



# CRYSTAL LAKE BATHHOUSE PUBLIC PARK MASTER PLAN

Submitted by:

CRYSTAL LAKE TASK FORCE of the CITY OF NEWTON



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## Table of Contents

Other sections posted separately on Newton CPC website.



## **Appendices**

History of the Property

LEC Permitting Analysis Letter: March 27, 2009

Newton Historical Commission Meeting Minutes: March 26, 2009

Newton Conservation Commission Meeting Minutes: April 23, 2009

Newton Parks & Recreation Commission Meeting Minutes: February 23, 2009

Newton Parks & Recreation Commission Meeting Minutes: September 21, 2009

Other Options Brought Forward from Community

- a. Building and Circular Parking Lot Plan-Fizek
- b. Existing Parking Modification Plan-Kurzweil
- c. Building Options-Nedeljkovic
- d. Parking Deck Plan-Rieske
- e. Tiered Parking Lot Plan-Sangiolo

Note: Minutes of the Crystal Lake Task Force meetings are available upon request from the Planning and Development Department or the Parks and Recreation Department.

**Crystal Lake Bathhouse Public Park Master Plan**

**APPENDICES**

# History of Crystal Lake

Newton's Crystal Lake is a 33-acre "great pond" located about 10 miles west of Boston Harbor and the Atlantic Ocean. A "great pond" in Massachusetts is defined as any pond or lake that contained more than 10 acres in its natural state. The elevation of Crystal Lake is approximately 141 feet above sea level. In American colonial times, the name of this lake was Wiswall's Pond. In the 1800's, the lake was one of three lakes in Newton used for ice harvesting, along with Bullough's Pond and Chandler Pond. Known in the mid 1800's as Baptist Pond, the lake had another name change to make the ice of the lake more attractive for sale for refrigeration, and the name was changed to Crystal Lake.

The total volume of water in Crystal Lake is about 142 million gallons and the lake is 31 feet deep at its deepest point. It measures about 1,200 feet from north to south and 1,000 feet from east to west. The circumference of the lake is about one mile. The sources of water for Crystal Lake are rainwater runoff from its 70-acre watershed, and subterranean sources, which make the lake virtually one large spring. Crystal Lake's outlet is Pauls Brook, which passes under the railroad tracks east of the lake and then runs in a culvert under Centre Street and then on the south side of Paul Street. The brook then passes under Parker Street, Jackson Street, and Boylston Street, joining another brook at the Great South Meadow. From there, the water drains westward into the Charles River in Newton Upper Falls, which flows to the ocean.

## *Early History of the Lake*

With the settlement of Massachusetts by the British, in 1634 John Haynes, former Governor of the Colony, was granted 1000 acres of land in the area including Crystal Lake and extending to Newton Upper Falls. Haynes leased the land, first to Captain Thomas Prentice and later to Thomas Wiswall. Wiswall later purchased 300 acres of the Haynes land holdings and was the first actual settler. Wiswall built his house in 1654 on the Dedham Trail, now known as Centre Street, near present-day Paul Street.

For many years, his was the only house in the immediate area, and the adjacent pond became known as Wiswall Pond. The Wiswall family was active in colonial Massachusetts and took part in the Revolutionary War. The Wiswall estate passed to the Paul family and the original Wiswall house was removed in 1744.

Newton was then administratively part of Cambridge. Wiswall worked to make Newton a separate community from Cambridge. In 1781, a descendant of Thomas Wiswall donated a parcel of land near the lake to the Baptist community so parishioners would not need to walk to Cambridge to worship. A Baptist meetinghouse was erected between Centre Street and the Lake, near the site of old Rogers Road and Centre Street. In 1836, a new church was built on the corner of Beacon and Centre Streets, eventually replaced in 1887 by the present-day Baptist Church. The First Baptist Church was designed by John Lyman Faxon in the Richardsonian Romanesque Style. Wiswall Pond was briefly called Silver Lake and then became known as Baptist Pond in the late 1800's, as the First Baptist Church used the pond for baptisms.

The north side of the Lake was granted to Jonathan Hyde, whose house was located between Commonwealth Avenue and Homer Street. Hyde was a road builder and laid out a road from Centre Street north of the Lake to near present-day Lake Avenue. His son Samuel Hyde built a house on Moreland Avenue in 1702. His estate passed to the Blanden family in 1725 where it was subdivided into a number of smaller parcels. The Hyde and Wiswall houses were the only dwellings in the vicinity of Crystal Lake during the time of the Revolutionary War.

In 1863, a seawall and gas lighting were put in place at Cronin's Cove. In 1871, the Commissioners of Inland Fisheries leased the lake to a group from Newton including its first mayor, J.F.C. Hyde and began stocking the Lake with black bass, later salmon, and still later perch. In 1883 the embankment on Lake Avenue was taken as public domain so as to "reserve to the public a very accessible part of the shore" at what is known today as Cronin's Cove. Challenges were made over the jurisdiction of the Lake. In 1908, in response to a claim by the estate of the Lake's

## **Crystal Lake Master Plan**

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original owner, John Haynes, the matter was settled when the Massachusetts Supreme Judicial Court ruled that Crystal Lake was and shall remain in the public domain.

In 1874, there were just three houses around Crystal Lake. The Moses and Emeline Crane house was built in 1860 at 219 Lake Avenue on the corner of Lake Avenue and Rogers Street. Crane also owned the present-day bathhouse site, which at that time housed a machine shop and factory that made fire alarms and telegraphs, sending them via the rail line to Boston and elsewhere. Additionally, Crane owned a parcel on the lake directly across from their house. In 1894 this parcel was donated to the city of Newton and later became known as Levingston Cove.

The late 1800's and early 1900's witnessed the building of many of today's homes surrounding the Lake and in the development of the immediate neighborhood. At the start of the 1900's, the focal point of community activity was on the north side of the lake adjacent to Lake Avenue, at what would later become known as Cronin's Cove. Joe Cronin was a Red Sox player, manager, and General Manager who built the Colonial style house at 77 Lake Avenue on the corner of Lake Avenue and Laurel Street in 1939. He lived there until he retired to Cape Cod. (I can find out the date from Diana Reisen, the current owner. Cronin died 7 September 84)

### **The Coming of the Railroad**

In the early 1800s, stagecoaches began running between Newton Upper Falls and Boston, passing the Lake as they went via Newton Centre. In the early 1850's, the railroad between Boston and Newton Upper Falls was built, later called the Charles River Railroad. The railroad was used to transport fill from Needham to Boston's Back Bay in the late 1800's, with trains moving along the line 24 hours per day, 365 days a year. The Charles River line was later acquired by the Boston and Albany Railroad and in 1882, the Needham branch opened via Newton Highlands. This led to a significant building boom over the next several decades, during which many of the houses were built in the village. A number of private schools also arose near the Lake in the mid-1800's.

The railroad tracks were lowered between 1904 and 1907, to eliminate "at-grade crossings" in Newton. Rogers Street was realigned to cross over the railroad tracks, eliminating the old Rogers Street that traversed the present-day bathhouse property and connected to Lake Avenue near the present day intersection of Old Rogers Street and Centre Street. Both the lowering of the railroad and the 1891 construction of the Newton sewer system led to a reduction in water levels at the Lake.

### **Ice Harvesting**

The name "Crystal Lake" was given to many ponds in the late 1800's to make their ice sound appealing to customers who purchased it throughout the year. Ice harvesting began in the early 1800's on the land owned by the Paul family. The Crystal Lake Ice House was built near the corner of Centre Street and Norwood Avenue in the 1850s and used until it burned in 1915. The Crystal Lake Ice Company was taken over by George Ellis and operated into the 1930's. The ice was harvested and packed in sawdust and remained frozen throughout the year. Ice was delivered door-to-door using horse-drawn wagons and tongs to provide homeowners with refrigeration in the days before electric systems were in place.

### **Today**

Currently, there are 18 direct private property abutters to Crystal Lake and the lake can be accessed on three sides, with the fourth side being the MBTA railroad right of way. There are three city-owned properties on Crystal Lake: the bathhouse, the 20 Rogers Street parcel and a portion of the 230 Lake Avenue parcel; and land at Levingston cove and Cronin's cove.

### ***Municipal and Public Use at Crystal Lake***

The Newton Centre Improvement Association was established in 1878 by a group of citizens interested in improving the public facilities in Newton Centre and at the Lake. In those days, the annual celebration of the July 4<sup>th</sup> holiday was held at Crystal Lake, with people gathering on the Lake Avenue embankment and enjoying water sports, a band concert, and a fireworks display. Canoes and rowboats were common on the Lake and public swimming became

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established in the southern corner. Skating and ice hockey were popular sports on the lake, with these activities also taking place on winter nights utilizing the recently installed gas lighting. With all of these activities taking place, the Improvement Association began to explore building a public bathhouse on the lake.

The Newton Centre Civic Association, in their 1911 “Historical Sketch of Crystal Lake” suggested the city acquire additional land westward from the bathhouse area to the cove donated by the Crane family to the city. It envisioned the entire south side of Crystal Lake used for public recreational purposes and as open space.

In 1916 a private bathhouse was built for swimmers at Crystal Lake on the south shore of the lake for use by the public on the land of George Miller and Charles Hatch and was maintained by the city. Within the same year, the supervision of this bathhouse was transferred to the Playgrounds Commission. Some of the residents near Crystal Lake were bothered by the nuisances related to public swimming at the lake and were prepared to seek legal counsel as a result. The Playgrounds Commission submitted a petition recommending that the city purchase land at the lake and construct a new bathhouse. The public voted against the petition. The Newton Highlands Improvement Association held a second meeting in late 1916, with the majority of attendees expressing their opposition to having a public beach or bathhouse at Crystal Lake. However, there continued to be an interest in promoting swimming in the Lake as over 15,000 swimmers used Crystal Lake during the 1916 summer season.

In 1917, the mayor of Newton presented a petition asking for a resumption of bathing at Crystal Lake and an appropriation to purchase land and build a new bathhouse. In that same year, Newton’s Board of Aldermen appointed a special committee to consider the need for a bathing facility near Newton Centre and Newton Highlands. The committee was to survey the community for their opinion on the need for such a facility. In addition, the committee was to consider whether a bathhouse should be built on the shores of Crystal Lake or whether a public swimming pool should be built in the Newton Centre playground. The final recommendation of the aldermanic committee in June 1918 was to build neither a swimming pool in Newton Centre nor a bathhouse at Crystal Lake. As this was during World War I, the committee concluded that public funds should not be used to acquire land or build a bathing facility during a time of war.

Instead, the committee opted to endorse public swimming along the Charles River. It was felt that building a new bathhouse in Newton Highlands and encouraging swimming at the lake would have an undesirable effect on the neighborhood, would lower property values, and would generally be a nuisance. The minority, however, supported a new bathhouse at Crystal Lake, one that was architecturally harmonious with the neighborhood. The minority report, which was written by George Angier, concluded that should a new bathhouse be built, the use of the facility should be limited to residents of Newton who were willing to comply with rules established by the Playground Commission.

The current Crystal Lake Bathhouse was built in 1930 and designed by a local architect Herbert Colby. The bathhouse was constructed in stucco in a Spanish eclectic style with an arcaded porch facing the water and an entry with a curved parapet facing the street. The bathhouse had restrooms, locker rooms, showers, and a recreation room. Eventually the bathhouse was expanded with concrete block and renamed the Gil Champagne Bathhouse. During its first year of operation in 1930 there were 215,000 summer visitors and 80,000 winter skaters on the lake. Tickets issued were valid for one hour.

During World War II, nighttime ice-skating was discontinued on the lake due to dim-out regulations. The City encouraged servicemen stationed at Boston College to use the lake for swimming. In the 1940’s, a path existed which allowed people to walk completely around the lake. The strong tradition of ice skating on Crystal Lake continued into the 1950’s, as the figure skating 1956 Olympic Gold Medalist Newton Centre resident Tenley Albright practiced skating on the lake.

Although once commonly used for skating, the lake has not been utilized for skating in recent years as the city has shifted its skating resources to Auburndale Cove. Additionally, City policy determined that skating should only be allowed on 10” solid black ice. Crystal Lake has not maintained that ice depth consistently in recent years.

## **Crystal Lake Master Plan**

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The current open park area of 20 Rogers Street had several previous owners with the property passing from Lucy A. Adalian to William E. Waterhouse in 1927, from George M. Paulson to M. David Freedman in 1959 to Joseph and Virginia Viola in 1983 to Patrick Hannon in 2002. The property became available for sale in 2006. After much debate and discourse the Newton Parks and Recreation Commission voted to recommend that the City use CPA funds to acquire the private property at 20 Rogers Street, which was for sale, in order to expand the public swimming and recreation area. Upon the recommendation of the Community Preservation Committee, the Mayor of Newton, and with the agreement of the Board of Aldermen, the property was acquired by the City of Newton by eminent domain in May 2007. In January 2008, the colonial style house on the property, which was in great disrepair, was condemned and demolished.

The City of Newton then had the opportunity to purchase the adjacent property 230 Lake Avenue. After much debate and community input, the City and the Board of Aldermen voted to participate in a joint purchase from Lorraine Sciegienny, the owner, with Semyon Dukach, the new owner of the house.

In this purchase, The City acquired the 8,400 sq ft grove of cedar trees, a portion of a landscaped fountain and patio deeded under a conservation restriction to be kept in its natural state and maintained by the owner of the house, as well as an easement for a public path along the lakefront of the property connecting Levingston Cove to the 20 Rogers Street parcel. As part of the agreement, a preservation restriction was placed on the front of the house at 230 Lake Avenue. The public path was completed per the agreement in fall 2009. The landscaping of the grove of cedars and the connection paths to the 20 Rogers Street and Bathhouse are addressed in this reports recommended plans.

Community based advocacy was instrumental in securing the addition of more land for the park with groups such as “Better Lake” headed by local architect Robert Fizek and the Crystal Lake Conservancy (Janice Bourque, Schuyler Larrabee, Robert Fizek, Srdjan S. Nedeljkovic and Barbara Wales).

### ***Activities at Crystal Lake in 2010***

The Newton Parks and Recreation Department provides seasonal swim permits for Newton residents and daily swim permits for both Newton and non-Newton residents. Both are valid at both Crystal Lake and the Gath Pool. Roughly 900 - 1,100 people swim at the lake per day including nine summer camps for children ages 6-22 yrs and swimming lessons for over 400 children. Swim programs for people with special needs are also offered during the day and evening.

The beach season generally lasts from mid June to late August, with hours from 10:30 a.m. to dusk on weekdays and 1 p.m. to dusk on weekends. Currently, there are no provisions for swimming in the Lake prior to or after the official swim season at the bathhouse or to non-abutters from access points other than at the bathhouse during the season.

A “Catch and Release” fishing program and other nature programs are also provided along with a newly organized adult birding club. The Massachusetts Department of Fisheries and Wildlife currently stocks Crystal Lake with rainbow and brown trout in the spring. This summer also saw sailing on the Lake after many years of no sailing.

Additionally, there is a great deal of passive recreation around Crystal Lake: walking, picnicking, jogging, reading a book, small animal watching (birds, turtles, ducks), informal recreational activities on the lawn, dog walking, and sitting to enjoy the peaceful view and outdoors.

All of these opportunities need to be supported and encouraged in the both the open space and bathhouse facilities.

## **Crystal Lake Master Plan**

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March 27, 2009

**E-Mail**

(Original via Regular Mail)

Mr. Gary Claiborne  
 Pressley Associates, Inc.  
 432 Columbia Street  
 Cambridge, MA 02141

**Re: Crystal Lake Park  
 30 Rogers Street  
 20 Rogers Street  
 230 Lake Avenue  
 Newton, Massachusetts**

[LEC File #: PAI\08-032.02]

Dear Mr. Claiborne:

Pursuant to your request, LEC Environmental Consultants, Inc., (LEC) has prepared this Letter Report for the proposed re-development of Crystal Lake Park in Newton, Massachusetts. Specifically, this letter includes a description of existing site conditions, including wetland resource areas; an overview of wildlife habitat associated with the park; and environmental regulatory implications associated with the reconstruction of the park, including those associated with the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40), its implementing *Regulations* (310 CMR 10.00), and the *Massachusetts Waterways Laws* (M.G.L. c. 91) and associated *Regulations* (310 CMR 9.00). LEC conducted a site evaluation on April 11, 2008 to inventory and assess existing site conditions, and Wetland Resource Areas subject to the protection of M.G.L. c. 131, s. 40 and 310 CMR 10.00 located within or adjacent to Crystal Lake Park. Crystal Lake’s designation as a ‘Great Pond’ establishes jurisdiction under M.G.L. c. 91 and 310 CMR 9.00.

**General Site Description**

The property, Crystal Lake Park, is comprised of three lots known as 30 Rogers Street (contains existing bath house); 20 Rogers Street (site of former dwelling removed January 2008); and 230 Lake Avenue (contains existing dwelling); and is located along the southwestern shore of Crystal Lake, immediately west of the Massachusetts Bay Transit Authority (MBTA) Green Line that occurs along the southeastern lake shore. Residential development associated with Rogers Street and Lake Street abuts the park to the southwest. The site includes an existing concrete bath house with parking area situated within the eastern portion of the site, a residential lot containing a single-family dwelling surrounded by lawn and landscaped areas within the western portion of the site, and manicured parklands located in between. A second dwelling had been located on the



site, but was removed in January of 2008. Topography descends from Rogers Street toward Crystal Lake in a slightly terraced fashion, with relatively flat areas within the parkland and within the backyard of the dwelling. A sandy beach area is situated immediately north of the bath house, while a stone-and-mortar retaining wall occurs at the base of the parkland. A second, pressure-treated lumber retaining wall functions as the Bank of Crystal Lake along and north of the stone-and-mortar retaining wall.

The property is relatively open from a vegetation perspective, with clusters of native trees amongst manicured lawn grass dominating the landscape. A narrow, 5+/- foot wide band of naturally-occurring vegetation is located along portions of the Bank of Crystal Lake south of the dwelling. Scattered shade trees are located throughout the site include clusters of red cedar (*Juniperus virginiana*), eastern white pine (*Pinus strobus*), northern red oak (*Quercus rubra*), eastern hemlock (*Tsuga canadensis*), red maple (*Acer rubrum*), Norway maple (*Acer platanoides*), and spruce (*Picea* sp.). Upland shrub species are largely limited to landscape shrubs located within the rear yard of the dwelling, and include Canada yew (*Taxus canadensis*), creeping juniper (*Juniperus communis*), crab apple (*Malus* sp.), and winged euonymus (*Euonymus alatus*).

#### Floodplain Designation

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the city of Newton, Massachusetts (Community Panel # 250208 0004 D), Crystal Lake and surrounding land is located within Zone C: *Areas of minimal flooding*. No change to the Zone C designation is proposed in the recently issued Draft FEMA FIRMs according to our email correspondence with the Newton Community Development Program Manager, Amy Yuhasz, who reviewed the Draft FEMA maps personally.

#### Natural Heritage Designation

According to the 2008 Edition of the Natural Heritage Atlas, published by the Massachusetts Natural Heritage and Endangered Species Program (NHESP), no areas of rare species habitat or certified vernal pools are located within or near by the site.

#### **Wetland Resource Areas**

Wetland Resource Areas associated with Crystal Lake Park include Bank and Land Under Water associated with Crystal Lake. LEC did not observe any Bordering Vegetated Wetlands (BVW) along the lake shore. The 100-foot Buffer Zone extends onto the property from the Bank of Crystal Lake. A description of each of these resource areas is provided below.

#### Bank

*Bank is the first observable break in slope or the mean annual flood level, whichever is lower. The lower boundary of a Bank is the mean annual low flow level [310 CMR 10.54 (2) (c)].*

The Bank of Crystal Lake varies in composition along its length from sandy shore north of the bath house, to wood retaining wall northwest of the bath house, to a more natural vegetated bank north of the existing dwelling. The vegetated Bank located north of the dwelling contains individual mature weeping willow (*Salix babylonica*), pussy willow (*Salix discolor*), and red maple in the canopy, while clusters of silky dogwood (*Cornus amomum*) and highbush blueberry (*Vaccinium corymbosum*) vegetate the shrub layer. Scattered pockets of purple loosestrife (*Lythrum salicaria*) were also observed. Water levels of Crystal Lake appeared to be near bank-full at the time of our evaluation.

## Land Under Water

*Land Under Water Bodies and Waterways is the land beneath any creek, river, stream, pond, or lake. Said land may be composed of organic muck or peat, fine sediments, rocks or bedrock. The boundary of Land Under Water Bodies and Waterways is the mean annual low water level [310 CMR 10.56 (2) (a) and (c)].*

The land beneath Crystal Lake appears to be comprised of sandy and fine sediments. The sandy sediments extend laterally from the sandy shore located northeast of the bath house, while finer sediments appear to occur along the remaining lake edge.

## **Wildlife Habitat**

Crystal Lake Park offers lakeside open space habitat suitable for a variety of ‘backyard’ wildlife, as well as for more reclusive species, given its location in a comparatively developed landscape. While cover habitat is somewhat limited, the vegetation and habitats that are present offer structure and food sources to support biological interactions between species. LEC consulted with Carol Stapleton, Manager, Newton Parks and Recreation Department for confirmed wildlife observations at Crystal Lake Park (marked with an \*).

The canopy trees offer food and nesting habitat, as well as perching habitat for a variety of arboreal mammals and resident birds, including Virginia opossum (*Didelphis virginiana*), gray squirrel (*Sciurus carolinensis*)\*, woodpeckers (*fam. PICIDAE*), blue jay (*Cyanocitta cristata*), black-capped chickadee (*Parus atricapillus*)\*, titmouse (*Parus bicolor*)\*, northern cardinal (*Cardinalis cardinalis*)\* and nuthatches (*Sitta spp.*). Migratory birds likely utilize the parkland as a ‘stopover point’ to rest and re-fuel during migration. LEC would expect to observe American robin (*Turdus migratorius*), cedar waxwing (*Bombycilla cedrorum*)\*, several of the wood warblers (*fam. EMBERIZIDAE*), rose-breasted grosbeak (*Pheucticus ludvicianus*), northern oriole (*Icterus galbula*), and American goldfinch (*Carduelis tristis*).

Raptors, including red-tailed hawk (*Buteo jamaicensis*)\* and perhaps owls (*fam. STRIGIDAE*) likely use the canopy trees for perching sites, feeding on small mammals wandering through the park’s grassy areas, including star-nosed mole (*Condylura cristata*), a variety of mice, and eastern chipmunk (*Tamias striatus*). Other mammals likely utilizing the parklands include striped skunk (*Mephitis mephitis*), and coyote (*Canis latrans*)\* have also been observed.



The lakeside environment may also lure raccoon (*Procyon lotor*) for feeding on invertebrates and fish, as well as a variety of waterfowl such as Canada goose (*Branta canadensis*)\*, mallard (*Anas platyrhynchos*)\*, black duck (*Anas rubripes*)\*, and herons (*fam. ARDEIDAE*), including great blue heron (*Ardea herodias*)\* and black-crowned night heron (*Nycticorax nycticorax*)\*. Cormorant (*Phalacrocorax carbo*)\*, and grebe (*fam. PODICIPEDIDAE*)\* have also been observed on the lake. The overhanging canopy surrounding portions of the lake provides excellent perching habitat for belted kingfisher (*Ceryx alcyon*)\* and osprey (*Pandion haliaetus*)\* that feed on the lake's fish populations.

Aquatic inhabitants of Crystal Lake likely include stocked rainbow trout (*Oncorhynchus mykiss*)\*, carp (*Cyprinus carpio*)\*, chain pickerel (*Esox niger*)\*, sunfish (*Enneacanthus obesus*)\*, bluegill (*Lepomis macrochirus*)\*, and largemouth bass (*Micropterus salmoides*)\*, with painted turtle (*Chrysemys picta*)\* and snapping turtle (*Chelydra serpentina*)\*. Turtle nesting areas are available in the adjacent lawn areas surrounding the lake. Amphibians including bullfrog (*Rana catesbeiana*), green frog (*Rana clamitans*), and newts (*Notophthalmus viridescens*), are likely plentiful.

### **Regulatory Implications**

The redevelopment work under consideration for Crystal Lake Park will trigger environmental permitting under 310 CMR 10.00 (Massachusetts Wetlands Protection Act Regulations) administered by the Newton Conservation Commission; and 310 CMR 9.00 (Chapter 91 Massachusetts Waterways Regulations) administered by the Department of Environmental Protection (DEP). An overview of regulatory considerations is provided below.

#### **Massachusetts Wetlands Protection Act Regulations – 310 CMR 10.00**

Based on our conversations with you, and review of the Master Plan, the majority of the Crystal Lake Park improvements will be located within and beyond the 100-foot Buffer Zone to Bank. However, replacement of the wood retaining wall would require alteration to the Bank resource area. No work appears to be proposed within Land Under Water. The Newton Conservation Commission maintains jurisdiction over the Bank Resource Areas and the 100-foot Buffer Zone via administration of the Wetlands Protection Act (M.G.L. c. 131, s. 40) and its implementing Regulations (310 CMR 10.00).

The Wetlands Protection Act Regulations outline specific performance standards for work proposed within Bank at 310 CMR 10.54 (4) to insure its functions and values are not compromised. These include the physical stability of the Bank; the water carrying capacity; groundwater and surface water quality; and fish and wildlife habitat. Considering a portion of the existing Bank is comprised of pressure-treated lumber, replacement with composite wood would result in an improvement over existing conditions.

Typically, the Conservation Commission seeks a setback for work in the Buffer Zone in order to protect adjacent resource areas. This setback distance often depends on specific site conditions, but is



generally 25 feet. For this site, existing development occurs up to the Bank boundary, so modifying land use within the Buffer Zone that is consistent with existing land use (e.g. recreation), should not result in a change in the Buffer Zone's capacity to protect the adjacent Bank. Maintaining the existing Bath House location, or situating a replacement Bath House or addition further from the Bank compared to the existing condition, will likely be preferred over constructing a new structure closer to the Bank.

The project will require compliance with the Stormwater Management section of the Regulations at 310 CMR 10.05 (6) as a 'redevelopment project.' Stormwater designs involve the use of Best Management Practices (BMPs) to control the rate and volume of stormwater run-off flowing from a site. The stormwater management design should take into consideration the flow of stormwater from the parking area and structure toward the existing beach area, where sand has migrated from the beach into Crystal Lake<sup>1</sup>.

A Notice of Intent (NOI) Application will have to be filed with the Newton Conservation Commission for pre-construction review of the proposed activities, and conformance with the applicable regulatory performance standards will have to be adequately demonstrated to the Commission. The Commission will in turn, issue an Order of Conditions for the project.

#### Massachusetts Chapter 91 Waterways Regulations – 310 CMR 9.00

The primary purpose of the Chapter 91 Regulations relative to work within Great Ponds is to maintain public access to Great Ponds. This project, which includes improving and expanding a recreational facility will expedite public access to the Pond. Crystal Lake is larger than 10 acres, and is therefore designated as a 'Great Pond' in accordance with 310 CMR 9.02 Definitions. As such, Chapter 91 jurisdiction extends to the pond's historic 'natural high water mark.' According to a 1909 Plan of Crystal Lake provided by your office, the historic 'natural high water mark' occurs at elevation 151, just above the elevation 150 contour.

It appears that at least a portion of the relocation of the boat house, beach expansion, and site redevelopment is located below the historic elevation 151. Therefore, the project will require a Chapter 91 License, and the work would likely be considered a 'water-dependent use,' which precludes the requirement of a Public Hearing (although newspaper advertising and public comment period still apply).

DEP has been instructed to issue Chapter 91 licenses within 180 days of receiving Applications. Chapter 91 permitting is similar to the MEPA process, and permitting this project will likely include a public comment period, request for additional information, issuance of a Draft License and issuance of a Final License. The issuance of the Chapter 91 License will also require Zoning, Land Use, and Conservation approvals, as necessary, by the Newton Planning and Development Department. "Commonwealth Occupation Fees" for the license are typically \$1 / square yard for every year of the license duration (typically 30 years). So essentially, the fees would be \$30/square

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<sup>1</sup> Personal communication with Anne Phelps, Environmental Planner



yard of work area within Chapter 91 jurisdiction. If the fees exceed \$10,000, DEP may be willing to administer a payment plan over 5 or more years.

### **Summary**

Crystal Lake Park is a recreational facility located along the southwestern shore of Crystal Lake. In addition to an existing bath house, single-family dwelling, and parklands, the park contains Wetland Resource Areas including Bank and Land Under Water that are jurisdictional under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, s. 40) and its implementing Regulations (310 CMR 10.00). The 100-foot Buffer Zone is also located on the site. Crystal Lake's designation as a 'Great Pond' affords jurisdiction under the Chapter 91 Waterways Regulations (310 CMR 9.00) up to the historic 'natural high water mark' which occurs at elevation 151 according to a 1909 Plan of the site. Improvements to Crystal Lake Park currently under consideration will likely result in work within the Bank resource area and 100-foot Buffer Zone, placing the project within the Newton Conservation Commission's jurisdiction. Measures must be proposed to insure protection of the Bank's functions and values. Chapter 91 Regulations are intended to maintain public access to Great Ponds. Crystal Lake qualifies as a Great Pond, and public access is currently provided through the Park grounds. The redevelopment project will maintain and improve public access to Crystal Lake.

Thank you for the opportunity to provide these services. Should you have any questions or require additional information, do not hesitate to contact me at 781-245-2500, or at [rkirby@lecenvironmental.com](mailto:rkirby@lecenvironmental.com).

Sincerely,

**LEC Environmental Consultants, Inc.**

A handwritten signature in blue ink, appearing to read 'Richard Kirby', is written over the typed name.

Richard A. Kirby, Manager  
*Senior Wetland Scientist*

**MINUTES OF MEETING:**

**Newton Historical Commission**

**DATE:**

**March 26, 2009**

**PLACE/TIME:**

**Newton City Hall - Room 202  
7:30 P.M.**

**IN ATTENDANCE:**

**Donald Lang, Chair  
Rodney Barker, Member  
Brian Lever – Staff**

**David Morton, Secretary  
Zack Blake, Alternate  
See attendance sheet**

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The meeting was called to order with Donald Lang presiding as Chairman. Voting permanent members included Lang, Barker, and Morton. Alternate member Blake also voted. The meeting was called to order at 7:40pm and was taped on 2 tapes.

**1 Crystal Lake Task Force Presentation**

Janice Bourque, Chairman of the Crystal Lake Task Force presented two proposals involving the redevelopment of the bathhouse and surrounding City owned property at Crystal Lake. Bourque presented several reasons for redevelopment, including handicap access and deterioration in the building's condition. The first proposal involved a partial demolition of the bathhouse keeping the lakeside portion of the building and constructing a new addition to the rear in keeping with the building's architectural style. The reconstructed building would be smaller in footprint than the current building. The second proposal involved completely demolishing the building and constructing a new building set back further from the lake and in the same style of the original bathhouse though also smaller in footprint size. Commission members provided their comments on the two proposals. Lang stated that full demolition was an irretrievable step and questioned if the historical significance of the building had been fully explored and if it could have been a Works Project Administration (WPA) project from the Great Depression. Staff stated that the building was built in 1930 and if that is correct it would be too early for a WPA project, but that it did have a long association with the community with generations of residents using it for recreation. Barker stated that he favored the partial demolition plan. Blake stated that the full demolition does make functional sense, but expressed his preference for the partial demolition plan. Morton also stated his preference for the partial demolition plan. Ald. Mansfield stated that both plans were good and noted how the lakeside end of the building is a prominent feature framing the view of the area from the lake.

**2 7 Walnut Street Violation Hearing – Barn Demolition**

Staff provided historical background on the property and the review of the proposed partial demolition of a lean-to addition to the barn. Staff approval had been given for a partial demolition and restoration project. Demolition of the barn occurred on March 18, 2009. A site visit on March 19, 2009 revealed that the entire building had been demolished without Newton Historical Commission approval or Inspectional Services Department permit and a stop work order was in place. City Building Inspector Buddy Lamplough stated that only the foundation remained and that City staff was not informed of any issues that would have required demolition of the entire barn until after the building was demolished. Staff also informed the commission of the procedures and penalties under the non-compliance section of the Demolition Delay Ordinance. Jason Rosenberg, representative for the owners Donald and Jill Eurich stated that while the property owners were away, the contractor determined the building to be unsafe due to discovered fire damage and took the building down. Rosenberg stated that he and the owners recognized that mistakes in judgment occurred, but stated that it was not the intent of the property owners to circumvent the review process.

Commission members questioned to what extent the owner was involved in the decision to demolish the building. Donald Eurich stated that he was only available through email. Lang stated that he had worked on fire damaged buildings, and that they can be fixed. Barker suggested a fine for the number of days elapsed since the demolition occurred at \$300 per day for eight days as permitted under the Demolition Delay Ordinance. Lang suggested waiving the fine and the two-year ban of building permits based upon an exact replication. Barker motioned to institute a fine with Morton seconding. Blake moved to replicate the building as a remediation and issue a waiver of fine and building permit ban with Barker seconding. Lang moved to recommend to the Inspectional Services Department that the owner be allowed to replicate the building as soon as possible.

At a scheduled meeting and public hearing on March 26, 2009 the Newton Historical Commission, by vote of 4-0,

RESOLVED to levy a fine for non-compliance with the Demolition Delay Ordinance for demolition of a historically significant barn at 7 Walnut Street for the number of days passed from the date of demolition, March 18, 2009, being eight days at \$300 per day for a total fine of \$2,400.

Voting in the Affirmative:

**Donald Lang, Chair**                      **Rodney Barker, Member**  
**David Morton, Secretary**              **Zack Blake, Alternate**

At a scheduled meeting and public hearing on March 26, 2009 the Newton Historical Commission, by vote of 4-0,

RESOLVED to waive further fines for non-compliance and the two year ban on building permits contingent upon the following: (1) that plans for the exact replacement of the barn be submitted and approved by staff and/or the Commission within 30 days; (2) that an exact replica be constructed in its approximate location to the satisfaction of the Commission and/or staff within six months with an emphasis on the full completion and accuracy of the exterior; (3) that the replica barn will use the salvaged historic barn doors and window; (4) that if the replica barn is not completed to the satisfaction of the Commission within six months that the time remaining in the two year ban on building permits and the fine retroactive to March 26, 2009 will be re-instituted.

Voting in the Affirmative:

**Donald Lang, Chair**                      **Rodney Barker, Member**  
**David Morton, Secretary**              **Zack Blake, Alternate**

At a scheduled meeting and public hearing on March 26, 2009 the Newton Historical Commission, by vote of 4-0,

RESOLVED to request the Inspectional Services Department to allow the replication of the historic barn as soon as possible.

Voting in the Affirmative:

**Donald Lang, Chair**                      **Rodney Barker, Member**  
**David Morton, Secretary**              **Zack Blake, Alternate**

3                      10 Fredette Road Demolition Review – Full Demolition

Kenneth Case property owner presented an application to demolish the house and garage. Staff stated that the Commission had previously found this home preferably preserved in 2005. Staff further stated that the home is located in Oak Hill Park, though not on the path system and that the



Commission's policy has been to find homes in Oak Hill Park preferably preserved. Morton motioned to find the home preferably preserved and Barker seconded. The Commission reviewed the design of the proposed replacement building and expressed support for it. Case stated that he was still deciding on the design and that it may be some time before he is ready to submit for a waiver of delay.

At a scheduled meeting and public hearing on March 26, 2009 the Newton Historical Commission, by vote of 4-0,

RESOLVED to find the home at 10 Fredette Street preferably preserved.

Voting in the Affirmative:

**Donald Lang, Chair**

**David Morton, Secretary**

**Rodney Barker, Member**

**Zack Blake, Alternate**

#### Administration Discussion

**A** Approval of February 09 Minutes.

The commission approved the February minutes 3-0 with Blake abstaining.

**B** Preservation Restriction Program

Staff updated the Commission on efforts to obtain Preservation Restrictions on the Newton Centre T Station through the efforts of Ald. Danberg and 399 Waltham Street through owner donation.

**C** Massachusetts Historical Commission Video

This item was skipped due to the length of the meeting.

Meeting adjourned 10:28 PM.

Minutes approved at the April 23, 2009 meeting.

Recorded by Brian Lever, Commission Staff



David B. Cohen  
Mayor

# CITY OF NEWTON, MASSACHUSETTS

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## CONSERVATION COMMISSION MEETING MINUTES April 23, 2009 City Hall, Rm 209

**Meeting called to order at 7:40 p.m.**

**MEMBERS PRESENT:** S. Lunin, Vice-chair and acting Chair, J. Hepburn, N. Richardson, D. Dickson

**MEMBERS ABSENT:** I. Wallach, D. Green (arrived late), and R. Matthews (arrived late)

**MEMBERS OF THE PUBLIC:** See attached sign-in sheet

**DPW Road Repair – RDA** – for micro-surfacing of Islington Road, Rider Terrace, Duffield Road, Malvern Terrace, Kingswood Road, and Woodbine Street, and for application of thin mix overlay on Chesley Road and Keefe Avenue, which may be in one or more resource areas.

**Report:** This is DPW's annual roadway work, and no roads are slated for removal of asphalt or drainage work. A portion of Islington Road is in the 200 ft riverfront and has 3 catch basins draining to the Charles; Duffield Road has one catch basin at its end, nearest the river; Keefe has 2 CBs at the low spot in the center of the road that probably drain to the river. These CBs should be protected during the work from material that would enter the drain. Any masking of the CBs can be removed about 1 hr after the work is completed.

**Meeting:** Frank Nichols, Permits Engineer in the Engineering Department, was present to describe the project. The work proposed is minor. Resident Priscilla Leith of 162 Islington Road was present and said that more major work was needed on her road. Staff indicated a negative determination was in order, with the requirement that the catch basins be covered with tape for one (1) hour after the work.

**Motion by J. Hepburn for a negative determination with the above condition. D. Dickson seconded the motion. Vote: All in favor. Motion passed.**

**D. Green and R. Matthews arrived at 7:45 p.m.**

**230 Lake Ave. -Crystal Lake Path construction – NOI** – construction of handicapped access pathway behind 230 Lake Ave. in the 100 ft buffer to bank.

**Report:** The City paid for a conservation easement behind the house at 230 Lake Ave, and signed an agreement to have all work completed by October 10, so proposed starting date is July, when the ground should be dry. Work will actually begin in Levingston Cove and end on section of 230 Lake Ave purchased outright by the City, creating about 200 ft of new accessible path to connect the two city properties. One or two trees

### Conservation Commission

1000 Commonwealth Avenue, Newton, Massachusetts 02459

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[www.ci.newton.ma.us](http://www.ci.newton.ma.us)

may need to be removed, but most vegetation on site is non-native and plan avoids removing any trees on bank. Silt soc is proposed between work and bank; some stockpiling of gravel on city property will be covered at end of day; excavated material will be removed from site.

**Meeting:** Frank Nichols, Permits Engineer in the Engineering Department, was present to describe the project. Members of the Commission expressed concern about protecting trees during construction, to avoid soil compression, root damage, or other harm to trees not targeted for removal. F. Nichols noted that, although the project is subject to the storm water regulations, the increase in run-off rate is very small. The path skirts the outer edge of the easement, to keep it as far from the resource area – the bank- as practicable. Abutter notification mailing receipts have been supplied. **Motion by D. Green to issue an OOC with standard conditions subject to appropriate mitigation for protection of adjacent tree roots, possibly, but not necessarily limited to matting and snow fence as determined by Environmental Planner. Second by N. Richardson. Vote: All in favor. Motion passed.**

**30 Rogers St.-Crystal Lake Master Plan – RDA** for proposed changes to the bathhouse, bank area, and parking lot at 20 Rogers St., 30 Rogers St., and a portion of 230 Lake Ave. in the 100 ft buffer to bank and bank area of Crystal Lake.

**Report:** Plan(s) submitted for discussion before finalizing recommendations. A big concern for me is that both plans call for enlargement of the beach area (with more sand to migrate into the water). Pictures taken on any clear day clearly show a large plume of sand in the water offshore of the beach area in front of the boat house and ramp area, and to a much lesser extent in front of the retaining wall. Drainage plans will be further developed when plans are nearer completion. DEP Superceding Order and Martha's comments are included from 2007 when the wall was repaired to provide background to the current jurisdictional issues.

**Meeting:** Janice Bourke, Crystal Lake Master Planning Task Force, and Amy Yuhaz, Planning Department presented. J. Bourke said there are two alternatives to the present structure: 1) a partial renovation and addition to the existing bathhouse, but preserving the “front” part of the building nearest the lake, and 2) a new building constructed in approximately the same area as the existing building but pulled back slightly from the lake. Both alternatives would increase the beach area, the first plan by 1,700 sf and the second by 3,200 sf. Both plans aim to preserve the existing number of parking spaces, but reduce the amount of impervious area overall by ~5,000 sf or 3,500 sf, respectively. Improved stormwater management is provided under both plans, although the details have not been finalized. Green recommends the new building, with parking located along the road. He also suggests the aquilator might need to be larger to handle a larger area, that any new construction needs to deal with the sewer problems on site – will need to pump it up to the street, if building remains at bottom of hill, a hard surface on paths for maintenance where steep, an emergency egress swale, and bioswales (like at Star Market), and said that a “flatter” beach is better. N. Richardson also thought an emergency swale would be helpful, but we need to get approval from MBTA to direct water onto their property. **Motion by D. Dickson for positive determination #4, requiring the applicant to file a Notice of Intent for proposed work. Vote: All in favor. Motion passed.**

**32 Williams St. – NOI** – continued from 2007- with plan for 2-family dwelling and driveway in riverfront to the Charles River. Commission members requested additional planting plan/information:

- 1) The scope of the mitigation area shown on the site plan as entire area between driveway and top of bank (1650 sf as stated in letter from VHB).
- 2) Above plan should indicate existing trees as individual plants on the plan.
- 3) Invasive species should be dug up, instead of treating with herbicide, if clumps small enough. The rose and knowtweed on the bank are probably relatively weak from previous cutting.
- 4) A de-watering plan is needed.
- 5) An Operations and Maintenance plan for the catch basin is needed.
- 6) A plan to try to reduce the size of the driveway.

S. Lunin asked whether the number of species proposed by VHB (3) for the mitigation area is sufficient. Planner recommended 7 species be used. S. Lunin requested material will be supplied in time for Planner to include in member packets for next meeting. Planting plan and reduction in impervious surface requested.

**Report:** New plan dated April 12, 2009 received April 15, shows entire area between driveway and tree line to be “Proposed Landscaped Buffer,” but individual trees not shown and no planting plan submitted – I am concerned that without an approved planting plan the site will end up as a lawn area with shrubs planted strategically at the sides. Plan notes say no excavation into water table so no de-watering plan needed, and silt fence is proposed for erosion and sediment control. Size of driveway has not been reduced, but asphalt has

been replaced with pavers. There is no stock-pile area shown and no room for one, so all excavated material should be removed from the site at the end of each day. If we get planting plan, do you want the planting area to be an on-going condition?

**Meeting:** Lisa Standley, VHB, brought in planting plan (list of plant species, number, and sizes to be installed for mitigation. Commission asked to review what they requested and what was submitted. On-going conditions were discussed and list formed: O&M plan and inspections of catch basin, all of mitigation planting area between driveway and riverbank, use hand-tools to dig up and remove invasives on bank, no herbicides or pesticides, and reduction in size of driveway to reduce asphalt/impervious area. **Motion by D. Green to issue OOC with standard plus special conditions as above, subject to getting plan showing individual trees on/near bank, planting plan included on site plan with a 5-ft snow storage area off driveway. S. Lunin, added that OOC not to be issued until new plan showing individual trees, planting plan and reduction in driveway size is approved by the Environmental Planner. Second by R. Matthews. Vote: R. Matthews, D. Green, J. Hepburn, D. Dickson voted “aye;” D. Dickson and N. Richardson voted “nay.” Motion passed.**

**Nonantum Road – NOI** – for reduction in pavement to one lane, drainage improvements, path widening, and plantings in the 100 ft riverfront to the Charles River.

**Report:** DCR owns the road and MA Highway will do the work, which falls mainly under redevelopment in riverfront to the Charles. No work is proposed in the area of bordering vegetated wetland (BVW) near the Yaht Club or within bordering land subject to flooding (BLSF). The proposal is to remove one lane from each direction as a traffic-calming measure, except at intersections, where the second lane will become a turn lane. The bike/pedestrian path will be widened in places to reach 10-ft width, and a planting strip will be widened or created between the path and the road, wooden or metal guard rails will be installed between the path and the roadway, and historic lightening will replace existing lightening. Several bio-swales will be created for treatment of run-off. Approximately 4 fully-grown trees that are growing into the roadway will be removed. A landscape plan is included that proposes to plant native woody and herbaceous plants except in the narrow roadway medians. Overall, the project proposes to remove 2,000 sf of impervious surface in Newton, improve drainage, and add native plantings, which will improve the capacity of Riverfront area to protect the interests of the Act. The Commission might want to consider whether to make it a requirement to use all native plants – they have agreed to use natives except in the median – and to plant in the fall. I also recommend filter fabric or similar measure under catch basins or grates, and a filter-mitt or filter-soc-type erosion and sediment control fence, rather than hay bales and silt fence for less disturbance of vegetation between the river and the work.

**Meeting:** Richard Kirby, LEC Environmental Consultants, Rick Corsi, MA Department of Conservation and Recreation (DCR), Richard Azzalina, Fay, Spofford & Thorndike, LLC, and Benjamin Morton, Carol R. Johnson Associates, Inc. were present for the project and provided a revised Stormwater Management Plan in response to DEP comments (revised April 22, 2009) concerning identification of best management plan (see below) and updated total suspended solids removal. The plan already proposes to use all native plants in Newton, even in the medians. Mr. Kirby explained that “bioretention cells” are ‘rain gardens’ that will help provide some infiltration of storm water. J. Hepburn read a letter from John and Phoebe Karakshian asking to have a retaining wall built in their yaad as part of the road construction. Several residents of Charlesbank Road mentioned concerns about the south side of Nonantum Road where the grade is steep, and there are a number of dead trees and unsightly/diseased shrubs. They asked if this area is within the jurisdiction of the Commission. S. Lunin asked the proponents if this area is within the 200 ft riverfront and owned by DCR. It is. S. Lunin then asked if it is possible to do some slope stabilization and clean-up that is low-maintenance. Mr. Corsi said it is possible. In response to discussion of Planner’s recommendations, it was noted that the proposed “historic lights” are ‘dark-sky compliant’ and the light is directed mainly toward the path and away from the river.

**Motion by D. Dickson to issue OOC with standard conditions and special conditions to include no use of herbicides or pesticides, lighting to conform to DEP ‘dark-sky’ guidelines, slope stabilization of the south slope, and ongoing maintenance of swales – in perpetuity. Second by N. Richardson. Vote: All in favor. Motion passed.**

**125 Wells Ave. – Solomon Schechter Day School –NOI** for drainage improvements in the 100 ft buffer to bordering vegetated wetlands.

**Report:** Site visit confirms most of wetland line – small area close to back corner may not be BVW – no connection with other BVW. There is a trench between the edge of the lawn and the hill behind, with a headwall/outlet for drainage. Drainage from hill and under parking may be captured here and flow into small depression to keep it somewhat wet. All work is to try to repair existing drainage to keep site and building dry.

**Meeting:** Mark Piermarini and Fred Hamwey (Hamwey Engineering) and Jim Mitraro, Solomon Schechter School, described the project. Slight change in design (incorporation of an overflow spillway and show on plan detail) city engineer's comments. D. Green asked for fence around the flared end to protect people using the path and for rip-rap. Proponent agreed. **Motion by D. Green to issue OOC with standard conditions. Second by R. Matthews. Vote: All approved. Motion passed.**

**45 Grayson Ln. – NOI -** for a 530 sf addition within the 200 ft riverfront to the Charles River and within the 100 ft buffer zone to a bordering vegetated wetland.

**Report:** This is the last house on the west side of Grayson Lane, adjacent to wooded DCR land along the Charles. BVW estimated by surveyor in field – new plan & wetland report coming so you will know where your jurisdiction ends. Work is partially within the outer 100 ft of the 200 ft riverfront, and within the 100 ft buffer zone to bordering vegetated wetland as shown on the plan. The Owner proposes to remove about 145 sf of existing structure/impervious surface and replace it with a 530 sf addition and ~150 sf patio ~ same location. The addition will be about the same distance from the river and bordering vegetated wetland as the present structures – a proposed new concrete bulkhead is about 6 ft closer than previous structure. An alternatives analysis (written) is attached, and concludes there is no economically equivalent alternative and no adverse effect to the interests - no mitigation is offered. No erosion and sediment control shown on plan, with note to contractor to call for inspection. Overall impervious surface in riverfront will increase from 662 sf (7%) to 1151 sf (12%) on a 9620 sf lot.

**Meeting:** Owner Marta Geletkanycz, and consultant Cassandra Koutalidis, P.E. described the project. The bordering vegetated wetland line is farther from the work than originally shown on the plan (new plan dated ??). DCR-owned adjacent riverfront has lots of non-native invasive plants, including euonymous and barberry. Some native plantings for mitigation would be desirable. Commission members discussed with owner whether she would be willing to remove lawn area equivalent to footprint of new work and plant with native shrubs as on-going mitigation. Owner agreed. **Motion by D. Dickson to approve OOC with standard conditions and special on-going condition for mitigation area (as above). Second by D. Green. Vote: All in favor. Motion passed.**

**750 Saw Mill Brook Pkwy.-request for Extension of OOC & partial Certificate of Compliance** – applicant needs extension and PCOC from DEP and will provide update to the Commission.

**Meeting:** Ann Marten, LEC said they need an extension to complete the monitoring of the wetland restoration following installation of towers, fencing and underground wires. The meadow has come back very well, already. The final report on the Vernal Pools has been submitted. CC said they would have voted to extend, but it is DEP's decision.

**9-11 Jaconnet St.-Request to extend OOC** – request for 2-yr extension to complete mitigation. Commission gave owner 1 month to come into compliance with OOC, else will not grant extension.

**Meeting:** Planner reported that letter from John Rockwood has been received, stating that all visible ABC fill has been removed, berm has been raked (and is much lower), dead plants were removed and new ones installed. Planner conducted site visit, and site looks much improved, with gravel at end of road also removed. Back yard area still needs to be re-stabilized with seed. **Motion by D. Green to issue 2-yr extension. Second by N. Richardson. Vote: All approved. Motion passed.**

### Violations –Updates

**Houghton Garden – paint violation** – Chair to send letter to B.C. students in response to last communication.

**Meeting:** Virtual communication not working to satisfaction of Commission. Planner to draft letter for S. Lunin to edit and sign, giving students choice of May or June to reappear before the Commission and expressing the Commission's dissatisfaction with the copy of the report submitted.

**15 Harwich Rd –Violation** –Have asked DEP to assist.

**18 Rockland St.**

**394 Boylston St.**

**160 Pine St – Gazebo** – new retaining wall is completed. Ted Jerdee is televising sewer manhole and contractor is re-stabilizing site.

**1203&1211 Washington St.**

**93 Andrew St.**

**3 Fuller Ave.**

**Certificates of Compliance** (\*needs action)

**MWRA at Kessler**-awaiting as-built plans.

**15 Marla Circle**-mitigation plantings need to be re-planted, area documented, and MWRA easement clarified.

**1676 Commonwealth** – needs as-built plans.

**11-19 Hargrove Circle** – OOC expired in 2006. Recently contacted both owners; sites need as-built showing grades, area and layout of plantings, planting list, and a final site visit & approval of plantings Both owners say they will comply this spring.

**Announcements & General Business:**

**Performance Bond for mitigation – as standard condition in any OOC with mitigation? Wording in packet – DRAFT.** Postponed to next meeting.

**Open Space Plan** – considerations and member to work on committee and with Conservators? Postponed to next meeting.

**Nahanton Woods – Judy set up meeting.**

**Meeting: Motion by D. Dickson to appointment J. Hepburn as representative to the Nahanton Woods CR Trustee Board. Second by N. Richardson. Vote: All approved. Motion passed.**

**March, 2009 Meeting Minutes** for approval

**Meeting: Motion by R. Matthews to approve minutes of March meeting. Second by N. Richardson. Vote: All approved. Motion passed.**

**Reminder: Charles River Cleanup – Sat. Apr. 25th**

**Outstanding issues – discussion**

**Non-criminal ticketing** – update – see packet for summary – Q: Does the Commission wish to ticket under the Watershed/Flood Zone only?

**Other**

**Motion by D. Green to adjourn (at 11:15 p.m.). Second by N. Richardson. Vote: All approved. Motion passed.**

Respectfully submitted,

Anne Phelps, Sr. Environmental Planner



**Newton Parks & Recreation Commission**  
**Meeting Minutes**  
**Newton City Hall, Room 209**  
**Monday, February 23, 2009**

Attending: Francis J. Rice, Chairman, Kathleen Heitman, Lee Mottard, Arthur Magni, Peter Johnson, Jack Neville, Alternate, Fran Towle, Commissioner, Robert DeRubeis, Deputy Commissioner, Carol Stapleton, Manager, Robin McLaughlin, Secretary.

1. The Minutes from the January 26, 2009 Commission Meeting were accepted 5-0.
2. Reports of Program, Maintenance and Forestry by Commissioner Towle
  - The February 3 Camp Fair has become very popular with the community and was a success this year. Chairman Rice asked if the camp fees were being raised this year. Commissioner Towle confirmed the weekly camp fee has been raised this year.
  - The Department continues to work on the \$340,000.00 appropriation for snow removal this year. The appropriation was requested from the Finance Committee on January 26, 2009.
  - The Department continues to work on the budget. The budget cut right now is 3%. The Commissioner has a meeting with the City Administration this week and will have additional budget information for the Commission at the March 16 Commission meeting.
  - February 24, there is a meeting with the Newton West Little League regarding the Lyons lighting project. The Commissioner stated there should be an estimated start date for next month. Chairman Rice asked if the people purchasing the lights have any experience with the installation of the lights. Commissioner Towle was going to verify the qualifications and verify some one will be aboard to assist with installation, at the scheduled meeting. Chairman Rice suggested the sales person selling the lights should be able to help. Chairman Rice inquired if the Commissioner is working with the Traffic division regarding this project and the displaced parking caused by the project? Chairman Rice stated working out the traffic issues is key to the Commission in seeking approval for this project. Commissioner Towle will contact the Traffic division.
  - The Forestry Division continues to inventory the City trees and reports no unusual issues this month.
  - The Maintenance division continues to gear up for snow removal and is preparing for turf maintenance in the Spring.
  - Chairman Rice asked if the Commission Members had any questions or comments for the Commissioner. There were no questions. Kathleen Heitman commented that she is pleased with the exciting programs provided by the department.
3. Crystal Lake Task Force Presentation- Janice Bourque, Crystal Lake Task Force Chairperson, began the presentation stating this presentation was an informational presentation only; the Task Force was not requesting a vote. Chairman Bourque reviewed the issues faced by the task force such as, runoff and the slope of the area and explained the planning considerations; year round use, cost efficiency and going green, the flexibility issues going forward, the beach and the slope issue and making the area handicap accessible. The goal is to keep the building low for an unobstructed view, minimize asphalt and maximize open space. A tree inventory was done by the City, and the plan is to keep as many existing trees as possible and plant additional trees.

- Option 2A is a plan to renovate the existing building, approximate cost is \$4.2 million
- Option 3C is a plan for construction of a new building, approximate cost is \$4.8 million

Option 3C is the option favored by the community. This option provides more beach area, and the building is wider. The following questions and comments were addressed after the presentation:

Q1. Chairman Rice asked how a bus enters into the parking area. Chairman Bourque responded, currently the buses drop the passengers off further down the street and the passengers walk to the beach. This process will remain in place. Chairman Rice asked if this causes congestion at the intersection by 20 Rogers Street. Chairman Bourque responded, this does not cause traffic congestion because the buses do not remain parked at the location.

Q2. Resident Doris L. Fuse commented the handicap accessible pathway to the Crystal Lake building from Rogers St is a very long way to walk for a lot of handicap individuals, and asked if this is the time the pathway should be re-evaluated. Chairman Bourque explained, because of the topography and the steep slope, the length of the path was the only way to keep the path handicap accessible.

Q3. Chairman Rice asked if a second entrance could be created to make a loop in the driveway. Chairman Bourque stated the slope in that area is 26% and is too steep for an entrance. Alderman Parker commented the circular driveway pattern dominated the vista, and the community wanted to keep the beautiful vista of Crystal Lake. Jack Neville commented there is wasted space next to the driveway by Rogers St that could be utilized.

Q4. Peter Johnson asked if there will be sidewalks along the new driveway because he is concerned the pedestrians will use the driveway entrance. Chairman Bourque and the task force will take this concern into consideration.

Q5. Lee Mottard inquired how the aesthetic of the site were taken into consideration with RDA architect. Chairman Bourque replied the Task Force and the Architect met with the Community to determine the needs of the Community.

Q6. Michael Clarke commented he is pleased to see that bike racks will be available but is concerned about the cost of using the facility year round. Chairman Bourque commented there will be the flexibility to close off the utilities when the facility is not being used. Task Force member Schuyler Larrabee commented there will be a better heat system in the new building and the task force is looking into going green wherever possible with this project.

Q7. Peter Johnson inquired why the design cost for the renovation is 15% when the design cost for new construction is at 10%. Chairman Bourque stated designing around an existing building is more difficult and expensive than designing new construction.

Chairman Rice asked Commissioner Towle which option she believes is best for the Community. Commissioner Towle agrees with the Community, option 3C, the new building would be the best option. Carol Stapleton reminded the Commission there will be a Crystal Lake Task Force meeting on Wednesday 2/25/09 at 7pm at the Senior Center. Chairman Rice thanked the Task Force for the presentation.

4. 5K Walk/Run Fundraiser – Kristen St. Marten- This is the second meeting for Kristen St. Marten, President of the Paul St. Marten Charitable Corporation. She is requesting permission to hold a 5K walk/run fundraiser in memory of her father, Paul St. Marten. Ms St. Marten is



requesting the use of Week's Field on May 24, 2009 from 8:00am-11:00 am for this event. Set up for the event would begin at 6:00 am and clean-up would be completed by 1:00 pm. Notification of this event was sent to the abutters of Weeks Field February 9, 2009. An invitation was sent to the abutters, notifying them the Paul St. Marten Charitable Corporation would be available for questions or comments at the Commission meeting 2/23/09. Contact information was also included in the notification to the abutters. The Parks & Recreation department did not receive any questions, comments or concerns from the abutters of Week's Field. There were no abutters in attendance at the Commission meeting.

Arthur Magni made the motion to allow the Paul St. Marten Charitable Corporation to hold the 5K Walk/Run Fundraiser on May 24, 2009 at Week's Field. Kathleen Heitman seconded the motion. The motion passed 6-0.

5. Relay for Life – Amanda Starkel a representative of the American Cancer Society is requesting permission for a two day overnight fundraising event at Forte Field, 233 California Street on May 30-May 31, 2009. Teams of 18-15 people will take turns walking around the track for 18-24 hours. There will be portable toilets, if needed, tents, staging, tables and chairs. This event is in its 11<sup>th</sup> year in Newton. The Commission will notify the abutters of Forte Field of the event. Amanda Starkel and the American Cancer Society will come back to the Commission on March 16 to answer any concerns or questions from the abutters of Forte Field. *Note: This event usually takes place at Newton South High School, but field renovations are scheduled during the time this event is to take place.*
6. Off Leash Dog Park Review- Deputy Commissioner DeRubeis stated the trial is in limbo because the signs are in but have not been posted in the area due to the weather conditions. A true assessment cannot be done until the signs go up in the area. Commissioner Towle mentioned the e-mail from Dr. Soporta regarding the parking issues and uncontrolled dogs at Cold Spring Park. Kathleen Heitman suggested Amy Koel, Off-Leash Dog Park Chairperson respond to Dr. Soporta.
7. Commission Elections- Commissioner Towle asked for nominations for the Parks & Recreation Commission Chairman. Kathleen Heitman nominated Fran Rice. Arthur Magni seconded the nomination. Fran Rice was nominated as Commission Chairman with a vote of 6-0. Re-elected Chairman Rice asked for nominations for Parks & Recreation Commission Co-Chairman. Arthur Magni nominated Walter Bernheimer, Michael Clarke seconded the motion. Walter Bernheimer was nominated as Parks & Recreation Commission Co-Chairman with a vote of 6-0.
8. New Business-
  - Lee Mottard inquired about the P & R website. Deputy Commissioner DeRubeis stated the website is being updated. The general consensus in the department is to create our own website outside the City's website. This option is being researched.
  - Senior fees – Kathleen Heitman inquired if the decision has been made to raise senior's program fees. Commissioner Towle commented this issue will need to be addressed in the future.

The next Parks & Recreation Commission Meeting is scheduled for March 16, 2009 at 7:00pm

Meeting adjourned at 8:20 p.m.

Respectfully submitted:

*Robin McLaughlin, Secretary*



David B. Cohen  
Mayor

## Newton Parks & Recreation Commission



Fran L. Towle  
Commissioner

### Meeting Minutes

#### Newton City Hall, War Memorial

September 21, 2009

Attending: Fran Rice, *Chairman*, Arthur Magni, Kathleen Heitman, Lee Mottard, Peter Johnson, Jack Neville, *Alternate*, Peter Kastner, *Alternate*, Fran Towle, *Commissioner*, Bob DeRubeis, *Deputy Commissioner*, Robin McLaughlin, *Secretary*

Absent: Walter Bernheimer, Michael Clarke

Also Attending: Officer O'Connell & Officer Torres, *Newton Police Dog Officers*, Amy Koel, *Chairman*, Dog Off-Leash Advisory Committee (DOLAC), Janice Bourque, Crystal Lake Task Force Chairman, Amy Yuhasz, Planning Dept, Carol Stapleton, Recreation Manager.

Commission Meeting called to order at 7:06 pm.

#### 1. Meeting Minutes from 07-20-09 Meeting accepted 7-0.

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

- Crystal Lake and Gath Pool had a successful season.
- Camps were full this summer. We believe the economy helped boost attendance. At the end of the season parents, who have paid for more expensive camps, commented they could not believe the great quality of the P & R camps, and they will be back next year.
- New this year for the teens was an overnight camp get-away in the Berkshire Mountains in Kent, CT. The campers and staff were kept busy and everyone had a great time.
- The July 4<sup>th</sup> week-end activities and concerts were enjoyed by all without incident.
- Farmer's Market is open until the end of October. Judy Dore is doing a great job managing the Farmer's Market. Mr. Magni inquired about the attendance of each market location. Commissioner Towle responded the Cold Spring Park Market has been very busy all season and the Post 440 numbers are slowly rising.
- NWLL lighting is complete and being utilized at Lyons Field. The Department of Public Works has completed paving the road. Mr. Kastner commented he lives in the area and did not notice the lights were on, which is a good thing. Mr. Mottard asked if this was special lighting. Commissioner Towle responded yes it is "low spill" lighting.
- NSHS tennis courts are resealed-resurfaced-looks brand new!
- Mike Lewitt of Newton Tennis provides tennis lessons for the City under contract. These lessons have been very popular. Mr. Lewitt has also started a City Wide tennis tournament.

- The Programs & Services Committee of the Board Of Alderman has requested the Parks & Recreation Commission revisit a Swim At Your Own Risk policy at Crystal Lake. (Please review the letter from Alderman Johnson enclosed in your packets). Chairman Rice stated the agenda in October is full; we will review this policy during the November 2009 Commission meeting.
- The easement pathway to Levingston Cove at Crystal Lake has been completed by the Department of Public Works. Mr. Magni asked how the path is accessed. Commissioner Towle responded there is one entrance by Crystal Lake, and then you walk to the end of the pathway and turn back. The pathway will need more work to flow with the master plan.
- The Department had a great summer and the Staff was superb.

### **3. Off Leash Dog Parks**

- Chairman Rice introduced Chairman Koel of the Dog Off Leash Advisory Committee (DOLAC).
- Chairman Koel submitted two new off leash dog park applications:
  1. Hunnewell Park
  2. Newton Center
- Chairman Koel wanted to be clear: Submitting applications does not mean the off leash dog parks are open. There is a process that must be followed before the parks are officially opened.
- Chairman Rice stated these new applications will be on the agenda for the October Meeting and abutters to Hunnewell and Newton Centre will receive notification of the meeting.
- Chairman Koel reported on September 16 there was a meeting with the Nahanton Park Community, the off leash dog park applicant group, the Conservators, members of the Jewish Community Center (JCC) and Deputy Commissioner DeRubeis. There was amicable discussion on the concerns of the harm an off leash dog park could do to the Nahanton Meadow. The Community offered other site suggestions around the park. DOLAC has decided to temporarily withdraw the application for the Nahanton Meadow due to the possible harm to the habitat and wildlife in the area. Scientific data will be collected and the Commission will be informed.
- Chairman Koel reported on September 10 there was a meeting with the Braceland off leash dog park applicant group, Braceland Park abutters, Alderman Albright, and Commission Member Jack Neville. The concerns discussed at the meeting were parking issues, children sledding in the area, fencing, sharing the park and the impact on the Master Plan. All agree it is too early to take a vote and DOLAC is requesting more time to work through the issues.
- Chairman Rice asked if any of the Commission members had any comments. Mr. Neville stated he attended the meeting and some abutters are favorable about the off leash dog park but most are not in favor of the park. Some concerns are the safety of children, non residents coming to the park, parking issues, and people who do not have control of their dogs. Another concern of Mr. Neville and the community is the Master Plan that began in 2007. Braceland is number one for repairs and he does not want this jeopardized. If he had to vote for the off leash dog park tonight he would vote against the dog park.
- Chairman Koel commented that Mr. Neville gave a good summary of the meeting for Braceland Park. There will be another meeting with the community to work out the issues. Chairman Koel believes the issues are solvable.

- Mr. Stock interrupted and asked how the rules will be enforced. For the year that Cold Spring Dog Park has been open there has been little enforcement. There is a small staff, how will the rules be enforced. Chairman Koel responded that she trusts the Police Officers and if there are issues they will work together to work out the issues.
- Chairman Rice asked Police Officers O’Connell and Torres for their observations and comments on the Cold Spring Off-Leash Dog Park. Officer O’Connell reported
  - He and Officer Torres have patrolled the dog park for 30 minutes each shift since it opened in March.
 (Mr. Stock interrupted to say the dog park has been opened since November. Officer O’Connell corrected Mr. Stock stating it is a matter of public record that the dog park has been open since March 2009.)
- Officer O’Connell continued his report:
  - Twenty Nine citations have been issued
  - The Officers walk the trails and patrol all the entrances including Beverly and Duncklee Road
  - There has been a decrease of off leash dogs at 1200 Beacon Street and on the trails
  - Officer O’Connell has patrolled seven times at 6:00 am in plain clothes
- Chairman Rice asked for comments from the meeting attendees:
  - A Cold Spring Park (CSP) off-leash dog park supporter stated the off leash dog park users “police” each other. If the users see a dog off leash the dog owner is asked to put the dog on the leash. The off leash dog park users want this experiment to work. The park is kept clean and the rules are followed. When CSP was an illegal off-leash dog park the rules were not followed.
  - A Friend of Cold Spring Park commented that since CSP has become a legal off-leash park it has given the citizens the clout to police the park. The citizens are able to explain the rules to dog owners and most owners with an off leash dog will apologize and put their dog back on leash. The Police cannot be called to every area in the City they are needed at all times. Citizens need to police themselves. At night if a person drives up to a stop sign and the Police are not around, most people usually stop because it is the law and for the safety of others. People are free and not in cages because we have a conscious and the majority of people follow the rules.
  - A resident of Newton Corner commented when CSP Off leash Dog Park opened she drove down with her three dogs. She did feel the pain of the abutters; there were lots of people, media and Police in the area. She also stated she does not want to drive all the way to Cold Spring Park to take her dogs to an off-leash dog park; there should be other off leash dog parks in the City. We should work with the Commission to find other areas that are available, keeping safety in mind. Then everyone would be happy.
- Chairman Rice asked Commissioner Towle for her comments on the issue. Commissioner Towle commented there are clearly lots of concerns for and against the off –leash dog parks. By the show of support tonight, there is a need for the off-leash dog parks in Newton. There is the issue of finding available open space. Open Space is at a premium. There will be stakeholders at any location that is chosen. It is difficult to keep everyone happy. We will all need to listen and compromises will need to be made.
- Chairman Koel commented that DOLAC is collecting data at Cold Spring Park. There certainly have been bumps along the road and a reasonable conversation will

help to smooth out the bumps. Mr. Stock interrupted Chairman Koel and asked why he should believe her data. Chairman Koel stated that is not her job, she trusts the job being done by the committee.

- Chairman Rice asked Officer O’Connell if the issues at the Cold Spring Off leash dog park has improved. Officer O’Connell commented:
  - There has been improvement since March.
  - There are less off-leash dogs at 1200 Beacon Street and on the trails.
  - In November and December 2008 Officer O’Connell would patrol the trails between 11:00am -1:00 pm for 30 minutes per shift and he would see 6-7 off leash dogs on the trail. Now it is very rare to see an off-leash dog on the trails.
- Eve Cohen of Beverly Rd is offended the neighborhood was not included on the DOLAC committee. Nobody on the committee lives in the neighborhood, they are not listening. She does not want to complain but the neighbors cannot park in front of their houses.
- A DOLAC committee member stated the committee is listening. There is a need for off-leash dog parks the key is finding a win-win location. Enforcement will never be adequate. The goal of all is to find a location where enforcement is not an issue. Confrontation in the community should not be happening.
- Ken Porter inquired if any other communities with dog parks were contacted when research was being done for off-leash dog parks.
- Chairman Koel replied when DOALC was appointed the Task Force contacted Boston, Brookline and other areas, but each City and area has its own constraints. Newton Citizen’s came forward to recommend areas for dog parks. The difficulty is with a volunteer group doing the work.
- Alderman Danberg commented she is here to listen to both sides of the off-leash dog park issues. There is a possibility of a 2nd dog park in Newton. Many people are working towards resolving the issues. Alderman Danberg would like to see many dog parks in Newton, not just one in one neighborhood. She would like to see 8 dog parks, one in each ward. Alderman Danberg does not believe Cold Spring Dog park can just be shut down and people will go back to their previous behavior. Alderman Danberg spoke with Brookline and enforcement was not a real issue. Citizenry helps in this situation, we can all work together to make this work.
- Joan Rosenberg has worked with her community to build a new school, and the “not in my neighborhood” mentality exists everywhere. But Ms. Rosenberg agrees with Alderman Danberg, we need to work together to make this work.
- Mr. Kastner commented there needs to be a clear delineation of responsibilities of the Board of Alderman and the P & R Commission.
- Chairman Rice concluded the Off-Leash Dog Park discussion. Cold Spring Park along with the two new dog park applications (Hunnewell and Newton Center) will be added to the October Commission Agenda.

#### **4. Crystal Lake Task Force – Janice Bourque, Chairman**

- Commissioner Towle Commented the Crystal Lake Task Force has spent a lot of time and have done a great job preparing a plan to submit to the Mayor. And they have been a joy to work with on this project.
- Mr. Magni asked how they were appointed to the Task Force. Janice Bourque responded they were appointed by the Mayor.

- Chairman Bourque stated the Task Force has worked with the Crystal Lake Community to come up with the best plan. The plan will be submitted to the Mayor, the Mayor will submit the plan to the Board of Alderman.
- Mr. Kastner asked if the question of funding was considered with the plan. Chairman Bourque responded yes.
- Chairman Bourque reviewed the process of how the final plan was decided upon. Since the last presentation to the Commission, the issues of parking area being user friendly and the drop off location for buses was revisited and changed in this final plan. The Task Force and the Community have decided on the following requirements for this plan:
  - A new building
  - A building with a programming layout
  - Building efficiency
  - Keep existing trees, if not possible, new trees will be planted
  - Buses will drop off children at the top of the parking lot.
  - Year round use, currently only seasonal use allowed.
- Chairman Rice asked what the estimated cost is for the current plan to be submitted to the Mayor. Chairman Bourque responded the cost is 4.6 million dollars.
- Mr. Kastner asked if there is a storage area. Chairman Bourque responded yes in the lower level of the building. Mr. Kastner asked how much of the green area is lost to parking with this new plan. Chairman Bourque responded about 10 feet of green is lost. Mr. Kastner asked if a snack shack was considered. Chairman Bourque responded yes, but it was preferred to have people bring their own lunch to the park.

Mr. Magni made a motion to approve the concept of the Crystal Lake Master Plan. Mr. Mottard seconded the motion. Motion passed 7-0.

## **5. New Business – No new business**

Meeting adjourned at 8:31 pm.

Respectfully submitted:

*Robin McLaughlin, Secretary*

## OTHER OPTIONS PROVIDED BY THE COMMUNITY

Several community members generously offered their ideas and sketches of parking lot and building options for consideration by the Task Force and Study Team. The following images were not drawn to scale and do not reflect actual dimensions and topography. However, many concepts were integrated into the final design recommendation. The Task Force is grateful for such effort and interest by these individuals.

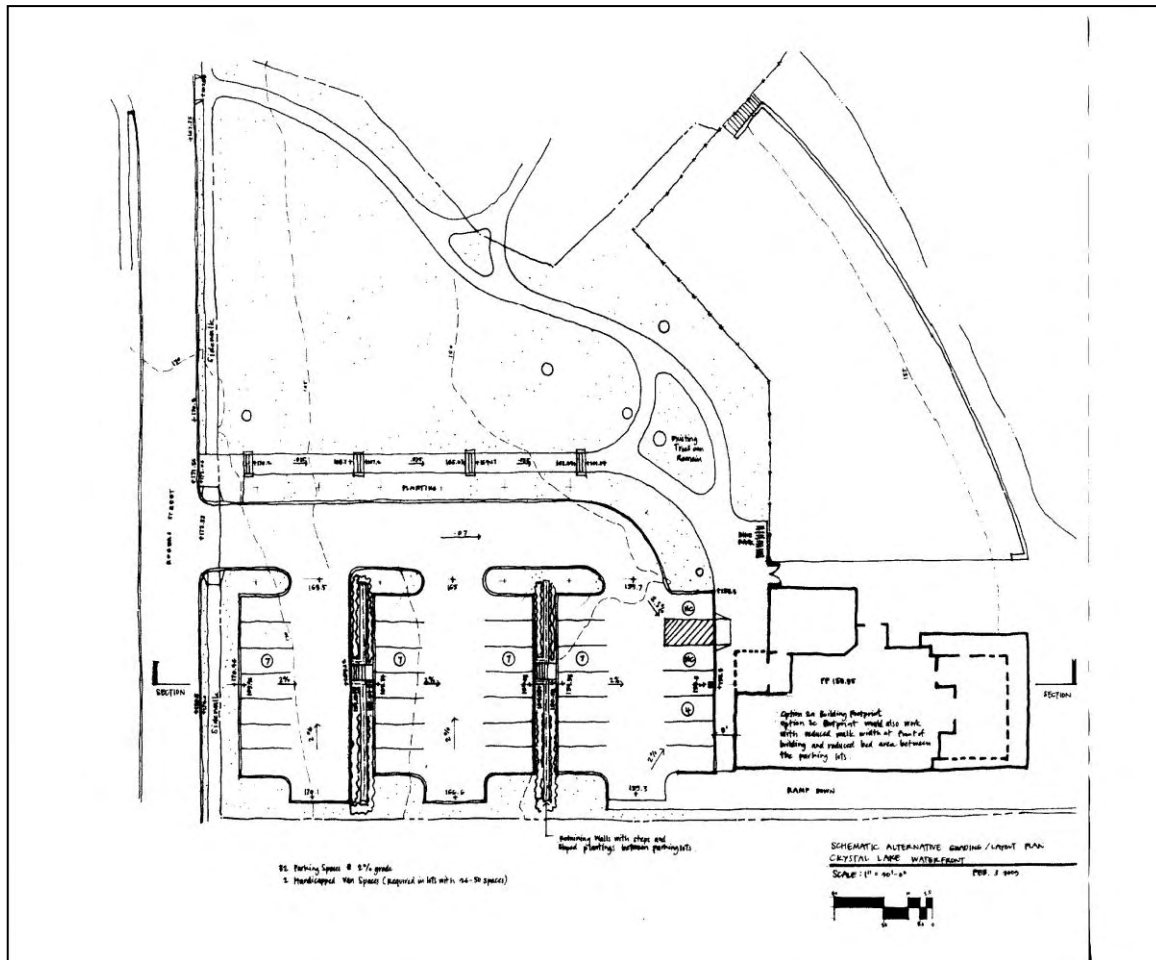
### Deck Parking Option-Rieske



Dennis Rieske, AIA, Developmental Resources, Inc., presented a two-level building with structured deck parking at the level of Rogers Street with north and south retaining walls. Showers and storage were located beneath the deck with potential windows for natural light. The building entry was at the upper level, with an exit to the lake at the lower level. Floor-to-floor accessibility was provided by a handicap lift that was a nonconforming solution for accessibility. The plan included a larger beach area and also an Olympic-sized pool. Vehicular access to the water was achieved by re-grading the land. The \$250,000 cost was based on \$150 sq.ft. from older quotes, built with non-union labor, in outer suburban Boston and under different project conditions. Concerns included blocked views of the water due to elevation of the parking lot, loss of access points and design inconsistencies with the residential character of the neighborhood. The significantly larger beach might have attracted a larger number of people and required a separate guard structure for supervision near the water. Emergency access utilized a road directly through the open grass area.

## OTHER OPTIONS PROVIDED BY THE COMMUNITY

### Tiered Parking Option-Sangiolo

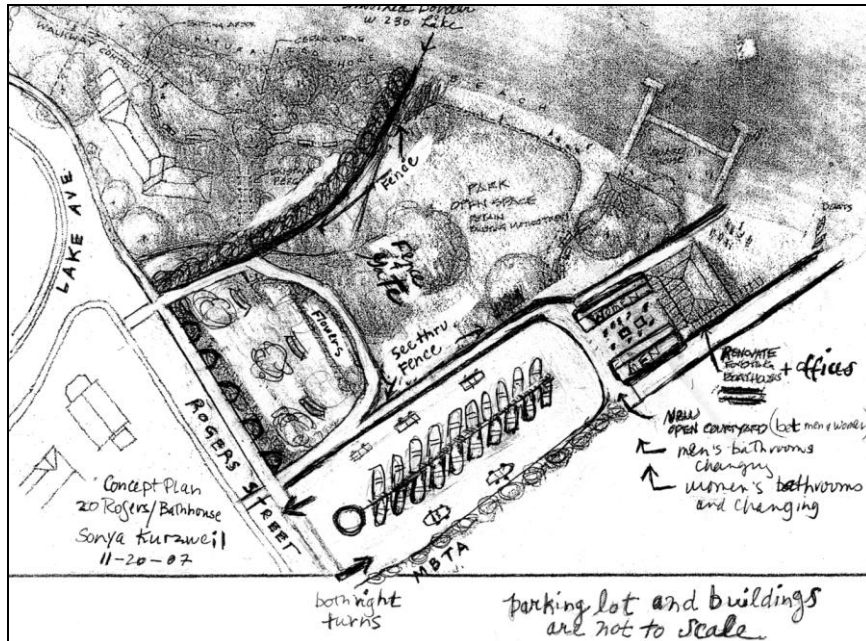


Mark Sangiolo presented a new parking plan. The tiered plan had nine additional parking slots (32 vs. 23), was closer to the street, eliminated the path on the south side (along the MBTA Green Line) and did not address handicap accessibility. The tiered plan provided some visual breakup of the paved area with separate planted shrubbery. Concerns included continuously ruined shrubbery as pedestrians cut through the tiered lots to access the bathhouse, reduced staff visibility of parking lot activities, tight vehicle turning radius, dead-ended parking levels and emergency vehicle access.



## OTHER OPTIONS PROVIDED BY THE COMMUNITY

### Modified Existing Parking Lot - Kurzweil



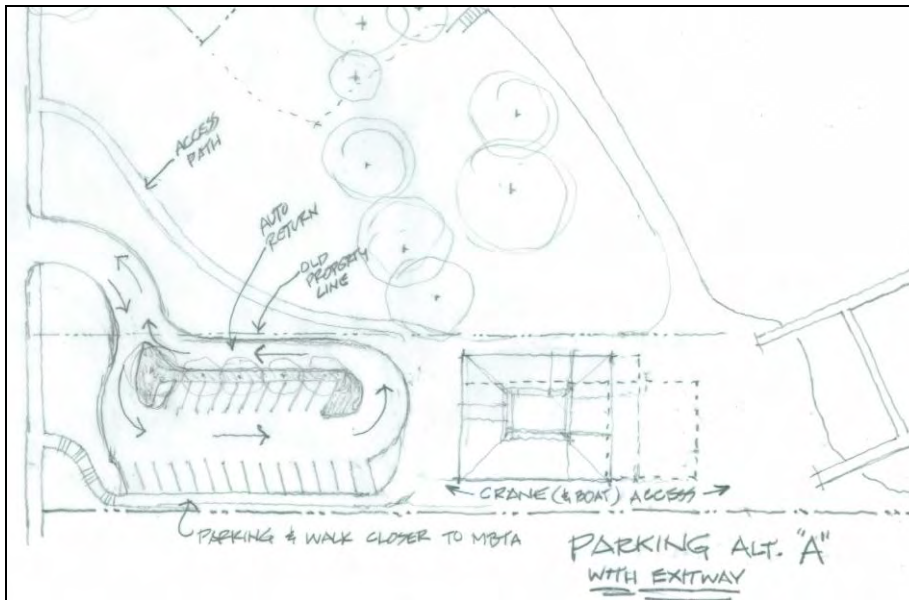
Sonya Kurzweil presented a modified upgrade version of the existing parking lot and with a smaller building layout. Outdoor seating buffered the parking lot from the bathhouse, and the Bathhouse retained the veranda and structure of the original building. The interior was revised with men's and women's toilet areas. The parking lot maintained the existing grade level but provided circular vehicle access with pervious paving to encourage rainwater recharge. Accessible paths connected the parkland to the parking lot. Concerns included noncompliance with accessibility codes, difficult access from the park to the beach for pedestrians, and crane access for installation and removal of docks.

## OTHER OPTIONS PROVIDED BY THE COMMUNITY

### Circular Parking Option-Fizek



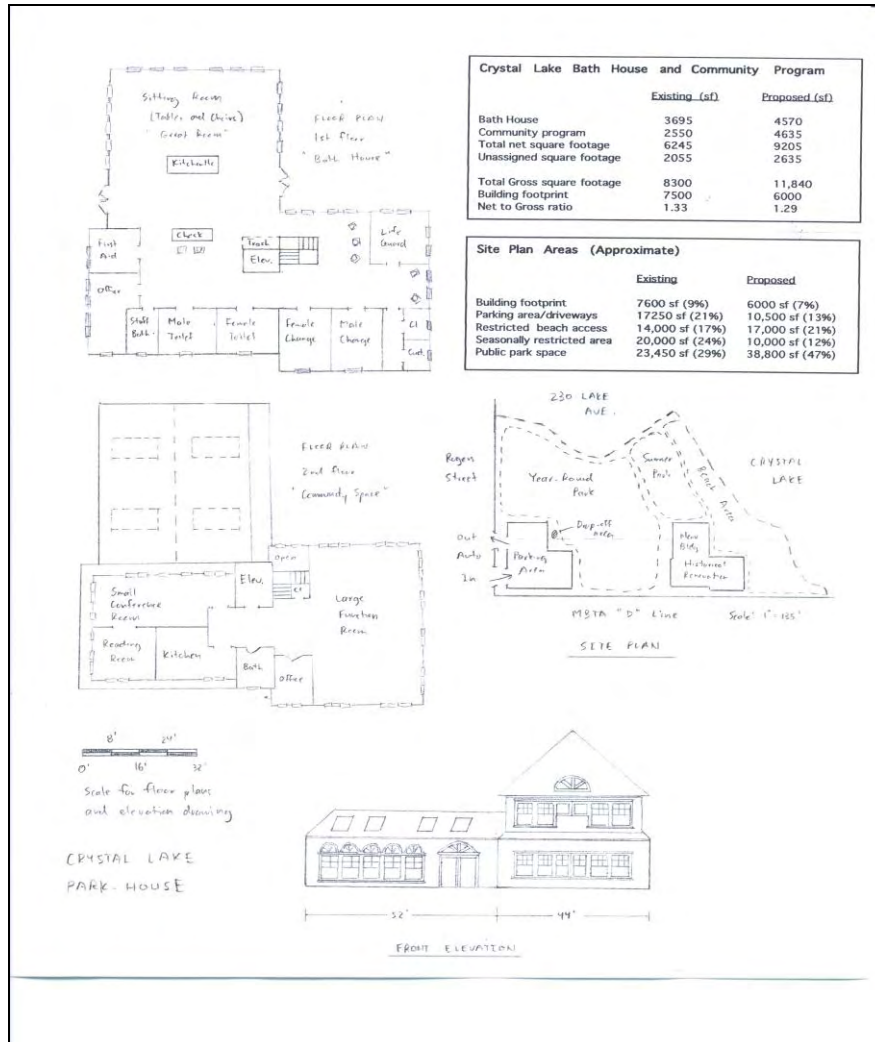
Robert Fizek submitted early sketches of a bathhouse and park. The concern with the above color image was the placement of a parking lot on Community Preservation Committee (CPC) purchased land that defeats the CPC goal of maintaining open space.



Mr. Fizek also submitted a parking lot demonstrating circular traffic flow that was integrated into the final Oval Parking Lot recommendation.

# OTHER OPTIONS PROVIDED BY THE COMMUNITY

## Building Option-Nedeljkovic



Srdjan Nedeljkovic submitted a renovated bathhouse design. It separated common and bathing areas with a smaller footprint. It retained the original footprint of the bathhouse and added a new structure for year round use. Parking lot was not visible to the street, a benefit as it blocks the view of the cars from the street. This image was similar to 2A Option (renovated bathhouse) with a split building architecture. The “split building,” bathhouse and year-round spaces can be connected by year-round toilet facilities. No accessible paths were shown on the 20 Rogers parcel. Concerns included the reuse of an existing building with heavy renovation, required use of stairs and an elevator, enclosure of the existing veranda and more elaborate façade and a high grade drop from personnel drop-off point to building.