

# *East Boston PierPAC*

February 19, 2019

Attendance:

Mary Berninger	Karen Buttiglieri	Connie Carbone
Fran Carbone	Peter Cardinale	Jerry Deneumoustier
Lucille Drago	David Halbert	Mary Hanlon
Bernardine Joslin	Sal LaMattina	Adrian Madaro
Karen Maddalena	Louise Montanino	Lucille Monuteaux
Rose Petraglia	Frances Piantedosi	Bob Strelitz
Melissa Tyler		

Excused:

Connie Carbone	Fran Carbone	Lucille Drago
Bernardine Joslin		

Associate Members Present:

Tom Bruno	Mary Cole	Alex DeFronzo
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Attendance taken. (David Halbert and Adrian Madaro arrived after attendance was taken.)

Bob Strelitz - Minutes of the last meeting, only 2 pages. Any additions, corrections, deletions to the minutes from December 11, 2018. Hearing none, motion to accept.

Louise Montanino - Motion to accept.

Karen Buttiglieri - Second.

Voted and passed.

Bob Strelitz - Richard, I think we are at the OSM Agreement.

Richard Lynds - We are going to hold up on that. Let Massport do their thing first.

Bob Strelitz - Anthony Guerriero.

Massport presentation given by: Marion Pressley, Amy Blake-Baldwin, Fei Pena, Nasser Brahim and Anthony Guerriero. Also in attendance from Massport, Peter DeBruin, Environmentalist.

Anthony Guerriero - We have been pretty busy with a couple of things. Bob and I met last month, talking about the calendar for the upcoming year. Tonight's presentation is by us, Pressley and Assoc. and Kleinfelder and is about spatial designation. Piers Park Phase I is 6.5 acres and Phase II is only 4.5 acres. We had conversations in the fall about some of the elements of designs you might be interested in. We have seen different types of parks and uses. We are at the stage now where we have taken some of their ideas, and some of the ideas/uses you discussed, including a baseball diamond, soccer field and so on and applied it to Phase II, so you can see where it is. Not advocating for all of those things, just for a list of uses. This gives you an idea of how it would look and how it would be enjoyed. The key here, that I learned in New York and over the last 2 years going to different types of parks, is usage and segregation. You don't want to segregate a certain portion of the population from using and enjoying the park. That is something you need to bear in mind. Last month we had an open space forum at Ashley Street, the old YMCA. The PAC was represented by Mary Berninger, Alfonzo, Karen Maddalena, Mary

Cole, Margaret Farmer, Richie Lynds and myself, with the crew from Massport. Just talked about Massport's open space, which accounts for about 33 acres in East Boston and then there were a lot of questions pertaining to Phase II. We have Marion Pressley, Fey from Pressley and Assoc., and Nassar from Kleinfelder. Peter DeBruin is our Resiliency Project Manager and so any questions pertaining to resiliency, he will be able to answer for us. He will be coming to our Community meetings. Amy Blake-Baldwin is our project manager. On April 23rd in this room we will have the first big community meeting, a charrette for the community at 6:30. That is on the calendar for our 3 elected officials. We will have about 10 tables set up and we will talk about all of this. Ideally there will be members of the PAC at each table helping lead the discussion. Then after a brief introduction, there will be 3 slides from a Power Point and we will have a healthy conversation. Leading into that, the next month, and in April, I have provided to Mary and Bob a series of dates for community meetings. A lot of you serve on different community groups. So Mary may be in Orient Heights, Karen in JPNA, and so forth. So, ideally, going to these community meetings in late March and the month of April, Amy and myself will be accompanied by someone from the PAC, soliciting people to come to the meeting on the 23rd. It is an informational session, I am only up there for 7 minutes. I am telling everybody to put me on the agenda. This is something we have been talking to everybody about for a long time. We will be talking about design and design elements. I will introduce people from the EB PiersPAC and so on. Those meeting will cover JPNA, Orient Heights, Harborview, Eagle Hill, Gove St., so forth and so on. Maria has all of the dates. At some point the PAC will figure out who'll be going to those meetings and that would be a big help to me. Any questions? That meeting will be advertised in the newspaper, in advance. Come out with a design, come back to the PAC, dissect it and then we will probably have another large community meeting sometime in the summer maybe about June, July or August. Again, this is going to be a team work in progress with the hope of having a preliminary design before the end of this calendar year. The only thing that we have agreed to, and it was an idea from Edie DeAngelis, was maybe a bench to Gold Star Mothers, somewhere in the park, which would be a nice tribute. Other than that we are working off a blank canvas. Any questions? (None asked.) We will be handing out what the platform is tonight, and then the East Boston activity features. This gives you a list of all the different parks in East Boston, and their certain activities. A lot of activities are replicated. There might be more than one baseball or soccer field, etc.

Anthony Guerriero - Bob, all set to go?

Bob Strelitz - All set for the next Phase.

Presentation: Piers Park II Dimension study, Spatial Design, Phase II, 4.5 acres

Marion Pressley - This is information that will help you think. We will be looking at dimensions and sizes. We will also be looking at how much space is programmed, unprogrammed, parking spaces, all spatial issues. Looking at the 6.5 acres which is the total piece. The back part is 5.2 and we have 5.1 on the other side. We actually have about the same amount, around, but not counting the pier. The pier is a non programmed space because it works on the Harborwalk, as a way to get out and look at the water. There is not anything programmed for it, although we have an art piece and the light house. The other thing that is interesting is that they are about the same size. When we look at Phase I and we take off the Pier, 1.3, and then we look at the non programmed and the programmed space, they are about 50/50. 48% open and 48% programmed. The difference between programmed and opened (space) means that the area that is programmed is the restricted number of people that would be inside. How many people can play on a field as opposed to a tennis court; that kind of thing. Originally it was 24 parking spaces and it includes the 2 handicap spaces. That is enough in terms of the kind of programs we had. In other words, the activities in terms of the exercise area, the sailing center, or the playgrounds, a 24 count of cars is adequate. Things are going to change if you are having ball fields. There are a different amount of cars and it will have an effect. These are the kinds of facts we will have to think about. We also have to remember the amphitheater, which holds programs, a stage, etc. It's a different space, but it is un-programmed space, except for the one time something is happening in the amphitheater. For most days

of the year it is a free space. We have a play area, exercise, and water area that was refurbished a couple of years ago. Area was resurfaced, equipment was upgraded in the adult exercise area, and we have the picnic area and gatherings, that happen at some of the buildings. So that is Phase I. Nassar gave a presentation in November and it was a survey that was done last summer. It was done for 2 days during the week and 2 days on the week end. We had people in Piers Park and Bremen St. Park (doing the survey).

Marion Pressley -

- Noyes Park is under renovation, it is major athletics, and may not be finished until next fall
- Also, sports lighting, and some of these field may need lighting. (Mentioned all the fields in East Boston with lighting.)
- Festa field is also being used for Little League and softball
- Very rich in basketball courts, Memorial, Bremen and Piers Park doesn't have basketball
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Anthony Guerriero - And Sal reminds me of this all of the time. 10 years ago some of these did not exist. When you think about how far things have changed in a 10 year period; Festa Field existed back in 1990. LoPresti was a nightmare, Bremen St. Park just opened up and you had a lot of green space.

Karen Buttiglieri - Also, at the Y, we have basketball.

Marion Pressley - We were trying to do only exterior. Not trying to provide anything done indoors or in the winter.

Rose Petraglia - The Social Center has it, too.

Marion Pressley - Okay, we have too many basketball courts. Was surprised to find we have 6 tennis courts; 3 at Constitution Beach, 2 at Memorial, 1 at Porzio. Quite a bit of water play; Noyes, under renovation, will have a water feature and we have different sizes, small and large. Baseball; we have 5 fields. Memorial, Noyes will have 2, 1 at Festa which makes it 5. We have 5 softball. We looked at street hockey also. There are actually 2 of them. One of them is a tennis court and they are using it for street hockey and we have another one at Porzio. Adult exercise areas; 2. Noyes is going to be adding 1 and we have 1 in Piers Park. The other thing that I was surprised with is squash. There are 2 at Constitution Beach and 2 at Porzio. At the bottom of this sheet you are looking at dimensions. Any questions about this? We have to consider, as we decide on these various courts, is that they require fencing. If you are having a series of courts together, they have to be fenced. Athletic field fencing at courts, as well as other fields, have to be taken into consideration. Lighting is another consideration. Lighting for tennis courts, ball fields, etc. Which park would be open, etc.

Anthony Guerriero - To be clear, you are talking about 2 fences. An exterior fence, similar to what we have in the parks, and in addition to that fence, a fence to fence off a tennis court, soccer field, etc.

Marion Pressley - If we have courts, we have fences and paths in between them. We are not looking at circulation today, looking at the sizes of these courts. We will get into situations, for instance, along the Harborwalk. We could have nets/fencing along there. (Pointed out the American Legion which is an elaborate set of fencing, back stops.) Anthony was talking about the outside and inside fencing. There are a number of users which we will talk about. There is a parking that is required and there is a noise factor. We mentioned last time, the interest in senior exercise area as opposed to an adult or children's playground. So we looked into this. There is one company that has a series of different pieces, all exercise machines within the area right off of the adult exercise area. Depending on which ones we pick we can fit between 3 and 5 units of some kind. We have added the swings in, and the swings that we looked at tended to be looking out at something; the water, or Greenway. We had some trouble with the swings at the Greenway. It was out of commission for a couple of years, structurally. Since this was talked about last time, we added this information. (Discussion about all of the sizes of the activity fields that could fit into the available spaces, the number of users for large and smaller fields, soccer, little leaguers, baseball fields, and softball. Regular baseball fields will not fit on the site, too big for the area.) We could fit softball or little league. We have to look at these and the fencing that is required. All

of them have a big backdrop, an outer ring/fencing. We do not show any bleachers and we need to think about that. We can play with the 2 viable fields.

Anthony Guerriero - So you will be entering the park from 3 entrances. Main entrance from Piers Park Phase I, Piers Park lane. Some additional on street parking and the parking lot.

Karen Maddalena - Addressing parking. At Piers Park the 24 spaces are not adequate. We have to double the parking. People park on the street and that will be the same situation here. Now that we have Roseland, there are multiple people there, and a lot of them do not pay to park their cars there.

Marion Pressley - It is a concern to me and that is why parking is included in this size setting. Originally, when we did Phase II, we were going with 65 spaces because we recognized, at that time, that there were not enough spaces. We did not have any ball fields on the first setting so that really magnifies the (parking) number. In the second Phase we had 65, double loaded lot. That was our maximum.

Melissa Tyler - If you were to run the parking down Piers Park Lane instead of on the front of Marginal St., you would double or triple the parking.

Marion Pressley - We can't because it is a street and a sidewalk.

Melissa Tyler - Move them.

Anthony Guerriero - It is also a one way street.

Melissa Tyler - It is 2 ways. They have been using it as a bypass when the buildings fall down in Eastie.

Marion Pressley - You still have just a street. You do not have a parking lot. It takes more than that to do a parking lot.

Amy Blake-Baldwin - Just want to point out that today's meeting is just to give you ideas on what we can fit acre wise, etc. We will get into the design after, and look at parking at various locations.

Karen Maddalena - We are just planting the seed.

Marion Pressley - (Pointed out the fence line.) It does not go out into Marginal St., nor does it go out to the other street. Right now the red line, the 5.1, is really within the fence line. The park is defined by that line. We have a mandatory entrance because the Harborwalk has to continue and there has to be a connection into the new housing. We felt bikers would be coming in on one of these entrances. The other one, at the time, was because they were doing work. (These were all pointed out and referenced as pedestrian entrances.) Going on to the basketball. (Showed NCAA basketball with 12 players, 1/2 court basketball with 5 players, tennis has 4 players, and volleyball which has 12 players. (Undistinguishable correction on the amounts of players with some of the sports.) Remember that each court has fencing around them. The outside of the courts have to be fenced. The other thing is that the children's play areas and the senior exercise area, which we talked about, is taking the same space we used as the model. Then we have the children's playground at Piers Park and one at Bremen St. Park. And we have the water feature at Bremen St. Park. The smaller circles are the smaller children play areas. The swings that are shown are the same ones as the others, 10 seats on each of these. So we have the Piers Park, the Bremen St. Park, smaller ones, various swing types, and have one with 8 seats. Piers Park (swings) are very small, only 2 sets. The bigger type, at Bremen St., where we can get as many as 10 seats on each and we could have 20 seats. I know in the past there was a lot of interest in more swings. On the different water plays; Piers Park is 2123, Bremen St. is at 6774. The original water feature at Piers Park was very large. That had a fancy fountain that only ran on a limited basis. There were originally water sheets that came off, it was there all the time, and a play area for the children. It had waves, lights, etc., but this one is just water play. This smaller one (pointed out the area) we put together to be used as a smaller feature at 4000 sq. ft. Look at the different sizes and types. (Pointed out the smaller swings, 2 play areas and the water feature which is fairly small.)

Q. - Wondering about the basketball court? Same size as the NBA but there are different lines.

Marion Pressley - You can put any one that you want.

Karen Buttiglieri - Or maybe none at all.

Marion Pressley - In Phase II, this was the lot that was 65 cars double loaded. Also, in this lot, you have handicap vans/spaces. (Pointed out paths, smaller fountain area, half court basketball, volley ball and sailing center.) The sailing center I believe, is a new building, not the trailer that is there now. I believe they set the size to be 1200 sq. ft. for the building, and that is to be determined.

Karen Buttiglieri - To Alex. Does that include the lift that you were all asking for?

Marion Pressley - We haven't designed it yet.

Karen Buttiglieri - Is that something that we would be looking at?

Marion Pressley - Eventually.

Anthony Guerriero - I think we have to have further conversations because there are also lifts down at the shipyard. We could partner with them to help out with the sailing center. It deserves further conversation.

Karen Maddalena - I would think so because Alex, being so innovative with the staff and all of the programs they are creating, I think that the space they are allocating is inadequate. We have to think about it.

Anthony Guerriero - The space they are currently in? We agree.

(Discussion on public facilities, rest rooms, etc.)

Marion Pressley - It's a new building. Part of the idea here, originally, was to have a separate set of rest rooms, open to the public. The only rest rooms on the site are at the children's area. Now we are going to look at a series of ideas of the site. Looking at the Phase II area as it was originally designed. Looking at one programmed space of 67% of the site, which is a lot. What we had is a very large play area for water play, a multi use of field, a track for tricycles. There was a double set of swings, 2 sets of 4 and 4, a volley ball court and a half basketball court. The sailing center will have to have some sort of space around it, because it was considered a gathering space. The Harborwalk needs to continue through. That was what we had in the program at that time. (Pointed out all of the areas discussed.) The programmed space was only 21% which was low and there was 12% put into the parking. That is a somewhat increase. Some ideas, picking a few. (Soccer field, basketball court, volley ball court. How they line up as a unit, they are fenced around, have spaces around, sailing center, still have 65 parking spaces.) This gives us 37% in non programmed space and programmed space of 51%

Sal LaMattina - The size of a LaCrosse field? That is something we do not have in East Boston.

Marion Pressley - No one mentioned LaCrosse.

Sal LaMattina - It is very popular in Charlestown, etc. Same size as soccer?

Ans. 10 yards long 60 yards wide. NCAA soccer size which is too big for this site.

Mary Berninger - The whole thing seems very linear. Had you not thought about berms again?

Marion Pressley - Haven't talked about berms, just looking at sizes.

Mary Berninger - I understand that, but if we had an idea about berms, doesn't size come into play?

Marion Pressley - We would not be able to fit the soccer field. We have not talked about access and circulation. However many of these things that we throw in, we have to get people to and from them. (Pointed out the 2 entrances, areas that have to stay and already exist.) There are a whole series of other paths in Phase II, and we need pathways for all areas to be entered or accessed. We haven't done that yet. This is just a run at it and I could have picked any number of things. (Pointed out different

placement of activities, and how it impacts, fencing, parking, pathways, senior/children play areas, views, percentages of each activity, percentages, etc. We have to take that all that under consideration. etc.)

Anthony Guerriero - Marion, this doesn't include stands?

Marion Pressley - We have not put bleachers in yet.

Karen Buttiglieri - You can't have LaCrosse at all.

Marion Pressley - Too big unless you put a half of field in, which probably would not work.

Sal LaMattina - Football? The assumption is that it is popular in other neighborhoods.

Karen Maddalena - Pertaining to these plans is there any possibility that one could be put in Bremen Park, the LaCrosse field?

Marion Pressley - No.

(Discussion on Bremen St. Park and LaCross activities being put there. A lot of that area is taken up with children's activities, water play, etc. Very high percentage of those.)

Marion Pressley - (Pointed out another version. Includes a double lot with room for the field work and the 65 spaces. Discussed soccer field location, impact of the sun, placements, courts, etc. Narrower walk ways in between, fencing, percentages of uses.) We need to talk to design this. Need to think about space, programmed and not programmed. The number of people that can use these at one time. Need double fencing. The parking lot is different. There was a mistake because we wanted to do parking issues.

Amy Blake-Baldwin - We can send an electronic copy of this.

Marion Pressley - (Corrected the percentages, number of cars, etc. Pointed out the areas that need corrections.) So, as you are thinking about it; cars, programmed/un-programmed space, fences, etc. All of these things have to be taken into consideration as you put this together and decide what you want.

Amy Blake-Baldwin - Just want to point out that none of this is designed. We are throwing pieces on a board to see what would fit and what you think.

(Some of this dialogue was lost due to too many side conversations going on. Eliminations of certain things, bleachers based on the sizes of fields, etc.)

Amy Blake-Baldwin - Just want to make sure everyone is heard. There are some side conversations going on.

Nassar Brahim - Let's just go around and get some feed back. We can take questions/thoughts, etc. There are 5 or 6 different conversations going on.

Bob Strelitz - Going around the room. Any thoughts, questions, etc.

Lucille Monuteaux - To me it is big gym for little kids and teenagers. No gardens, walkways, picnic tables. It is all for soccer, baseball, etc.

Anthony Guerriero - It's not designed yet.

Amy Blake-Baldwin - It is good to hear.

Fran Piantedosi - I agree with Lucille.

Melissa Tyler - 2 things. I would love to have a blank layout to sketch out. You could email it to us.

Marion Pressley - On the 3rd page, with the templates, that is the one you could play with.

Melissa Tyler - We looked at large parks with berms, etc.

Anthony Guerriero - I will send a larger version.

Marion Pressley - We will send a bigger version. Make it big enough so you can see what is happening.

(Discussion on a larger version of the blank space in Phase II. Pointed out the area you could play with. Trees that are there, etc. So you can see what is happening.)

Bob Strelitz - We will send the pdf and work with that.

Tom Bruno - What it seems like we are trying to do , Phase I was more of a green open space and it seems like in Phase II, we are trying to make more activity in the area.

Bob Strelitz - That's the basic idea and we are trying to see how many activities we want to cram into the space.

Tom Bruno - We are going to have to sit down and see what most people, in the community, really want.

David Halbert - As a group I don't think we should get too far from the (undistinguishable). This is all theoretical, all ideas. I think we are going to be better served once we have the charrette, once we have heard from more folks in the community. We are a small slice of the neighborhood. Once we see people, families, kids etc., putting in their input, that is what it would mean to the people. I think for our purposes it is good for our conversations, the active concept of the conversation. It is good for us to have this kind of information at hand, so we can see, because people are asking us questions, and we can talk about it.

Chris Morton - I do have thoughts but, think I should save them for the process.

Bob Strelitz - If you say them twice we will remember.

Chris Morton - I will be brief. I look at the parking lot and I do not know if the parking will be monitored at least like it is in the current park. They go in there, sit for hours, texting, smoking, drinking, etc. The gates are closed and there is not a policeman in sight.

Anthony Guerriero - It will be the same level of maintenance and security as in Phase I.

Peter Cardinale - All the games they are playing here now, softball, I don't how many softball players there are in East Boston.

Jerry Deneumoustier - (Undistinguishable. Over talking also undistinguishable. Amphitheater mentioned and Phase I.)

Karen Maddalena - Piers Park Phase I was originally designated as a passive park and all along, they told people that Piers Park II would be an active park. That was the intention.

Rose Petraglia - Over the last ten years we have a lot more parks.

Karen Maddalena - Since the inception of the PierPAC, that was the intention. We are just contemplating here.

Bob Strelitz - That's a good point to remind as where we originally started.

Mary Cole - I have a question about the unprogrammed area. I see people coming into Piers Park I and wishing they could throw a Frisbee or a ball. And looking at some of the more programmed plans, and I know these are not fixed, but the unprogrammed area got broken up into little chunk, so that if you tried to fit too many programmed areas in, you would not have enough space to throw a Frisbee. Just throwing that out. (Discussion on perhaps having that kind space.) And then, and I am only saying this because I am so involved with the sailing center, and I know Anthony will be working with you on this, below the red line is I guess where a tent is and what we will be using for our classroom.

Marion Pressley - The red line is the water. (Pointed out the limit of the park, the fence, sailing center, etc.)

Mary Cole - I just wanted to put out there; that there is a tent that we use as a classroom and I didn't see how it was presented here. And then the 2 shipping containers that we use for maintenance space.

Marion Pressley - That's why I mentioned that the sailing center is this entire space. The building is just a piece of it. There is an outdoor area for a tent, tables and chairs, etc.

Anthony Guerriero - Mary, the one thing that we have talked about internally is that, with the Sailing Center, we will be doing piping, plumbing, etc. Unisex, handicap accessible bathroom. Putting a bathroom attached to the sailing center outside, so the people would not have to go all the way out to Phase I.

Marion Pressley - We need to get bathrooms with this. There are 2 bathrooms here and for this 5 acres we thought there should be another set of bathrooms.

Amy Blake -Baldwin - So when we come to programming the sailing center, we will we take into account the tent and the bathrooms, the open space, etc.

Mary Berninger - Can you come back to this group with the square footage that that will entail?

Marion Pressley - If you can give us the square footage that you need for the tent and the maintenance thing, it would help us to know what you are talking about.

(Discussion on the area; it has a 1200 sq. ft. building, space needed, adjacent area, potential footage for those things.)

Alex DeFronzo - The design that was originally done for the building, and the garage size for the boats, would be the correct thing.

Marion Pressley - There is a budget. That is why there is a budget for all this.

Alex DeFronzo - I think only so much can fit into the site and when you go into the community, it will be good to hear from them. The other thing I wonder about is that we have 30 boats and their trailers.

Marion Pressley - Not if softball is being played.

Bob Strelitz - How many boats are operable right now for this coming year?

Alex DeFronzo - All of them. 15 sonars, (rest of the number of boats undistinguishable).

Bob Strelitz - That's all of them, the whole fleet.

Mary Hanlon - I would still like to see the carousel as an option. We have brought that up a few times.

Marion Pressley - There is one on the Greenway.

Bob Strelitz - It would be a wonderful feature.

Mary Berninger - We were supposed to have a meeting last month and all the members of the PAC were supposed to come with our suggested elements that we wanted. Here's my feed. I will give one to Anthony and Maria. At the beginning of tonight's meeting you said not to segregate for usages. That is exactly what I did on my sheet. I thought that each element that I had in there would work for kids and adults. If you limit something just for seniors or adults, and it is vacant for whatever reason, I think it is a wasted element that could be used. I have included no fields except for a 1/2 basketball court and volleyball because there are so many fields already and in my mind I was envisioning the berms. I was envisioning the walking garden with flowers and benches through out the park. I was remembering some of things in New York. If we did that, it meanders through the whole venue and you could have some exercise stations along the way. Having berms gives that little extra for exercising instead of a flat linear surface. I also thought about flipping the sailing center the other way. We had talked about that at a past meeting. Then beyond that there would be the outdoor classroom which could also double for a social gathering space for small events or a place to throw a frisbee. I don't think we can change the idea that it is not an active park. That is how it has been sold all these years. To change the narrative



now helps nobody. We have talked about it for 2 years. It is an active park. But, I agree with David. We can all have a sheet. I do not know if anybody else did their homework. Keep in mind what you might have thought about and if we go to Orient Heights, go to Eagle Hill, listen carefully. Those are the constituents, too. We are not the only constituents on this project. This is a long road going out and it is going to be out there for many years. I don't necessarily want a field there because I think it takes up too much room, and I just don't think it is appropriate. You have to orient it, as Marion said, so you do not have the balls going towards cars, people and houses. I think we have to recognize too, going forward, the sailing center is not the only thing on that parcel, so going forward, with all due respect, when we do our templets, find room for all of this maintenance space and whatever the 30 boats comes up with. Not everybody in the community uses that and to take away that kind of acreage, that is not what I envisioned or to find room for those trailers.

Robert Boaz - I was worried about the orientation of the diamond, the softball field, the kids playground. I thought if it might be possible to be turned the other way. I live right across the street from where that softball field was pictured, north to south, and the senior garden area, empty lot, parking lot. There is a pretty good buffer there. I appreciate everybody doing this.

Marion Pressley - Now you have to do some work. Look at these components and come up with some ideas.

Karen Buttiglieri - I remember, at the very beginning, when we were all talking about an active park. I remember even talking about fishing. That was one of the things that we could maybe do. Fish at the end of the Pier. All we talked about was active/passive, fishing, etc. I think we have enough fields in East Boston, too many. Not even promote that. I think the people that want them, we will have to listen to them of course. For us to limit it to one specific thing is a shame. We need to do something different like a good walking park, more active, exercise, etc. I think for children's things, like small swings, things like that. Looking at Bremen St. Park, I don't think there is anything more you can do there. We need to think about maybe children that are older and the adults of course. I think that what we might have needed 20 years ago has changed.

Mary Berninger - Could I also add that the density of population has changed more significantly. Some people might not want to walk to Bremen St. There is that thing to be with in 10 minutes to walk, wherever, in the city. But, there is not necessarily enough of the swings, and young families would be coming. If make it so that the groups were together, which is another thing that is happening. The seniors and the families get together, both groups. Another thing I want to mention is that Matt Barison brings it up. We need to be open to everybody's ideas whether or not it comes to fruition is another thing; the pool set up. I have the picture he was talking about. Down at that end there is not a lot of swimming, unless we suggest to the Trustees for Phase III. That is something else the existing and new residents might take advantage of it.

Karen Buttiglieri - The new buildings going up have a lot of those amenities. The internal parts have a lot of those amenities. I think to walk a few minutes, maybe to have swings that both adults and children could use.

Mary Berninger - That's what I said; it is there for both. It shouldn't be limited.

Amy Blake-Baldwin - I just wanted to elaborate what Marion was saying. (Pointed out activities for multi generations where you could play with children, grand children.) Think these are fun. Also, there is a template so you could find homes for those.

Sal LaMattina - Just something I am a little concerned about, particularly when going through the neighborhoods. Base ball leagues, softball, all those leagues. We already have ball fields. I would love to be able to, want to, use this space for something we do not have in this neighborhood. So when

people go to the waterfront park they say wow. I think we should keep that in focus. I think we are going to have a lot of trouble going to the neighborhoods. They are so involved with sports

Adrian Madaro - While I understand that we have a number of ball fields throughout the neighborhoods, each and every year I receive a mountain of phone calls from organizations in East Boston that can't find space. There may be a lot of fields but there is a lot of competition for that field space. That pits neighborhood groups against each other all the time. We are talking about youth sports leagues. Girls' softball leagues get (left out) all the time. Sal, you remember this and we were left scrambling to take care of the girls (leagues). Often time, unfortunately, the boys' leagues are prioritized.  
Sal LaMattina - But, we are taking care of them.

Adrian Madaro - I do think that we need to be deliberate about the fact that this is the active phase, we already have a passive phase. We do not need another path for walking around because people can do that in the existing Piers Park. They can't ride a bike, but they can walk or jog. We need to take advantage of the fact that this is a unique opportunity, and it is probably the last opportunity this community has to take such a big space of greenery and turn it into something. The whole goal was to make this the active phase. I think we need to embrace that and make sure we have some active elements in there. And if we can accommodate both things, seniors and things for youths, I think that would be the ideal mix. We need to embrace that. I do think that we need to be deliberate of the fact that this is the active phase.

Karen Buttiglieri - But, if we put in a baseball field in there we can't put in much of anything else.

Adrian Madaro - It doesn't have to be a baseball field. There is also opportunities for multi use field, baseball, Lacrosse, etc.

Karen Buttiglieri - If we put a field in there, that is all we can use it as, is a field.

Anthony Guerriero - We showed this space, designed. In the packet I gave to you, it gives you an idea of spacing for baseball, soccer fields. Before you arrived, Adrian, we also talked about going to the community and having meetings. We have the big charrette on the 23rd, but prior to that, in late March, early April, we are going to the organizations in the community and solicit those people to come to that meeting on the 23rd. What is important for us, the PAC and Massport is to have one narrative that we are all comfortable with and the one that we all agree with. Hopefully, when we leave in the next few minutes, you have this discussion and then between now and 30 days from now, at the next meeting, when we come back, you come and say that these are the 5 talking points we want to discuss before we go out to that meeting. Karen and some others have talked about resiliency. Peter in the background is one of the people that will help us design resiliency to Mary's point about adding a berm. It is too premature to talk about that right now, because we do not know what this park is going to look like. We have talked with Karen, Adrian, Mary and Sal, as to the use of the park. You want everyone to enjoy the use of the park. We all want that. You do not want to segregate people from using the park. You have a lot of opportunities here to satisfy the needs of the community. To Mary, Bob's and Karen point the community has changed. You have 500 new residents just in Roseland alone with 3 new buildings. Then you have Clippership wharf and what's happening all around Jeffries Point. The one thing that stays in the back of my mind is what we heard at Hudson Park(Nw York.) They did not properly design it for the future. They kept coming back to forewarn us. What you see today is not going to happen tomorrow. They did not take into account how it was going to transition. The playground was too small, the seniors did not have the space to enjoy themselves. That is the one thing I am asking you to bear in mind.

Robert Boaz - Has there ever been any discussion of getting the real estate developer, construction equipment, off of the site and the area seeded and opened? The trailers, whatever? Seeding it?

Anthony Guerriero - Roseland has removed all of that stuff. And they are responsible for putting the park site as to pre condition, how they received it; park ready. We don't know what is there. We seeded it before, and everything died. You need to have irrigation and good soil. There is no irrigation there.

Mary Berninger - Through the chair. Are you saying (to Robert Boezze) just get it ready to be used before this is done?

Robert Boaz - Yes, just to see what 1 or 2 summers look like, get some feed back.

Mary Berninger - It is not codified in the Operation, Security and Maintenance contract or agreement. So that would be a very big lift to do that. That is not how it works with the Port.

Anthony Guerriero - You're talking about different levels of maintenance, the land undulates, different materials, they are not going to clean the site. I would not recommend walking on it.

Marion Pressley - It is not a clean site. There is gong to be fill on it. It is going to be raised 3 feet in the air.

Bob Strelitz - So, it is going to be the same process as we did with Phase I. Any other questions/comments?

Karen Buttiglieri - I actually think, to be quite honest, is that we have to be on the same page. I think we need to actually have a meeting before the next meeting, because we are never going to get to the same place if we don't do that.

Mary Berninger - I think that if we don't do that, I think everybody has to recognize that as individuals you are not going to get 100% of their wish list. You may get 10 or 15%, somebody else might get 20%, of what they want. So come to a consensus like that, but, go into it with an open mind, have discussions. But, to go in and think this is what I want and not change that template, we will never get this off the ground.

Karen Buttiglieri - I think we have to really sit back, and really talk about what we feel is important to us, and then go through a check off list. I have a different viewpoint than Adrian when it comes to that, but, I do feel we have a lot. I am grateful that we have a lot of parks, the baseball fields, etc. I actually feel we have a lot of fields that other communities don't have and I get it. But, as we said, everybody can't have everything. I think we need to think about this and come up with a plan.

Mary Berninger - I still agree with Anthony's plan; that we have agreed with that all along, in prior conversations, to go forward. Not to go forward without speaking to the greater community.

Karen Buttiglieri - I think before we get to that point I think we need to at least understand what we are all about. If we have to have a decision by next meeting, how is that going to happen without us talking about it one more time.

Bob Strelitz - I think so too.

Sal LaMattina - We are talking about this meeting and next meeting. The big meeting is April 23rd.

Anthony Guerriero - The thing is that I think your meeting might be the week we go out. We would be going out that Monday. Remember, I am going out to talk about some loading stuff and solicit people to come to this meeting and whoever is with me representing the PAC, you will have a small speaking space to say you have been working with Massport, working with the community. That this is the LIAG commitment from 2 years ago, and it is important you show up and offer your opinion. To Karen's point it would be helpful if you are all on the same page. There are going to be parts in those meetings that someone is going to throw a fast ball.

Sal LaMattina - That is why I am worried because the Little League will get organized and come to the meeting, the softball will too. We should make a decision today if you want fields, yes or no. We already saw what happened in the presentation. The fields take up the whole place. We are doing a new softball for the girls at Orient Heights. We are doing a new baseball field at Orient Heights and new fields at the American Legion. I think that we can't go to the neighborhood and have them say they want soccer, baseball, or Lacrosse because we will have people being angry with us.

Melissa Tyler - Why can't it just be a field? Why does it have to be nominated as something? Why can't it just be a field where you could go and play soccer, throw a frisbee, soccer, etc.

Sal LaMattiina - So I think what happened, years ago if you look at Piers Park it is beautiful. If you look at Phase II you want to be able to play ball, frisbee. Maybe we should look at the rules of Phase I and change them.

Anthony Guerriero - Just to remind you. You talked about this 11 years ago. You had all said that Bremen St. was supposed to be an active park like Phase II. Now if you guys want to change the rules then I have to get a Board vote, but that is up to the PAC.

Sal LaMattina - I think we should talk about it.

Anthony Guerriero - To your point, transitioning from Phase I to Phase II with 2 different sets of rules would be difficult.

Bob Strelitz - Is everybody in favor of having a meeting before the meeting in March? It's the winter, it is cold, but maybe Maria could put together a meeting?

Mary Berninger - May I say something about that. We missed the January meeting when we were supposed to have a special meeting and our regular monthly meeting, and it was canceled. And it was canceled, ostensibly, because of the weather, but, then I heard that the Monday was supposed to be bad. Our meetings are on Tuesdays. We came to an understanding, I thought a while ago, that we came to this location because we could get here, it would be easily accessible for people to come. If we start again saying we might not have a meeting because it is the winter, we will never get this project done. We are so far behind right now because we have done things like that.

Bob Strelitz - So, if everybody is open to the idea of having a meeting before the regularly scheduled March meeting, Maria, I prevail on you to try to put one together.

Anthony Guerriero - If I can get that date, get that to me as soon as possible so I can see if this is available (the room).

(Discussion on the dates for the special meeting. Settled on 2 dates and Anthony would see if the room is available. The secretary will send it out to the members and the associates, email and phone calls.)

Mary Berninger - Keep in mind, if we send a message out that we say again, please come because we need a quorum, it will be a voting meeting for these kind of things. As Karen said, if we don't have a quorum again we will be doing it in May.

Mary Cole - I know that we were previously to talk about the operations agreement. Maybe a little bit longer meeting. Thought the meeting we had on a Saturday which was super productive.

(Undistinguishable, over talking. If the room is free.)

(Discussion on the upcoming (Saturday) meeting, public, need a quorum, etc. Time of day, etc.)

Karen Buttiglieri - Just asking if it could be earlier in the morning.

Mary Berninger - We did 10 to 12, would that work?

Karen Buttiglieri - Yes, that would work.

Richard Lynds - If we keep the agenda strictly to the park issue and no other business, I think it we could focus just on that.

Karen Maddalena - I think everything should go through the chair.

Karen Buttiglieri - I'm sorry.

Anthony Guerriero - So I am going to wait now to hear back from you about a Saturday?

Bob Strelitz - I will get back to you.

(Meeting paused.)

Richard Lynds - Fran Carbone is on a leave of absence. Karen Buttiglieri, Vice President, has agreed to act as interim Treasurer. We need a motion to have Karen step in as Acting Treasurer.

Melissa Tyler - Motion to have Karen Buttiglieri stand in as interim Treasurer.

Rose Petraglia - Second.

Voted and passed.

(Unfortunately my recorder was inoperable for this meeting. Richard used his phone to record the meeting, but it stopped recording at this point. What follows is just from my notes which are not in full detail, but as I was able to record in writing.)

Richard Lynds -

- Changing up some of the responsibilities of the Treasurer.
- The accountant will work with the accounts and counsel with regular expenditures, working well within the \$75,000.
- For others expenditures, YMCA, etc., we will take votes for that with the Port Authority
- We will prepare a budget for the year on an annual basis
- Going forward we will begin each year showing costs, expenses
- Each quarter we will provide a summary showing financials, measuring budget over expenditures
- No future vote is necessary
- If an expense exceeds the budgeted amount it will require a 2/3 vote and approval
- Doing an exemption over original budget will be retained by accounting firm
- All distributions will be done monthly
- A single expense \$2,500 will require signatures if approved
- Receive \$75,000 per year, Massport will disperse \$25,000 incrementally
- Independent audit every 2 years
- Going forward for the PAC, we are exercising best financing for the group

(Discussion, explanation of the OSM, renewal every 7 years, explanation of accounting practices, selection of a CPA, etc.)

Bob Strelitz - Old Business?.New Business? Hearing none move to have Francine Carbone removed as signatory from all First Priority Accounts.

Karen Buttiglieri - Second.

Voted and passed.

Jerry Deneumoustier - Motion to go into Executive Session.

Louise Montanino - Second.

Voted and passed.