

Joint Meeting
Library Building Committee and Board of Library Trustees
Minutes of the December 16, 2025 Meeting
Hanson Public Library
132 Maquan Street, Hanson, MA 02341

In Attendance for Board of Library Trustees: Dianna McDevitt, Corinne Cafardo, Linda Wall, Pam French, and Karen Stolfer; Absent: John Papp and Teresa Santalucia

In Attendance for Library Building Committee: Corinne Cafardo, Pam French, Linda Wall, Pat Faiella, Tom Hickey, Melissa Valachovic, and Karen Stolfer; Absent: Teresa Santalucia and Tony DeFrias

Others in Attendance: Mark Champagne from P3; Matthew Oudens*, Marika Kobel*, and Jennifer Wilson* from Oudens Ello Architecture; Jonathan Kuhr* from G2 Collaborative (landscape architecture firm)

**Virtual participation*

Virtual Attendance Information:

<https://meet.google.com/vdv-afhk-aex>

Or dial: 9305-702-260 PIN: 866 533 749#

I. Call to Order

Corinne Cafardo called the Board of Library Trustees meeting to order at 4:02PM.

II. Call to Order

Corinne Cafardo called the Library Building Committee meeting to order at 4:02PM.

III. Design Team Presentation

Marika presented the updates to the plan, which included the addition of a server room, the creation of a separate craft area in the children's room, and a larger kitchen.

Linda Wall asked about a direct egress/exit from the new Community Room to the outside. Marika advised they would certainly be able to discuss it but need to coordinate with the landscape architect.

Marika presented a canopy that could stretch across the courtyard at multiple points yet still be removable for extreme weather. Melissa confirmed similar canopies are used at the school where she works and staff have found them to be very effective for shade cover. Plans that accommodate a canopy haven't been fully designed at the moment, and pricing will be a factor.

Proposing 2.7 acres of the former Maquan School property for the library building addition still leaves a parcel of 15.4 acres for use by the Town for other endeavors.

Oudens Ello had discussions with Town Planning for parking requirements. The plan includes 111 spaces, 56 of which are existing. The existing lot will not change significantly. 55 new spaces will be added along School Street. Out of the 111 total spaces, 45 of them will be designated for the

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senior center. Once the plan is submitted to the MBLC, the number of parking spaces cannot decrease; however, the landscaping plan can still be adjusted.

MPLCP Level of Design Submission – Oudens Ello provided a list of tasks required to be completed by Karen and OEA.

Though Karen is the owner of the online portal, she has granted access to Oudens Ello to be able to provide their documents. Their goal is to have everything complete before the holiday break for Christmas, which is about a week before the deadline of 12/31/2025.

IV. (Building Committee) Vote to Recommend Design to Board of Library Trustees

Tom Hickey made a motion for the Library Building Committee to recommend to the Trustees the 12/16/2025 version of the plan, for the purposes of grant submission, seconded by Pam French. Motion passed 6-0 (1 voting member not present).

V. (Trustees) Vote on Library Building Committee Design Recommendation

Corinne Cafardo made a motion for the Trustees to accept the Library Building Committee's recommendation to submit the 12/16/2025 plan, seconded by Pam French. Motion passed 4-0 (2 members not present).

VI. MPLCP Level of Design Application

Karen will work with Oudens Ello to get the application in by the deadline of December 31st. Although the plans to be submitted were approved, there was discussion about whether the remainder of the application needs to be approved before being submitted. There was a general feeling that tonight's vote is sufficient, but Karen will check with the MBLC, and if needed a quick virtual meeting can be scheduled.

VII. May 2026 Town Meeting Warrant Articles

The first article is to approve the project and appropriate the Town's portion of the project cost. The second article is to request a portion of the former Maquan School property for the project. Karen will review both with Town Counsel, but the second one must be revised before submission to be more specific. Both are due by 1/9/2026.

VIII. (Building Committee) Approval of Minutes

- Pat Faiella made a motion to accept the minutes of the **December 2, 2025** meeting. Linda Wall seconded it. Motion passed 6-0 (1 voting member not present).
- Pat Faiella made a motion to accept the minutes of the **December 4, 2025** meeting. Linda Wall seconded it. Motion passed 6-0 (1 voting member not present).

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IX. (Trustees) Approval of Minutes

- Corinne Cafardo made a motion to accept the minutes of the **December 2, 2025** meeting. Dianna McDevitt seconded it. Motion passed 4-0 (2 members not present).
- Corinne Cafardo made a motion to accept the minutes of the **December 4, 2025** meeting. Dianna McDevitt seconded it. Motion passed 4-0 (2 members not present).

X. (Trustees) Vote to Close at 1:00 pm on December 26, 2025 and January 2, 2025

Corinne made a motion to close the library at 1:00PM on 12/26/25 and 1/2/25, seconded by Dianna McDevitt. Motion passed 4-0 (2 members not present).

XI. Adjournment of Board of Library Trustees

Corinne Cafardo made a motion to adjourn the meeting at 4:56PM, seconded by Linda Wall. All were in favor, meeting adjourned.

XII. Adjournment of Library Building Committee

Corinne Cafardo made a motion to adjourn the meeting at 4:56PM, seconded by Pat Faiella. All were in favor, meeting adjourned.

Date of Next Board of Library Trustees Meeting

- TBD

Date of Library Building Committee Meeting

- TBD

Attachments:

Joint Meeting of the Hanson Board of Library Trustees & Library Building Committee Agenda 2025-12-16
Draft Minutes from December 2, 2025 Hanson Board of Library Trustees meeting
Draft Minutes from December 4, 2025 Hanson Board of Library Trustees meeting
Draft Minutes from December 2, 2025 Library Building Committee
Draft Minutes from December 4, 2025, Library Building Committee
Construction - MPLCP Level of Design Review for 2023-2024 Grant Round
Library Articles for May 2026 Town Meeting
Oudens Ello Architectural renderings
Design_3.0_2025.12.15 Hanson Library_Floorplan with comments
Canopy Samples
Letter to Select Board RE: Library Building Project and Articles for May 2026 Town Meeting
Grant Summary: Hanson Public Library Building Project Information Sheet