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UNDERWOOD POOL PROJECT
Belmont, Massachusetts
BELMONT UNDERWOOD POOL BUILDING COMMITTEE
MINUTES OF MEETING
November 14, 2013
Belmont Town Hall – Conference Room 2

Attending:

Underwood Pool Building Committee (UPBC) – Anne Paulsen (Chair), Noreen Millane (Treasurer), Joel Mooney (Permanent Building Committee member), Stephen Sala (Secretary & Permanent Building Committee member), David Kane (Recreation Commission Vice-chair), Ellen Schreiber, Kristine Armstrong

Also in attendance – Peter Castanino (Director DPW & liaison to UPBC), Joel Bargmann (BH+A), Chris Rotti (BH+A), Kyle Zick (KZLA), Tom O'Neil (PCI), Deborah Marai (PCI), Paul Carey (Belmont Media Center), Christine Burke (BUP Lifeguard), State Representative David Rogers (attending as a member of the public)

Call to Order: Anne Paulsen called the meeting to order at 7:37 p.m.

1. **Anne Paulsen introduced invited attendees to this meeting**
 - Lorraine Benoit, Pool Mnager, and June Howell, Recreation Program Supervisor, could not attend tonight's meeting. Christine Burke, a lifeguard at the Underwood Pool, is attending in their place.
 - Paul Carey from the Belmont Media Center is here. The Belmont Media Center will be filming the upcoming Community Meetings.
2. **Approve Minutes of Previous UPBC Meeting(s)**
 - Joel Mooney made a motion to approve the minutes from the 10/24/13 Building Committee meeting; David Kane seconded the motion. All committee members in attendance at the 10/24/13 Building Committee meeting voted in favor of approving the minutes.
 - Joel Mooney made a motion to approve the minutes from the 11/5/13 Building Committee meeting; David Kane seconded the motion. All committee members in attendance at the 11/5/13 Building Committee meeting voted in favor of approving the minutes.
3. **Pre-Construction Communication Protocol Review**
 - Deborah Marai handed out and reviewed a draft Communication Protocol document for review (see attached).
 - Peter Castanino's named is misspelled on the document.
 - Building Committee members were encouraged to provide additional comments to Deborah.
4. **Community & Stakeholder Outreach**
 - **Online Survey Update**
 - Ellen Schreiber prepared and forwarded to Anne Paulsen an online survey for community feedback; the survey went live yesterday.
 - There will be a press release in the Belmont Citizen Herald this week and the Patch on Monday; the article reports on the upcoming Community Meetings and has a link to the survey. The Recreation Department also sent out an announcement with a link to the survey. The survey has not yet been sent out to all interest groups.

- Sat 11/23/13 Public Library Assembly Rm & Underwood Pool, 1:30-3:30pm
 - ❖ Meet at assembly room
 - ❖ Organization of meeting
 - Introductory remarks by UPBC (Anne Paulsen)
 - BH+A brief presentation using Image Boards only
 - Public will have opportunity to post comments on Boards
 - Site visit, open for the duration (open pool house; limited access to pump house); Peter Castanino will have staff on site
 - ❖ Anne Paulsen indicated she is unsure who the audience will be
 - ❖ Tom Scarlata is coordinating someone (teacher, possibly) to be on site to engage children in the project – drawings, commenting on the Image Boards; Anne and Kristine will coordinate drawing materials
 - ❖ Paul Carey will also coordinate media for Saturday – both in the Library Assembly Room and touring the Underwood Pool site.
 - ❖ Tom Scarlata suggested that someone from design team and someone from committee walk around with the media camera person to narrate what is there now; can do before 1:30; Joel Mooney offered to be the UPBC member; Tom will coordinate
- Recreation Department input - Christine Burke
 - ❖ Underwood Pool lost membership when diving board was removed
 - ❖ This is a great pool for teaching swimming lessons, and this brings in revenue; shallow water along edge helps new swimmers get used to water; Tom Scarlata concurred, indicating that during Feasibility Study, the Recreation Department stressed the need for zero depth – large gradual entrance with more surface than is there currently, not diminishing what they can do with swimming lessons
 - ❖ Lap pool is also important.
 - ❖ Separating areas of the pool is also good for lessons.
 - ❖ Recreation Department has been trying to avoid swim teams. Tom Scarlata said that it is something to think about down the road – along with diving and competitive swim lessons, scuba diving lessons.
 - ❖ Slides are scary for lifeguards - falling off, collision, etc.; the more "stuff" added, the greater the challenge to insure safety. Anne Paulsen spoke with 3 other communities who have outdoor pools, each one has a slide; they maintain a lifeguard at the top and one at the bottom.
 - ❖ There are swim tests held regularly throughout the day to know who can be in the deep end and who cannot.
 - ❖ Staff of about 17 lifeguards, but struggle to find staff. About 6 on deck, some at check-in, and some in bathhouse during peak.
 - ❖ Joel Mooney indicated that there is an opportunity for multiple programming, not just "opened" or "closed" like it is now. Ellen added that there have been many comments regarding programming in the online survey responses.
- Coordinate Meeting with Town Committees
 - ❖ Tom Scarlata suggested he speak with the Chairs of each of the relevant Town Committees – Energy, Shade Tree, Historic Commission, Library.
 - ❖ Peter Castanino will research appropriate outreach to Planning Board.
 - ❖ Peter Castanino will coordinate 1 or 2 group meetings of internal Belmont departments (Health, Safety, Community Development) once the design has progressed, potentially December.

- ❖ Abutter outreach is happening with Community Meetings, and will become more critical near construction.
- **Informal Meeting with Conservation Coordinator**
 - ❖ Tom Scarlata proposed meeting with conservation coordinator first; he has already spoke with her, understands concerns. Need to lay out the process with coordinator – verify what the issues are that the Commission will raise. BH+A will coordinate this initial meeting.
 - ❖ Anne Paulsen inquired about meeting briefly with Commission as well; Tom suggests he speak with the coordinator first. Tom will let Peter know if he wants to get on the agenda for the next scheduled (12/3/13) Conservation Commission meeting.

5. Design

- BH+A distributed handout of bathhouse, bathhouse on site, pool and site design options; BH+A to forward PCI as pdf for attachment to meeting minutes. Chris Rotti indicated these are images to start the conversation; some show implications of current code on potential design.
- **Bathhouse design options:**
 - Plumbing and health codes drive the design of the bathhouse. All options show fairly standard, basic program for bathhouse facility: changing rooms (men's, women's, family), control, lifeguard, first aid, staff toilet, and storage lockers.
 - Option 1A combine all under one roof, including filter room; long hallway.
 - Option 1B is similar to 1A with alternate cluster layout, though the building in this version is not really shorter (over 100' long)
 - Option 2 is similar but different access based on site
 - Option 3 includes no "gang"/community changing rooms, instead all are family changing rooms. Fixture count and program are the same; not as long because buildings shown separate and perpendicular to each other.
 - ❖ People tend to feel more comfortable with individual changing rooms; if there is any issue, only have to close down one individual room.
 - ❖ Shown as 2 buildings; increases overall square footage, but massing is broken down and may fit better into residential setting.
 - ❖ Can look at different ways to separate buildings.
 - ❖ The concept is these rooms are like little cabanas, separated from floor to ceiling by with venting (trellis, louvers), doors undercut for added ventilation. This option allows for audible control (hear but not see), better ventilation, decreased wait for family changing rooms.
 - ❖ Plumbing Code will need to be reviewed for male/female requirements. With gang areas, everything under utilized.
 - Option 4 same as 3 but put buildings shown across from each other; one control building but with outbuilding at a more remote location. Could anchor each end of pool.
- **Bathhouse on site options:**
 - Chris Rotti: images show bathhouse options 1A, 1B 2 and 3 on site.
 - One question to consider: what is positive about screening some of pool with a building from Concord Avenue as opposed to not doing this?
 - Create visual cue to the Underwood Pool entry; control near entry, access control through Bathhouse.
 - Building Committee discussion:
 - ❖ Ellen Schreiber expressed concern about bathhouse being placed in depressed area and what the Community reaction will be to

building on that space. She suggested that the design will need to address the depressed area and mitigate negative response.

- ❖ Anne Paulsen said the reasons for moving the pool house from its current location need to be identified.
- ❖ Christine Burke – there is plenty of staff for 2 separate bathhouses, but splitting staff up might be an issue.
- ❖ Anne Paulsen revisited the idea of using the bathhouse in part as a warming hut in the winter. Committee discussed weighing the benefits vs. cost given the limited skating days in the year. Joel Mooney suggested an exterior covered patio area with benches and lighting that could be used in different seasons. Peter Castanino explained there are few days in the winter that get cold enough to spray the depressed area; when it is sprayed, there are no controls to keep people from walking across it when not frozen.
- ❖ Ellen Schreiber raised the possibility of snack bar. Tom Scarlata said there can be issues with food in pool area, but there are ways to separate the two. Committee/Town needs to consider how to staff a snack area – option to bring in a vendor to provide revenue source without managing it.

- **Pool options**

- Chris Rotti presented options to generate reaction to schematic pool ideas; there is the pool and then how to treat the larger site
- Option 1: large zero depth entry, lazy river, separated 6 lane lap area, separated diving tank, large 3.5-4' middle area that gets deeper.
- Option 2: physically separated pools - one for lap and dive tank, the other more family-oriented; better for competitive swimming
- Option 3: keep egg shape of existing facility but provide different areas
- All options have roughly same water square footage, some might have more or less
- Building Committee discussion:
 - ❖ Lazy river takes up space and pool doesn't currently allow floats. Chris Rotti noted that this feature could be reverse current for exercise.
 - ❖ Joel Mooney asked if separating pools is easier or more difficult to control. Christine Burke feels the pool now is more about play and having fun, not sure how separate pool with lap lanes would work.
 - ❖ Anne Paulsen asked if there would be times children could use the lap area for play; Tom Scarlata said this is a programming issue, most pools always keep 1 or 2 lanes open for general use or play.
 - ❖ Christine Burke noted that there are accidents in pool fairly often, which cause whole pool to be shut down until resolved. Tom Scarlata noted there are some added costs - 2 chemical set ups, 2 chlorinators, potentially more building and operating costs (but not twice as much); however, other benefits of redundancies with 2 separate pools
 - ❖ Committee discussed importance of attracting older kids
 - ❖ Tom Scarlata discussed programming decision process - keep going through options, review costs, review with user groups.
 - ❖ Joel Mooney asked if there is room for spray area or anything else out on deck? Chris Rotti suggested definitely including spray area for kids who don't want to go in the pool.

- ❖ Tom Scarlata noted that trend has been away from separate pool area just for little kids; parents need to attend to kids of different age groups, and those separate areas tend to be unpleasant.
- ❖ Ellen Schreiber noted that survey respondents mentioned like having grassy area, more seating, shaded areas, places to eat (but not shaded pool).

• **Site Options**

- Kyle Zick presented 3 plan option; they all focus on Cottage Street edge.
- Option 3: Head-in parking moved up Cottage Street, same number of cars; create continuous sidewalk on Cottage Street to allow pedestrian access to pool entry; clean up edge of Cottage Street (get rid of weedy trees, add new trees); allow service access to pool houses. Down side to this scheme – not insignificant grading to get parking in, sidewalk has to go around parking.
- Option 3b: Similar to 3 but keep parking where it is now, head-in; create access for deliveries.
- Option 4: Create parallel parking on Cottage Street on side of park – narrower footprint and less of jog, parallel safer than head in. Down side - parallel park on left, up hill. Note that Cottage Street narrows.
- Building Committee discussion:
 - ❖ Drop off area would be helpful for remote parkers. Also consider taking advantage of Wellington School parking up hill, with possible path from School Street. Consider option of keeping parking where it is now and also have drop off.
 - ❖ Definitely good to soften area of existing parking, nothing there now
 - ❖ Consider option to flip buildings, short one at depressed area and long one at Cottage.
 - ❖ Joel Mooney said it would be helpful for options to show faded line as to where existing facility is for reference. Also, showing more context on site plans would be helpful (what is across streets adjacent to the pool, showing the location of the Wellington School parking, etc.)

6. Schedule

- Upcoming milestone schedule prepared by Peter Castanino was distributed and reviewed (see attached).
- Follow up Community Meeting will be added on 1/9/2013 at the Chenery Middle School; Peter Castanino will coordinate rental of the Auditorium.

7. Budget

- PCI is working on Master Total Project Budget; Deborah will schedule a meeting with Noreen Millane and Anne Paulsen to coordinate budget items

8. Contracts

- Tom O'Neil and Joel Mooney are finalizing the OPM and Designer contracts.

9. Other

- Reminder that outside of public meetings, no discussions, decisions or votes are to be made. Correspondence should be limited to process and dates.

10. Meeting Adjourned

- Noreen Millane made a motion to adjourn the meeting, Joel Mooney seconded the motion and the Committee voted unanimously to adjourn the meeting at 10:38 p.m.

Adjourned: The meeting was adjourned at 10:38 p.m.

Next Meeting Date:

- Thursday, December 5, 2013 @ 7:30 p.m.

Upcoming Milestones:

- Thursday, November 21, 2013 Community Meeting
- Saturday, November 23, 2013 Community Meeting
- December 17, 2013 Building Committee Meeting

Attachments:

- PCI – Draft Agenda Breakout
- PCI - Communication Protocol
- UPBC – Upcoming Milestone Schedule

Respectfully Submitted, Deborah Marai, Pinck & Co. Inc.