



MEDWAY EPFRAC MEETING
Medway High School
7:00 P.M.
Meeting Notes
September 21, 2017

Committee Attendees: Dr. Richard D’Innocenzo, Paul Mahoney (CPC), Mike Tudino (Parks), Cathy Morgan (Friends of Choate Park), David Travalini (CONCOM), David Blackwell (CONCOM), Rob Pearl, Friends of Choate Rep., Mike Schrader, Cheryl Richardson, Mike Francis, Kari MacLeod (Alt, Ellen Hillery).

Other Attendees: Allison Potter, DPW Director, David D’ Amico

Chair Dr. D’ Innocenzo called the meeting to order at 7:07PM.

Paul Mahoney arrived to the meeting at 7:19PM.

Glen Trindade arrived at 7:21 PM.

Approval of Meeting Minutes- None

Discussion-

Chair, Dr. D’ Innocenzo opened the discussion. Members discussed the comments provided by DRC, CONCOM, and PEDB (*see attached*).

DRC General Recommendations on the project to PEDB:

- ***Recommendation-*** All the latest changes to the design elements should be shown on the plans submitted to PEDB.
- ***Recommendation-*** DRC’s upcoming Master Signage Program should be used by Medway for guidance for the design and installation of signs around town.
 - ❖ Dr. D’ Innocenzo said EPFRAC supports the idea in general and it will be taken up for discussion at a later time. For the purposes of this project, he said it is outside the scope.
- ***Recommendation-***The DRC is prepared to provide recommendations on the color selections for the playground equipment.
 - ❖ DRC through CBA conveyed that since the decision on color recommendations has already been made by EPFRAC, they extended support to EPFRAC recommendations. Dr. D’ Innocenzo asked Ms. Potter to clarify with DRC on this comment and remove it (if it doesn’t apply anymore) before submitting to PEDB.
- ***Recommendation-*** Lights should have lower and warmer color temperature.
 - ❖ The current project plans indicate that the lights will comply with this recommendation.

- **Recommendation**-The DRC recommends that ample shade be provided in the play area, via vegetation of sailcloth style systems.
 - ❖ CBA indicated that vegetation will be provided in the form of large caliper trees. PEDB and CBA will have to discuss and come up with the appropriate type of trees to should be planted within the two parks. CONCOM Chair, Mr. Travalini said native trees are part of the proposal and CONCOM is ok with the mix chosen by CBA. He said native trees have a better survival rate compared with other types.
- There was discussion on the size of the cupola.

Choate Park:

- **Recommendation**-The DRC recommends that the covered pavilion have significant architectural elements that are linked to the Thayer property, such as materials, colors and roof style/pitch.
 - ❖ Mr. Schrader commented that existing pavilion at Thayer and proposed pavilion at Choate will not be visible together from any vantage point.
- **Recommendation**- The roof included a wooden cupola and the DRC also recommends the use of the White Birch color for it.
 - ❖ Mr. Francis said the dimensions of the cupola should be adequately proportionate to the rest of the pavilion structure. EPFRAC agreed that if for cost reasons a cupola cannot be included in the project then it should be removed as a design element.
- Dr. D'Innocenzo commented that with all the recent recommendations from other committees, it will be difficult to include any add-alternates as part of this project.

Splash Pad:

- **Recommendation**-The DRC recommends that the splash pad have an off-season usage, such as an educational painting like a map or the solar system.
 - ❖ Dr. D'Innocenzo commented that DRC has been vocal about a good off season usage to the splash pad. Members discussed the design options proposed by DRC.
 - ❖ There was discussion on tinting the area to some extent to provide a visual break to the splash pad or to put an aggregate. There was more support to tinting the splash pad area. Cost and lifetime of tinting was also discussed.
- **Recommendation**-The DRC would like to provide feedback on the proposed park benches, locations and any other seating systems.
 - ❖ DRC recommends full size ribbon style benches and the backless benches, each in black. Ms. Potter will share the models/ images of the benches with EPFRAC members.
- **Recommendation**-The DRC recommends that clear passageways be created for pedestrians moving through, in and/or out of the parking area.
 - ❖ CBA looked at the recommendation and conveyed that it cannot be done for space and cost issues.

Oakland Park:

- **Recommendation**-The DRC recommended that the very large sized rubber play area include some pattern or graphic to break up the field. Mr. Chagnon forwarded a sample of an oak leaf pattern in four styles. The DRC agreed that this would be appropriate in red, green and orange colors. The drawing showed a density of leaves that the DRC finds to be too great. The DRC recommends that no more than fifty percent of what is shown, be included in the final design and the pattern should be randomized.
 - ❖ There was some discussion on the patterns on the rubber play area. Cost estimate for the oak leaf pattern is \$15,000. EPFRAC agreed on having some design on the rubber play area.
- **Recommendation**-The DRC was shown colors for the pavilion and utility building. The DRC recommends that the utility building be in Chestnut with doors in Brown Green RAL6008. The pavilion should be in Tavern Oak. Both structures should have roofs in Slate color.
 - ❖ Members expressed support to colors that coordinate well with the existing colors. Ms. Potter will convey this to CBA.
- There was discussion on existing shed at Oakland Park. Community Ed. Program generally uses this shed. After some discussion, Committee decided to remove it from the location. It was agreed that other feasible alternatives will be looked into for Community Ed programs.
- A wall behind the shed was discussed. Construction oversight was discussed and town will be providing the oversight.
- **Utility Pole**- There are many utilities on the pole and CBA is not recommending moving it for cost and timeline issues. Discussion ensued and Committee agreed to spend funds for moving the pole. Putting the utilities underground was discussed as an option. Ms. Potter will talk to DJ about this.
- Members discussed other options as Plan B, if moving the pole becomes a costly proposition. BOS, Mr. Trindade said it will be hard to convince the town if the moving costs exceeds \$50K. CBA will be asked to provide a cost estimate for moving the pole. Ms. Potter indicated that decision to move or not move the pole should be made before the plans are submitted to PEDB.
- Surface America will be doing the pouring of concrete. Mr. Schrader suggested that it be shown on the plans as "By Others".
- ***A motion was made by Dr. D'Innocenzo to buy the equipment from the state approved MHEC list, seconded by Mr. Schrader. All were in favor. Unanimous.***
- Members discussed the wet basin mix recommended by CONCOM to any areas that could be converted to habitat encouraging areas (blue- green areas on the plans). Members favored CONCOM recommendation on the wet basin mix.
- Committee members in general agreed with PEDB recommendations for the project.
- **Recommendation**- PEDB asked to have the bollard-and-chain removed from the scope, with temporary barriers (cones, temporary barricades, or similar) used instead when closing part of the lot is desired.

- ❖ Couple members disagreed the above PEDB recommendation. Swing gate was discussed as a better alternative to the bollard/ chain option. In the interest of moving the process forward, BOS, Mr. Trindade recommended agreeing with the option.
- Mr. Trindade urged all members to attend the Fall Town meeting (November 13, 2017) to support and vote on this project.
- Dr. D' Innocenzo took a vote on the question of removing the bollard-and-chain as recommended by PEDB, 5 out of 8 members voted in favor of removing it.
- There was not proper consensus on this topic. Member's agreed that the bollard-and-chain will be on the plans and presented to PEDB. If at the meeting PEDB disapproves EPFRAC idea of keeping them then Dr. D' Innocenzo will make a decision on behalf of EPFRAC to remove them.
- CBA provided the calculations for water consumption for the re-circulator system. The estimate came lower than the number discussed at the previous EPFRAC meetings.

A motion was made by Mr. Mahoney to adjourn the meeting at 9:00PM, seconded by Ms. Richardson. All were in favor.