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**UNDERWOOD POOL PROJECT
Belmont, Massachusetts**

**BELMONT UNDERWOOD POOL BUILDING COMMITTEE
MINUTES OF MEETING
April 24, 2014
Belmont Town Hall – Conference Room 2**

Attending:

Underwood Pool Building Committee (UPBC) – Anne Paulsen (Chair), David Kane (Recreation Commission Vice-chair), Stephen Sala (Treasurer & permanent Building Committee), Ellen Schreiber (Secretary), Mike Smith (Historic District Committee), Kristine Armstrong, Bob Phillips

Also in attendance – Peter Castanino (Director DPW and UPBC liaison), Gerald Boyle (Director of Facilities), Chris Rotti (BH+A), Tom Scarlata (BH+A), Tom O'Neil (PCI), Jacob Knowles (Belmont Energy Committee), members of the public, members of the press.

Call to Order: Anne Paulsen called the meeting to order at 7:31 p.m. with a quorum

1. Approve Minutes of Previous UPBC Meeting

- This item was deferred to a later date.

2. Discussion on Pool Slide and Diving Board

- Belmont resident Donald Mercier spoke to the Underwood Pool Building Committee and expressed his concern about safety relative to the slide, and the depth and size of the area designated for diving. Mr. Mercier also asked that the design be reviewed with the town's insurance carrier, and noted that additional staffing may be needed to supervise these two areas. David Kane noted that the final strategy for lifeguard supervision has not been worked out, but they are aware of these areas and will staff them appropriately.

3. Discussion on Zero Net Energy

- Jacob Knowles, member of the Belmont Energy Committee offered a presentation on Zero Net Energy to the UPBC. Mr. Knowles explained that Zero Net Energy was the practice of making as much energy as you use. This can be achieved by utilizing Photovoltaic (PV) and Solar Thermal collectors in conjunction with high efficiency pump motors, variable frequency drives (VFD's), reduced head pressure, and other sustainable practices.
- Mr. Knowles noted that this could be a learning experience, and that it was not unprecedented, as it is being done at a pool in Waltham right now, however the pool in Waltham just started collection the data on this and has not compiled any quantitative information as of yet.
- 1900 SF of PV's would likely provide 100% of the energy needed
- Members of the committee do not care for the 450 SF on a trellis between the two East buildings, so 1350 SF would likely provide 80% of energy needed.
- Mr. Knowles provided an Initial estimated costs for a PV system is 2% of the construction cost, and estimated the operating cost of \$3000 per year.
- This is a small project and not necessarily attractive to an outside provider that would provide the equipment and lease it back to the town.

- Relative to energy deregulation, Belmont is a closed town, meaning energy is not provided to or received from other communities. Anne Paulsen questioned any potential lease-back deal and does not believe we cannot support an outside provider.
- Peter Castanino question how the savings would be realized, as the first cost would be realized by the pool project and the savings would be realized by town.
- The life expectancy for the PV panels is 20 years, the live expectancy for the power inverter is 15 years. The PV system will not result in a positive life cycle analysis as the first cost will never be recouped by the savings.
- This system could be put into the project as an alternate.
- The project could also be designed as "Zero Net Energy ready", which would include space for the equipment, and some conduits to the roofs. This can be done for minimal cost.
- Next Steps:
 - Mr. Knowles to develop a scope narrative so the cost of this work can be identified
 - Perform a live cycle analysis
 - Identify if there is any grant money from the state or federal governments.
 - Identify the maintenance costs for this system
- **Note:** Ellen Schreiber motioned to move forward with investigating the 'next steps' associated with a Zero Net Energy Building and provide a "Zero Net Energy Ready" building. Kristine Armstrong seconded the motion, and the motion carried unanimously.

4. Discussion of Bath House Design.

- Chris Rotti handed out drawing images.
 - **Floor Plans**
 - The floor plans were reviewed:
 - The life guard area was moved to the middle, storage in back
 - The vending area is smaller
 - How many vending machines are needed?
 - David Kane to ask the recreation department
 - The machines should contain healthy foods, drinks and ice cream.
 - Three machines are shown, it would be desirable to have 4 machines
 - There is no concession stand
 - The west bathhouse is slightly smaller than the existing bathhouse
 - An alternate location was provided for a single bath. This was discussed and it was determined that it was practical to have a janitors closet in the East building, so the scheme with the bathroom near the filter and a janitors closet near the changing rooms was supported. The UPBC agreed to accept Design Alternate B.
 - **Site Plan**
 - Mike Smith inquired as to the reason for the pump house to be on the west side and could it be located on the old spring house used to be. Mr. Smith was told it was needed in order to service the pump house.
 - Mr. Smith was also informed that front set back requirements were being used on Cottage Street and not side set back requirements.
 - Peter Castanino reported on the meeting with pool staff and public safety and noted that the most recent plans submitted seem to address many of the concerns.
 - Mr. Smith noted that the Architects have done an excellent job and he thanked them on their well-ordered approach to the design.

➤ **Comments from Members of the Public on the floor Plan**

- Anne Paulsen allowed a short public comment period on the floor plans.
 - The first resident asked why there is any vending area at all. He thought there should be no food. There would be less trash and less problems.
 - Mr. McCarthy thought the buildings are too large and they could be reduced by 600 SF, and the toilet count could be reduced by 4 toilets. It was explained to Mr. McCarthy that the toilet count is based on the surface area of the water, and the count could not be reduced.
 - Mr. McCarthy inquired as to the situation with the spring. He noted that the spring produced 70,000 gallons a day, and is still there, and not capped. He wanted to know if it could be used.
 - Mr. Kennedy noted that the design changes were a huge improvement and he thanked the design team for the changes in the design.
 - Another resident noted that he also did not want vending machines. Ms. Schreiber noted that vending machines and/or a concession stand was a major request of the residents per the survey that was conducted.
 - That same resident wanted to know if the buildings could be cut into the hill towards the back of the pool. It was noted that that option was reviewed during the design development and it created more drainage problems and foundation and excavation costs to the project.
 - Flooding was discussed. It was noted that the ground water flooding due to the brook overflowing has not been a major issue since the new grate was installed in 1996.

➤ **Building Elevations**

- Chris Rotti presented several roof and siding options for the project. Mr. Rotti noted that he is not presenting color options at this time, but noted that earth tone colors are desirable.
- The roof options centered around gable and hip options, with similar roof strategies being employed on both buildings. One options shows a small flat roof on the west bath house in order to break up the length of the roof. It was noted that the hip roofs are challenging, but they seem to go a long way in reducing the overall scale of the buildings.
- The siding options utilize fiber cement siding for the majority of the siding. Mr. Rotti presented mixes of lap siding shingles, horizontal and vertical options. The design elevations centered on the fronts of the buildings, and it was noted that the sides and rears could be explored to have different siding options.
- The UPBC was trending towards the multi directional siding that alternated between horizontal and vertical cement fiber siding.
- Mr. Smith noted that these designs are a huge improvement over previous designs. He noted he likes the clearstory windows, likes the hip roofs, does not like the flat roof. He wants to use natural material, not synthetic material.

➤ **Public comments on elevations:**

- Mr. Kennedy likes the design and applauded the work of the architects.
- Mr. McCarthy noted that the buildings were too tall at 19 feet above finish grade. Ms. Paulsen noted that we were trying to keep the maximum height at 15 feet, but also noted that this was when the roofs were shed roofs, a roof design that was not favored by the town.
- Ms. McCarthy does not support the design, and would like a small building on the east side, a larger building on the west side. She would

like to keep the entrance on the west side and would like to maintain the culvert walkway. Ms. Paulsen noted that those options had been studied and the design had progressed past that stage. Ms. Paulsen asked Ms. McCarthy if there were any comments on the elevations, there were not.

➤ **Vote:**

- Mr. Smith motioned that the architect should proceed with the hip/gable roof option and the alternating siding with material TBD. Ms. Armstrong seconded the motion and the motion carried unanimously.

5. Update on other meetings

- Steve Sala updated the committee on the informal working session he attended with multiple town boards and committees.
 - The design was discussed, conservation concerns were discussed and in general it was a favorable meeting
 - Tom Scarlata will develop a design package that will be forwarded to Jeff Wheeler for distribution.
- The UPBC will try to get on the agenda for the next Conservation Committee meeting, recommending a site visit
 - This usually involves walking the site prior to the meeting and the meeting will likely be on a weekday morning.
- The UPBC will reach out the Shade Tree Committee after the next meeting with the Landscaping Designer.

6. League of Women Voters

- Ellen Schreiber will present to the LOWV on Monday, April 28.
- The presentation should be 3-5 minutes.
- The purpose of the presentation is to explain the two warrant articles before the Town Meeting.
- This is not a major exhibition, a more subtent presentation will be made at the Town Meeting.

7. Town Meeting 5/5/2014

- Anne Paulsen believes we are on the docket for the 5th.
- Presentation
 - Adam Dash will present.
 - The changes that have been made since the debt exclusion vote should be emphasized.
 - Reduce the size of the buildings
 - Reduced the scale of the project
 - Spread the buildings out – create more open space.
 - Listened to the residents and changed the design of the buildings
 - The look of the buildings should be shown
 - The landscaping design is not complete and caution should be used when representing this.
 - The drawings should be able to be understood by a layperson

8. Meeting Adjourned

- Mike Smith made a motion to adjourn the meeting, David Kane seconded the motion. The UPBC voted unanimously to adjourn the meeting at 10:21 p.m.

Adjourned: The meeting was adjourned at 10:21 p.m.

Next UPBC Meeting Dates:

- Thursday, May 1, 2014 @ 7:30 p.m.
- Hold Thursday evenings going forward for potential UPBC meetings

Upcoming Milestones:

- Monday, April 28, 2014: UPBC Present at LOWV Meeting
- Monday, May 5, 2014: Town Meeting

Attachments:

- PCI: UPBC Meeting Discussion Point
- BH+A: building plans and elevation package

Respectfully Submitted, Tom O'Neil, Pinck & Co. Inc.