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UNDERWOOD POOL PROJECT
Belmont, Massachusetts

BELMONT UNDERWOOD POOL BUILDING COMMITTEE
MINUTES OF MEETING

January 16, 2014

Belmont Public Library – Assembly Room

Attending:

Underwood Pool Building Committee (UPBC) – Anne Paulsen (Chair), Noreen Millane (Treasurer), Ellen Schreiber, Joel Mooney (Permanent Building Committee member), Adam Dash (Vice-chair & Warrant Committee), Kristine Armstrong

Also in attendance – Peter Castanino (Director DPW and UPBC liaison), Gerald Boyle (Director of Facilities), Tom Scarlata (BH+A), Joel Bargmann (BH+A), Chris Rotti (BH+A), Kyle Zick (KZLA), Deborah Marai (PCI)

Call to Order: Anne Paulsen called the meeting to order at 6:33 p.m.

1. Community & Stakeholder Outreach

- **Meeting with Conservation Agent**
 - Tom Scarlata met with the Conservation Commission agent, attached are notes from this meeting. Comments were generally positive.
 - Maintaining location and footprint of existing bathhouse is good from Conservation Commission's perspective.
 - Need for more bathhouse program was explained. Placing the second bathhouse outside the wetlands buffer is a good idea, as is keeping pool chemical storage away from the brook.
 - Any modification to the skating rink depression might raise concern.
 - The project will go through normal Conservation Commission filings and review process.
 - Storm water management needs to be designed and approved.
- **Planning Board**
 - BH+A provided a draft memo responding to the list of questions from the Planning Board member Mike Battista (12/27/13 email from Jeffery Wheeler), attached.
 - After UPBC review, Peter Castanino will send the responses to Mike Battista.
 - Anne Paulsen indicated she is waiting to hear back from the Planning Board to schedule a project update.
 - The project will require site plan approval from the Planning Board.
 - Tom Scarlata said the open issue is parking: there are 9 existing spaces, and 8 spaces currently shown in the BH+A plan; the design does improve the flow and safety of the parking area.
- **Historic Commission**
 - Chris Rotti and Joel Mooney attended the Historic District Commission meeting on 1/14/13 @ 7:30 p.m., attached are notes from the meeting.
 - General consensus was positive regarding approach to bath house facilities. No issue with how the buildings are sited, like the breakdown of massing on the Cottage Street side and appreciate the steps being taken in the design of the buildings.
 - Discussed option of skewing or hinging buildings on Cottage Street so not to be so rectilinear against the curve of the family pool. BH+A studied this

and found it might not work due to the constraints of the hill and culvert, as well as potential adverse effects to the bathhouse layout and Cottage Street neighbor's site lines.

- Agreement that thinking of trees along Cottage Street would be appropriate.
- See an opportunity to use trees along Concord Avenue or as a buffer between the pool complex and Concord Avenue to soften the north side.

- **Board of Health**

- Anne Paulsen spoke with the Board of Health, who indication they might consider a reduction in the number of plumbing fixtures.
- Tom Scarlata indicated that they would also need a variance from the State Plumbing Board; plumbing fixture counts are a requirement of both entities. Tom thinks the State Plumbing Board would be less likely to consider a variance since the project is building new as opposed to renovating, however it is worth pursuing.

2. Review Schematic Design Drawings

- **BH+A and KZLA walked the UPBC through the proposed presentation for the Public Meeting at 7:30 p.m.**

- Start by reviewing the existing site and pool complex conditions
- Next, review the site redevelopment proposal, focusing on the pool and the bath house facilities plans. There have been some changes to the plans, which BH+A described – move the entrance away from the corner so that it has a presence on Cottage Street, more efficiency to the plan.
- KZLA will review the landscape elements, including potential path options from uphill at the Wellington School (the long way through the site, or the shorter route to extend the sidewalk at Cottage Street), possible options for treatment of tree line (thinning vs. urban forest), and drop of concept at Concord Avenue.
- BH+A will complete the presentation with the exterior bathhouse renderings; it will be stressed that these are schematic/in progress. Chris Rotti noted that changes to the bathhouse exterior elevations responded to the UPBC's comments regarding having more a more civic/urban feel and having more presence.

- **Discussion:** The UPBC discussed the proposed presentation.

3. Schematic Design Estimates:

- Deborah Marai, PCI's independent cost estimator and BH+A's cost estimator met with Chris Rotti and Tom Scarlata this morning to review scope.
- Estimates are being prepared for Wednesday, there will be a conference call to reconcile the estimates in preparation for the 1/23/14 UPBC meeting.

4. Meeting Adjourned

- Noreen Millane made a motion to adjourn the meeting, Ellen Schreiber seconded the motion. The UPBC voted unanimously to adjourn the meeting at 7:15 p.m.

Adjourned: The meeting was adjourned at 7:15 p.m.

Next Meeting Date:

- Tuesday, January 23, 2014 @ 7:00 p.m. UPBC Meeting @ Town Hall

Upcoming Milestones:

- TBD: UPBC Update to Planning Board
- Friday, January 24, 2014: Schematic Design and Estimates to BOS

- Monday, January 27, 2014 8:00 a.m.: Public Presentation by UPBC to Joint Town Committees
- Monday, February 3 or February 10, 2014: BOS Vote of Debt Exclusion Language
- February 17-21, 2014: School Vacation Week
- Tuesday, April 1, 2014: Town Election Day / Debt Exclusion Vote
- Monday, May 5, 2014: Town Meeting

Attachments:

- BHA – 1/14/14 Historic District Commission Meeting notes; 1/15/16 Meeting with Conservation Agent notes; 1/16/14 Planning Comments draft memo

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