

**COMMUNITY PRESERVATION COMMITTEE
TOWN OF NEEDHAM, MASSACHUSETTS**

**Minutes of Meeting
January 10, 2024**

LOCATION: Hybrid Meeting, Highland Room, Needham Town Hall and via Zoom

PRESENT: Joe Barnes (Co-Chair), Laura Dorfman (Co-Chair), Maureen Callahan, Reg Foster, Jeanne McKnight, Dave Herer, Jim Rosenbaum

STAFF: Cecilia Simchak

GUESTS: Edward Olsen, Superintendent of Parks and Forestry; Stacey Mulroy, Director of Needham Park & Recreation; Jonathan Charwick, Associate Principal at Activitas Inc.; Chris Gerstel, Park & Recreation Commission.

J. Barnes called the meeting to order at 7:00 p.m. and completed a roll call for members of the Committee and staff, the results of which are noted above. J. Barnes reviewed the rules of the hybrid meeting and disclosed that it was being video recorded.

COMMITTEE CHAIR UPDATES

None.

FY2025-03: DEFAZIO FENCING IMPROVEMENTS

This is a request for \$417,000 made jointly by the Needham Department of Public Works and the Needham Park and Recreation Department for replacement of fencing around the DeFazio Complex under Recreation.

Project proponent, Edward Olsen, presented the proposal to the Committee. The DeFazio complex is highly utilized by the community, supporting multiple sports across high school athletics and Park and Recreation Department programming. The existing fencing is 15 years old and showing signs of age. The concrete post foundation is in good condition and will be preserved. The fabric of the fencing, including hardware, gates, security gates, etc., has reached the end of its useful life and should be replaced. Aesthetically, the fencing is bent and curled, the coating is peeling, the hardware is buckling. The proposed improvements will provide more secure entrance and egress points to the fields to prevent unauthorized use and damage. They will also address safety concerns with respect to curled backstops and broken/ripped fabric.

D. Herer requested a scope of work and cost estimate, which E. Olsen will provide. Argus Construction is an on-call vendor for the town and provided the estimate that formed the basis for this request. If funding is approved the town will put the project out for competitive bidding.

J. McKnight requested a site plan depicting the fencing to be replaced. E. Olsen will provide.

J. McKnight also requested information regarding the jurisdictional breakdown of the DeFazio Complex and evidence that other stakeholders are in support of the project. E. Olsen will provide letters of support from the Needham High School Athletic Department and/or School Committee.

The Town's Capital Plan lists this project as a priority 1 recommendation, contingent on CPC funding.

The complex is within the buffer zone for two wetland resources on the perimeter of the ASA Small field and the edge of McLeod field. R. Foster asked if this project requires an order of conditions. E. Olsen stated that as replacement of an existing fence, they can submit a request for determination of applicability and it will fall under a general maintenance request from the Department of Public Works.

FY2025-02: NEEDHAM HIGH SCHOOL TENNIS COURTS (CONSTRUCTION)

This is a request by the Needham Park and Recreation Department (Park & Rec) for improvements to the Needham High School (NHS) tennis courts under Recreation. The request for CPA funding was originally \$2,600,000 but has been reduced to \$1,440,000.

Jonathan Charwick, a registered landscape architect for Activitas, Inc., presented the proposal to the Committee. There are currently four tennis courts at NHS that have reached the end of their useful life and are in substantial disrepair. Due to current conditions, crack repair and resurfacing alone is not advised. Park & Rec is seeking funding for full reconstruction/replacement of the four existing courts as well as construction of four additional courts, for a total of eight. The project will also include the construction of handicapped accessible walkways, perimeter fencing, a retaining wall, areas for spectator seating, and installation of a shade structure.

Park & Rec will have to go before the Planning Board to obtain an amendment to its existing special permit for the improvements, including storm water management for the increase in impervious surfacing. The four new courts will be constructed outside of the existing 25' rear and side yard setbacks for abutting properties. The existing courts currently sit within that setback and will be replaced in kind. The full storm water design is not yet complete. They will meet with the Town Engineer to review the project and complete a full design that addresses drainage issues. S. Mulroy shared that they will be reaching out to neighbors as they move forward with the Planning Board and will also invite the public to attend a Park & Rec Commission meeting to review the design and share questions, comments and concerns regarding the project.

The total estimated project cost for the eight-court design with asphalt courts is \$1,506,642 (including a 4% escalation, a 20% construction and design contingency, soft costs, etc.). If the eight courts were to be constructed with post-tension concrete instead of asphalt, the estimate would increase by \$1,046,108.

If the project were to include lighting for four courts, the total cost estimate would increase further, by \$307,800. S. Mulroy noted that the question of adding lighting was raised during meetings with the community so they included that line item in the estimate. However, after discussions with the school and given the proximity of the neighbors, it is highly unlikely they will move forward with lighting.

S. Mulroy shared that the Park and Recreation Commission is in full support of the proposed eight-court plan/design presented to the CPC, and voted to approve it at their January 8th meeting.

D. Herer noted that the proposed life cycle costs for post-tension concrete appear to be higher than asphalt. S. Mulroy explained that the life cycle cost calculations were based on 25 years which is the length of the warranty for post-tension concrete, but not necessarily its life span. They expect it to last longer. Any year beyond the 25-year warranty will result in significant savings. Asphalt courts carry a 1-year warranty on the asphalt and 3 years on the surfacing.

This project is on the Capital Plan for the town at a total project cost of \$2,600,000, contingent upon CPC funding of \$1,440,000.

Although the tennis courts are on NHS property, Park & Rec has jurisdiction over them. C. Gerstel reported that the Athletic Director at NHS is in full support of the project and they would seek the support of the School Committee.

J. Barnes asked about the project's impact to the trees on the property. J. Charwick noted that they do anticipate some trees will have to be removed. They have not completed a landscape design, but will look to replace some of the trees and supplement with additional landscaping.

J. Rosenbaum asked about the estimated cost for a six-court design. J. Charwick will provide one.

METING MINUTES

D. Herer made a motion to approve minutes of the 12/13/23 meeting. L. Dorfman seconded the motion. The roll call vote was as follows: **J. Rosenbaum** (aye); **J. McKnight** (aye); **D. Herer** (aye); **M. Callahan** (aye); **R. Foster** (aye); **J. Barnes** (aye); **L. Dorfman** (aye). Motion carries 7-0.

MEETING SCHEDULE

The next meeting will be January 24, 2024 at 7:00 p.m.

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS IN ADVANCE

None.

ADJOURNMENT

M. Callahan moved to adjourn the meeting at 8:33 p.m. The motion was seconded by R. Foster. The roll call vote was as follows: **J. Rosenbaum** (aye); **J. McKnight** (aye); **D. Herer** (aye); **M. Callahan** (aye); **R. Foster** (aye); **J. Barnes** (aye); **L. Dorfman** (aye); Motion carries 7-0.

For more information, the meeting materials are available at:

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<https://www.needhamma.gov/Archive.aspx?AMID=&Type=&ADID=12275>

Respectfully submitted,

Lauren Spinney
Administrative Coordinator