

UNDERWOOD POOL PROJECT
Belmont, Massachusetts

2014 NOV -4 AM 9:30

BELMONT UNDERWOOD POOL BUILDING COMMITTEE
MINUTES OF MEETING

June 26, 2014

Belmont Town Hall – Board of Selectmen Conference Room

Attending:

Belmont Planning Board Members - Michael Battista (Chair), Karl Haglund, Charles Clark, Elizabeth Allison (Vice Chair), Joseph DeStefano, Jeffery Wheeler (liaison)

Underwood Pool Building Committee (UPBC) – Anne Paulsen (UPBC Chair), David Kane (Recreation Commission Chair), Mike Smith (Historic District Commission Co-Chair), Ellen Schreiber (UPBC Secretary), Steve Sala, Bob Phillips

Also in attendance – Tom Scarlata (BH+A), Deborah Marai (PCI), members of the public

Call to Order: See item 2. below.

1. **Planning Board Meeting was called to order at 7:05 p.m.**
 - Chair Michael Battista introduced Planning Board members
 - This is a special meeting for the Underwood Pool project design and site plan review
2. **Anne Paulsen called UPBC meeting to order 7:06 have a quorum**
 - There is a quorum of the UPBC in attendance.
3. **Tom Scarlata presented responses to Planning Board comments**
 - a. Took out redundant sidewalk at parking island
 - b. The project does not include a sidewalk beyond entry to east bath house. The team is seeking a variance from the Massachusetts Architectural Access Board; part of the argument is to connect an abandoned section of walkway to the existing walkway up the hill. This sidewalk would follow the existing terrain and would not be handicap accessible.
 - c. Stone: This was a budget issue. The design does incorporate existing granite blocks - small retaining wall, radial seating area at Concord Avenue and seating in the pool.
 - d. Parking: The Town and the Recreation Department are committed to promoting parking and education; the UPBC submitted a letter from the Police Department.
 - e. Mechanical equipment noise:
 - Information on ventilation fans was submitted; low decibel and face away from Cottage Street.
 - There is no data available on the noise level of the pool pumps. Project includes (2) 20 HP electric pumps; they are in a recessed area and the filter building will be insulated for sound (sound board, acoustic louvers); doors will be kept closed (bulkhead on current filter building is kept open). Based on BH+A's experience, doing the right things to keep the noise contained - but there is no data.
 - f. West bath house: Planning Board asked the UPBC to come up with a proposed center roof gable design. UPBC thinks it is important that if this is done, that the gable be functional; design includes louvers for additional ventilation. The gable proportions are based on roof. Regarding clocks, there will be one at each building; these are equipment, used 3 months of the year.

4. Questions from Planning Board

- Charles Clark asked what the roof material is, Tom Scarlata responded it is architectural asphalt shingles.
- Façade is cedar clapboards and shingles. Charles Clark asked if this is appropriate design for a pool, and Tom Scarlata responded that it is.
- Tom Scarlata confirmed that mechanical equipment is behind window or louvers, nothing projected from building.
- Charles Clark asked Tom Scarlata if it is his opinion that the design is an integrated whole and therefore anything added would detract from this. Tom Scarlata responded that the gable at the west bath house was designed because the Planning Board requested it.
- Karl Haglund asked for clarification regarding why the AAB variance is not for a sidewalk on the west side of the tree line. Tom Scarlata explained that to do the sidewalk in the park requires a variance because it would not be handicap accessible; part of the argument in the variance request is that the project seeks to connect 2 existing sections of sidewalk, which is a stronger argument than just asking to construct a new inaccessible sidewalk in the park. Karl Haglund would like to see the variance requested for a straight sidewalk that does not jog back out to street. Mike Battista said the Planning Board could make that a condition.
- Elizabeth Allison asked about parking enforcement and noise. This submission, has dealt with enforcement of parking issue. Regarding the noise issue, her concern is that in the end of the day people who live nearby are going to be concerned about what the noise level is. She understands that sound data on the pool pumps may not be available, but the Planning Board is still responsible and there needs to be clear accountability. Mike Battista said this could be a condition that sound readings be taken – existing condition and new filter building; if exceed noise bylaw it will be taken care of. Bob Philips remarked that as an abutter, the existing filter building bulkhead is open all night long and the noise is not objectionable. Tom Scarlata said that 2 pumps run 24 hours per day during the season for filtration; ventilation fans only run during day.
- Mike Battista noted the Planning Board needs a more formal education and enforcement of parking plan, something in writing that will survive UPBC so enforcement continues. Anne Paulsen apologized; that there is a carefully laid out plan, but it unfortunately got left out of the packet that was sent to the Planning Board; it will be forwarded will send Monday morning when Peter Castanino is back.
- Charles Clark agrees with the approach to making the pool filter equipment noise issue a condition and looks forward to seeing the parking plan.
- Joe DeStefano thanked the UPBC for the proposed gable sketch at the west bath house roof. Tom Scarlata confirmed that the louver is proposed to be aluminum, the same color as windows. Joe likes the design and thinks the gable is essential to building; he thinks there should be some type of memory to the original building that also adds a functional architectural detail essential to design.
- Joe DeStefano has no issue with fans.
- Joe DeStefano knows it was important to some that there be natural materials on the building, and he commended the design for including cedar clapboards and shingles.
- Mike Battista seconded Joe's comments and would like to see gable in final design,
- Mike Battista thanked thank the UPBC for the significant time and hard work they have put into this project.
- Mike Battista is fairly satisfied with the remainder; just need missing components and to set conditions.

- Anne Paulsen noted that if the AAB grants a variance for a continuous sidewalk up Cottage Street, she is concerned that the Planning Board make it a condition that it has to be done and to the west of the tree line; this will affect the planting plan and the abutters. Anne noted the team would be happy to come back and talk with the Planning Board again. Karl Haglund noted the Planning Board reflects the community; the sidewalk is not designed for the neighbors alone but for the whole community. Karl recommends to leave this issue that it will be reviewed when get response from the AAB, but not to hold up decision of the Planning board now.
- Anne Paulsen noted that several changes have been made since schematic design that have had a considerable impact on cost – west bath house separation of men's and women's room entrances increased footprint, new roof design added windows and louvers, natural siding, gable. Current estimates indicate some items may need to be cut or reduced; are prioritizing alternates for bidding and hope to get these back in the project – pool trellis, some of the perennials and shrubs, slat ceiling at the west bath house.
 - Mike Battista noted that the Planning Board needs to review if planting plan changes. Anne Paulsen noted the design of the shrubs and perennials is very dense, and she thinks reductions can be made without adverse effect. Jeffery Wheeler proposed making review of final landscape plan a condition.

5. Public comments

- Town member: Rising in support of gable. Went back and looked at FS – talked about history of the pool.
- Town member: Solar panel included? Concern about aesthetics and not convinced about benefits of solar power. Mike Battista noted there is nothing in the proposed plan regarding solar panels, this is not part of the discussion. Tom Scarlata noted the design allows for the possibility of panels in the future – roofs are properly structured, conduit was added

6. Closing Comments

- Mika Battista noted the planning Board has the information they need, the public hearing can be closed.
- Karl Haglund motioned to close public hearing, Elizabeth Allison seconded the motion. Planning Board members voted in favor of closing the public hearing at 7:47 p.m.

7. After Public Hearing

- Planning Board will vote at its meeting on 7/8/14; in the meantime, UPBC will get the parking education and enforcement plan to the Planning Board, and the Planning Board will write up the conditions.
 - 1) Parking plan: formal written education and enforcement so relief can be granted
 - 2) Landscape planting changes
 - 3) Reading of decibel level at property lines so not exceed noise bylaw and if it is above will be corrected
 - 4) Pending outcome of AAB review, PB will reconsider issue of where sidewalk on Cottage Street ends today to new pool building
 - 5) Strong consideration that gable be considered in design; Tom to send working drawing of gable

- Tom Scarlata clarified that the project is seeking a variance from the AAB for a continuous sidewalk at Cottage Street, but this is not currently part of the project. Ellen Schreiber noted that this work is not currently in the project budget.
- Anne Paulsen thanked the Planning Board for calling this special meeting tonight.

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 7:56 p.m.

Adjourned: The meeting was adjourned at 7:56 p.m.

Next UPBC Meeting Dates:

- TBD

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