



**MEDWAY EPFRAC MEETING**  
**Medway High School (Guidance Area)**  
**7:00 PM**  
**Minutes**  
**January 4th, 2017**

**Committee Attendees:** Richard D’Innocenzo (Chair), Ellen Hillery (FinCom Alternate), Mike Francis (Open Space), Paul Mahoney (CPC), Cathy Morgan (Friends of Choate Park), David Blackwell, Michael Schrader (FinCom), Ross Rackliff (Parks), Kari MacLeod (Friends of Choate, alt),

Also Attending: Tom Emero, Glenn Trindade (Bd of Selectman), D.J. Chagnon (CBA Architect), Allison Potter (Asst Town Manager), Clara Batchelor (CBA Architect) and Cheryl Tennant (Night Board Secretary).

The agenda for the EPFRAC meeting: to discuss the results of Public Input Session and Survey for Parks and Playgrounds Improvements Project (Choate Park, Cassidy Field, Middle School, Oakland Park) as well as discuss the goals and objectives for Parks and Playgrounds Improvements Project.

The meeting was to order at 7:07pm.

Clara Batchelor of CBA Landscape Architects opened the presentation by giving a brief overview of each park and its design options discussed at EPFRAC meeting December 20<sup>th</sup>, 2016.

**Choate Park and Cassidy Fields.** In response to requests at the previous meeting on December 20<sup>th</sup> all updated design options, contain a pavilion option in the main area, identify the 100-foot set-back from the brook, move the splash within the gated area of playground, add a trike track in all play areas, and have benches within the playground for adults. The paths around the main area is asphalt with the path turning to stone dust as it gets further away from the main area. Intent is to make as much of the paths ADA assessable but will be dependent upon the topographical survey. Lights were added (12-14 ft. light poles) along the path leading from Choate to Cassidy to allow for lit movement during evening games. Handicap parking space requirement is 1:25 for all locations discussed.

For Cassidy Fields: added lights to all the baseball fields; widened the access way to Rooney’s (snack bar) to allow for light trucks to drop off supplies; added a long vehicular turn around; and made all paths stone dust. None of the surfaces or alignments of ballfields are to be altered.

*Discussion/Concerns for Choate and Cassidy Fields.*

- Batting cages were relocated in every option. Keeping cages in existing location prevents expanded parking and has pedestrians crossing access road to Rooney's to get to cages. Could save money if they are left in place and town restricts pedestrian access to access roads. Could not extend parking lot into proposed batting cages location because it was thought to be too far of an area to back up if no parking spots were available.
- Ice Rink is cost prohibitive with coils but without coils there is a small timeframe for use in a self-freezing option. Self-freezing option would allow for lawn during warmer weather and overflow parking. All options that showed an ice rink – it will be a seasonal ice rink (\$175,000 a year for a 5-year contract).
- Splash pads would not use a lot of water and have low flow nozzles. The water goes on when the activator button is pressed and then they are only on for approximately 30 second intervals. It would use less than 15-20 gallons per minute. The water does not recirculate – having a recirculating water feature would require someone to test the water at least twice a day. The water would be chlorinated water and could not flow into sewer drains, it would go into an infiltration catch basin with an overflow.
- Historic stone walls and pillars will be left in place when possible or relocated within the park. Cost estimates do not include rebuilding stone walls or demolishing them.
- There is an issue with where the actual property line at Cassidy Fields is and if it will impact the proposed parking layout. There are two different property lines, one being from an older survey. A new survey was ordered.
- In options that contain a bridge or overlook it showed a new bridge – no structural assessments were conducted on the existing structures. All boardwalks and overlooks would need to be approved by required departments.

Committee members thought all design plans were well developed and discussed the best way to present the designs to the public on January 5<sup>th</sup>, 2017. Committee members chose their preferred amenities from the 3 presented design options:

- Design 1: natural play area and parkour exercise equipment at West side of pond and add room for informal self-freezing ice skating; steps down from Cassidy to pond with overlook area; longest natural walking path along Chicken Brook; and Cassidy parking plan.
- Design 2: Choate main area (pavilion fronting pond); new direct entrance from Oak St.; and batting cages location.
- Design 3: none noted

## **Oakland Park.**

Committee members wanted to see an option that kept the road between park and Senior Center closest to the field in place. Walking path material around field would be stabilized stone dust. During a preliminary meeting with Senior Center representatives they liked the walking path around the field, expanded parking, and relocating Camp Sunshine from Senior Center. Committee members most preferred option was Design 1. Design 1 had most preferred parking and playground arrangement with shade structure. Remove the path around smaller field and

1 keep stabilized stone dust path around large field. CBA will look at expanding parking. Town  
2 would need to factor in shade structure yearly maintenance cost and where to store shade during  
3 winter.  
4

5 **Medway Middle School.**  
6

- 7 • In Master Plan A the bleachers in between the ice rink and track are left in existing  
8 location but would be double sided allowing access from both sides. Ice rink isn't coiled  
9 but can be if wanted.
- 10 • Committee members thought Medway Middle School would be a better location than  
11 Choate for an ice rink.

12 Committee members most preferred overall option was Master Plan A with the configuration of  
13 the tennis courts on Master Plan B added.  
14

15 Clara went over the cost estimates for each of the park's designs (see attached). She explained  
16 that the final figures include everything. Items could be prioritized and eliminate those not high  
17 in priority or those that fall below the budget cut-off line. Execution of chosen options could be  
18 done in phases over several years. Funding was discussed in depth as well as alternate options  
19 for funding such as fund raising, asking for private donations, etc.

20 The timeline was also discussed with best case scenario being a discussion ready to be voted on  
21 for May's board meeting. Preliminary budget should be ready in February for the joint EPFRAC  
22 meeting.  
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24 **Adjournment:**

25 With no further business before this committee, the meeting was adjourned at 9:30 p.m.  
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30 Respectfully Submitted  
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32

33 Cheryl Tennant  
34 Meeting Secretary  
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