

**COMMUNITY PRESERVATION COMMITTEE
TOWN OF NEEDHAM, MASSACHUSETTS**

**Minutes of Meeting
February 8, 2017**

PRESENT: Gary Crossen - Chair, Paul Alpert, Robert Boder, Artie Crocker, Peter Pingitore

ABSENT: Mark Gluesing – Vice Chair, Chris Gerstel

STAFF: Patricia Carey, Staff Liaison
Kristen Wright, Recording Secretary

GUESTS: Matt Varrell, Conservation Director
Ed Olsen, Parks and Forestry Superintendent
Matt Toolan, Park and Recreation Commission Chairman
Steve Popper, Public Facilities-Construction Director
Mike Retzky, Public Facilities-Construction Project Manager
Lee Fisher, Newton Resident

Mr. Crossen called the meeting to order at 7:31 PM in the Highland Room at Town Hall.

Chairman's Updates: Mr. Crossen will be meeting with the Town Manager Kate Fitzpatrick, Assistant Town Manager-Finance Director David Davison and Ms. Carey next week to look at a financial update based on anticipated projects in the next five years.

Presentation by Proponents:

FY2017-5 Needham Accessible Reservoir Trail

This request is for \$860,000 in funds to construct a fully accessible perimeter trail around the Needham Reservoir, requested under Open Space and Recreation. Conservation Director Matt Varrell gave a presentation which can be found in *Appendix A*. Mr. Pingitore asked where there were other examples of the pan foot footings. Mr. Varrell has spoken to those with installations in Wisconsin and Minnesota. Mr. Crocker noted that the Conservation Commission had approved the footings, and Mr. Varrell noted that the DEP had not interceded to require helical piles, as had been done on other projects. Mr. Crossen noted that the Town had submitted a trails grant for \$50,000 and asked where the funds would be applied. Mr. Varrell said that it was a reimbursement grant that would return funds to the CPC. Mr. Pingitore asked who would be able to use the trail. Mr. Varrell stated that it would be open in daylight hours, for people of all abilities, joggers, dogs on leash, cross-country ski and other similar users. There will be some parking spaces dedicated to the trail. Mr. Boder asked about boats. Mr. Varrell said that there would not be an official accessible boat launch, but the informal area would remain for people to put in kayaks or canoes. Mr. Alpert asked if there was historical value to the wells. Mr. Varrell said that there wasn't, but there was historic value of the Reservoir and photos would be displayed. Mr. Crossen asked about the timeline. Mr. Varrell said that it was hoped work would begin in July and be completed in 2017.

FY2017-1 Rosemary Recreation Complex

This request is for \$12,000,000 for the Rosemary Recreation Complex construction, requested under Recreation. Chairman of the Park and Recreation Commission Matt Toolan gave a presentation which can be found in *Appendix B*. Mr. Alpert asked if there would be concessions. Mr. Toolan noted that it would be through vending, and that there were numerous food options nearby, including those that made deliveries. Mr. Crocker asked about the dock. Project Manager Mike Retzky stated it would remain and the invasive plants surrounding the access will be removed. Mr. Crossen asked how the break-up of funds had been made, with \$12 million requested from CPC and \$3.8 million from the

Town. Public Facilities-Construction Director Steve Popper stated that a similar process was used for Town Hall. The second floor was excluded, and a percentage was used for costs, breaking down with 80% eligible for CPC funds, and 20% eligible not eligible. Mr. Toolan noted that the Commission is working on the business model for operations, including length of season, length of day, size of staff, and seasonal/day rates.

FY2017-3 Cricket Field Renovations

This request is for \$285,000 in funds for Cricket Field renovations, requested under Open Space and Recreation. Parks and Forestry Superintendent Ed Olsen provided a presentation, as seen in *Appendix C*. Mr. Crocker as if there were drainage concerns. Mr. Olsen said that the primary purpose of the project was to have a fully functioning irrigation system, and that there were no major drainage issues. Mr. Olsen has had a more formal estimate completed, and noted that it requires \$50,000 additional in order to sod Cricket Field # 1, rather than seed it. He has requested that the Town Manager give input on an increased request, including a contingency which is not included in the initial request.

Liaison Updates:

FY2017-2 Rosemary Lake Sediment Removal

There were no updates.

FY2017-4 Hillside School Walking Trails

Mr. Pingitore stated that the Student Conservation Association has agreed to work on the project. More details will be available at a later meeting.

FY2017-6 Echo Bridge Railings

Newton resident Lee Fisher offered to provide a tour of the bridge to interested members. Mr. Crossen asked that any tour be arranged through Mr. Gerstel, the project liaison. The MWRA will attend the February 22nd meeting to give a presentation.

Preparation for Public Hearing:

Mr. Crossen stated that the liaisons will introduce the proponents who will make the presentations to the public hearing. Ms. Carey has prepared the notices for the newspaper, legal notice, and Town Meeting members. The Needham Channel will be invited to film the meeting.

Next Steps: Nothing discussed.

Minutes: None presented

Adjournment:

Mr. Alpert made a motion to adjourn the meeting at 9:25 PM. Mr. Boder seconded the motion and the meeting adjourned at 9:25 PM.

Respectfully submitted,

Kristen Wright,
Recording Secretary

Needham Accessible Reservoir Trail

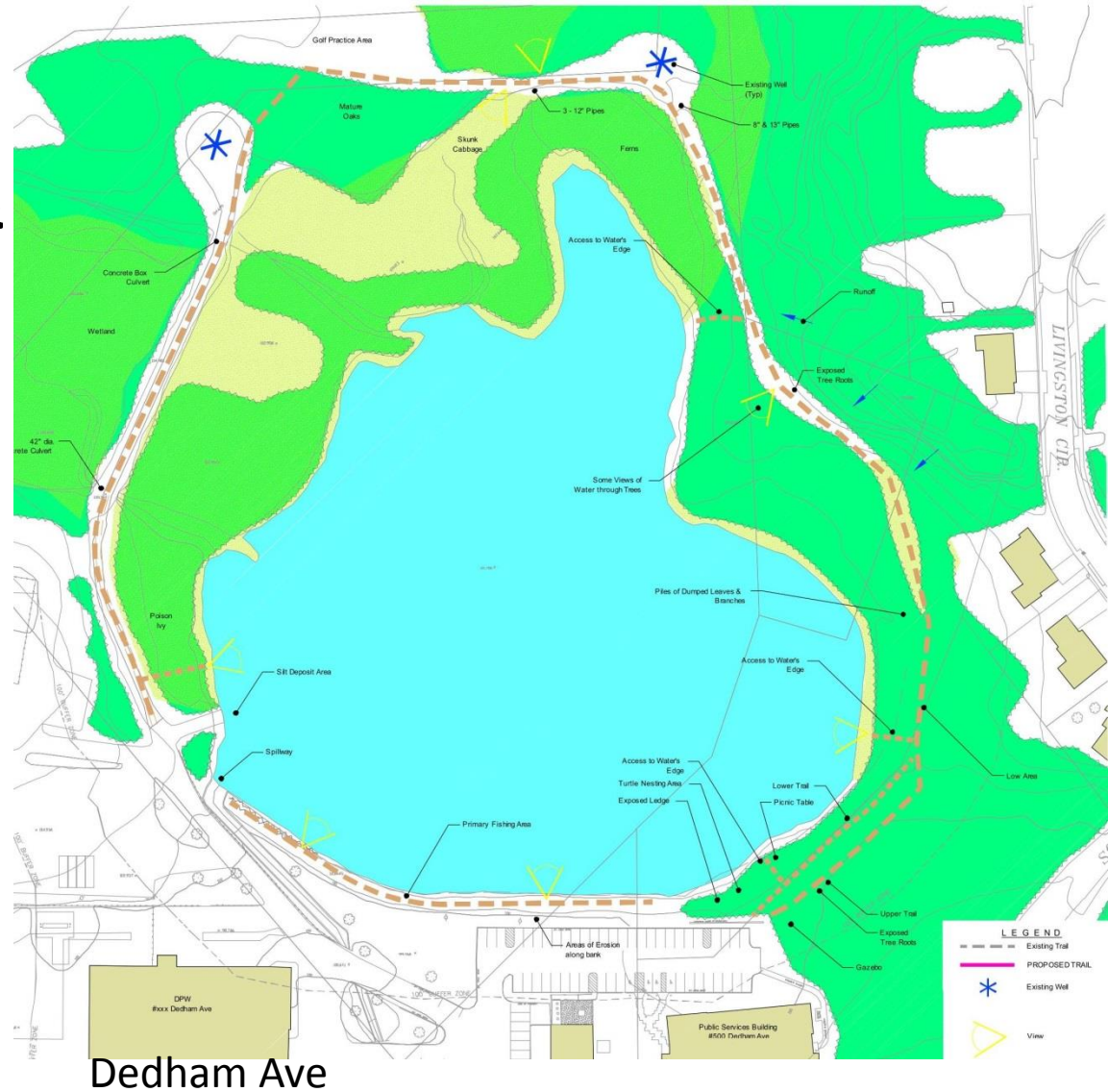
Community Preservation
Committee

February 8, 2017

- 1. Project Background and Goals**
- 2. Proposed Trail Design**
- 3. Estimated Costs**
- 4. Questions**

Project Background

- A collaboration of Conservation and Park & Rec
- +/- 17 Acres Site
- Abundant wetlands
- 2 Abandoned Wells
- Existing trail-2600LF
- Trail Breaks at spillway



Needham Accessible Reservoir Trail

Dedham Avenue, Needham, MA

Goals



- **Accessibility to All**
- **Access to Water's Edge**
- **Habitat Enhancement/Education**

Needham Accessible Reservoir Trail

Dedham Avenue, Needham, MA

Trail Design



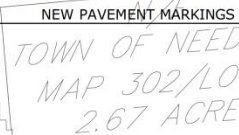
- **6' Wide Trail**
- **1770 LF Crushed Schist- 6" deep**
Follows existing grade
- **570 LF Elevated "Pan Foot"**
Boardwalk
- **260 LF Exposed Aggregate**
Concrete At entrance and areas
where erosion is a concern



Needham Accessible Reservoir Trail

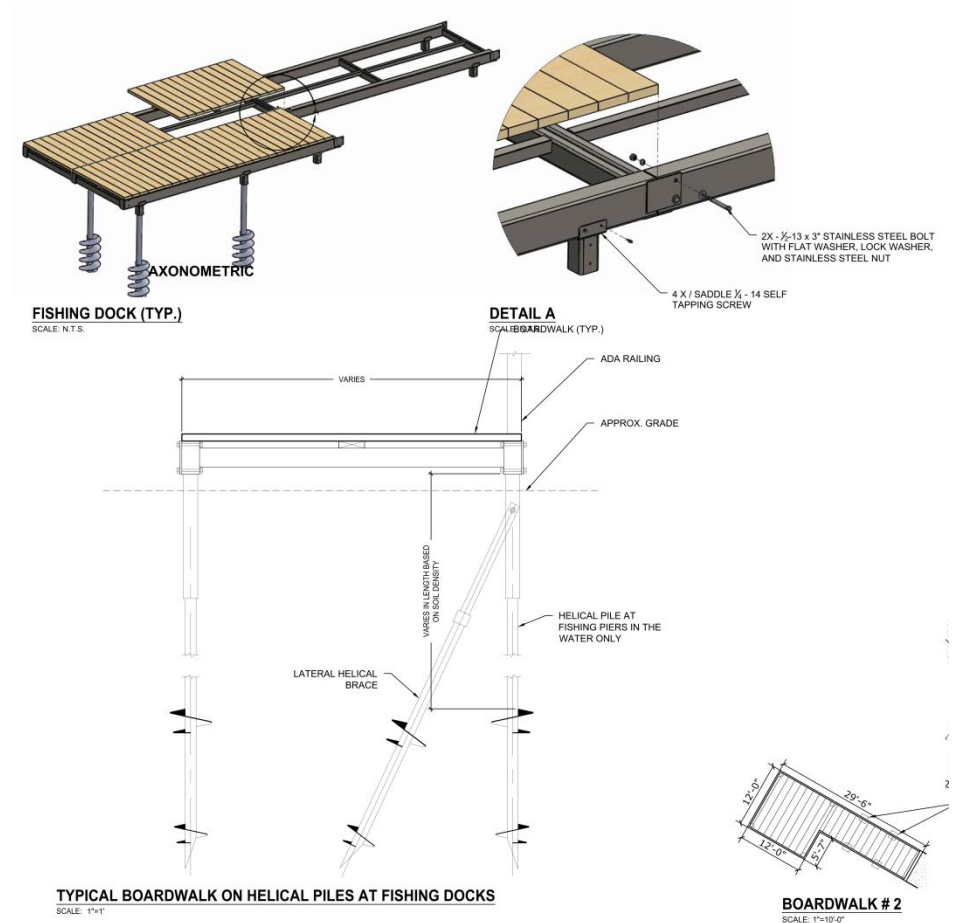
Dedham Avenue, Needham, MA

TOWN OF NEEDHAM
MAP 302/LOT 10
12.07 ACRES



Dedham Avenue, Needham, MA

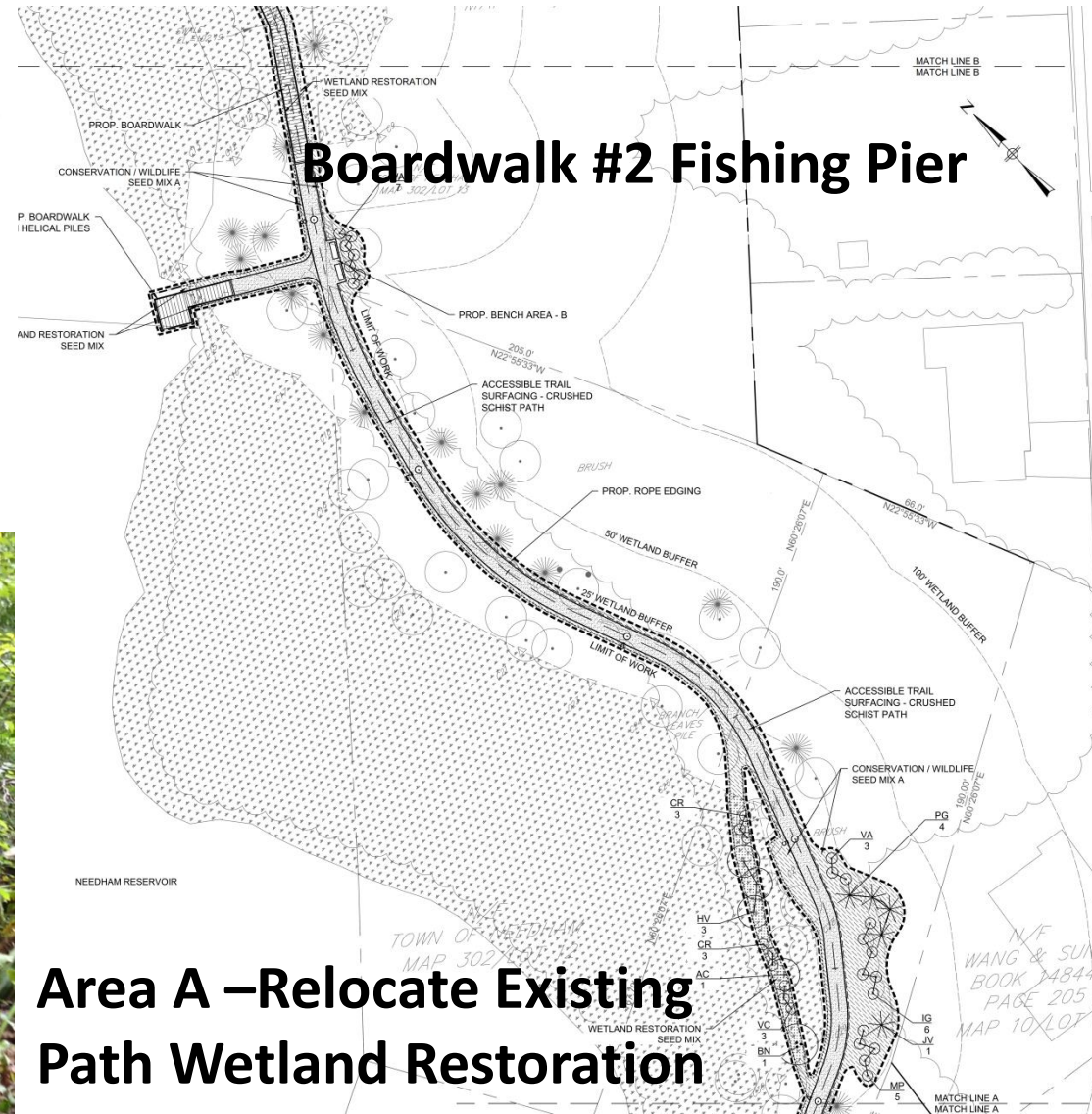
Boardwalks #1,2 Fishing Piers (Helical Pile)



Needham Accessible Reservoir Trail

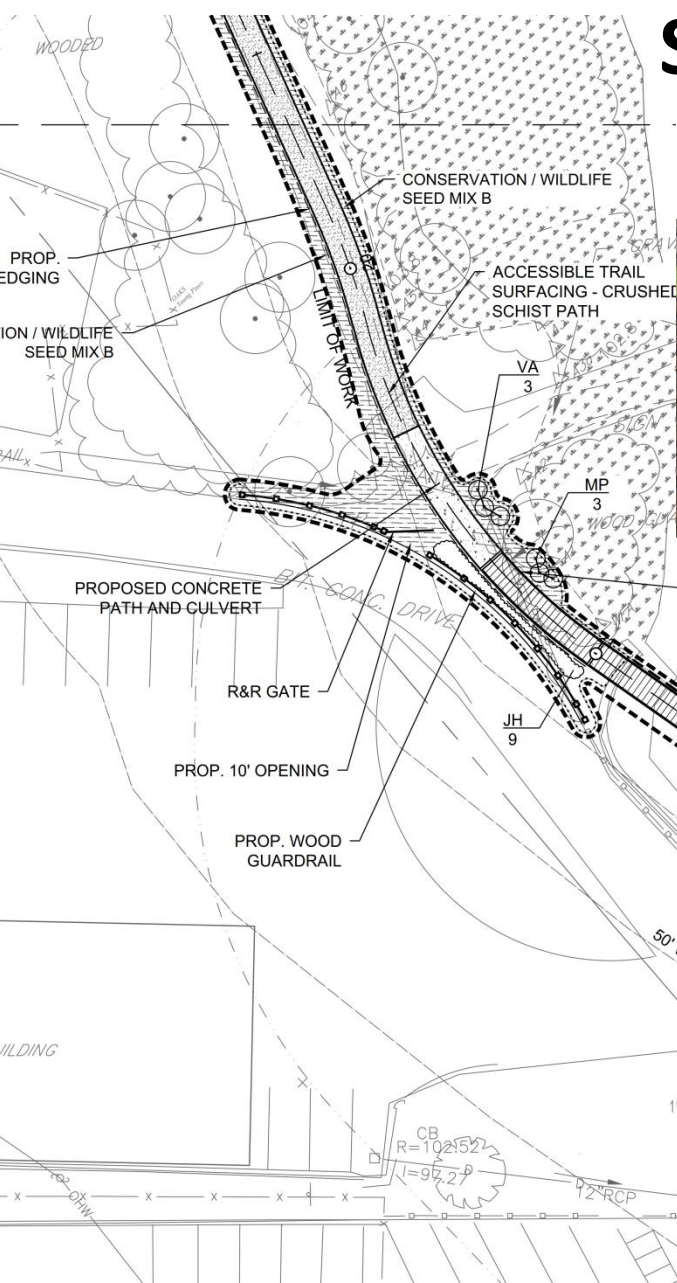
Dedham Avenue, Needham, MA

A 3D architectural rendering of a park area. The scene features a paved walkway that leads to a wooden platform or bridge structure. There are four large, leafy green trees. A person in a blue shirt and light-colored pants is walking on the path. Another person in a dark shirt and light-colored pants is standing on the wooden platform. A third person in a dark shirt and light-colored pants is standing on the grass. The ground is covered with green grass and some small yellow flowers. The background is a plain white wall.



Dedham Avenue, Needham, MA

Spillway Bridge



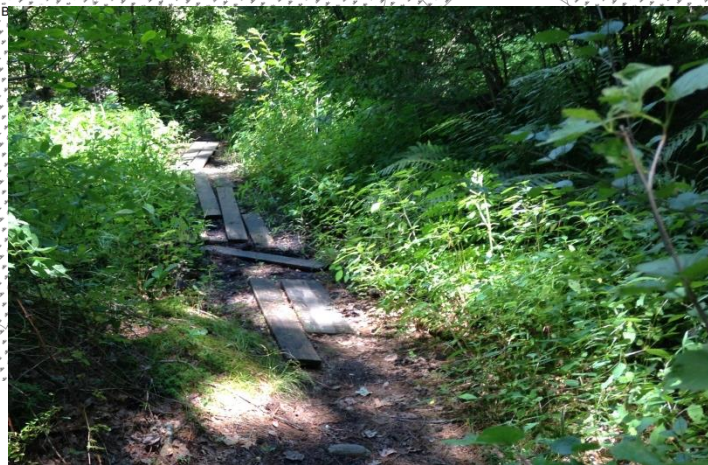
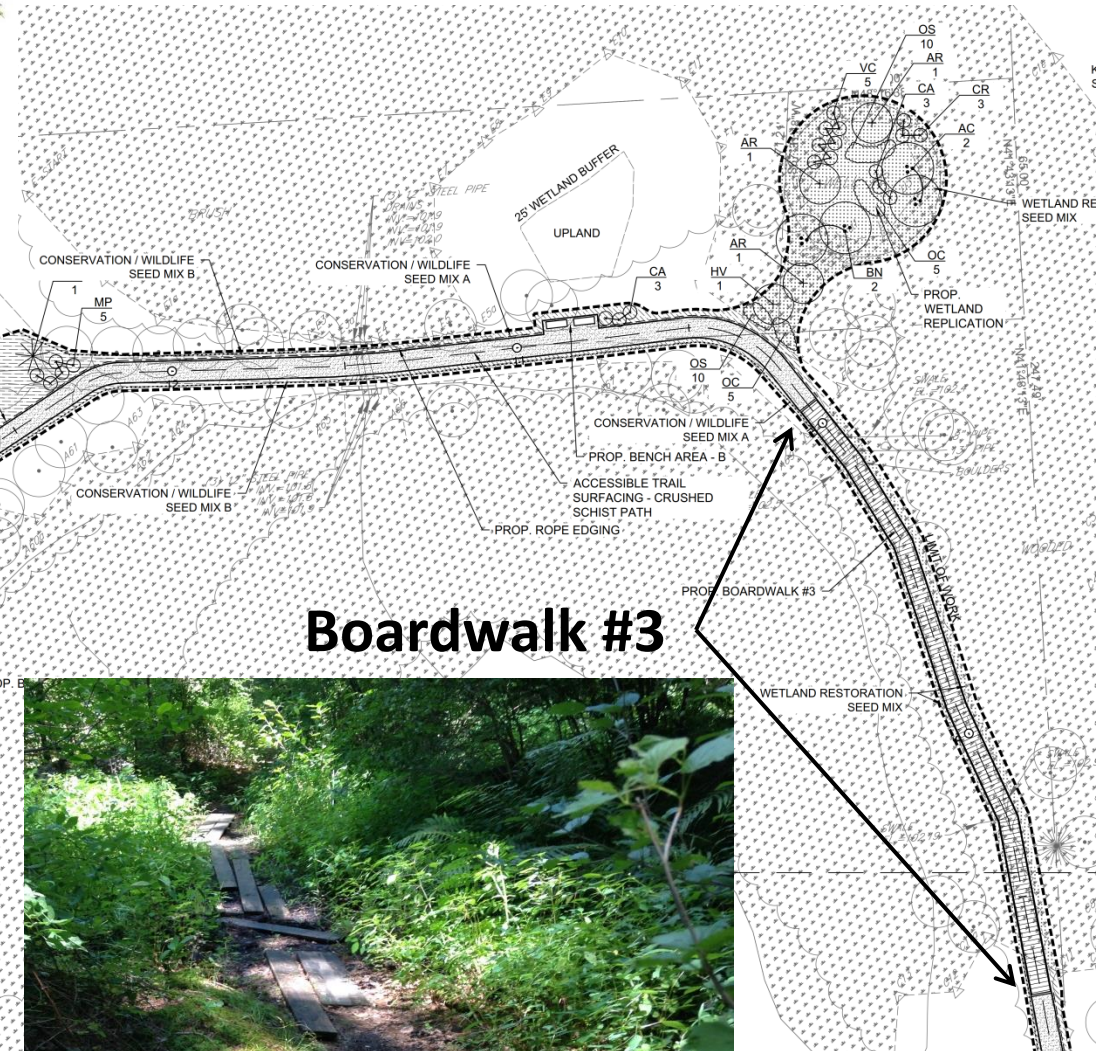
NEEDHAM RESERVOIR



Needham Accessible Reservoir Trail

Dedham Avenue, Needham, MA

A 3D architectural rendering of a park bench area. The scene features a long, dark wooden bench with a slatted design, set on a grassy lawn. Several mature trees with dense green foliage are planted around the bench, casting shadows on the grass. A person in a red shirt and black pants stands at the left end of the bench. Another person in a dark jacket and black pants sits on the bench, holding a small dog. A third person in a blue jacket and khaki pants stands at the right end of the bench, also holding a small dog. The entire scene is enclosed within a low, dark brown wooden fence. The background is a plain white surface.



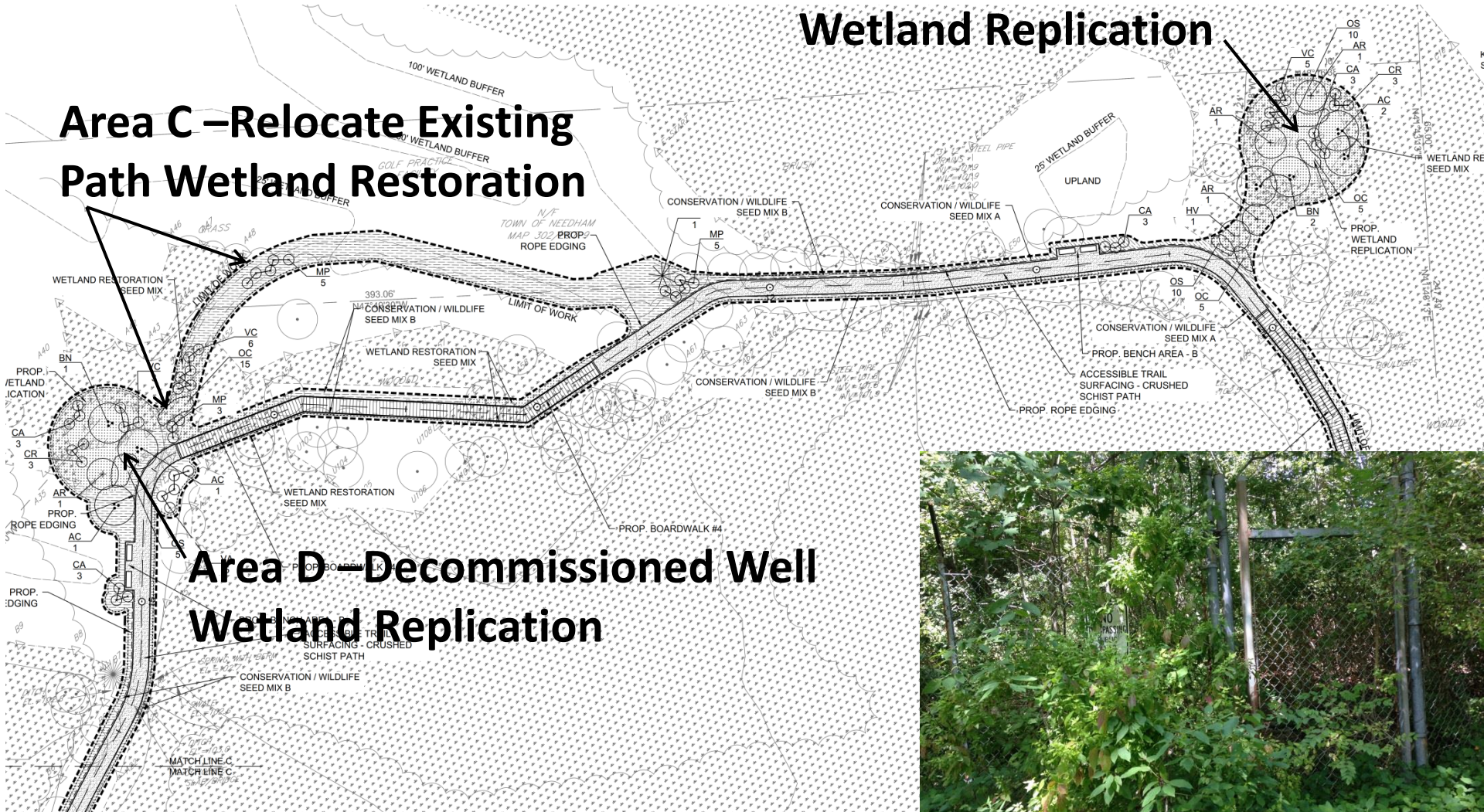
Dedham Avenue, Needham, MA

Mitigation

Area B –Decommissioned Well Wetland Replication

Area C –Relocate Existing Path Wetland Restoration

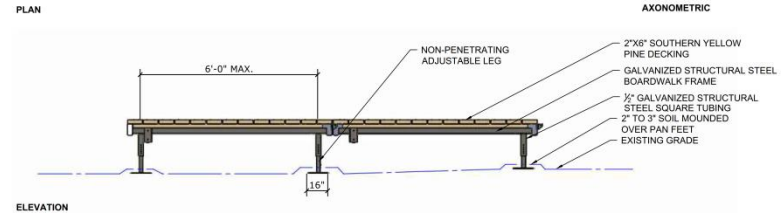
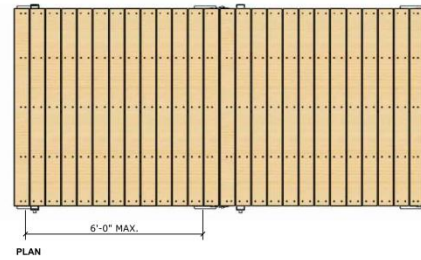
Area D –Decommissioned Well Wetland Replication



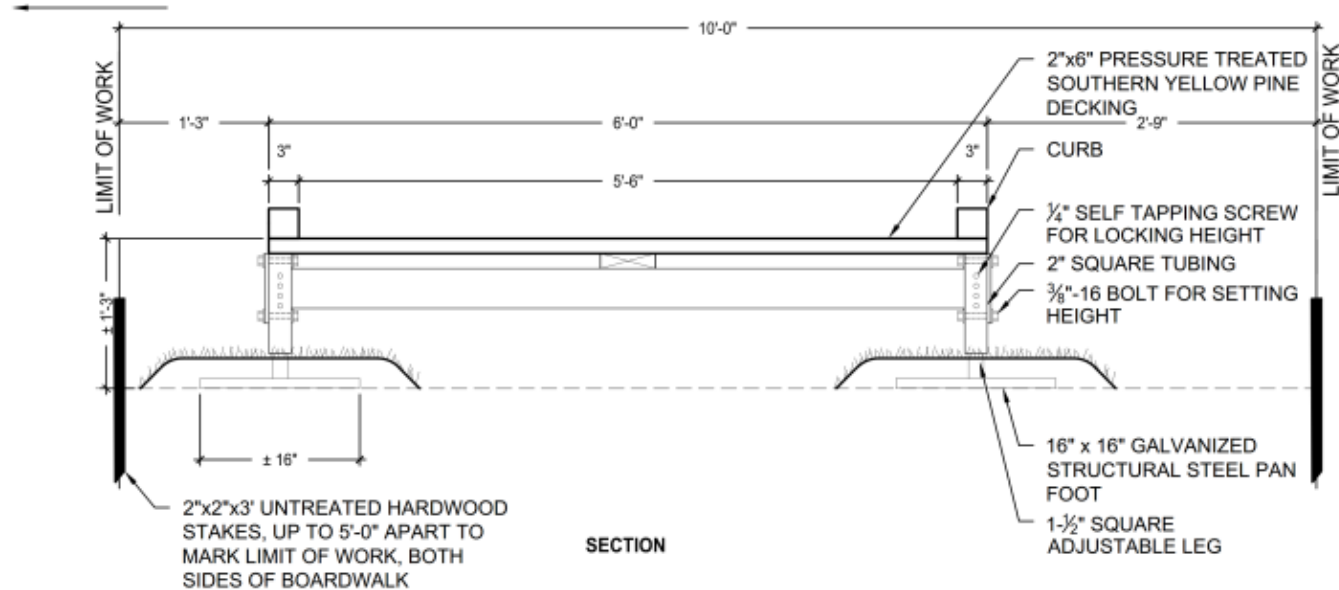
Needham Accessible Reservoir Trail

Dedham Avenue, Needham, MA

Boardwalk Design (Pan Foot)



NEEDHAM RESERVOIR



TYPICAL BOARDWALK ON PAN FEET

SCALE: 1"=1'

Pan Foot Advantages

- Pre-fabricated in the shop.
- Delivered to the field in easy to install sections.
- No need for equipment directly on the wetland.
- Borings not required.
- No excavation or penetration into the soil.
- Pan feet measure approximately same as helical blade.
- The pan foot rests on the soil.
- The pan covered with 2"-3" of soil that is then seeded.
- Galvanized steel frame lasts four times longer than wooden structures.
- The pan foot boardwalk can easily be removed or relocated.

Needham Accessible Reservoir Trail

Dedham Avenue, Needham, MA

Cost Estimate*

Cost of Trail (including erosion controls, site prep, crushed stone path, boardwalk, fishing piers, bridge, parking lot expansion, etc):	\$835,000
Well Closure	\$60,000
Signage and Misc Amenities (benches, etc.)	\$40,000
Total	\$935,000

* - cost estimate prepared by consultant and based on actual costs of Eastman Conservation Area boardwalk and trail reconstruction

Needham Accessible Reservoir Trail

Dedham Avenue, Needham, MA

Proposed Project Funding

Community Preservation Committee Request:	\$860,000*
Funding from Water & Sewer Budget (for Well Closure)	\$75,000
Total	\$935,000

* - the Town has submitted an application for a \$50,000 grant from the State of Massachusetts Recreational Trails Program and will be submitted a request for a grant from the Town of Needham Commission of Disabilities

Needham Accessible Reservoir Trail

Dedham Avenue, Needham, MA

**Thank You for
your consideration!**

Discussion & Questions

Needham Accessible Reservoir Trail

Dedham Avenue, Needham, MA



Rosemary
Recreation
Complex
February Update

THE VISION

**A RECREATION CENTER FOR ALL
AGES THAT RESTORES
ROSEMARY POOL AND CREATES
NEW RECREATIONAL
OPPORTUNITIES FOR EVERYONE
IN TOWN**



2016 KEY DECISIONS AND INPUTS

Rosemary Pool will be closed for 2017 season

Building will be solar ready

Solar pool covers will be used for the competitive pool

Regenerative filters will be used

Options developed for construction inside the coffer dam

Building exterior materials and colors

PROPOSED TIMELINE

2014	2015	2016	2017	2018
Feasibility Study	Conceptual Design	Final Design & Permitting	Construction Funding	Construction Complete

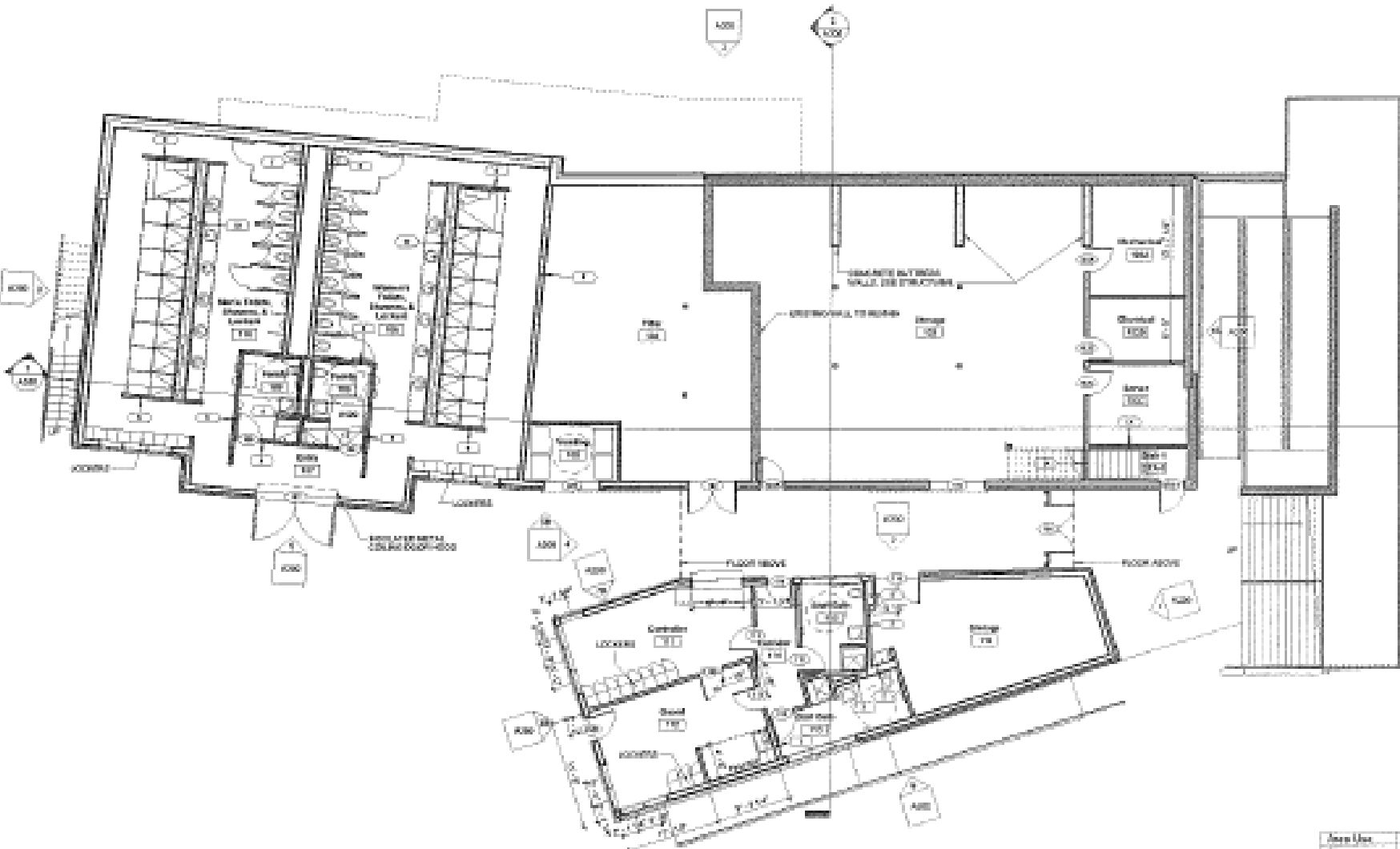
2017 Status updates

- Funding requests submitted to Town and CPC for May Town Meeting
- Current cost estimates still \$15.8 million; bids to be received by mid-April
- Design/Construction documents 90% complete
- Permitting
 - Conservation Commission/ DEP and Planning = Complete
 - MEPA and Land & Water Conservation = Underway
 - Army Corps of Engineers = Underway

UPDATED POOL DESIGN



FIRST FLOOR PLAN



Item	Expense Percentage
Life Stage	2.76%
Filter	88%
Mail to Member	2.48%
Direct Calling	9.47%

Potential Year Round Use

Indoor Activities

Bootcamp

Teen Center Programs

After School Programs

Pre-K Programs

Arts & Crafts for all ages

Dancing – Ball Room, Tap,
Hip Hop

Floor Hockey

Pilates/Zumba/Yoga

Volleyball

Dodgeball/Gaga

Arts & Crafts

Movie Nights

Community Space

Outdoor Activities

Water Aerobics

Orienteering

Hiking

Camping

Kayak/Canoeing/Sailing

Popup Skate Park

Spray Park

Street/Roller Hockey

Outdoor Living Skills

Water Safety

Basketball

Volleyball



Cricket Field Renovation

CPC 2017

History



Tradition



Results



Why Now?

- Irrigation inadequacies
- Pest pressures
 - Japanese Beetle
 - Invasive weeds
 - White clover
 - Plantain
 - Dandelion
 - Chickweed
 - Crabgrass
 - Goosegrass

Irrigation Inadequacies

- In recent years the system has been unreliable at best
- Errors installing system were made during construction
- During times of water conservation providing reliable consistent watering has been challenging
- System is over 15 years old and modern updates are necessary

Pest pressures

White Grubs



Grub damage on field







Project scope

- Strip surface
- Establish sub grade
- Till and amend soils
- Install new irrigation
- Final grading
- Prep surface for sod and seeding
- Grow in!!!

Strip and regrade



Grading



Tilling soils



Amending Soils



New irrigation



Grow in field



Bright future

