



Setti D. Warren
Mayor

Newton Parks & Recreation Commission
Meeting Minutes
City Hall - Room 209
7:00 p.m. –Monday, September 16, 2013



Robert J. DeRubeis
Commissioner

Attending: Arthur Magni, Chairman, Richard Tucker, Vice-Chairman, Commissioner Robert DeRubeis, Bethel Bilezikian Charkoudian, Peter Johnson, Andrew Stern, Don Fishman, Peter Kastner, Jack Neville, Robin McLaughlin, Secretary

Meeting began at 7:06 pm

1. Meeting Minutes

- May 20, 2013 - Item 3-Revised – approved 8-0
 - June 17, 2013 – Meeting Minutes – approved 8-0
 - July 22, 2013 – Special Meeting Minutes – approved 8-0
- Mr. Kastner commented he read an article in the Tab that mentioned the Fire Department was moving into the building at Nahanton Park. This is not true and the Commissioner or Chairman should write a letter to the TAB. Chairman Magni stated he has spoken to the TAB and made it clear the Fire Department is not moving into the building.

2. Commissioner's Reports on Programs, Forestry and Maintenance

- Commission Member Francis Rice has been moved to the Epoch assisted living center where he continues to improve.
- Aquatics Manager Thomas Cahill continues to recover and is doing well. Heather Anderson has done a great job in taking over for Tom in his absence.
- Gath Pool and Crystal Lake had a great season. The Lake did well this year. The Crystal Lake Working Group continues to meet. There were canisters installed in 27 drains around Crystal Lake to help filter the water draining into the lake.
- Summer Camps had a good season. Numbers were up, the department opened up additional space in the camps to meet the needs of the residents.
- The maintenance staff is running full force. Leagues have been running out of season which does not allow for a lot of rest time of the fields. The department is working with the leagues to create a Premiere Field Policy; some fields will be scheduled for downtime for maintenance.
- Coming up:
 - Newtonville Village Day- Bullough's Pond – Sept 30
 - Crystal Lake Conservancy- Kayak at Crystal Lake – Oct 6
 - Paddy's Road Race-Oct 20
 - Harvest Fair – Oct 19 & 20
 - Scarecrow Walk - Nahanton Park- Oct 19-20
 - Veterans Softball Game – Forte Park -Oct 1
 - NNHS Indoor Recreation – Opens -Oct 15
 - Farmers Market
 - Post 440 closes Oct 4
 - Cold Spring Park closes Oct 29

3. Newton North Little League – Electronic Scoreboard-Public Hearing- Mark Ryals, NNLL

- Chairman Magni stated tonight's public hearing is for abutters to comment on the proposal by Newton North Little League to replace the existing scoreboard with an electronic scoreboard to be mounted directly on the existing scoreboard, just under the "Newton North Little League" logos. The electronic scoreboard will be 12' wide by 4.5' high and green in color.
- There were no abutters present at the meeting.

- Mr. Kastner asked which color the new scoreboard will be; Mr. Ryals stated the color will be Forest Green to match the surroundings.

Mr. Tucker made the motion to accept the proposal for the electronic scoreboard as presented. Mr. Johnson seconded the motion. The motion passed 8-0.

4. Farlow Park Project – Informational Update- Keith Jones

- Commissioner DeRubeis commented that Mr. Jones appeared before the P & R Commission with a proposal to restore the pond at Farlow Park. On June 20, 2011 the Commission approved the proposal. On September 12th Mr. Jones appeared before the Community Preservation Commission (CPC) and they approved a pre-proposal to restore the pond and the bridge at Farlow Park. Mr. Jones is present tonight to present the pre-proposal for restoration of the bridge, and is requesting the Commission's approval of the bridge restoration so he may move forward with a full proposal to the CPC. Mr. Jones distributed a bridge design (attached).
- Architect, Jay Walters commented the group wanted to stay as close to the original design as possible, the original footbridge was made of wood. The three material options were timber wood, steel or precast. The timber wood and steel had maintenance issues, precast was chosen. The center of the bridge and the span of the bridge will be precast, the sides will be poured in place and the walkway surface will be bricks.
- Mr. Kastner asked if there were details of the stone. Mr. Walters stated there will be when the detailed proposal is done at this point the group is trying to put together reasonable budget numbers. The money approved by the CPC includes the money for design.
- Chairman Magni asked if the Commission needs public input. Ms. Schein stated the project would go out for public bid and a public meeting would happen before then. Mr. Jones stated they will need approval from the Historic Commission and CPC; there will be public hearings for those commissions also.
- Mr. Kastner asked if the project must go before the Design Review Committee. Commissioner DeRubeis replied no this construction is horizontal not vertical, approval from the Design Review Committee is not required.
- Ms. Charkoudian asked about the maintenance of the brick pathway, brick can get slippery in the winter. Mr. Walters commented the bricks will be on a concrete slab and the group was hoping to sell bricks as a fundraiser.
- Mr. Stern asked the money provided by the CPC and private funds. Mr. Jones commented they were not given a percentage of private funds required, they are hoping for 15%-20%.

Mr. Fishman made the motion that the P & R Commission recommends the Farlow Park project with its combined bridge and pond be moved to the next level. Ms. Charkoudian seconded the motion. Motion passed 8-0

5. Crescent St-Playground- Re-Use- Candace Havens

- Commissioner DeRubeis stated the former headquarters of the P & R Department was surplus when the department moved to Vernon Street. The Reverend Ford playground was not surplus at that time. The re-use committee is requesting permission to relocate the playground to a different spot on the property so it will be accessible to everybody. The playground would not lose any square footage.
- Mr. Stern asked if the property was included in the P & R inventory. It is listed in the inventory as Reverend Ford Playground.
- Commissioner DeRubeis introduced Candace Havens, Planning Director.
- Director Havens reviewed a slide presentation (attached) stated there are 14 members on the re-use committee and there have been several neighborhood meetings regarding the property. The land at 70 Crescent Street is currently zoned for public use. Due to the single point of access to the property, the committee has discussed relocating the playground on the property to create another access point and allow additional access to the playground. Currently the only access to the playground is through the Myrtle Baptist Church parking lot.
- Mr. Johnson asked how the playground will be relocated. Director Havens does not have the information yet it would depend on the project accepted for the property.

- Mr. Kastner asked if the P & R department is part of the re-use process. Commissioner DeRubeis stated the department has a say in the project regarding the playground.
- Mr. Neville asked if the Commission could request additional land for the playground.
- Mr. Tucker commented selling the land is short sighted, the City should lease the land, protect the land for recreation.
- Mr. Kastner stated if this is park land the Commission should have been part of the planning from the beginning.
- Director Havens commented the re-use process point of order is the land is surplus first and then a Request for Proposal (RFP) is put out to the public.
- Ms. Charkoudian stated the Commission should have been notified the land was being surplus and going forward she is requesting the Commission be notified of any park land being surplus.
- Mr. Stern commented a proposal should be submitted to the CPC for use of the property by the P & R Department.
- Director Havens commented she can make recommendations to the commission including general parameters, the proposal will then go to the Mayor and out for an RFP.
- There was discussion on whether the land is deeded park land or City land.
- Mr. Stern does not want to agree to the process and lose review and approval rights of the existing vacant land.
- The P & R Commission requested Director Havens come back with the following information/language from the Law Department:

1. Who holds the legal title for the entire 2 acres at 70 Crescent St?
2. What is the role of the P & R Commission in the reuse process, and can the Commission retain review and approval rights over the property.

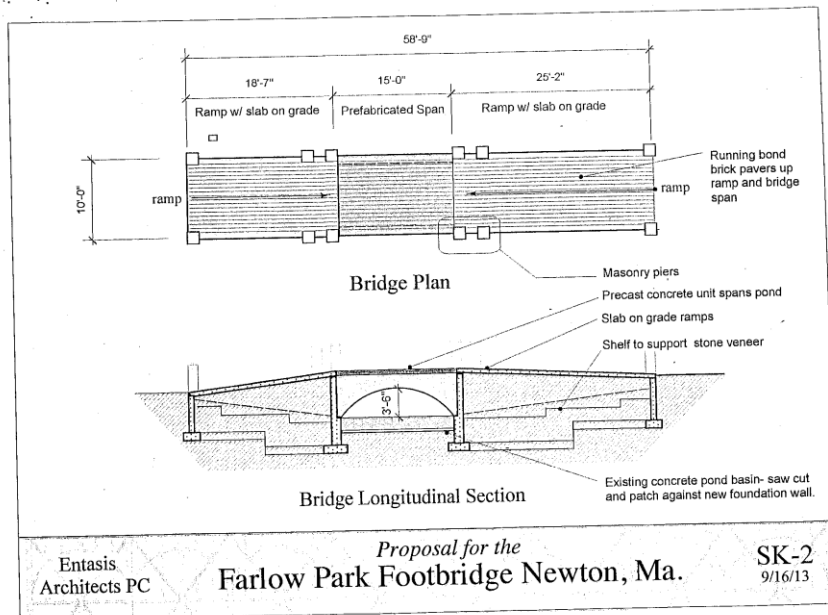
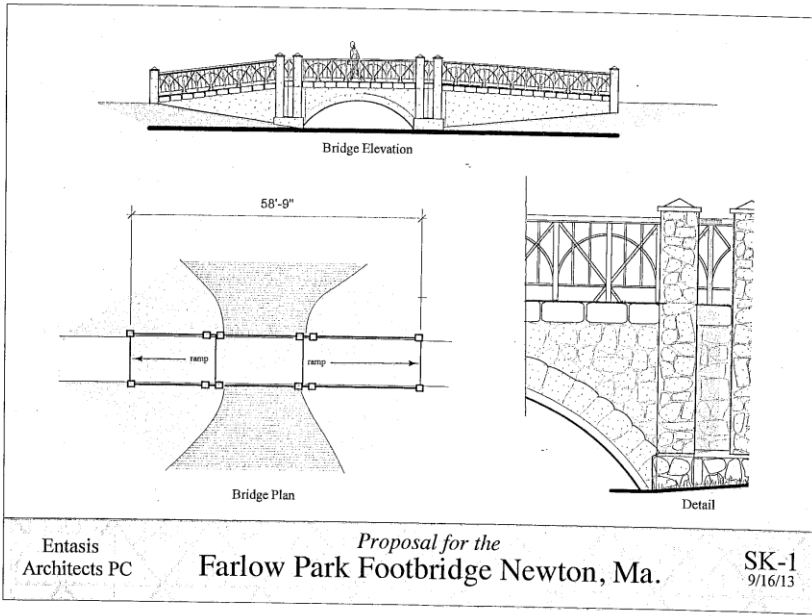
6. New Business

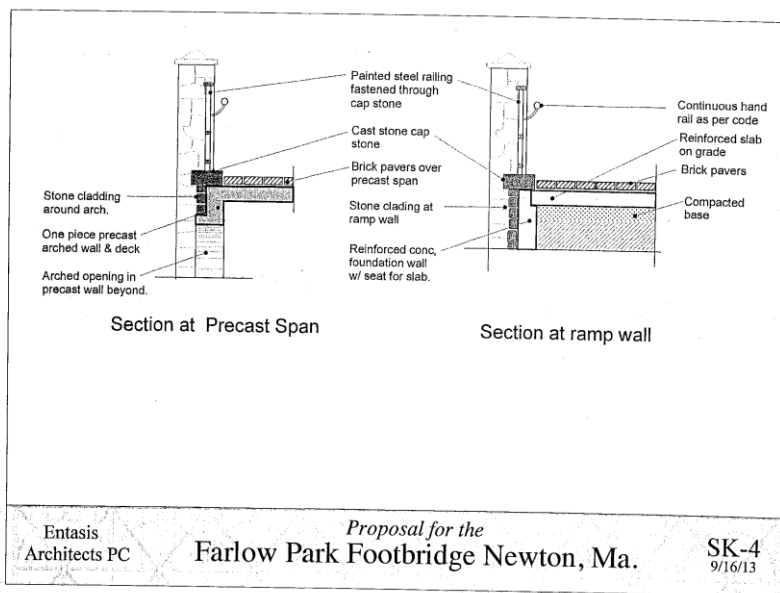
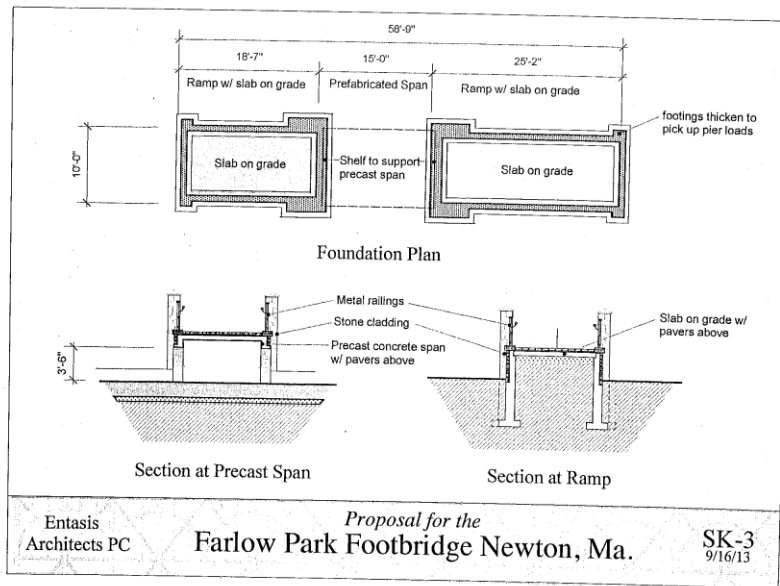
- Commissioner DeRubeis commented Mr. Bernheimer is retiring from the Commission and Buzz Dunker has been voted in as the Ward 5 representative by Programs & Services.
- Chairman Magni mentioned Mr. Frassica has resigned as an Alternate; his position will need to be replaced and asked if the Ward 4 position needed to be replaced, Commissioner DeRubeis stated the Commission should wait in replacing the Ward 4 representative.

Meeting Adjourned 9:40 pm

Respectfully Submitted,

Robin McLaughlin





Cost Estimate for Farlow Bridge
(Amman and Whitney 2006)

	2006 Estimate	2013 Updated Estimates		SUBTOTAL	TOTAL
Estimated Design and Construction Costs					
Precast Concrete Rigid Frame with Stone Veneer	\$ 128,000	\$ 157,424	updated at 3% inflation per year		
Schematic Design	\$ 7,000	\$ 8,609	updated at 3% inflation per year		
Preliminary Design	\$ 12,000	\$ 14,758	updated at 3% inflation per year		
Contract Bid Documents	\$ 21,000	\$ 25,827	updated at 3% inflation per year		
Sub-surface exploration	\$ 4,000	\$ 6,000	2013 projected cost		
Bridge Removal		\$ 20,000	2013 projected cost		
Additional Railing for 2013 Bridge Design		\$ 6,000	2013 projected cost		
Total Bridge Cost Estimate				\$ 238,619	

**Cost Estimate for Independent
Project Manager**

3 months of design and bid for the bridge	\$ 24,000				
4 months construction administration (bridge, pond, and irrigation system)	\$ 32,000				
Total Cost Estimate for Project Manager				\$ 56,000	

Cost Estimate for Pond

Total Cost Estimate for Pond				\$ 282,160	
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**TOTAL OF CONSTRUCTION COSTS FOR POND, BRIDGE, IRRIGATION SYSTEM WITH
PROJECT MANAGER**

\$ 576,779

Cost Estimate for Utilities

Total Costs for Annual Utilities

\$ 690
per year

Cost Estimate for Farlow Pond/Irrigation System							
(Weston and Sampson 2011)	units	quantity	unit price	total	subtotal	total (2011)	total (2013) (adjusted for 3% inflation)
general conditions							
general conditions		0.08	\$ 255,935	\$ 20,475			
tree protection	each	17	\$ 200	\$ 3,400			
					\$ 23,875		
demolition/site preparation							
earth fill removal in concrete pool liner	cu yards	780	\$ 45	\$ 35,100			
					\$ 35,100		
drainage structures/infrastructure							
new catch basin	ea	1	\$ 4,500	\$ 4,500			
overflow inlet at pond edge	ea	1	\$ 2,500	\$ 2,500			
new manhole	ea	1	\$ 4,500	\$ 4,500			
Frame and Cover	ea	1	\$ 560	\$ 560			
Frame and Grate	ea		\$ 600	\$ 600			
drainage gate valve	ea	1	\$ 1,500	\$ 1,500			
Drainage pipe	lf	125	\$ 50	\$ 6,250			
					\$ 20,410		
utility services/mechanical equip.							
electrical service connection/cabinet	lf	1	\$ 9,000	\$ 9,000			
(1) well pump (1) aerator (1) water level	ls	1	\$ 25,000	\$ 25,000			
new irrigation system	ls	1	\$ 35,000	\$ 35,000			
30' of pipe from pump to pond	lf	30	\$ 50	\$ 1,500			
					\$ 70,500		
general site improvements							
loam & seed of disturbed areas	LS	1	\$ 15,000	\$ 15,000			
					\$ 15,000		
Concrete Restoration-Pond							
Concrete Partial Depth Repair	SF	450	\$ 20	\$ 9,000			
Concrete Full Depth		250	\$ 30	\$ 7,500			
Crack Repair-routing and Sealing	SF	280	\$ 20	\$ 5,600			
Crack Repair-Gravity Filling	LF	280	\$ 35	\$ 9,800			
Crack Repair-Polyurethane Injection	LF	200	\$ 150	\$ 30,000			
Epoxy Pond Liner System	LS	1	\$ 15,000	\$ 15,000			
					\$ 76,900		
subtotal						\$ 241,785	
contingency (@ 10%)						\$ 24,178	
Total for Farlow Pond						\$ 265,963	\$ 282,160
Cost Estimate for Utilities							
Yearly Maintenance Costs							
electrical service for pump (irrigation)	annual	1	\$ 300	\$ 300			
electrical service for pump (pond)	annual	1	\$ 100	\$ 100			
fall cleanout (resp. local community)	annual			\$ -			
spring start up/winter shut down	annual			\$ 250			
subtotal						\$ 650	\$ 690

Department of Planning and Development



PARKS AND RECREATION COMMISSION

SEPTEMBER 16, 2013

REUSE OF 70 CRESCENT STREET

Site:

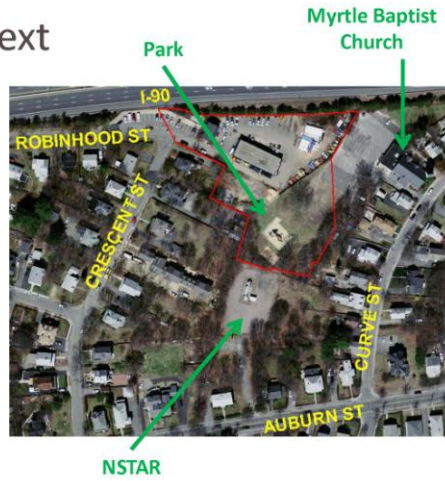
- 98,088 square foot lot
Zoned Public Use
- Former Parks and
Recreation headquarters
- Accessed via Crescent St
@ intersection of
Robinhood St
- 37,000 used as park
- 62,088 development
parcel



70 Crescent Street Reuse

Neighborhood Context

- Surrounded by predominantly by residential properties
- Myrtle Baptist Church
- Fenced NSTAR facility



70 Crescent Street Reuse

Open Space

- Portion of site not declared surplus
- Keep as playground
- Connectivity of open space should be improved



70 Crescent Street Reuse



Process:

- ✓ No City department interested in property
- ✓ JAPG and Planning Department submitted recommendations to RPR
- **RPR holds PH and makes recommendation to Board**
- Board determines minimum sale or lease price and forwards recommendation to Mayor for appropriate action

70 Crescent Street Reuse

JAPG Report Considerations:

- Provide a long-term tax benefit to the City without overburdening public services
- Contribute to the stock of affordable housing in the City in accordance with the objectives of the *2007 Newton Comprehensive Plan*
- Increase the diversity of the housing stock in accordance with the *Comp Plan* by providing a mix of unit sizes and types
- Maintain the playground as a neighborhood amenity and improve pedestrian and/or vehicular access to the playground from Crescent St.
- Consider the neighborhood context and maintain sensitivity to abutters
- Economic feasibility for prospective developers
- Minimize impact of Turnpike on future residents
- Not more traffic intensive than previous use

70 Crescent Street Reuse

Further Recommendations:

- Rezone site to Multi-Residence 1
- Issue RFP to sell site
- Use site to further goals of Comp Plan and develop site for medium-density housing including significant percentage of affordable housing units (at least 25%)
- Improve access to park

70 Crescent Street Reuse

Density Analysis:

- By-right options very limited, will need special permit
- Could accommodate up to 15 units at MR1, consistent with JAPG recommendation for 8-20 units
- MR2 could accommodate up to 30 garden apartments
- Encourage mix of unit sizes and types, multiple low-rise structures, at least 25% affordable units

70 Crescent Street Reuse

Prior Uses:

- Contractor's yard for City and private contractors
- Provide potential developers with information on prior uses of site

70 Crescent Street Reuse



Next Steps and Recommendations

- Committee makes recommendations to the full Board
- Board with 2/3 majority makes recommendations to the Mayor

Recommendation:

- Survey property
- Rezone site to Multi-Residence 1
- Set minimum price
- Issue RFP with conditions
- Evaluate potential offers on:
 - enhancing residential character of the neighborhood
 - maximize the tax benefit and land sale proceeds without overburdening City services
 - improve access to existing playground
 - contribute to the stock of affordable housing in the City by designating 25% or more of the units as affordable
- Enter into sale agreement