gain 15 more spaces right in front of the building. No hills or stairs to climb in the icy winter. Handicapped spaces right outside the entrance way.

The adjustments made are a win win.

Thank you!

Sincerely,
Margaret Delano
108 Atlantic Ave

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Library Board of Trustees

Select Board

Dear Library Trustees and Members of the Select Board,

I am looking forward to a new, much needed library. I have studied all the documents,

drawings, and plans that the Library has posted on their website, and I have also seen Lauri

Etela’s site plan and explanation. After comparing both, I think the Library’s plan to provide

access to parking via an angled, sloping drive within feet of the corner of the present library

seems contrived and impinges safety and ease of use. Moreover, it compromises needed

parking in the existing lot.

I feel strongly that Lauri’s plan to move the building to the rear of the lot and rotate it to

face Atlantic Avenue makes the most sense for safety and efficient use of both lots.

Thank you.

Jane Robie

83 Exeter Road

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Dear Mrs. Kilgore and Mr. Maggiore:

Please give Lauri Etela's proposal serious consideration, and I urge you and your colleagues to accept it.

While it is not legally required in New Hampshire that public buildings meet local zoning and site plan regulations, you should be very cognizant of the fact that North Hampton's Zoning Ordinance and Site Plan Review Regulations have been crafted and amended over several decades. They express and institutionalize the will of the citizens and protect the interests of all from flood hazards, safety hazards, and suboptimal designs.

The proposal for the new library site that the Planning Board recently reviewed failed to meet these restrictions in many respects. Perhaps, the most important of these was its failure to provide safe access for elderly, disabled or handicapped patrons, especially in bad weather. The lack of adequate parking and the location of overflow parking for large meetings is another. Questionable stormwater management provisions present a third.

Lauri Etela's proposal provides good solutions to these and other shortcomings of the plan while maintaining the size and design of the proposal presented by the Library Trustees.

Hence, the citizens of North Hampton will be better served by Mr. Etela's revised site plan without diminishing the library site's functionality.

Sincerely,

Phil Wilson

9 Runnymede Drive

Dear honored chairs, Select Board members and Trustees of the Library duly elected by the citizens of North Hampton, NH.

Thank you for your continued collaboration and efforts on behalf of our community. No one signs up for public office because it is easy. Hopefully, you will know your commitment to the betterment of our town, is indeed appreciated.

Plans for the new North Hampton public library are exciting and a topic of great interest and anticipation in our home. One of the very first votes my husband Quang and I each cast as a member of this community was to set aside precious tax dollars for bettering the library. It is a very New England *if not American* ideal to support public access to knowledge.

The Le family of Walnut Avenue writes to you today in support of the architecture, access and accessibility of the proposed Lauri Etela plan and encourage all of you to prioritize its consideration.

The Etela site plan

1.       Maintains the current Trustees floor configuration and exterior design;

2.       Meets and exceeds all setback requirements and Zoning ordinances, and;

3.       Maximizes available land for accessible parking for citizens of varying abilities.

The Etela site plan is thoughtful, efficient and conducive to the essence of what defines a community. And finally, The Etela site plan challenges us to collectively put our “best feet,” forward and complement a town center we have pride in for future families, residents, service personnel and businesses of North Hampton.

Thank you again for your time and thoughtful consideration.

Quang, Tamara, Chelon & Colette Le

Walnut Avenue

North Hampton, NH

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To the Library Trustees:

I support Lauri Etela’s plan for the library which provides additional parking spaces, meets Town zoning regulations, and provides better accessibility for the elderly and handicapped.

Sincerely,

Lisa J. Wilson

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-​BRANDT, Jacque

***Turn the proposed No. Hampton Library building to eliminate parking, access*** ***and safety issues***

--by Lauri Etela

A simple shift in the placement of North Hampton’s new Library building on its site will solve

crowding, parking and safety issues, and I will be proposing this at the Library’s public hearing

Thursday evening, June 25.

Last week the Library’s architect, saying “the building’s not built yet,” invited anyone with

“a better idea” to present it Thursday. Maybe others have good ideas and will also come forward.

Here’s how mine compares to the Library’s plan:

**Building Site Plan:**

My site plan does not change the floor plan or exterior design of

The Library building the Trustees and their Architect have worked so hard to develop. It

simply rotates the building plan 90 degrees so the entrance as designed faces Atlantic

Avenue instead of facing the existing Library parking lot. My plan meets or exceeds all

setback requirements of the North Hampton Planning and Zoning ordinances that protect

both residents and business owners. The Library is not obligated to comply with these

requirements but should attempt to do so as much as possible to be fair to the residents

and businesses that do have to comply. Town officials have often said the Town should

follow the Zoning Ordinances unless it is impossible to do so. The front yard building

setback requirement is 30 feet from the property line. The current Library plan front yard

setback is +/- 17 feet. The front yard setback in my plan is 83 feet, far exceeding the

required 30 foot setback.

• Parking

: The parking requirement by ordinance is one car per 300 square feet of

building space. The Library building as designed is approximately 12,000 sq. ft. requiring

40 car parking spaces. The Library plan has the parking on the north side, or in the back

of the building, with 18 parking spaces, including 2 handicapped spaces. The Library

plan has the front door to the building facing the existing Library parking lot, and travel

distance from the handicapped spaces to that door is 100 feet. My plan puts 33 parking

spaces on the south side of the building, facing Atlantic Avenue. The 2 handicapped

parking spaces right at the front door of the Library give very easy access to the building.

Since access to the parking is from the existing Library parking lot entrance on Atlantic

Avenue, 3 existing spaces there will be lost - netting 30 new parking spaces versus 18

new spaces with the Library’s parking plan. Neither plan can accommodate the 40

required spaces, but 30 versus 18 is a better outcome. My plan also provides landscaping

of the parking lot by providing an evergreen hedge along Atlantic Avenue to screen cars

from view and headlights at night from across the

road.

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• Vehicle Access:

 The Library’s plan is to have all visitors drive into the existing Library

lot and travel all the way back to within a few feet of the left side of the existing Library

building, then travel up a diagonal driveway to the parking lot. My plan would have the

same entry into the existing Library lot but cars would turn left immediately and go

straight to the new parking area. This solves another safety issue: Traffic to and from the

new building will not be mingling with pedestrians and cars going to the Town Clerk’s

office or the Town Office. It also leaves sufficient parking for all three buildings: 33 spots

for the new Library and 13 shared spots for Town Offices and the Town Clerk’s office in

the existing lot. (My plan would require the Town to approve giving up the three most

southerly parking spaces for the new Library drive.

I believe my plan, simply repositioning the building on the site – is best for the Library, the

residents, the patrons and the Town. The Library will be able to offer safe and sufficient parking

and access to all visitors. The Town will have sufficient parking for its most-visited buildings.

Please attend Thursday’s hearing which begins at 7 p.m.: Watch on Channel 22 (and there will be

a phone number you can call in with comment), or tune in on Zoom (see the notice on the Town

Calendar to learn how to Zoom in.

Lauri Etela is a retired architect with more than 45 years’ experience designing commercial

building sites. He was chairman of the Town’s Fifth Municipal Committee studying how to solve

all the Town building issues, was on the Library Architect’s Selection Committee, is a member of

the North Hampton Planning Board and a member of the Conservation Commission.

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Greetings:

It’s unclear to me what the platform for public comment on the library plan is, but rather than reading from a letter or an email, I would raise these issues regarding the library plan.

I plan to at least attend through ZOOM.

* This plan does not meet town zoning requirements, nor design requirements, and while it does not need to meet those standards, in my view it should attempt to.
* The access drive to accommodate a rear lot parking lot design will require the loss of existing parking, as well as guide a travel lane that comes remarkably close to the old library.  Has that distance been calculated?
	+ What is the motivating factor for this design element, is it to reduce impacts on abutters across the street from looking at a parking lot, or the intrusion of headlights onto their homes?
	+ What right does the library have to burden town property (Library has made it clear that they and only they have authority over their library plan) with an ingress design that will eliminate the parking which is most critical to the library plan, and that is parking that is in close proximity to the new library?
* What legal requirements are currently in play which requires the library to turn over the old library to the town, under selectman control?
* What design efficiency’s exist with this design, will it be LEED certified?  Will it include solar panels?  Any building built in 2020 should have these elements included, cost up front, saving over the long haul.
* What effort is being under taken identify and plan campus parking, pedestrian circulation, and reducing the massive amount of impervious surface now defining the municipal complex?
* The building design calls for a foyer between the main building and the entry, which results in a valley between the two buildings.  It snows on average 45 inches per year in North Hampton.  Designs such as this, in New England, tend to become issues, I would offer as an example of poor planning by reminding people of the rear entry to the town offices between fire and police as an example of a valley that has ice damn issues which lead to water issues.
* While maybe I interpreted it incorrectly, the storm water management plan indicates that in a 25 year storm event would require tapping into the broader town storm water management system, yet we never learned what excess capacity that system has to accept and manage that increased run-off.  25 year storm events are no longer 25 year events, and in reality are increasingly frequent events.

In summary, the design elements leave one wondering if the design itself was not been heavily influenced by one member of the Library Trustees.  While I certainly appreciate efforts to mitigate negative impacts to abutters, the resulting design bringing cars within feet of the old library in order to gain access to a rear parking lot is the definition of poor planning.  Not only will there be an elevational change, one can see many issues with a travel lane that in review of the plan is extremely close to the other building and add in snow and ice and I wonder how soon someone drives right into it the old library  building.

It is clear during the planning board hearing that this process only involves the library trustees and given that, this entire public hearing may just be a waste of our time.  However I would strongly recommend the Select Board carefully scrutinize any potential impacts to the town storm water management system, as well looking long term at how the town can reduce impervious surfaces as the town is adjacent to critical and prime wetland bodies, and how the town like towns around us can embrace progressive LEED certification programs which save money over the long haul and are consistent with New Hampshire values.

Sincerely,

Shep Kroner

Resident

Member North Hampton Planning Board

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Vicki Jones
> 190 Atlantic Avenue
>
> Thank you for the opportunity to comment tonight.
>
> I support the architectural siting plan proposed by Laurie Etela. The driveway and walkway are in a safer location in his plan. There will also be additional parking spaces and a better location for handicapped spaces. I think it’s important for the library to follow Town ordinances where possible.
>
> I also think Mr Etela’s plan will provide more flexibility for the Town’s future use of the current library and parking lot.
>
> Thank you.

Hello,

I’m Peter Robie and I live at 87 Exeter Rd.   I have just a few comments on the proposed new Town Library:

1. I do support Lauri Etela’s proposal to rotate the new building 90 degrees.  All of Lauri’s reasons to do so make so much sense and I cannot see any reason why it should not be considered.  Traffic flow and parking are such huge issues in this area.

2.   Rotating the building also brings me to my second point.  It will set the building up in such a way as to have great solar access for Photovoltaic (PV)  panels which should be a must on any new building in town.  This library needs to be, has to be, must be, as well built and energy efficient as possible.  It needs to stand the test of time and last for generations.  We could aim to have the library be a net zero energy building which means it could produce as much energy as it uses in one year’s time.

Please, let’s leave the status quo of global warming fossil fuels behind and be an example of what can be and should be done.  Build a 100% electric run building and produce our power on site to strive to be as self sufficient as possible.  This is **NOT** a pipe dream.  It’s the future for all building.

Thank You.

Peter Robie.

50 year resident of North Hampton and builder of energy efficient high performance homes.

From: Nancy Monaghan

Re: Library Public Hearing Thursday, June 25

I support the Etela plan because it solves all the difficulties of the Library plan, particularly the

issue of road access over Town land to the new Library building.

To my knowledge the Library has never asked for or received permission to use the existing

Library parking lot owned by the Town. The Library plan envisions that virtually the entire west

side of that parking lot would be taken for its access road and eight parking spaces the Library

wishes to use for its own patrons.

Without permission from the abutting property owner to use its land, the Library’s plan would be

unworkable. There would be no way a car could access the Library building from the street.

The Etela plan solves most of this issue. His plan would take just three parking spaces, which is

much more palatable than losing more than half the entire lot.

Since the Town owns the land the Library wants to use for its access, and no permission has been

granted, it appears the project as designed by the Library could not legally go forward.

There is no downside to the Etela plan, only positive aspects that work for the Library, the

residents, patrons and the Town. I urge you to adopt that plan.

Thank you for inviting comment and for reading comments from those who cannot attend.
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I am very excited we will be building a new library but very taken back as I did not vote for a new library that would not use the driveway on the Homestead property.

The highest point to enter and exit the Homestead property from Atlantic Ave is the original driveway.  The lower library entrance which is now being discussed is a safety issue already and adding more congestion to an already dangerous spot needs to be reconsidered and changed.

The current library driveway @237A Atlantic is below grade from either side of the driveway making it hard to see when pulling out.  If you have a large vehicle you may not have realized this but if you are shorter and or have a smaller car it is very difficult.

The police and fire departments will have more traffic interference when proceeding east to rt 1. If the Homestead driveway is used it gives the driver more time to react.

Not only will traffic in and out of this low-lying driveway be increased so will noise and headlights.  What are the plans for outside lights? What are plans for buffers? Has a traffic study been done?

I would not be surprised if there would be triple the traffic trying to get in and out of the old library lot.  Not only will library usage traffic be much higher than the past but due to our town office personnel moving to the old library plus the business that transpires with Town administrator, boards such as planning, Zoning, departments such as  recreation, health and welfare as well at those that work and are in and out of the old stone building will all be coming in and out of this one spot.

It appears that there seems to be a lot of consideration for the residents of Alden Ave and the Kilgore's across the street but no one has contacted us to see how it will affect us having a large new library and funneling all the vehicle’s down into the old parking lot 237A Atlantic Ave

How are you going forward protecting public safety and taking into consideration all the neighbors?

We look forward to working with you all.

Deb and John Sillay

 218 Atlantic Ave

This letter is written in support of the North Hampton Public Library Trustees and the new Library project on the Homestead.

Let’s stop second guessing the Trustees and give them our full support to build the library as they have presented it to the public. The project is vetted, sound and fiscally responsible. Time to move forward!

Thank you,
Dana Hooper

Cynthia Swank

I want to thank Ron LaMarre of Lavellee Brensinger for his efforts for the Town and Library over the years but I do think Lauri Etela has come up with a better site plan for the Library.

At the Library trustees meeting on February 27th I made a few comments about the Library plan; Etela’s 90 degree turning of the building has resolved my major concern -- the distance required by one and all to reach the entrance door. It affects people with mobility issues especially as they then will face longer distances within a larger library. Parents with young children, people setting up programs that include props or musical instruments, people mounting exhibits, delivery and service people will all have an easier time w/ Etela’s re-working. Schlepping stuff a distance or up a slope or stairs in all kinds of weather – it will rain again, and snow, and sleet, and ice is no fun.

Now that the site plan has been made public, additional serious questions arise relating the Library to the rest of the town campus. I don’t think anyone knows how many parking spaces will be needed and available once the Town Offices move to the existing building and the Fire Department expands. That expansion will undoubtedly eliminate some existing parking spaces. Remember also that the Homestead was used as expansion / overflow parking for some events.

What’s extremely problematic for me is having the current parking lot turned into a driveway, impinging upon other Town facilities. It is extremely close to the current Library and may make it difficult for the side door to be a useful delivery, service entrance. Children and the aforementioned people with mobility issues use the Library; a rail trail may mean additional bicycles and bicyclists. Having a higher volume of vehicles turning in and out, and backing out from parking spaces is dangerous to one and all.

I did a consulting project at a MA Library with such a dreadful setup. I arrived at 7am – it was south of Boston so I had to beat the traffic -- and I either parked in the 2nd slot (didn’t want a vehicle turning in or out of the lot to hit me) or in hot weather months, in the shade deeper in the lot. Then I would always back into the space so that I could see what and who were in my path when I was leaving later in the day. Don’t create such a problem for any and everyone trying to visit Library, Town Offices and the TC/TC office.

I noticed that Etela placed evergreen hedges on the Atlantic Ave side of the parking lot he designed. To allay anyone’s fears of having a parking lot facing Atlantic Avenue, I can attest that hedges can work well. I saw them employed in another town where the Town Hall was in a residential area – a pretty hoity toity town in fact -- and it looked great. And, of course, it’s a common look for residences along many busy roads.

Since February of course we all are living w/ the risks inherent in the COVID-19 pandemic. Businesses of all kinds are redesigning their spaces, and changing their work processes. Towns, including Libraries, also are doing so. Yet the interior design for this new Library apparently has not changed markedly to address our new reality.

Do we think people are going to be eager, willing to sit in a small meeting room? Wouldn’t wide open spaces and furnishings placement, demarcating different interior spaces in the new library make more sense? Maybe then learn from patrons how they use the spaces and add walls later? I worked in two banks years ago without the little offices that seem to have proliferated in the 1990s on. The Library, as far as I know, has never formally updated its building plan that is now 8 years old. Surely it would be worthwhile to look at today’s and tomorrow’s world before designing the interior of the library based upon an old plan.

And finally, let’s get to the elephant in the room. Perception. Having a trustee who lives across Atlantic Ave from the new library where this flawed design may actually get built will raise eyebrows. I assure you that neither the trustees, singly or as a group, want to be known to this and next generation for a building gone wrong.

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