



## Community Preservation Act Committee

Date: January 27, 2021

Time: 7:04 pm – 8:40pm

Location: Conducted remotely due to Covid-19.

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### Minutes

Remote Participation: Eric Helmuth,  
Jim Feeney, (arrived at 4:45pm)  
Pam Heidell,  
Leslie Mayer,  
Charlie McCabe,  
JoAnn Robinson,  
Clarissa Rowe,  
Ann Woodward.

Not in Attendance: Eugene Benson,  
Nick Mitropolous.

Also Attending Remotely: Julie Wayman,  
Rebecca Gruber, resident.

Chair Eric Helmuth welcomed members and guests at 7:04 pm. Helmuth explained that due to Covid-19 the meeting was conducted remotely: he then read through the Town's disclaimers about remote meetings.

### 1. Meeting Minutes

- a. Eric Helmuth noted the meeting minutes are still in draft and we will review meeting minutes next month.

### 2. FY22 CPA Application Presentations

#### **Hurd Field, presented by Recreation Director Joe Connelly**

- a. Park and Rec Director Joe Connelly presented this project. Adjacent to Drake Village. Multipurpose field used for youth softball, baseball, soccer, adult softball, field hockey, cross-country. Very heavily-used field April through end of November, M-F 3-dusk or later. Two 60' skin diamonds, though one is unusable. Uncertain if Hurd Field has been previously renovated. Compacted, no drainage, needs to be totally renovated. The Park Commission has a multi-year renovation plan. Hurd has been on this plan and for whatever reason has always been pushed back. It has unsafe playing conditions. The soccer field/outfield is completely uneven.

Needs to be addressed for safety. Is also an informal connection from the Minuteman path to the Reservoir. Repeatedly fixed the fence until people finally walked around. No accessible route from the parking lot to the viewing/spectator area of the field. Need access to all play elements. Would like to formalize the connection from the bike path to the Res. The lights are antiquated and too low for softball/baseball. The electric system is very old and is not safe or energy-efficient. Community organizations are supportive of this renovation. No formalized accessible pathway from Res to Hurd Field. Parking lot to the field is over a rocky field. No hood on the backstop so foul balls go onto the bike path. Not safe for the spectators. Players' benches are also not protected by safe fencing. No accessible path to the benches.

- b. Requesting under \$1.5M for Phase I:
  - i. Total field renovation, with natural grass complex (not artificial turf). It will be renovated, graded, to make sure drainage is appropriate. It abuts wetland resources and is under ConCom jurisdiction.
  - ii. Team benches and protective fencing protecting bike path and spectators. All areas of field would be accessible.
  - iii. Protective netting/fencing. Could walk perimeter without getting hit. Stantec: conceptual planning and cost-estimating.
  - iv. Add alternates: Batting cages/bull pen, Sports Lighting System, Additional trees+shrubs, porous pavement path upgrade.
  - v. Includes contractor overhead, other contingency costs
- c. Reviewed conceptual designs: No public meetings on the design yet. Landscape architects met with Joe and the Park and Recreation Commission to come up with designs for budget numbers. Work so far is conceptual -- if successful in funding they will get more detailed designs with public input. Want to get two youth-sized soccer fields and a full-sized 11v11 field and a formalized accessible path to the path and the Res.
- d. This project has a lot of community support: soccer club, AHS directors, youth softball/baseball
- e. Timeline: July 2021 select design firm, public input in fall, Dec final design by Park and Rec commission, Dec 2021 apply for FY23 funding, Jan 2022 bid the project pending final approval, construction in July 2022. If FY23 funding is also approved, they could add it into the bid documents.
- f. CPA Committee Comments/Questions:
  - Charlie McCabe:
    - 1. Lighting: Will there be an underground conduit installed, so lighting can be installed in successive year without ripping up the field to add this in? Answer, "yes"

2. Irrigation and runoff? Joe knows the project will have ConCom conditions, may look into Organic turf treatment, working with DPW
3. Happy with the perimeter trail especially near seniors and people who makes a low-income. Also makes the whole park accessible.

Clarissa Rowe: real supporter of this. This renovation is a long-time coming. Landscape costs have not and will not go down. Glad to see Park Commission has gotten a good cost-estimate. This will be excellent for this field.

Ann Woodward: Bike racks: is included in the cost-estimate for bike racks. Conceptual plan in the Plaza area, entrance point off the parking lot. Also supportive, long-time coming.

JoAnn Robinson: Likes the sustainability related to this project because this is something important for the Town to pursue.

Pam Heidell: Knows you'll be responsive to ConCom concerns especially permeable path work. Solar lighting? Joe isn't sure though he's seen it on smaller projects. These will be 60' Musco lights. He can turn on and off from phone, emails about light/bulb failure. Energy spikes or lowers, the system lets him know.

Eric Helmuth: Asked about add alts. Joe: porous pavement for the perimeter, approximately \$80K add-on.

Leslie Mayer: Joe's responsiveness with what can work. Joe's been very proactive and ready to make things happen for the community. She supports the project.

Eric Helmuth: Great letters of support, getting a detailed cost-estimate was very helpful.

### **Spy Pond Playground, presented by Recreation Director Joe Connelly**

- a. The footprint can't change and is in a defined location, making project a bit simpler and helps hold down costs.
- b. This renovation's focus is safety.
- c. Priority list based on safety, areas that haven't been improved in a while, variety of sports
- d. Four playgrounds called out for safety including Spy Pond, Menotomy (location issue), Robbins.
- e. Accessibility and best practice not where it is today.
- f. Playground safety report indicated not meeting safety standards.
- g. Playgrounds have a useful life of 10-15 though Rec Dept. stretched it to 20-25 years. Town has got money's worth with this playground.

- h. Next design will be a bit more user friendly to the age group that uses the playground: 2-5 years of age with parents and accessed through bike path or from Boys and Girls Club. Not designed that way right now. Now, designed for ages 6-12.
- i. Right now very common playground but now we are looking for a naturalistic play area that is age-appropriate and takes into consideration the setting.
- j. Town has invested in this area: pathway, irrigation, boat ramp: this is a final piece in that puzzle.
- k. Equipment is breaking
- l. Playground is not ADA-accessible.
- m. Mulch goes from accessible to non-accessible very quickly. Wood carpet takes more maintenance than we can provide. Plans to do mixture of rubberized matting for accessibility and wood carpet. The two allow safety and accessibility.
- n. Budget: \$490,883 Site work, New Playground Equipment, New Safety Surfacing, CPSC + ADA Compliance, Additional Plantings and Site Furnishings. Keeping in mind long-term maintenance issues.
- o. Rubberized surfacing is extremely expensive. Would have been \$100K for whole playground.
- p. Proposing play structure 0-2 (and for 2-5 year-olds). Pathway system from entrance point that will make all play areas accessible.
- q. Community Support: lots. Select Designer in the summer. Fall, public input, Dec final design approved, January bid the project, April 2022 construction – three months.
- r. CPA Committee Comments/Questions:
  - i. Eric Helmuth: Cost-savings for coordinating with Spy Pond ramp project? Yes, same contractor could do both, especially if using rubberized surfacing. Not sure of the savings yet. Emily thinks mostly savings on mobilization and permitting. Most of budget is materials.
  - ii. Leslie Mayer: Fun project. Defined space, wonderful location, destination for the little kids. With the budget we feel we can get creative with that age group without making the cost of the project skyrocket. Exciting project.
  - iii. Ann Woodward: such a highly-utilized site, very visible.
  - iv. Clarissa Rowe: loves the 0-2 play-area, will be well-loved and also not too expensive.
  - v. Leslie Mayer: Noted that some have asked if we can push the project out. PRC has pushed hard against doing that because playgrounds are the lifeblood of community, especially during

Pandemic. Very important. We have wonderful spaces but they are aging. Really can't see pushing this out.

### **North Beach Ramp, presented by Emily Sullivan, Environmental Planner and Conservation Agent**

- a. This project is a request for funding to renovate ramp in Spy Pond Park - application by the Conservation Commission. CPA funds were instrumental in the bank stabilization, replanting beds, Stormwater controls including a pathway, bioretention basin, and a facelift for the park. This proposal to renovate the ramp is consistent with the goals. Goal to use the same porous pavement materials. Erosion has compromised the rocks installed in the ramp. Final project for this work is already bid-ready. Public engagement already conducted through larger project so nothing more needed here. Reduce erosion, accessible pathway to the Pond, lots of public support for the pathway including phone calls,
- b. \$40K is higher end. When Hatch estimated they thought \$10K, contractors who bid it ended up with estimates varying from \$16-27K, so Emily took the average and added some inflation and contingency. \$6/sq foot. Emily measured about 500 sq feet. Hasn't bid projects during pandemic so she is being conservative in her estimate.
- c. Rec and ConCom open to coordinating the projects.
- d. Existing porous pavement raising questions: may have been something of a mixing issue with it. Imperfections making pockets or gaps. Installed in phases so one phased section is seeing imperfections and an installation issue did not have enough binding. The manufacturer is coming to reseal the pathway (at no cost to Town). Will vacuum the pathway and reseal it.
- e. CPA Committee Comments/Questions:
  - i. Clarissa Rowe: who installed the porous pavement? Emily: Atex. New technology and people just learning how to do it. CR: Thank you for finding someone who is going to come back and fix it.
  - ii. Leslie Mayer: The porous pavement and the work done to protect the erosion is welcome and will be nice to see that ramp finished and meeting ADA-compliance. Maintenance: has the vacuuming been done? Emily: No. LM: Commitment to do it? ES: DPW does Hurd Field parking lot with equipment but has gotten verbal agreement to get a smaller machine for Spy Pond Path, Wellington Park. Res parking lot will also require same level of cleaning.

### **Public Land Management Plan, presented by Emily Sullivan, Environmental Planner and Conservation Agent**

- a. Plan: describes conditions of public land asset and outlines goals and actions to preserve or renovate the asset.
  - a. Outdoor, Historic Landscapes, and outdoor recreation facilities

- b. Continue the work of the Public Lands Maintenance Working Group.
  - i. Renovation, rehabilitation, Restoration, and determine maintenance frequencies and costs.
  - ii. Use existing reports to create foundation of the Public Land Management Plan
  - iii. Plan would also be useful to guide non-Town maintenance efforts.
  - iv. Plan would help the Town achieve better and more standardized maintenance.
  - v. Timeline:
    - 1. Fall 2021, hire contractor
    - 2. 2021-2022 Research and complete document
  - vi. Budget: \$30K
- b. CPA Committee Comments/Questions:
  - i. Clarissa Rowe: Thinks the bike path needs to be studied. Lots of invasive vegetation. Some are removing it but not allowing to replant native plants. "Thorny issue" If removing invasive, they come back." Hoping enough in the budget.
  - ii. Pam Heidell: What gets measured gets managed. Include metrics in this plan. For smaller parcels, think about storm water designs, low-impact development, helping with Stormwater issues. Hoping people will not tire of going to meetings if this plan and the Open Space plan community engagement overlap. Emily said she will keep this in mind.
  - iii. JoAnn Robinson: Several stakeholders not listed – the Friends of the various parks and sites that have been developed over the years. They would like to have some maintenance goals and consider how it works. Stakeholders should expand to those groups. Town Hall Garden, the Friends committee recently developed a MOU with the Town which should be taken into consideration.
  - iv. Ann Woodward: Sense of where the low-hanging fruit would be or quick wins on this? Porous pavement could be a quick win, other green infrastructure.
  - v. Leslie Mayer: So many outdoor public assets. Park and Rec Commission has for a long time felt maintenance was being neglected. Friends groups could be utilized but it would be great to have a plan to help guide their assistance.
  - vi. Clarissa Rowe: Understanding what can and can't be done by Friends groups.

- vii. Eric Helmuth: thanked Emily for greater specificity of this application after the committee asked for a more concrete outline of deliverables and outputs.
- viii. Jim Feeney: noted that our staff in key positions will help move this work along. Good timing on this project.
- ix. Rebecca Gruber, member of the public: So impressed by the energy and enthusiasm on behalf of the Town and she's sorry others are not more aware. She is surprised we do not record it with the benefits of Zoom and people could find out about these projects. Could solicit unwanted comments. The more people know of this energy going into making Arlington more livable is worth us all knowing. Someone else asked her to attend.

Leslie Mayer moved to adjourn, Clarissa Rowe seconded. The vote was unanimous and taken by roll call. The meeting adjourned at 8:40pm.