



MEDWAY EPFRAC MEETING
Medway High School
7:00 P.M.
Meeting Notes
August 08, 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.

Other Attendees: Mike Boynton, Town Administrator, David D’Amico, DPW Director, Glen Trindade (BOS), DJ Chagnon, CBA Landscape Architects

Chair Dr. D’ Innocenzo called the meeting to order at 7:05PM.

Approval of Meeting Minutes- None

Discussion-

Chair, Dr. D’ Innocenzo opened the discussion. He informed the members of his meeting with DRC and stated that members of DRC, PEDB, and CONCOM are present today. The discussion today should focus on whether to include the re-circulatory system for the splash pad and also prepare the list of add-alternates for the project.

Mr. Boynton: He said there is a strong desire from everyone to move this project to the funding phase at the town meeting. He appreciated the efforts put by EPFRAC to bring *this project to this stage*.

- He briefly talked about the permitting process and complexities involved before the project goes out for bidding by October 1st.
- He said individual pieces of equipment for the project will be procured through state contract. Separate procurement for the building at Oakland Park will be made.
- Any project component(s) with potential to impact the site plan process and NOI /CONCOM process needs to be wrapped up tonight.
- He reminded members that CPC will fund up to \$2.0 million for the project and town will fund the rest. He briefly touched on the Open Space Bond Bill allocation and said effort will be made to see if it can be done.

DJ Chagnon (DJ) CBA Landscape Architects:

- The plan presented today is the version presented at Medway day. He said recently their main focus has been in obtaining permits.
- Major proposed features in the project have not changed. Any changes made are based on the feedback from public safety (widening of the path to 12’ wide).

- 1 • Major comment that came out of the town all staff meeting and from DRC pre-
2 application meeting was to widen the parking lots at Choate Park and Thayer House
3 across the bridge so that they can be connected. This proposition adds 2 lights and 50' of
4 conduit/light at the ends. Anything more than this will require intervention to the dam
5 which is outside the scope of this project. Underground or exposed conduit cannot be
6 done on the bridge due to safety issues.
- 7 • Parking lot run-offs will be managed through a single catch basin and a bio – retention
8 area that should infiltrate everything for extreme storm surge.
- 9 • For extreme storm surge it is proposed that current outfall be used due to the lack of a
10 better outlet. This approach will avoid creating a new one. The current outfall discharges
11 into chicken brook. The water would be pre-treated before discharging into chicken
12 brook. DJ said the proposal hasn't been peer reviewed was reviewed by CONCOM
13 Agent, Ms. Graziano.
- 14 • BOS Mr. Trindade recommended that peer review should be done soon to avoid any
15 significant changes in the proposal.

16 **Pavilion:**

- 17 • It was agreed that pavilion size will be 30' x 40' in order to preserve the existing tree at
18 Choate Park.
- 19 • It was noted that shingle or metal roof for the pavilion will have similar costs. Shingle
20 roof has 3years of useful life compared with the metal roof with a longer useful life.
- 21 • Wooden roof for the pavilion was not recommended.
- 22 • There was no major update on Middle School improvements.
- 23 • Re – Circulator system for the splash pad:
 - 24 ○ Dr. D' Innocenzo raised the question whether the infrastructure for the Re-
25 Circulator system could be included as part of the project now even if will not be
26 put into operation. DJ said the idea is achievable but would cost much higher than
27 a typical re-circulator system. He recommended making a decision one way or
28 another now. The concerns with the water usage with the re-circulator system
29 could be looked into more and different types of spray heads could be considered
30 as an option.
 - 31 ○ Mr. Mahoney asked if any changes were made/ recommended to the flow rates
32 that were discussed at an earlier meeting. Response was no.
 - 33 ○ Dr. D' Innocenzo talked about a comment raised by Planning and Economic
34 Development Board (PEDB). Comments was to consider having a well in the area
35 that could address the water needed for the re-circulator system.
 - 36 ○ In response DJ talked about town's past experience with digging a well at Thayer
37 House for irrigation. Town had to dig deep and frac at the bottom of the pool in
38 order to get to the aquifer. He said PSI and flow rates were not as expected and

1 added the current project site in general does not seem to be viable to get good
2 water based on that experience.

- 3 ○ To a discussion that with a new well at Choate Park, it could also be used to water
4 the plants. To that point, Mr. Travalini said water might not be needed for plants
5 since the proposal is to have native plants.
- 6 ○ BOS Mr. Trindade asked the members to think about the well option for irrigation
7 and re-circulator system purposes. Mr. Travalini and DJ said once the trees are
8 established they don't need to be watered on a regular basis.
- 9 ○ To a question on faucets/drinking fountains, DJ said they will be included in the
10 project.

11 **Dumpster:**

- 12 • Another comment from PEDB was on the need for dumpsters at Oakland and Choate
13 Parks. Location of the dumpster was the issue for them. DPW commented that a
14 dumpster at Choate Park might not be needed since there are dumpsters at Cassidy and
15 Thayer House. The trash volumes are not significant at these locations.
- 16 • Dumpster enclosure was discussed.
- 17 • Mr. Boynton said a dumpster at Oakland is not required since there is an existing one at
18 the senior center.
- 19 • Mr. D'Amico asked if the nozzles for the re-circulator system could be changed/cut down
20 during drought conditions to reduce water consumption. Response was yes. DJ said the
21 estimated water usage is around 48 gallons/min.
- 22 • Some calculations were to determine water consumption for the re-circulator system. It
23 was noted that the re-circulator system might be aggressively used for 10 week per year.
24 Anticipated usage will be 10 hrs. /day. Weather conditions was also taken into account.
25 With the above data, it was estimated that 600,000 gallons per year (approx.) will be
26 required to keep the re-circulator system active and running. It was stated the usage is
27 equivalent to the yearly consumption of Restaurant 45.

28 *****A motion was made by Dr. D'Innocenzo to recommend to include in the final design a***
29 ***non-circulating flow system for the water feature at Choate Park, seconded by Mr.***
30 ***Mahoney. It was voted 7-1-0. Mr. Blackwell opposed.***

- 31 • DJ said that the estimated cost for two fully installed additional lights (conduits included)
32 on the bridge is \$11,400.
- 33 • He said the proposed cost estimates are based on the assumption that contractor will
34 procure the materials. However Town informed that materials will be purchased through
35 the state contract.
- 36 • Project impacts to the resource areas was also discussed. The existing scouts trail is
37 within the 25' no-touch zone. It is not ADA accessible and the current project will not
38 address the issue. He talked about the proposed loop trail that does not impact the
39 resource areas.

- There was discussion on boardwalk and DJ commented that it involves considerable disturbance to the wetlands and work within 25' of the pond. Due to the above reasons and cost implications, CBA recommended removing the Boardwalk component from Phase 1 of the project.
- Mr. Travalini said CONCOM in the past provided permitting on similar projects in the interest of getting product. He said Commission had given variances for this type of access in the past. If presented before CONCOM, he said the variance will be approved.
- Mr. Boynton recommended that the inclusion of the boardwalk should be deferred to the future due to cost challenges and wetland impacts
- DJ confirmed that construction details for the boardwalk are available and will be provided to the Town. He said Town could make a decision to construct it when deemed appropriate.
- He clarified that potential project impacts is not the disturbance to the water but the removal of trees. He alerted members on the limit for disturbance caused by the Route 109 project.
- PEDB Agent talked about a comment made by the Planning Board. Comment was if the alternatives were evaluated based on the type of materials used for the accessible path around Choate Park. DJ said invasive species got mixed into stone dust from a previous project. He said a clear specification on the requirements will be added in the contract.
- There was discussion on obtaining a permit from Board of Health during this work. DJ said their understanding was that a construction permit would be required. He agreed to apply for a Board of Health permit if needed.

Oakland Park:

- DJ noted that PEDB made a comment on the secondary entrance to Oakland Park. He also talked about the additional lighting to the parking lot comment made at the all staff meeting and at PEDB
- Estimate for additional lighting for all parking lots is \$102,000. Lighting at the existing senior center parking lot will remain unchanged. Parking areas will be paved with bituminous concrete.
- A separate one-way entrance drive serving the senior center was also discussed. It may be constructed separately to help improve circulation.
- New lighting throughout the core area of Oakland Park was discussed.
- Another PEDB comment was on the equipment storage building. CBA's initial recommendation did not include the storage shed. DJ said it could be completed as a separate project in the future.
- Public safety requested providing lighting at low level discharge to discourage illicit use during off-peak hours.
- 18 additional lights will be required to fully furnish the parking lot.
- DJ wanted to know the order of the add-alternates. Mr. Boynton said State AG office requested that add-alternates list must be provided in the town's order of preference.

- On a question on the bidding process, it was stated that the intent is to have three separate bids for the three projects.
- On construction duration related questions, it was noted that Oakland Park construction will take less time than Choate Park. It is anticipated that Choate Park construction will take 3-4 months and Middle School improvements will completed even quicker.

Structures at Choate:

- The roof and column styles for the structures was discussed. DJ recommended color scheme that coordinates with Thayer house.
- There were comments from PEDB on why the wooden structure pavilion recommendation was not made for both the parks. DJ said the intent is to coordinate the new pavilion at Choate with Thayer house and the increased cost are the reasons.
- For play equipment Earth tone was discussed as the clear choice.
- For metal structure, DJ recommended color theme closer to red shade. He said the structures should stand out visually.
- For structure color, DRC's input would also be sought.

*****A motion by Mr. Mahoney to accept gothic art structure, seconded by Dr. D' Innocenzo. All were in favor. Unanimous (8-0-0).***

Structure in Oakland:

- It will be a wooden structure.

Benches in Oakland:

- Wooden style benches were discussed. CBA will go with the specifications that were discussed at 06/06/2017 meeting.

Lighting at Choate Park:

- The proposed lighting will be LED post lighting using the post type, mounting height used at adjacent Thayer house. The lights at Choate will have black powder coat finish. 3000K color temp. LED's will be used to address the town's request for a warmer lighting temp.
- DRC chair, Mr. Buckley talked about DRC recommendations on the color, style, and signage's that should be used in the project. He touched on the topic of using way finding signs in the project and offered to provide guidance. DJ indicated that way finding signage for the project is outside the scope at this time. All existing park signage will be maintained or relocated to appropriate locations.
- DJ said there was request for additional runs of empty conduit for use if public safety wants to install additional monitoring in the future.
- DRC's recommendation includes off season usage of the splash pad such as using it for educational painting like a map or the solar system. CBA is open to incorporate the idea as long as there is consensus to the idea.

- DJ said it might cost around 5K to build any educational/ informational theme around the splash pad. He agreed to send some samples of some projects they have done in the past. The current design has plain concrete around the splash pad.
- He did not recommend installing rubber under the splash pad.
- Ms. Morgan talked about etching a turtle or Choate logo around the splash pad. Response was yes.
- Mr. Boynton will email all the EPFRAC members to understand if there is a desire in having something creative around the splash pad at an estimated cost of 5K.
- With the elements discussed the project cost is between \$ 4.1 – 4.2 million without the added alternatives. DJ said he is confident the price could be lower than the current estimate. He said unless there is competitive bidding it will be hard to add any add-alternates. Current estimate includes the re-circulator system for the splash pad and the storage shed at Oakland Pk.
- To a question on construction oversight, Mr. Boynton recommended adding that cost to the construction cost.

*****A motion was made Mr. Mahoney to remove equipment storage shed at Oakland Park, seconded by Mr. Schrader. Unanimous (Voted 8-0-0).***

- Including all the elements that were discussed at this meeting Choate Park estimate = 2.0 million, Oakland Park estimate = 1.7 million
- DJ agreed to circulate parks new cost estimates with the members in a day or two.

Discussion on Add-Alts:

- There was lengthy discussion on adding, deleting and/or phasing few components the add-alts to ensure that maximum benefit is derived.
- It was discussed that demolition of the sand volleyball court and nature play area are essentially connected. DJ recommended doing one versus the other. Phasing these as add-alts was discussed as option.

*****A motion was made by Mr. Schrader to add nature play area to the SW corner as the first add- alternate on the Choate Park project, seconded by Mr. Mahoney. Unanimous (Voted 8-0-0).***

*****A Motion made by Mr. Mahoney to add boardwalk to the Choate Pk. Project as the second add-alternate, seconded by Mr. Schrader. Unanimous (Voted 8-0-0).***

*****A motion made by Mr. Schrader to add accessible path around the field as add – alt 3 to Choate Park project seconded by Dr. D’ Innocenzo. Unanimous (Voted 8-0-0).***

***** A motion was made by Mr. Schrader to add tennis court practice area in the middle school improvements project in add-alt1, seconded by Mr. Mahoney. Unanimous (Voted 8-0-0).***

***** A motion was made by Mr. Mahoney to remove the small overlook to the west of the bridge from the project design and replace it with a bench along the walk, seconded by Mr. Schrader. Unanimous (Voted 8-0-0).***

1 *A motion was made by Dr. Innocenzo to adjourn the meeting at 10:00 PM, seconded by Mr.*
2 *Mahoney. All were in favor.*
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