

Contract Zone Points

Dimensional and Performance Standards

Minimum Lot Size	5,000 sq ft
Maximum Lot Coverage	0%
Minimum Setbacks	0'
Minimum Frontage	0'
Landscaped Buffers	0'
No curb cuts required	

Utilities and Parking

Town shall continue to provide to the Library, and shall maintain in good working order:

- Potable Running water
- Wastewater disposal/treatment, currently provided via discharge pipes to a septic tank and a leach field
- Electrical access over Town land
- Shared parking for up to 30 parking spaces
- Access to existing storm drains and connecting piping
 - At SW corner of existing building
 - Between the Library and Route 121
 - Town will provide location information on the above, and financial support in replacing them.
- Library shall continue to provide the electricity for pumping (Town Meeting Room?) wastewater to the septic tank.

Use of Town property

- Library shall own the land underneath the pergola and the concrete pavers connecting it to the main entrance to the Library; and shall have maintenance responsibilities for them.
- Library shall maintain the existing plantings within 6' of its buildings, as well as the planting beds between the Library's main entrance and the town's parking lot
- Library may use the former Library property adjacent to the Village Green for events and programs without notice to the Town. (What is the current process for people to hold an event on the Village Green?)
- The Library may erect temporary structures (pop-up tents, awnings...) and set up tables, chairs, games and other similar items for any event or program in coordination with the Public Works Department.
- The Library may place seasonal items such as picnic tables, benches and StoryWalks in coordination with the PWD.

- Placement of planters and other similar structures
- Placement of playground equipment – Town shall move any equipment too close to the Library building.

Access

- During construction, Town will allow reasonable access for construction vehicles in front and in back of the Library building.

- Library basement water infiltration – we may need to excavate to the footings to fully remedy the problem – coordinate with Town, maybe do it when sidewalks are replaced
- Library shall have clear access to a 5' strip of land around the perimeter of its buildings, except in case of emergency or upon written notification for any temporary obstruction

Maintenance

Town shall be responsible for maintaining all improvements on its own property, as well as any infrastructure (sidewalks, catch basins, piping etc.) that extends onto Library property.

Other

Town manager and the Library Director will be the primary points of contact for questions about the interpretation of this contract, unless either party has given written notification to the other party stating otherwise.

The Library's address shall be 5 Leach Hill RD

Deeds:

- Permanent access to property
- Swapping of deeds so that the Library owns the land within the contract zone, and the Town owns the land outside the contract zone. Footprint = building + roof overhang + exterior heat pumps + ???