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Recreation Commission Minutes 03/13/2007

Park and Recreation Commission
Minutes
Tuesday, March 13, 2007
Approved

The Park and Recreation Commission came to order at 7:00 PM on the first floor of the Arlington Senior Center on Tuesday, March 13, 2007.

Members in attendance included: Leslie Mayer, Joe Carabello, Don Vitters and Tom Caccavaro. Also in attendance were Director of Recreation Joseph Connelly and Landscape Architect Andrew Leonard.

Members of the public included Chuck Carney, Justine Bloch, John Worden, Nancy Galkowski, Al Tosti,

Marvin Lewiton, John Fitzmaurice, Paul McPhail, Dustin Flannery, Kenneth Marquis.

Approval of Minutes

Mr. Carabello stated the vote for the February 13, 2007 minutes would be tabled until it could be voted on by three Commission members who were at that meeting.

Parking Lot Feasibility Study – Thorndike and Summer Street

Thorndike Field

Mr. Leonard reviewed the parking lot study for Thorndike Field. Mr. Leonard presented the Commission with two options, option 1 without moving the bike path and option 2 with moving the bike path.

Mr. Leonard stated that without moving the bike path the approximate cost for the project is \$90,000 and the lot would add twenty-four spaces and have a better traffic flow. Mr. Leonard stated that by moving the bike path with an approximate cost of \$130,000 the parking lot would gain forty-five spaces and have a better traffic flow.

The Commission reviewed both proposals with Mr. Leonard. Ms. Mayer asked if the exit could be more gradual of a turn. Mr. Leonard stated that at 90 degrees the lot would be reduced by two spaces and anything more gradual than 90 degrees would result in a greater loss of parking spaces.

Mr. Connelly stated that the current capital request was for \$75,000 and the current CDBG request was for \$75,000.

Ms. Mayer expressed concerns of adding bituminous surfacing with the current wetland issues and asked to explore other more environmentally sensitive options. Mr. Leonard stated that this particular area was not in the flood plain.

The Commission discussed the cost savings for using gravel in the expanded lot. Mr. Leonard indicated that is would be a savings

of about 66% of the parking cost.

Ms. Mayer reminded the Commission that a special permit would have to be granted from the Redevelopment Board because the area is an open space zone and an additional meeting may be needed with the Conservation Commission. Mr. Connelly will meet with Mr. O'Brien on this issue.

Mr. Caccavaro stated his concerns over using gravel and would recommend granite curbing. The Commission discussed the different curbing options and cost impacts. Mr. Vitters asked if curbing was needed for the island portion of the parking lot.

The Commission continued to review the proposed configuration.

Summer Street

Mr. Leonard reviewed options for increasing parking at the Ice Rink and Summer Street. Mr. Leonard indicated that by doing the following eight spaces could be obtained:

1. Reducing the pathway and using that area for handicap access
2. Move existing handicap spaces
3. Move dumpster behind fenced area
4. Restripe for 90 degree parking

Mr. Leonard stated that 26 spaces could be obtained by expanding the lot on the Ryder Street side into the existing field area. Mr. Leonard indicated that the cost was approximately \$4,200 per space.

Mr. Carabello inquired as to the normal or average cost per parking lot. Mr. Leonard indicated the average cost was between \$2,000 - \$2,400 per space.

Bishop Field Playground Project

Mr. Carney and Ms. Bloch reviewed the proposed playground layout, design and equipment specifications.

Ms. Bloch explained that the current safety surfacing they were including was mulch and were hoping to add the poured rubber at a later time.

Mr. Caccavaro stated that the property in question was school and not town property. Mr. Carney explained that this subject was still not completely verified. Mr. Connelly will meet with the Town Planner on this issue.

Mr. Carabello commented that the plan should be presented to the School Committee for approval and comment. Mr. Carabello stated that the presentation and the work put into the project were of excellent quality.

Mr. Carney and the Commission discussed the type of donation acknowledgement signs that would be allowed. Ms. Mayer stated that the signs must comply with the open space sign by-law. Mr. Vitters indicated that the Commission would like to see the final proof of any sign or donation plaque for approval.

Ms. Mayer motioned that the Park and Recreation Commission support the efforts of BPIC and approve the style of equipment and use of the triangular portion of land for a science component as presented. Motion seconded by Mr. Vitters and approved 4-0.

Ms. Bloch invited the Commissioner's to attend a fundraiser for the playground on June 9, 2007.

Discussion with Fire Station Study Committee

Ms. Galkowski from the Fire Station Study Committee reviewed the goals of the Study Committee, which was to identify potential sites for a fire station that will meet all necessary requirements and improve response time. Ms. Galkowski stated that the Hills Hill property was identified as a potential site and it being Article 97 controlled are looking for feedback from the Commission as to the potential site. Ms. Galkowski indicated that Cutter Hill and the old Mirak site were also possibilities.

Ms. Galkowski reviewed the requirements of Article 97 property, stating the first step includes a unanimous vote of the Park and Recreation Commission.

Members of the Fire Station Study Committee spoke to the merits of the Hills Hills site stating that only about 1/5 of the site would be used for a fire station.

Mr. Vitters asked if the facility could be built on the site due to its configuration and ledge area. The FSSC indicated that they have not gone that far in the process but were simple identifying potential sites that were between 20,000 and 40,000 square feet.

Mr. Carabello asked if additional site clean up and development was intended on the entire site and not just the 1/5 needed for the fire station.

The Commission discussed the merits of this proposal.

Mr. Caccavaro asked if the “buck stops here if the Commission votes no”. Ms. Galkowski indicated that a unanimous vote from Park and Recreation was needed to move forward.

Ms. Mayer stated that the Hills Hill site does have a steward group, and that many members of the community value unimproved natural lands. The number one item coming out of the Open Space Committee survey and various forums was to improve and acquire additional open space in town. Ms. Mayer indicated that on that premise she would have difficulty-supporting giving up any open space land.

Mr. Vitters asked if an analysis of the entire property could be done showing where the building would be in relation to the rest of the property.

The FSSC indicated they are willing to do that if this site has potential to move forward.

Mr. Worden spoke in opposition of giving up open space for any use stating that the lack of open space is the biggest deficit we have in town. Mr. Worden stated the need is to preserve and enhance open space.

Mr. Tosti stated that the current first station is in horrible condition and needs to be rebuilt and the Hills Hill site would be a good location. Mr. Tosti further commented that the current area is blighted and the potential was there to enhance the entire area.

Ms. Mayer asked what the potential dollar value of the site was. Ms. Galkowski estimated \$600,000 based on similar properties in the area. Mr. Carabello indicated that equaled to over \$1 million dollars in real estate value. Ms. Mayer noted that open space should not be considered “free” land when considering potential sites.

Mr. Carabello indicated his desire for the FSSC to come back with more detailed plans for the site, including some linkage possibilities to purchase other areas for open space and recreation.

Mr. Carabello indicated that he would be against the proposal if improving existing open space or acquiring additional open space was not included.

Ms. Mayer indicated that she was almost 97% opposed to the plan. Ms. Mayer would want to see the addition of more open space properties to the town’s inventory in the proposal before considering Hills Hill as a viable option for any building.

Mr. Caccavaro motioned to have FSSC to comeback with more information, seconded by Mr. Vitters and approved 3-1 with Ms. Mayer voting in the negative.

Special Event Request

Menotomy Rocks Park – Dustin Flannery – March 23 and 24 – 6 AM-4 PM

Movie Shoot – 15 minutes of film

Emerson College Liability Insurance

Only small equipment carried in

Rifle prop

Mr. Caccavaro would like Police Dept. to approve use of rifle prop and would like Town Counsel to approve. Ms. Mayer inquired as to the exact location in the park. Mr. Flannery stated the shooting would take place in the woods on the trails past the rear field.

Ms. Mayer motioned to approve with the conditions that the rifle is approved by the Police Department and the Insurance Liability is approved from Town Counsel. Motion seconded by Mr. Caccavaro and approved 4-0.

Ken Marquis –Spy Pond Park – Award Ceremony – June 24th – 3 hours

Mr. Marquis reviewed his event with the Commission. Mr. Marquis estimated 150 people. The Commission indicated that a police detail was necessary and if food is served the health department should be consulted.

Mr. Caccavaro motion to approve with the conditions that a police detail is secured and approval for food service is acquired from the Board of Health seconded by Mr. Vitters and approved 4-0.

Hall – Menotomy Park Picnic – April 8, 2007

The Commission asked Mr. Connelly to make sure the event is picnic only otherwise liability insurance would be required.

Ms. Mayer motion to approve the request if the event was a picnic only seconded by Mr. Vitters and approved 4-0.

Signs

The Commission reviewed the park signs provided by Mr. Connelly. The Commission discussed the sign design.

Ms. Mayer motioned to accept the white sign with larger font, seconded by Mr. Caccavaro and approved 3-1 with Mr. Vitters voting in the negative.

Mr. Vitters will approve the location of the signs as they are completed.

Ropes Course

Ms. Mayer reviewed the request to move the proposed adventure course from McClennan Park to Wellington Park. The Commission discussed the site.

Mr. Caccavaro motioned to approve, seconded by Mr. Vitters and approved 4-0.

Mr. Caccavaro motioned to adjourn, seconded by Ms. Mayer and approved 4-0.

Meeting adjourned at 9:55 PM

Respectively Submitted by:

Joseph J. Connelly

Director of Recreation