

APR 11 9 52 AM '14

**UNDERWOOD POOL PROJECT
Belmont, Massachusetts**

**BELMONT UNDERWOOD POOL BUILDING COMMITTEE
MINUTES OF MEETING**

April 3, 2014

Belmont Town Hall – Conference Room 2

Attending:

Underwood Pool Building Committee (UPBC) – Anne Paulsen (Chair), Ellen Schreiber (Secretary), David Kane (Recreation Commission Vice-chair), Stephen Sala (Treasurer), Kristine Armstrong

Also in attendance – Peter Castanino (Director DPW and UPBC liaison), Gerald Boyle (Director of Facilities), Chris Rotti (BH+A), Deborah Marai (PCI), members of the public and press

Call to Order: Anne Paulsen called the meeting to order at 7:40 p.m.; quorum at 7:54 p.m.

1. Schedule

- *PCI handed out a milestone schedule from now through construction.*
- *The schedule shows the new pool opening in the 2015 season.*
- *The schedule is tight. Schedule will be reviewed at each meeting going forward.*
- *Thursdays will be held for meetings; actual meeting dates to be verified.*

2. Approve Minutes of Previous UPBC Meeting – discussed/voted with quorum

- Ellen Schreiber reported that there are 3 sets of meeting minutes to be approved: 2/26/14 Warrant Committee 2/27/14 UPBC and 3/11/14 UPBC.
- David Kane made a motion to approve the minutes of the 2/26/14 Warrant Committee 2/27/14 UPBC and 3/11/14 UPBC meetings; Kristine Armstrong seconded the motion. All UPBC members in attendance voted in favor of approving the minutes.

3. Approve Invoices – discussed/voted with quorum

- Stephen Sala reported that he previously reviewed PCI invoice dated 2/28/14 and he recommends it be approved.
- In response to questions, Deborah Marai reminded the Committee that PCI's overall contract is a fixed fee but fee per Phase (SD, DD, etc.) is not.
- Ellen Schreiber made a motion to approve PCI invoice dated 2/28/14, David Kane seconded the motion. All UPBC members in attendance voted in favor of approving the PCI invoice dated 2/28/14.
- The invoices were signed by the UPBC members.

4. Discussion of Override Vote

- Anne Paulsen noted the Underwood Pool project passed with almost 2/3rd of the vote.

5. Community Outreach

- Anne Paulsen reported the UPBC does not need to meet with the Transportation Advisory Committee. The TAC already voted to approve pool project. The Committee indicated the drop off on Concord Avenue is fine, they are happy that the project restores the 10 existing parking spaces, and they are also happy the project is promoting use of Wellington School parking.
- Peter Castanino is setting up a meeting with public safety officials (Fire, Police) and the Pool staff next week. Anne Paulsen needs to know who is planning to

attend in the event there will be a quorum and therefore will need to be posted as a public meeting.

- Conservation Commission: A meeting needs to be scheduled. BH+A to report on timing at next UPBC meeting.
- Planning Board: A meeting needs to be schedule. BH+A to inquire with the Planning Board as to when they would like to meet. Peter Castanino recommended going soon in case changes need to be incorporated. Tentatively targeting the first week in June.
- Shade Tree Committee: BH+A to reach out.
- Historic Commission: Tom Scarlata, Chris Rotti and Joel Mooney meeting with Mike Smith a week from tomorrow.
- Town meeting May 5: vote on CPA funds scheduled.
- Recreation Commission: David Kane suggests setting up a meeting in May or June.
- Health department: to be discussed.

6. Comments from Attending Members of the Public

- Anne Paulsen asked if the members of the public in attendance had any comments before the design discussion.
- Bob Kennedy said he made his case at the last public hearing and in newspaper articles. He is disappointed in the design, he feels it is not contextual to the Town.
- Bob Kennedy questioned the conversation about not paying the designer relative to the project Phases, stating that payment to the designer for a phase designates sign off of that phase. Deborah corrected Mr. Kennedy that the discussion was about the OPM fee, not the designer's fee.
- Jeanne McCarthy asked what position the UPBC is taking in terms of looking at the design. Anne Paulsen said that the Committee is continuing to look at the design to see what the best alternatives are.

7. Design

- Chris Rotti said BH+A is looking to Committee for guidance in terms of what changes to consider at this point.
- Thoughts on changes
 - Ellen Schreiber had sent out some ideas to design team and UPBC for discussion tonight.
 - Chris Rotti brought the last Schematic Design package and a new aerial view of site for use in the discussions.
 - Chris Rotti said he understood the gist of Ellen's ideas was to (1) get away from idea of spreading out the individual facilities/reign it in, (2) focus on group toilet/ shower/changing rooms in west bathhouse (get higher fixture count if remove family changing rooms), (3) keep critical mass of facilities in east bath house, (don't want issues with queuing).
 - Chris Rotti already looked at the implications of Ellen's recommendations on the east bath house; reduces length on Cottage Street to 36'. Chris suggested also removing individual toilet rooms from filter building, then can rotate the main east bath house building to direct traffic directly out toward pool because there would no longer be a reason to walk toward filter building; this would reduce the width to 32' on Cottage Street, and jut into site about 3' more.
 - Removing the individual toilet rooms allows the filter building to be narrower; Ellen Schreiber suggested developing the area between buildings as table/eating area – would be easier to keep that as designated for eating area, keep food away from pool and grass. Anne Paulsen thinks this option is

not as attractive. Fence between entry and filter buildings is not designed/ specified; Chris Rotti noted that the fence material cannot be too dense, needs allow for visibility.

- Chris Rotti noted this is similar to an earlier design in terms of providing as much natural light in entry corner as possible.
- First Aid just needs to be immediately accessible. Room connected to control area helps from a practical standpoint.
- Chris Rotti needs to know if the Committee is comfortable with putting all private changing rooms at east bath house and group facilities in the west bath house. David Kane expressed concern about having all of the private changing rooms at the entrance/east bath house.
- Ellen Schreiber noted that removing the private changing rooms on north side of the west bath house allows for ability to have second egress from group bathrooms. Anne concerned about losing 3'-4' within site in the east-west direction. BH+A will look into options - maybe moving building toward Concord Avenue where there is a bit at wider deck area.
- West bath house may need to grow a little; Chris has not yet determined the size based on the changes being discussed, he needs to look at this.
- It was verified that the size of west bath house proposed originally/in Schematic Design set is relatively the same size of existing bathhouse.
- Anne Paulsen asked to get a sense if the Committee is favorable going in the direction discussed - private rooms on east and group bathrooms on the west; in general yes, as long as it doesn't stick way out into deck.
- Changes result in simpler shape east bath house, but Anne Paulsen stressed it needs to look good. BH+A needs to study effect on west bath house, also study effect of deeper east bath house on encroachment to pool area, emergency vehicle access, etc. Stephen Sala thinks it would be good to have single toilet or changing room on west side so can shut down group bathrooms west side at non-peak. Ellen Schreiber doesn't think this is a deal breaker, not a long walk to the east bath house. Anne Paulsen noted it might be worth it to have single-use HC facility on the west side.
- Emergency/DPW access
 - Stephen Sala asked if there are any concerns about access to west side. Peter Castanino said it makes sense to have access off of Concord Avenue; more access opportunities helps with maintenance. If include access that is drivable, this will also be something the public can also walk on; wider paved walkway that doubles for vehicle and pedestrian. There is not a curb cut there on Concord Avenue now; Peter suggested looking into using the curb cut from library; a curb cut on Concord Avenue will result in lost parking. Peter added that the public safety officials will let us know where they want hydrants.
 - Bob Kennedy asked the access from Concord Avenue being discussed is related to one scheme or another. It is not.
 - DPW/emergency access on Concord Avenue side of the east bath house; grade gets steeper up Cottage Street, difficult to get vehicle in at that point.
- Existing culvert
 - Jeanne McCarthy asked about the existing culvert. Ellen Schreiber said there has been discussion about trying to keep part of culvert as a walkway; Anne Paulsen asked if it can be half covered. Gaining lawn by covering it; Ellen reminded the Committee that many people indicated they wanted more grass/seating areas. Jeanne McCarthy asked if the additional grass seating area could be on the south side, up the hill; her point is to keep a walkway on

the north side. There had been discussion earlier about the possibility of covering the culvert, and then regarding the edge of depressed area to accommodate a new walkway; this is an option, but need to verify with Conservation Commission.

- Stephen Sala asked how people use the outdoor showers. Chris Rotti said typically to rinse getting off before go home or before getting back in the pool after sitting on the grass. BH+A will place outdoor showers on the plan.
- Ellen Schreiber would like BH+A to consider exterior lockers. Anne Paulsen would want to see how that would look.
- Ellen Schreiber reminded the team of the existing granite blocks on site that can be reused; Peter Castanino has more.
- Architecture of bath houses
 - Anne Paulsen said the discussed changes lead to simpler forms, want to insure they look good.
 - Ellen Schreiber said if turn the east bath house so the short side is on Cottage Street, then the long side is on Concord Avenue – increases that exposure and need to look good. BH+A will show renderings of site/buildings looking from Concord Avenue.
 - Bob Kennedy concern about context and character of the buildings. Mr. Kennedy discussed his perception of the nature of Belmont and Concord Avenue. He feels: this is the first open area as travel away from city; Underwood is a park; Concord Avenue has characteristics of a parkway; stone walls give Belmont a lot of its character. Stone, park, wood – he feels shed vernacular has no basis in Belmont or history. Mr. Kennedy provided a lesson in “parkitecture”.
 - The project has a fixed budget, limits materials that can be used. Bob Kennedy thinks the project should spend more if necessary to get the right materials and architecture; he is willing to make an impassioned plea to Town Meeting to increase the budget.
 - Deborah Marai added there is limited time if the original schedule is to be met.
- Anne Paulsen asked Chris Rotti if BH+A needed further direction from the UPBC. Do want buildings to look nice; provided direction about layout inside.
 - Chris said he has enough to work with. Chris will take direction and comments heard tonight, come back with changes; email before on Wednesday.

8. Meeting Adjourned

- Ellen Schreiber made a motion to adjourn the meeting, David Kane seconded the motion. The UPBC voted unanimously to adjourn the meeting at 9:21 p.m.

Adjourned: The meeting was adjourned at 9:21 p.m.

Next UPBC Meeting Dates:

- Thursday, April 10, 2014 @ 7:30 p.m.

Upcoming Milestones:

- Friday, April 11, 2014: Historic Commission
- Monday, May 5, 2014: Town Meeting

Attachments:

- PCI: UPBC Meeting Discussion Point, Draft Schedule
- BH+A: Aerial renderings, East bath house options

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