

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

**Minutes of Meeting
February 3, 2016**

PRESENT: Gary Crossen - Chair, Peter Oehlkers, Chris Gerstel, Robert Boder, Mark Gluesing, Ron Furman, Paul Alpert

ABSENT: Lita Young – Vice Chair, Reg Foster

STAFF: Patricia Carey, Staff Liaison

GUEST: Michael Greis, School Committee Representative
Ed Olsen, Superintendent of Parks and Forestry
Lee Newman, Director of Planning and Community Development
Matt Toolan, Vice Chairman, Park and Recreation Commission
Dave DiCicco, Chairman, Park and Recreation Commission
Mike Retzky, Project Manager, Public Facilities Department

Mr. Crossen called the meeting to order at 7:30PM in the Great Plain Room at Town Hall.

Chairman's Updates:

No updates presented.

Presentations from Proponents:

FY2016-3 Memorial Park Drainage – Phase 1 – Liaison – Peter Oehlkers

This request is for \$490,500 in funds for Phase 1 of the drainage system at Memorial Park, requested under Recreation.

Mr. Oehlkers introduced DPW Superintendent of Parks and Forestry Ed Olsen. Mr. Olsen expressed his thanks to the CPC for the funding of prior projects, highlighting the success of Walker-Gordon, Greene's Field, Newman, and Eastman. Mr. Olsen's presentation can be found in Appendix A. The concept is to capture more of the water from heavy rains at the base of the hill at Memorial Park before it gets to the fields. The synthetic turf fields drain well, but in heavy rains, the water passes over it and settles in the natural grass 90' diamond. The increased capacity at the base of the hill would then divert water to chambers under the parking lot and slowly discharge into the water table. Mr. Furman asked if the parking lot would be impaired, but Mr. Olsen explained that the extra water would be contained and not impact the parking lot. Mr. Olsen is getting an estimate on a seal coat and line painting of the lot, so it would be refreshed and not look patched. The project is not designed to improve drainage on Highland Avenue, but would keep some water from reaching Highland Avenue's storm drain system. Mr. Boder asked if the project could bring power to the cable stand for football games, but Mr. Olsen said this project was not doing any work on the hill. Mr. Oehlkers noted that the estimates from the current design are less than anticipated when the application was filed. When Mr. Olsen has a revised estimate, the Committee will review the funding request, and consider whether to decrease, insuring there are enough funds to cover the work.

FY2016-1 Seabeds Way – Liaison – Mark Gluesing

This request is for \$567,000 restoration funds for Phase 2 of the Seabeds Way housing, requested under Community Housing.

Mr. Gluesing explained that the proponents were not available to attend the meeting. The application with HUD for additional funding is still in the approval stage, and appears to have a good chance of being authorized. More information will be available at the upcoming meeting.

FY2016-2 Community Housing Specialist – Liaison – Mark Gluesing and Chris Gerstel

This request is for \$60,000 in continued funding for the Community Housing Specialist position, requested under Community Housing.

Mr. Gluesing noted the original funding was for a two year cycle, to determine how the part-time staff person was able to assist. He noted that Housing Specialist Karen Sunnarborg was hired, a well-established consultant with vast knowledge. He introduced Planning and Community Development Director Lee Newman. Ms. Newman outlined achievements of the part-time Housing Specialist, including developed housing plan, organization of data into one data base, monitoring and oversight of housing units, assistance with review of 40B projects, and recording of restrictions. Most importantly, one person is able to concentrate on housing issues, rather than having numerous staff members do small portions of the work. Mr. Gluesing noted that the request is for half of the funding, with the Town Manager's budget cover the other half.

FY2016-7 Rosemary Pool – Liaison – Gary Crossen

This request is for \$550,000 design funds for the Rosemary Pool project, requested under Recreation.

Mr. Crossen introduced Park and Recreation Vice Chairman Matt Toolan. Mr. Toolan indicated that the Commission now refers to the project as the Rosemary Recreation Complex project, highlighting the year round uses of the facility beyond the seasonal outdoor pool. He reviewed the information found in Appendix B. Mr. Furman asked for additional information on why the indoor pool option was not included in the final concept. Mr. Toolan explained that the Commission has now reviewed the option with two different firms, and both came to same conclusion that the site doesn't allow for a large enough facility to meet the needs of a competitive indoor pool. It would be expensive to operate without having additional space to create additional revenue sources, and the parking would limit the types of events, most likely precluding hosting high school level meets. It is hoped that an indoor pool will become part of a different facility, public or private, in the near future. In reviewing the cost estimates for various options, Mr. Toolan noted that the consultant was still looking for ways to reduce costs, but the only way to dramatically reduce the cost of the pool would be to create a much smaller pool that would not be able to hold both recreation swimming with the largest population of swimmers as well as a competitive and fitness section. Mr. Boder asked if solar panels were considered. Ms. Carey stated that the consultant was charged with creating an energy efficient facility. Mr. Gluesing noted that the Committee will need to review the estimates to determine what is eligible for CPA funding and what is not, similar to what was done with the Town Hall renovation project. He suggested that there be continued review of whether an elevator would be required or nor.

Liaison Updates:

FY2016-4 Trail Improvements – Liaison – Gary Crossen

This request is for \$25,000 in funds to use SCA to complete various trail improvements, requested under Open Space and Recreation.

No additional information available.

FY2016-5 Conservation Fund – Liaison – Reg Foster

This request is for \$50,000 to be transferred from the Community Preservation Fund to the Conservation Fund for use of Open Space acquisitions, requested under Open Space.

No additional information available.

FY2016-6 Rosemary Lake Sediment Removal – Design – Liaison – Paul Alpert

This request is for \$118,000 in design funds to remove sediment that has been building up at Rosemary Lake from Rosemary Brook and Sportsman's Pond, requested under Open Space.

No additional information available.

Next Steps:

Mr. Crossen asked that the Committee begin reviewing the options for where it would be best to authorize funding for any approved projects.

Minutes: January 27, 2016:

Mr. Gluesing made a motion to approve the minutes of the January 27, 2016 meeting and the motion was seconded by Mr. Alpert. The minutes were approved.

Adjournment:

Mr. Gluesing made a motion to adjourn the meeting at 9:15 PM. Mr. Gerstel seconded the motion and the meeting adjourned at 9:15 PM.

Respectfully submitted,

Patricia M. Carey,
Staff Liaison

**TOWN OF NEEDHAM, MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS
MEMORIAL FIELD DRAINAGE IMPROVEMENTS PHASE II
CONTRACT NO. 15DPW095D-2
JUNE 2016**



BOARD OF SELECTMEN

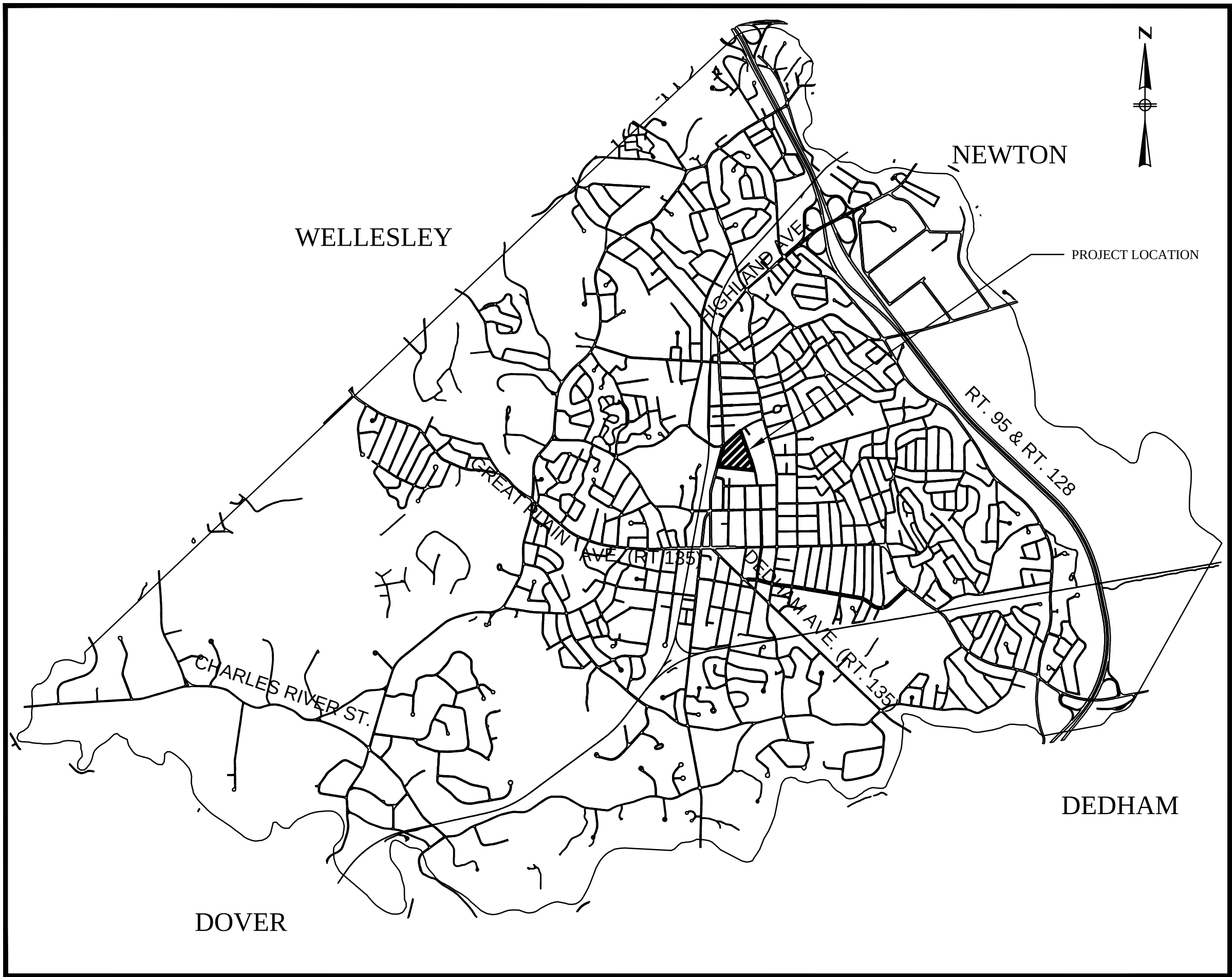
MAURICE P. HANDEL, CHAIRMAN
MATTHEW D. BORRELLI, VICE CHAIRMAN
MARIANNE B. COOLEY, CLERK
DANIEL P. MATTHEWS, MEMBER
JOHN A. BULIAN, MEMBER

TOWN MANAGER

KATHLEEN P. FITZPATRICK

DEPARTMENT OF PUBLIC WORKS

RICHARD P. MERSON, DIRECTOR
ANTHONY L. DEL GAIZO, P.E., TOWN ENGINEER
ED OLSEN, PARKS AND FORESTRY SUPERINTENDENT



LOCATION MAP
NOT TO SCALE

PLAN INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
	COVER SHEET
G-1	GENERAL NOTES AND LEGEND
C-1	EXISTING CONDITIONS PLAN
C-2	SITE AND PAVEMENT MARKING PLAN
C-3	TRENCH DRAIN SECTION VIEW
CD-1	CIVIL DETAILS I

Drawing file: I:\Needham.297\Civil\Projects\297-1403 Memorial Field Drainage Improvements\Drawings\CAD\GENERAL NOTES PHASE 2.dwg Plot Date: Nov 23, 2015 1:38pm

GENERAL NOTES

1. BASE MAP FOR THIS PROJECT WAS DESIGNED BY GALE ASSOCIATES IN APRIL 2008 AND HAS BEEN SUPPLEMENTED WITH A FIELD INSTRUMENT SURVEY AND ADDITIONAL DESIGN WORK FROM ENVIRONMENTAL PARTNERS GROUP IN JANUARY 2015.
2. LOCATION OF UTILITIES SHOWN HEREON ARE FROM THE DEFAZIO PARK AND MEMORIAL FIELD PARK ATHLETIC FIELDS AND SITE IMPROVEMENTS PROJECT DESIGNED BY GALE ASSOCIATES IN APRIL 2008. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES.
3. APPROXIMATE PROPERTY LINES, BUILDINGS, ROADS AND DRIVEWAYS OUTSIDE OF THE SURVEYED AREA ARE TAKEN FROM GIS INFORMATION, AND THEIR LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.
4. LOCATIONS OF ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION (DRAIN, SEWER, ETC.). IN ADDITION, THE CONTRACTOR SHALL CONTACT THE TOWN'S WATER AND SEWER DEPARTMENTS AND SCHEDULE A FIELD VISIT PRIOR TO EXCAVATION, IN ORDER TO SEE THE LOCATIONS OF THE PROPOSED SYSTEMS. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR FIELD ASSESSMENT AND CONSIDERATION OF DESIGN ADJUSTMENT.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD DIMENSIONS AS NECESSARY.
6. THE INTENT OF THE DESIGN IS TO PROVIDE DRAINAGE IMPROVEMENTS IN SELECTED AREAS OF THE FIELD WITHOUT CHANGING THE EXISTING GRADES. DRAINAGE SYSTEMS ARE PROPOSED IN SELECTED AREAS THROUGHOUT THE FIELD.
7. PROPOSED GRATE & COVER ELEVATIONS ARE INTENDED TO REFLECT THE 1½" MODIFIED TOP BITUMINOUS CONCRETE OVERLAY.
8. ALL GRATES AND COVERS SHALL BE INSTALLED AND SET TO FINAL PROPOSED ELEVATIONS, AS SHOWN. THE CONTRACTOR SHALL INSTALL A TAR PAPER JOINT & BINDER PAVEMENT AT A MINIMUM 5' RADIUS AROUND ALL GRATES AND COVERS, OR AS DIRECTED BY THE ENGINEER. THE TAR PAPER JOINT AND BINDER PAVEMENT SHALL BE REMOVED NO SOONER THAN 3 DAYS PRIOR TO THE 1½" MODIFIED TOP BITUMINOUS CONCRETE OVERLAY INSTALLATION.
9. ANY NECESSARY FRAME AND GRATE AND FRAME AND COVER ADJUSTMENTS SHALL BE COMPLETED BY THE CONTRACTOR.
10. ALL DISTURBED AREAS SHALL BE RESTORED TO EXISTING CONDITIONS BY THE CONTRACTOR (LOAM & SEED, PAVEMENT, ETC.). AREAS OF PAVEMENT DISTURBED THAT ARE NOT WITHIN THE LIMITS OF PROPOSED BITUMINOUS CONCRETE OVERLAY SHALL BE RESTORED TO FULL DEPTH PAVEMENT BY THE CONTRACTOR.
11. TEST PITS TO LOCATE EXISTING UTILITIES MAY BE ORDERED BY THE ENGINEER TO DETERMINE WHETHER TO ALTER THE PROPOSED STORM DRAIN TO CLEAR EXISTING UTILITIES.
12. THE CONTRACTOR SHALL NOT STORE ANY APPARATUS, MATERIALS, SUPPLIES, OR EQUIPMENT ON DRAINAGE STRUCTURES OR PRIVATE PROPERTY.
13. NEW STORM DRAINS AND SERVICES SHALL BE INSTALLED AT THE MINIMUM DEPTH FROM FINISH GRADE TO TOP OF PIPE AS SHOWN ON THE DRAWINGS. WHERE NECESSARY.
14. ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS IN ADVANCE, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO ANY EXCAVATION.
15. DO NOT SCALE DRAWINGS UNLESS OTHERWISE NOTED. WRITTEN DIMENSIONS AND STATIONING SHALL PREVAIL. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
16. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
17. ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION ARE TO REMAIN IN SERVICE.
18. THE CONTRACTOR AT NO ADDITIONAL COST TO THE TOWN SHALL REPAIR ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
19. ALL STRUCTURES AND PIPELINES LOCATED ADJACENT TO THE TRENCH EXCAVATION SHALL BE PROTECTED AND FIRMLY SUPPORTED BY THE CONTRACTOR UNTIL THE TRENCH IS BACKFILLED. DAMAGE TO ANY SUCH STRUCTURE CAUSED BY, OR RESULTING FROM, THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL UTILITIES REQUIRING REPAIR, RELOCATION OR ADJUSTMENT AS A RESULT OF THE PROJECT SHALL BE COORDINATED THROUGH THE RESPECTIVE UTILITY AND THE TOWN.
20. THE CONTRACTOR IS TO TAKE SPECIAL CARE NOT TO DAMAGE TREES, BUSHES, PLANTS, FLOWERS, STONEWALLS, FENCES, ETC. WITHIN THE CONSTRUCTION AREA UNLESS THEY ARE NOTED TO BE REMOVED.
21. CONTRACTOR SHALL REMOVE AND REPLACE, OR REPAIR, ALL CURBS, SIDE WALKS, PAVEMENT AND OTHER ITEMS DAMAGED BY HIS CONSTRUCTION ACTIVITIES TO AT LEAST THEIR ORIGINAL CONDITION, AND TO THE SATISFACTION OF THE TOWN AND ENGINEER.
22. OPEN TRENCHES MUST BE BACKFILLED AT THE END OF THE WORKDAY OR COVERED WITH STEEL PLATES.
23. THE LOCATION AND LIMITS OF ALL ON-SITE WORK AND STORAGE AREAS SHALL BE REVIEWED, COORDINATED WITH, AND ACCEPTABLE TO THE TOWN. THE CONTRACTOR SHALL LIMIT THEIR ACTIVITIES TO THESE AREAS.
24. ALL WATER RESULTING FROM TRENCH DEWATERING ACTIVITIES SHALL BE PROPERLY FILTERED PRIOR TO DISCHARGE. THE DISPOSAL OF FILTERED SOLIDS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
25. ALL HDPE PIPE SHALL BE INSTALLED AT A DEPTH OF NO LESS THAN 12" FROM THE BOTTOM OF FLEXIBLE PAVEMENT (BITUMINOUS CONCRETE ASPHALT), PER MANUFACTURER'S SPECIFICATIONS.
26. EXCAVATION SAFETY – ALL EXCAVATION MUST FOLLOW OSHA, MASSACHUSETTS, AND LOCAL REGULATIONS FOR SAFETY. ALL TRENCH EXCAVATION EXCEEDING 3 FEET OF DEPTH WILL REQUIRE A TRENCH PERMIT FROM THE TOWN PRIOR TO ANY EXCAVATION.
27. ADEQUATE PROTECTION OF PERSONS AND PROPERTY SHALL BE PROVIDED AT ALL TIMES. THE WORK SHALL BE EXECUTED IN SUCH A WAY AS TO AVOID HAZARD TO PERSONS AND PROPERTY. WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION OVER THE WORK.
28. PROVIDE ALL NECESSARY TEMPORARY PROTECTION AND BARRIERS TO SEGREGATE THE WORK AREA AND TO PREVENT DAMAGE TO ADJACENT AREAS, AS REQUIRED BY ALL JURISDICTION REGULATIONS.
29. PROVIDE PROPER PROTECTION AND BARRIERS BETWEEN THE WORK OF THIS CONTRACT AND EXISTING STRUCTURES TO REMAIN.

STORMWATER POLLUTION PREVENTION PLAN

- 1.0. DEMOLITION, SEDIMENTATION, AND EROSION CONTROL (STORMWATER POLLUTION PREVENTION PLAN):
- 1.1. IMPLEMENT STANDARD EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO INITIATING EARTH DISTURBING ACTIVITIES, AND MAINTAIN THESE PRACTICES THROUGHOUT THE COURSE OF CONSTRUCTION. ALL CONSTRUCTION SHALL CONFORM TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED IN CONFORMANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES (FEDERAL REGISTER PART 2, FEBRUARY 17, 1998).
- 1.2. TYPICAL PRACTICES TO BE APPLIED TO THE SITE INCLUDE THE FOLLOWING:

A. PRIOR TO EARTH DISTURBANCE IN ANY WORK AREA, CHECK SILTATION BARRIERS BETWEEN THE WORK AREA AND THE CATCH BASIN TO WHICH IT DRAINS, EROSION CONTROL MEASURES WILL BE INSPECTED AND REPAIRED AS NEEDED WEEKLY OR FOLLOWING EACH MAJOR RAINFALL EVENT (GREATER THAN 2") WHICHEVER IS SOONER.

B. DISCHARGE WATER FROM DEWATERING OPERATIONS TO A TEMPORARY SILTATION TRAP OR SEDIMENTATION BASIN. ALL STOCKPILED MATERIAL (E.G. STRIPPED LOAM FOR REUSE) SHALL BE STABILIZED AND SURROUNDED BY EROSION CONTROLS.

C. PROVIDE TEMPORARY BERMS AND SWALES TO DIVERT SURFACE WATER AWAY FROM THE AREAS THAT WILL BE EXPOSED BY CONSTRUCTION ACTIVITY TO MINIMIZE THE AMOUNT OF SURFACE WATER COMING INTO CONTACT WITH EXPOSED SOILS. PROVIDE STABLE OUTLETS FOR THESE DEVICES, AND LINE OR VEGETATE THESE DIVERSIONS TO PROVIDE FOR THEIR STABILITY DURING CONSTRUCTION.

D. LIMIT THE EXTENT OF EXPOSED SOILS TO AREAS THAT CAN BE WORKED AND RESTABILIZED WITHIN THE CONSTRUCTION SEASON AND DURING THE SPECIFIC CONSTRUCTION PHASE.

E. WHEN EARTHWORK CONSTRUCTION ACTIVITY IN AN AREA IS COMPLETE, STABILIZE THE AREA WITH A SUITABLE SURFACE AS DESCRIBED BELOW.

F. EXISTING PAVED PARKING LOTS AND ROADWAYS ADJACENT TO THE SITE WILL BE SWEEPED BY A MOTORIZED STREET SWEEPER WEEKLY OR AS NEEDED TO REMOVE LOOSE SOIL MATERIALS THAT HAVE ACCUMULATED ON PAVED SURFACES. IN ADDITION TO THESE PRACTICES, THE CONTRACTOR SHALL FOLLOW THE SPECIAL PRACTICES DESCRIBED BELOW. COMPLIANCE WITH THE DIRECTIONS OF THE OWNER'S REPRESENTATIVE TO ADDRESS EROSION AND SEDIMENTATION CONDITIONS THAT MAY ARISE ON A CASE BY CASE BASIS DURING CONSTRUCTION.
- 2.0 THE FOLLOWING IS A DESCRIPTION OF MINIMUM CONSTRUCTION REQUIREMENTS AND DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITIES WITH REGARD TO DETERMINING THE ADEQUACY OF MEANS AND METHODS OF CONSTRUCTION.
- 2.1 MAINTENANCE:

DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED:

A. SEEDED AREAS WILL BE FERTILIZED AND RESEEDD AS NECESSARY TO INSURE VEGETATION ESTABLISHMENT.

B. TEMPORARY DEWATERING SEDIMENTATION BASINS WILL BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN STORAGE CAPACITY.

C. ALL EROSION AND SEDIMENT CONTROL MEASURES/DEVICES SHALL BE INSPECTED, CLEANED, REPLACED AND/OR REPAIRED AS NECESSARY, WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL.

D. FILTER BASKETS SHALL BE INSTALLED IN ALL CATCH BASINS RECEIVING RUNOFF FROM THE WORK DONE. SEDIMENT DEPOSITS SHALL BE REMOVED IF THE FABRIC BECOMES CLOGGED.

STORMWATER MANAGEMENT SYSTEMS

OPERATION AND MAINTENANCE INSTRUCTIONS

- 1.0. EROSION CONTROLS:

1.1. CHECK INSTALLED EROSION CONTROLS PRIOR TO COMMENCEMENT OF THE EARTHWORK OPERATIONS.

1.2. INSPECT EROSION CONTROLS IMMEDIATELY AFTER EACH STORM AND REMOVE ACCUMULATED SEDIMENT AS REQUIRED.

1.3. REPLACE DAMAGED EROSION CONTROLS AS REQUIRED.
- 2.0. DEEP SUMP CATCH BASINS:

2.1. CATCH BASINS ARE TO BE CLEANED WHEN SEDIMENT BUILDUP IS 18" ABOVE THE BOTTOM OF THE BASIN.

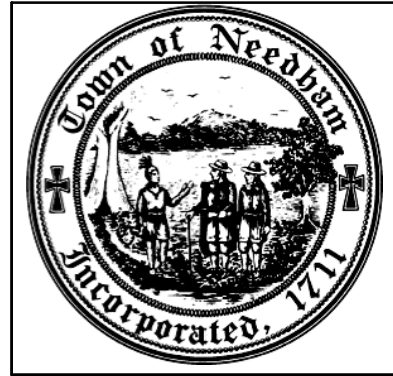
2.2. BASINS ARE TO BE CLEANED FOUR TIMES PER YEAR AND INSPECTED ANNUALLY.

2.3. DISPOSE OF THE ACCUMULATED SEDIMENT AND HYDROCARBONS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL GUIDELINES AND REGULATIONS.
- 3.0. OWNER INFORMATION:

3.1. THE OWNER OF THE DRAINAGE SYSTEMS SHALL BE THE TOWN OF NEEDHAM.

LEGEND

EXISTING	PROPOSED
TREE LINE	DRAIN MANHOLE
CONTOUR LINE AND ELEVATION (MAJOR)	6" X 27.5" TRENCH DRAIN
CONTOUR LINE AND ELEVATION (MINOR)	18" PERFORATED HDPE DRAIN PIPE
PROPERTY LINE/EASEMENT	12" HDPE DRAIN PIPE
STOCKADE FENCE	STRAW WATTLES
CHAIN LINK FENCE	CURBING
IRRIGATION LINE	SAWCUT LIMITS
SEWER LINE	CRUSHED STONE LIMITS
DRAIN LINE	LINE STRIPING
WATER MAIN	
UNDER DRAIN	
CATCH BASIN	
SEWER/DRAIN MANHOLE	
SHRUB	
WALKWAY	
CONCRETE	



			Scale	AS SHOWN
			Date	JUNE 2016
			Job No.	297-1403
			Designed by	JFB
			Drawn by	JFB
			Checked by	ZFK/AJR
MARK	DATE	DESCRIPTION	Approved by	SCO

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MEMORIAL FIELD DRAINAGE IMPROVEMENTS
PHASE II
TOWN OF NEEDHAM, MASSACHUSETTS

GENERAL NOTES AND LEGEND

FOR REVIEW

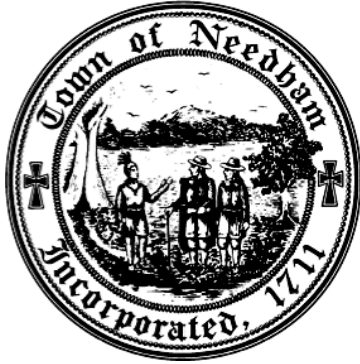
Sheet No.

G-1

Drawing file: I:\Needham.237\Civil\Projects\237-1403 Memorial Field Drainage Improvements\Drawings\CAD\Final Design Plans (Phase 2).dwg Plot Date: Nov 23, 2015 2:41pm



- NOTES:
- CONTRACTOR SHALL REFER TO THE PHASE I PLANS AND RECORD DRAWINGS FOR ADDITIONAL WORK SCHEDULED FOR COMPLETION PRIOR TO PHASE II



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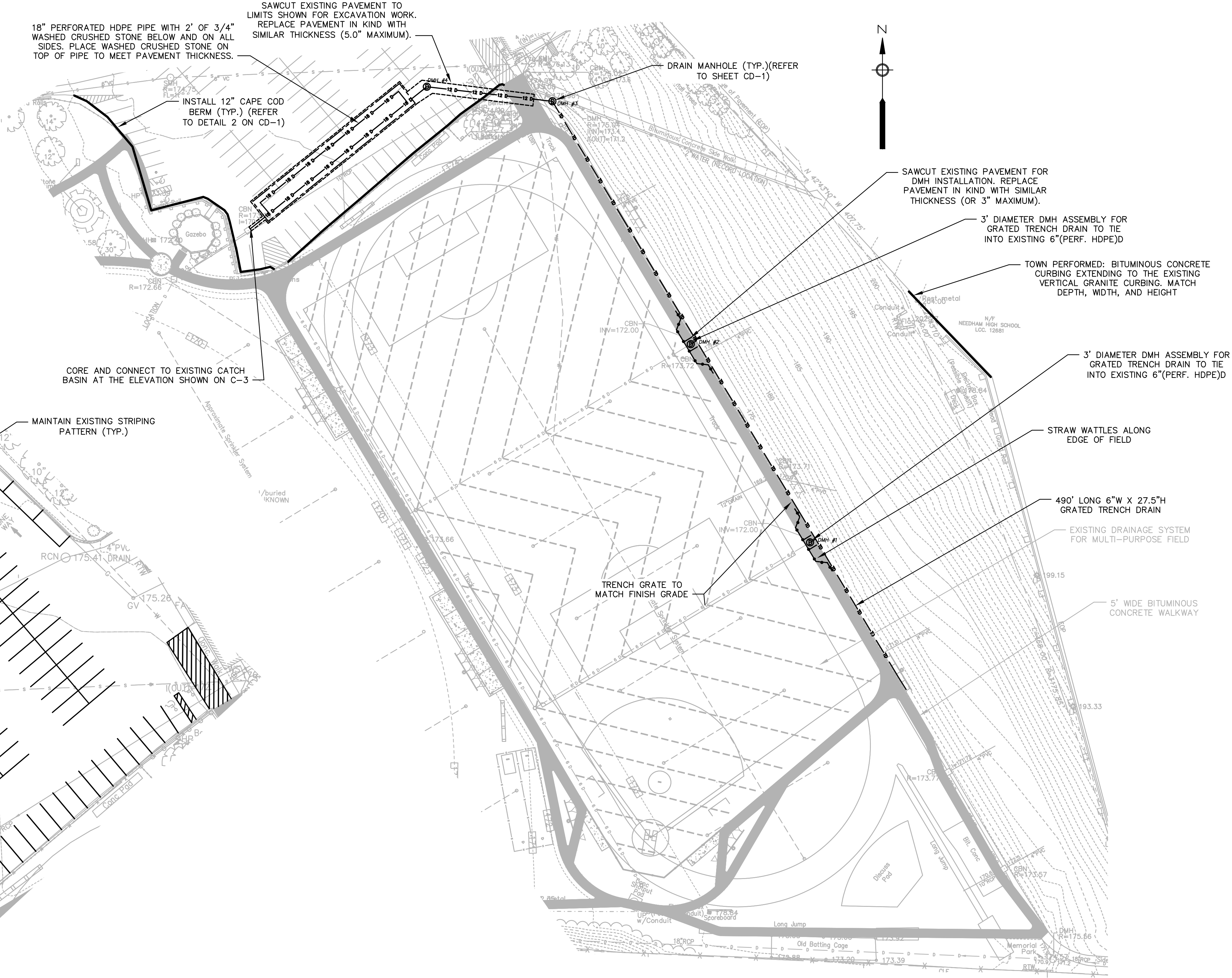
MEMORIAL FIELD DRAINAGE IMPROVEMENTS
PHASE II
TOWN OF NEEDHAM, MASSACHUSETTS

EXISTING CONDITIONS PLAN

FOR REVIEW
Sheet No.

C-1

- NOTES:
1. NO EQUIPMENT SHALL BE ALLOWED ON THE MULTI-PURPOSE FIELD TURF.
 2. CONTRACTOR SHALL PROTECT MULTI-PURPOSE FIELD TURF DURING TRENCH DRAIN AND DRAIN MANHOLE EXCAVATION AND INSTALLATION.
 3. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CROSSINGS TO AVOID CONFLICTS.



PAVEMENT MARKINGS
SCALE: 1"=30'

PLAN
SCALE: 1"=40'



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			Job No.	297-1403
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			Checked by	ZFK
			Approved by	SCO
MARK	DATE	DESCRIPTION		

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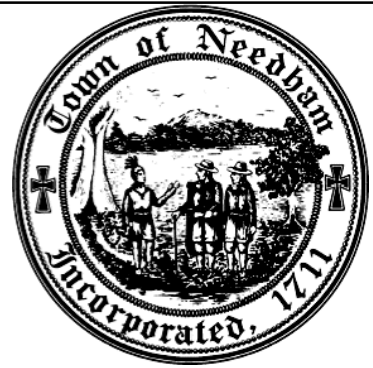
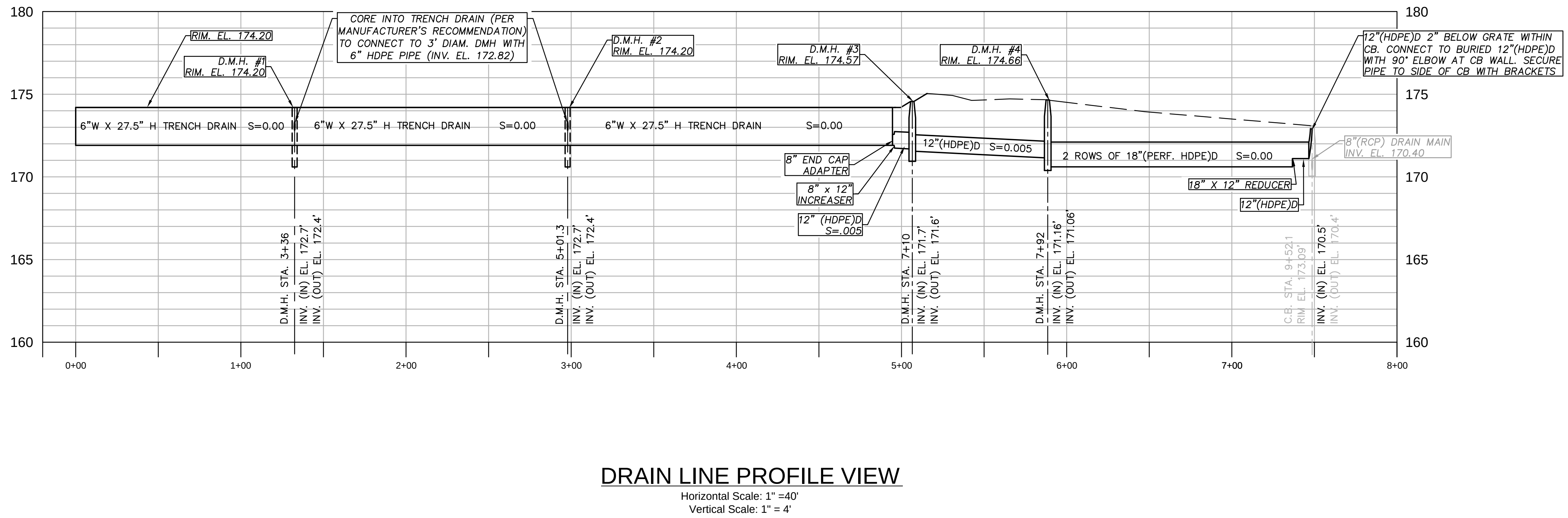
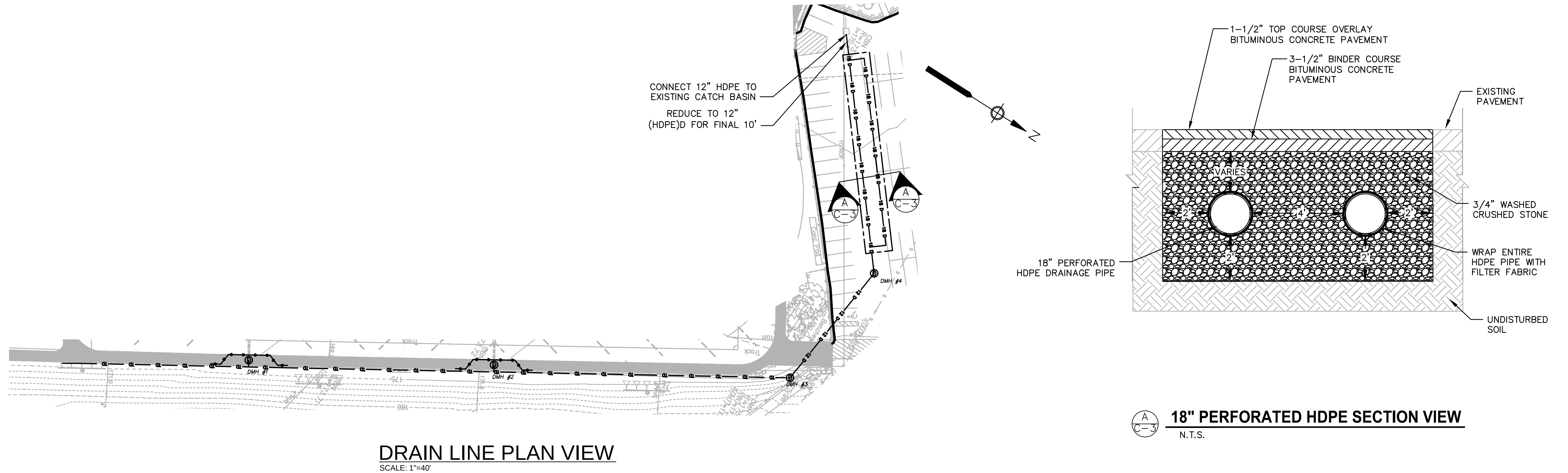
MEMORIAL FIELD DRAINAGE IMPROVEMENTS
PHASE II
TOWN OF NEEDHAM, MASSACHUSETTS

SITE AND PAVEMENT MARKING PLAN

FOR REVIEW
Sheet No.

C-2

Drawing file: I:\Needham\297\Civil Projects\297-1403 Memorial Field Drainage Improvements\Drawings\CAD\Final Design Plans (Phase 2).dwg Plot Date: Nov 23, 2015 7:19pm



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			Date	JUNE 2016
			Job No.	297-1403
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MEMORIAL FIELD DRAINAGE IMPROVEMENTS
PHASE II
TOWN OF NEEDHAM, MASSACHUSETTS

TRENCH DRAIN SECTION VIEW

FOR REVIEW
Sheet No.

C-3



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CIVIL DETAILS I

Sheet No.

CD-1



Rosemary
Recreation
Complex

GUIDING PRINCIPLES

- Build a pool that best meets the needs of the town
- Build a pool that can be maintained without draining the pond
- Reduce pool size to reflect municipal pool best practice, while supporting programming needs
- Understand best location for the pool
- Consider reuse of existing infrastructure where possible to control cost
- Incorporate year-round use of the site to bring more value

DESIGN TIMELINE

July 2015

Sept 2015

Oct 2015

Nov 2015

Apr 2016

BH & A
Selected

Preliminary
Options

Pool
Programming
Decided

Preliminary
Building & Site
Plan

Final Design &
Costs

Key Decisions and Inputs

- Selected BH & A based on experience and expertise in pool design
- Determined 2 pool option best suits programming needs, and meets current utilization best practices
- Evaluated indoor options – determined Rosemary site can't support it
- Elevate the pool out of the lake
- Drive year-round usage with new building with bathhouse, programming space, and town offices

MAJOR PROJECT COST FACTORS

Pool

Size
Usage
Amenities
Location
Filtration

Building

Size
Usage
Codes &
Regulation
Reuse/Rebuild

Parking

Access
of Spaces
Location

Site

Excavation
Permitting
Drainage
Safety

Ongoing Operations and Maintenance

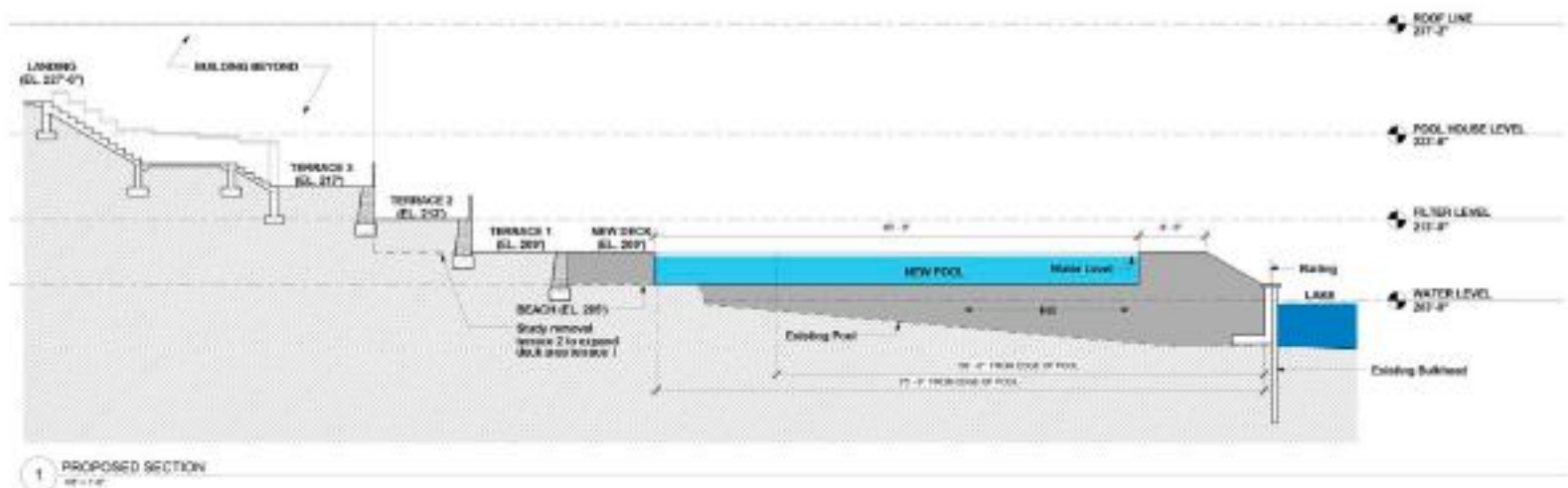
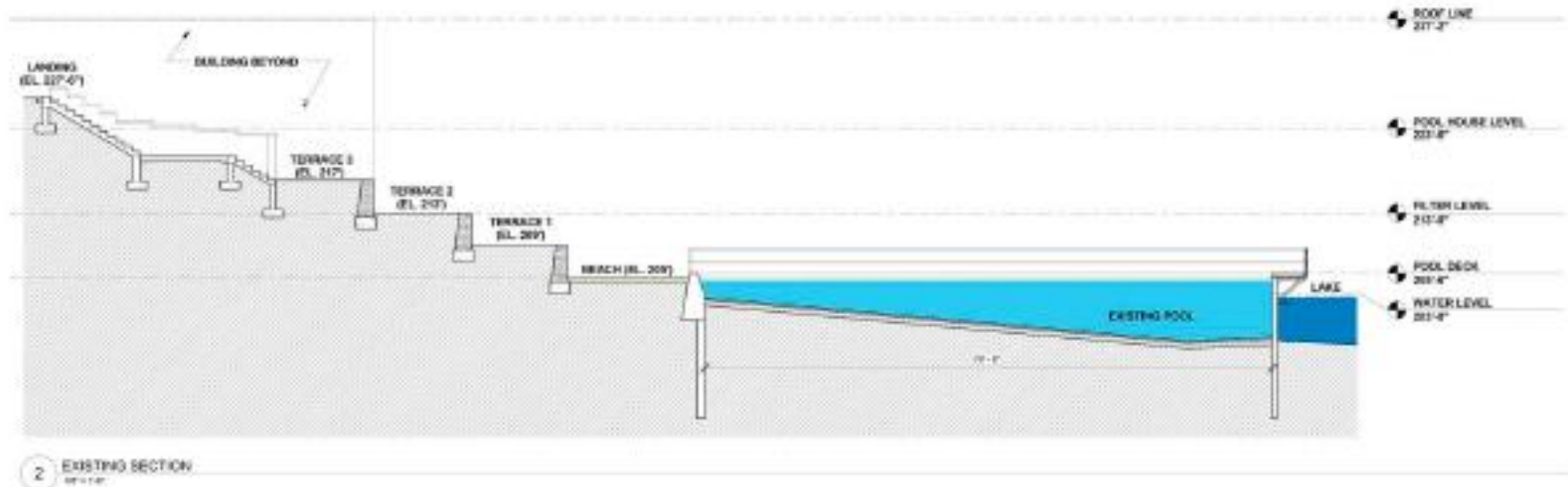
Guard & Safety
Pump and
Filtration
Usage

Scope of Use
Utilities
Maintenance

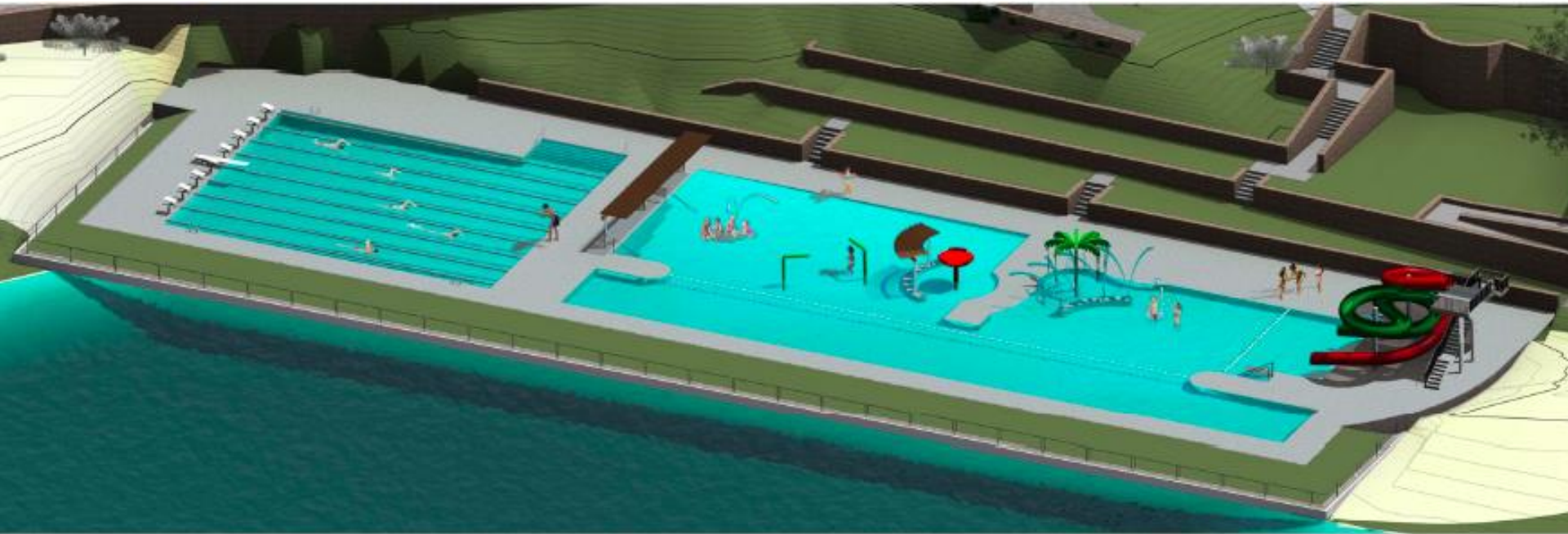
Seasonality
Off-season
Usage

General
maintenance

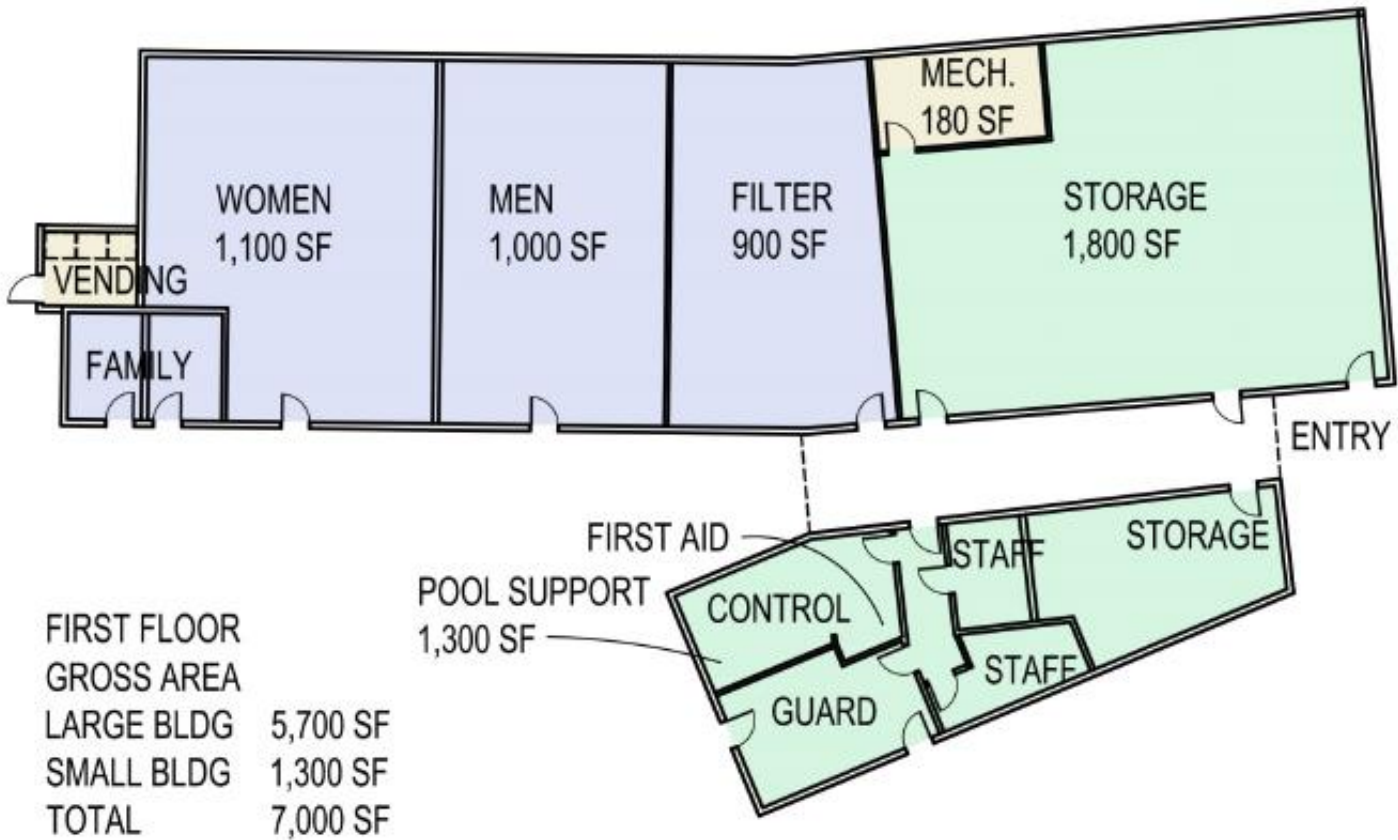
POOL LOCATION



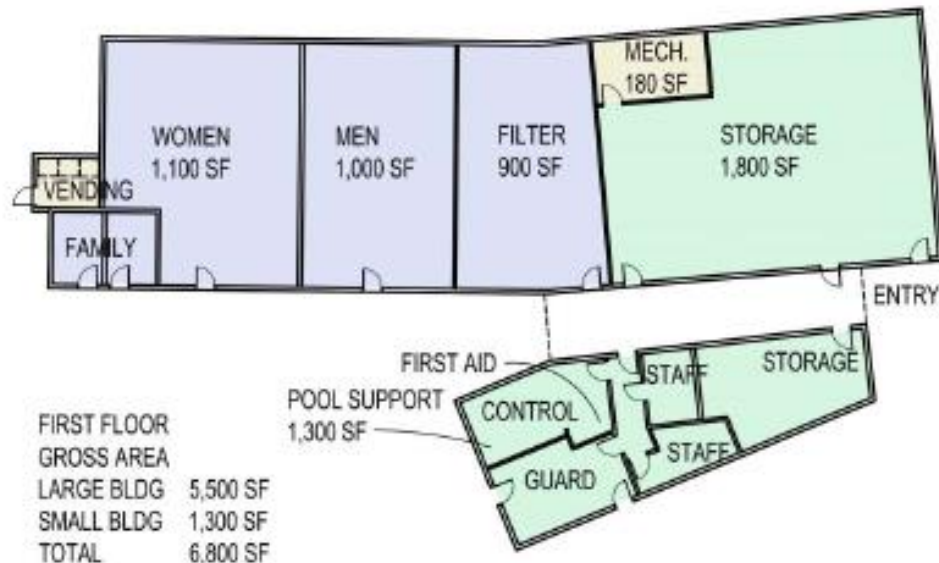
PRELIMINARY POOL DESIGN



BASE BUILDING



BUILDING WITH OFFICES



PARKING



THINGS TO CONSIDER

Rosemary Pool An Asset

- Pool Opened in 1972
- Provides Affordable Summer Programming
- Teaches Swimming
- Residents Pay More Money For Higher Quality Summer Pools
- Strong Residential Support For Pool
- Lake and Surrounding Trails Can Be Enhanced
- Creates Jobs And Supports Local Economy
- An Amenity That Increases Property Value

Doing Nothing Isn't Free

- Pond Draining Permit Ends 2016
- Working on Solution For 2017
- Site Must Be Decommissioned If No Pool
 - Cost \$2-3M
 - Recreational Value In Site
- Limited Options For Alternative Site Uses