



Meeting Minutes

Meeting name: BERKLEY LIBRARY BUILDING COMMITTEE

Date: November 10, 2025, **Time:** 7 PM

Location: Berkley Public Library, 2 North Main Street, Berkley, MA with Virtual option

Project No. CHA # 100759

Host: Jennifer McGrory / CHA

The Berkley Library Building Committee may discuss and vote appropriate action on any item listed on this Agenda unless a different disposition is noted. At the discretion of the Chair, agenda items may be taken out of order.

Library Building Committee Members Present: Matthew Chabot, Tabitha McCrohan, Carol Buote, Megan Silva, , Erica Miller - Chair, Brian Bianchi,-Stephen Depaola **Library Building Advisory Committee Members Absent:** Mark Horsfall, Paula Dugan, Dean Larabee

Other Project Team Members Present: Daniel Gelormini / CBT*, Eileen Casciari / CBT*, David Nagahiro / CBT*, Kelly He/CBT * Jennifer McGrory* – CHA Project Manager, * *attended virtually.*

Additional project team members absent: Meghan Lacoche / CHA, Amith Kodali – CHA Public **Comment:** Individuals will be given the opportunity to speak during the public comment period. Comments are limited to **three (3) minutes per speaker**. The Chair reserves the right to limit the total time for public comment and may recognize speakers in the order in which they signed up.

1) Meeting called to order by E Miller at 7:05 p.m.

2) Approval of Prior Meeting Minutes from October 27, 2025

M Chabot made a motion to approve the minutes, E Miller seconded. All members present voted yes, and motion carried.

3) Introductions: None at this meeting

4) Review progress on project

a) E Casciari /CBT shared the MBLC comments of the various approved schemes with the committee. Comments were included for Linear Scheme.

i) Scheme 1b had the most advantageous site lines.

ii) LBC comments on Scheme 1b: Swap the two teen rooms. Include teen shelving in teen room. Maker space would be the louder space and needs to be addressed for acoustical isolation. Gaming would be in the maker space room. Reduce seats in the children's room because the programming room has sufficient seating counts. Spread seating around the space. Make the children's librarian desk more nest like. Tech services have 4 workstations which is larger than needed.

b) Scheme 3 (Two Story Scheme)

i) MBLC has concerns on staffing/security/efficiency/supervision on a two-story scheme. Design is not approved based on a future staffing model; it is based on an approved current model. This scheme is less efficient and adds appx 2,000 sf for elevator and stairs. Teens passing through the children's area is not recommended.

ii) It was agreed that the committee members, mostly in support of the two-story scheme, were not present for the meeting to address their comments.

iii) The committee noted that the MBLC may not approve a 2-story scheme.

iv) The Committee continues to be concerned that the Berkley public will want a two-story scheme.

c) Scheme 4a Y branch

i) MBLC Comments: site line concerns to adult area from circulation desk. Acoustic separation from the toilet area is improved in linear scheme over this scheme.

ii) CBT presented a 4a ALT scheme.

iii) C Buote notes increased display area is preferred from the current

amount. iv) LBC notes: For maintenance the project need space for a well pump in the mechanical room, as well as space for the electrical equipment.

d) Generator – Council on aging serves for the emergency cooling/warming center. This is not the goal of this project.

e) M Chabot will inquire with the fire chief on recent hydrant flow test data available.

f) Multipurpose program room – room design should accommodate 80 people.

g) LBC discussed recommending the design team continue to develop 2 schemes for Lights On! Event.

h) The LBC should present to the selectboard immediately following the Lights On Event. i) E Miller motion to continue development of options 1a (linear) and 4a ALT, C Buote seconded. B Bianchi abstained. Motion does not have sufficient votes to pass.

- j) E Miller motion to continue development of option 4a ALT, T McCrohan seconded. Motion passes unanimously.
- k) T McCrohan makes a motion to continue develop with the two story, B Bianchi Seconded. 4 votes yes, two votes no, Motion carries.

5) Make any other recommendations to the Board of Selectmen

a) None

6) Next Steps, New business

a) Team will meet next on Monday November 24, at 7 pm.

b) The meeting on 11/24 will be a preview of the materials being presented at Lights On! Event.

7) E Miller motioned to adjourn at 8: 23.pm. All members present voted yes, and motion carried.

Exhibits presented at the meeting: CBT Architects Library Building Committee Meeting Presentation, dated November 10, 2025

These minutes have been prepared by CHA Solutions. To the best of our knowledge these minutes are an accurate representation of the meeting named above. Notifications or clarifications to these minutes are to be made to jmcgrory@chasolutions.com within 4 days of its receipt or they will be accepted as record.