



## Community Preservation Act Committee

Date: February 2, 2022

Time: 6:01pm – 7:41pm

Location: Conducted remotely due to Covid-19.

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### Minutes

Remote Participation: Clarissa Rowe  
Jo Anne Preston  
Susan Doctrow  
David Swanson  
JoAnn Robinson  
Leslie Mayer  
Alexander Franzosa  
Pamela Heidell  
Kin Lau

Also Attending Remotely: Julie Wayman  
Jim Feeney  
Joe Connelly  
Elisabeth Carr-Jones  
Jennifer Raitt  
Ann LeRoyer  
Susan Chapnick  
David White  
Mona Mandal  
Beth Melofchik  
David Morgan  
Stephan Miller  
Stephen Makowka  
Kristin Anderson

Chair Clarissa Rowe welcomed members and guests at 6:01pm. Rowe explained that due to Covid-19 the meeting was conducted remotely and read through the Town's disclaimers about remote meetings.

## Meeting Minutes

### a. Minutes of 1/26/2022

Ms. Mayer made a motion to approve the minutes of January 26, 2022, as amended, seconded by Mr. Franzosa.

Roll call vote to approve:  
Alexander Franzosa – Yes  
Clarissa Rowe – Yes  
Dave Swanson – Yes  
Jo Anne Preston – Yes  
JoAnn Robinson – Yes  
Leslie Mayer – Yes  
Pamela Heidell – Yes  
Sue Doctrow – Yes  
Kin Lau - Yes

## FY23 Applicant Presentations

### a. Hurd Field Renovation Phase II

Joe Connelly, Director of Arlington Recreation, presented the revised proposed Hurd Field layout and design. It is currently being reviewed by the Conservation Commission. The design by Stantec has been approved by the Parks and Recreation Commission following several public input meetings and online surveys. The design includes both new and refurbished lighting, parking lot security lighting, tables and benches, an ADA compliant porous pavement path connecting the Reservoir path with the bike path, a batting cage, two 9v9 soccer fields and a half-size practice field as well as additional plantings and trees. The path design has been updated, per ConCom recommendation. The path will no longer run through the flood way and buffer zones on the Reservoir side. The path will still connect all the park attributes in accordance with ADA requirements but will not form a complete perimeter around the field. Additional trees and tall grasses will be planted in the buffer area to assist in flood and erosion control. The proposed timeline sees the project going out to bid in March 2022, under construction through the summer with a substantial completion in November and a final completion by spring 2023. A request for \$664k, significantly lower than the initial calculation, has been submitted to CPA.

- Ms. Preston inquired if the security lighting would illuminate the portion of the parking lot owned by the Housing Authority for use by tenants of Drake Village. Mr. Connelly stated that the lighting is security lighting as a safety precaution but does not emit high levels of illumination. Ms. Preston also shared that the slope of the ADA pathway was important to consider as it will allow Drake Village residents, especially those requiring wheelchair assistance, to access and visit the park safely.

- Ms. Heidell requested more information about the elimination of the fitness area from the plans and inquired about any cost decreases as a result of the path changes. Mr. Connelly stated that public feedback supported more amenities for general public use over the proposed fitness area. While the cost of the path will be reduced it will be offset by the additional plantings that will be installed in its place.
- Elisabeth Carr-Jones (1 Lehigh Street) commended the Parks and Recreation Commission for their work with the public on the design plan. She also shared her concerns that the treatment of Mill Brook was not included.

b. Robbins Farm Playground

Joe Connelly, Director of Arlington Recreation, presented the conceptual plan for the renovation of Robbins Farm playground, created for cost estimation purposes only. The final design will be drawn up following the public input process. The playground was determined to be one of the top three playgrounds in Town in need of a complete renovation due to safety and accessibility concerns. The previous playground was installed in 2003 by volunteers. The slides have been replaced and repaired many times and replacement parts are no longer available. The anticipated total cost of the project is \$997,993 and includes a design survey, site preparation and demolition, playground equipment, slide surfacing and amenities and planning. Phasing the project will result in increased costs. If funding is approved, the proposed timeline would allow the Commission to hire the design firm during the summer, begin the public input process in the fall with a final design available for approval in December 2022. The project would go out to bid in January 2023 with an anticipated completion in the fall of 2023.

- Mr. Lau suggested breaking the park into segments (i.e. ball courts, playground, fields) so that projects are smaller. Mr. Connelly stated that the current project was for the playground only.
- Mr. Franzosa inquired about future plans for the park, particularly the viewing area. Mr. Connelly stated that the plan was for the playground only and additional plans were not part of this feasibility study. Ms. Mayer shared information on the previous Robbins Farm Park project which included field renovations, creation of ADA-accessible viewing areas and the overlook and renovation of the basketball/pickleball court.
- Ms. Rowe suggested that the Commission look for a landscape architect that specializes in creative playgrounds.
- Mona Mandel (14 Water Street) inquired about bathroom facilities, consideration for permeable surfaces and an eco-friendly design. Mr. Connelly stated that the portable bathroom facilities would remain, although possibly moved. A protective screen will be installed for esthetics and security. Rubber surfacing will be used within the playground equipment areas while porous pavement will be used for accessible walkways. Porous concrete is also being considered. While the primary focus of the firm will be the design, the candidate's stance on eco-friendly designs will be considered.

#### c. Mount Gilboa Feasibility Study

David Morgan, the Town's new Environmental Planner, shared the objective of the feasibility study was to hire a professional engineers and historical licensed architect to conduct the study and provide a final report including recommendations and action steps to preserve conservation assets, access funding sources and recommend suitable uses for the land and existing structures. The 10.2-acre area is currently broken into eight parcels, two owned by the Town and six by the Conservation Commission. The usage is restricted because the area falls under the jurisdiction of historical, open space, and land and water conservation. It is also protected under Article 97. Previously proposed uses included an observatory, preservation, arts, conservation, and affordable housing. A request has been submitted in the amount of \$57k to secure a team with expertise in historical and conservation aspects, form an advisory committee, and create community engagement opportunities. It was noted that scouting troops have provided maintenance to the site in the past. The proposed timeline extends from July 2022 to February 2023.

- Susan Chapnick, ConCom chair, reiterated that ConCom is eager to engage with additional groups to combine the goals of ConCom, Historic Districts Commission, and the Historical Commission.
- Ms. Preston requested further information on the consultant selection process, the RFP process, and the calculation of the financial request. Ms. Heidell stated that the cost was estimated by looking at previous feasibility study costs factoring in legal analysis costs, public forum expenses, consultant fees for analyzing and processing data and creating a final report. Mr. Morgan stated that an RFP would be drafted detailing the consultant criteria.
- David White (55 Bow Street) expressed his enthusiasm for the project. He is eager to see increased public use of the area.

#### d. Cooke's Hollow Restoration and Rehabilitation

David Morgan, Environmental Planning, presented the proposed feasibility study to examine the existing conditions of the Cooke's Hollow site and create a conceptual design plan. The land is divided into two parcels, one owned by ConCom and one by the Town. Ecological concerns and climate resilience are the primary focus of the study to assess flooding, erosion, water quality, and threats to the ecology of the urban habitat which impact the accessibility and historical significance of the area as well as the Mill Brook Corridor. The request of \$70k was submitted to CPA to secure a consultant that will work with the public, town departments and adhere to the proposed concept, hire a landscape architect with a focus on historical preservation and urban planning and make recommendations for next steps based on community input.

- Ms. Mayer expressed her support and commended the progress made since the preliminary application was submitted.
- Ms. Preston shared that the accessibility updates and improved view will improve the experience for senior residents of Cusack Terrace.

- Stephen Makowka (17 Russell Street) expressed his support for the rehabilitation of the site and shared that the benches on the site had been refurbished in the past as part of an Eagle Scout project.
- Mona Mandel (14 Water Street) extended her support for the historical and climate resilience aspects of the project stating that erosion and flooding impact the neighborhood and the ability for the neighborhood to enjoy the site.
- Ann LeRoy (12 Pierce Street) voiced her support and gratitude for the proposal.
- Kristin Anderson (12 Upland Road West) expressed her support and stated that Cooke's Hollow is one of her favorite places during heatwaves due to the natural cooling mechanism created by the Mill Brook dam.
- Susan Chapnick, ConCom chairperson, stated that Engineering is coordinating a separate Capital Project to replace the bridge on site.

Ms. Robinson motioned to adjourn at 7:41pm, seconded by Ms. Preston.

Roll call vote to approve:

Alexander Franzosa: Yes

Kin Lau: Yes

Clarissa Rowe: Yes

Dave Swanson: Yes

Jo Anne Preston: Yes

JoAnn Robinson: Yes

Leslie Mayer: Yes

Pamela Heidell: Yes

Sue Doctrow: Yes

The vote was unanimous. The meeting adjourned at 7:41pm.