

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

**Minutes of Public Hearing  
March 8, 2017**

**PRESENT:** Gary Crossen - Chair, Mark Gluesing – Vice Chair, Paul Alpert, Robert Boder, Artie Crocker, Chris Gerstel, Peter Pingitore

**STAFF:** Patricia Carey, Staff Liaison  
Kristen Wright, Recording Secretary

**GUESTS:** Board of Selectmen: John Bulian  
Town of Needham: Christopher Coleman, Rick Merson, Steve Popper, Hank Haff, Mike Retzky, Anthony DelGaizo, Ed Olsen  
Park and Recreation Commission: Cynthia Chaston  
MWRA: Marianne Connolly, Paul Rullo, Sean Navin, Carmine DeMaria  
Echo Bridge Railings Committee: Lee Fisher, Fred Moder  
Newton CPC: Mark Armstrong, Alice Ingerson  
Friends of Hemlock Gorge: Brian Yates  
Needham Historical Commission: Rick Hardy, Jeffrey Heller  
Community Center of Needham: Amy Hurley, Maicharia Weir Lytle, Deb Whitney, Gary DeMaria, Arthur Cantor, Nancy Sterling  
BETA: Craig Ellis, Mike Hornig  
NHNA: Dan Tavan  
Minuteman Model Yacht: Earl Kasdon  
Town Meeting: John Crimmings, Phil Murray, Sue Barber, Jeanne McKnight  
Carter Center for Children: Peggy McDonald  
Residents: Arlene Cohen, Peter Atallah, David Hulihan, Lee McNally, Chi Ho Sham, Alison Haran, John Bousa, Leonore Antonelli, Steve O'Shane, Joe Hunter, Andrew McClennan

Mr. Crossen called the meeting to order at 7:32 PM in the Powers Hall at Town Hall.

**Public Hearing – Project Presentations:**

**FY2017-6 Echo Bridge Railings**

Mr. Gerstel introduced the representatives from the MWRA Marianne Connolly and Paul Rullo, and Chairman of Echo Bridge Railings Committee Lee Fisher, who all provided a presentation seen in Appendix A. Leonore Antonelli expressed support for the project, shared a photo of her grandparents and detailed their connections to the bridge. Needham Historical Commission Chairman spoke in support of the project, noting it is a national resource, and a connection to Hemlock Gorge. Dan Tavan has recently opened a business in the area, and spoke in support of the project. Town Meeting member John Crimmings asked what would happen if the funding was not approved. Mr. Fisher explained that the problem would remain, and the railings would continue to be a safety issue. Steve O'Shane described the architectural features of the bridge. He noted the collaboration between private/public, Town of Needham/City of Newton, state agency/town-city agencies. Fred Moder expressed his support, and noted that he had proposed to his wife on Echo Bridge. He expressed his concern that Option 4B is a temporary solution. Jeffrey Heller, a Town Meeting member and Historical Commission member stated his understanding of the financial choices that need to be made, while noting the beauty of the bridge and the historical significance. Newton resident Joe Hunter appreciates that both Needham and Newton show support for the preserving of history. David Hulihan expressed his support for the project, noting that his wedding reception was held at the former restaurant adjacent

to the bridge. The original railings lasted 125 years, and he hoped a new solution would also last that long. Jeanne McKnight spoke in support of the project. She asked about the funding. Mr. Crossen explained that the historic funds are currently paying the debt on the Town Hall project, so that general funds would be the source, if funding was recommended. Andrew McClennan, noting childhood memories, expressed his support for the project.

#### **FY2017-1     Rosemary Recreation Complex**

Mr. Gluesing introduced the project, and explained the funding options, with about 80% of the full project being eligible for CPC funding. Park and Recreation Commission member Cynthia Chaston presented the project, as seen in Appendix B. Jeanne McKnight asked if the project would include trail improvements. Mrs. Chaston explained that the trails were not included in the current project, but would be a separate project in the near future. John Crimmings noted that the project had already been approved through Town Meeting. Mr. Gluesing explained that Town Meeting had approved design funds, but now was coming forward to request construction funds from both the CPC and from the Town. Arthur Cantor suggested that the trail projects could be done by scout troops. Mrs. Chaston said that some of the work could be done by scouts, but parts of the improvements would be more challenging than what volunteers could complete. Gary DeMaria expressed his support for the project. He hoped that time would be available in the multi-purpose room for community use. Town Meeting member Phil Murray expressed his concern for the cost of the project, at a time when the Town was looking at building the new elementary school, renovating Mitchell School and Emery Grover, building a new DPW and Police/Fire. Deb Whitney expressed support for the project, as it brought together the community, with all age groups, with economic diversity, having use for a facility in the center of the Town. She noted the importance of teaching children to swim. Peggy McDonald spoke in support of the project, both as a parent brought her children to Rosemary Pool to swim, but also as Director of Carter Center for Children who brings children every day for lessons and swimming. Arlene Cohen spoke on behalf of residents who use the pool as adults, expressing support for the project as it provides a place to exercise, and meet a diverse group of residents. Nancy Sterling spoke in support of the project, as an renovated facility would encourage more people to use the complex, especially those who cannot afford to spend summer months outside of Needham.

#### **FY2017-2     Rosemary Lake Sediment Removal**

Mr. Alpert introduced the project. On behalf of the DPW, Craig Ellis and Mike Hornig from BETA presented the project, as seen in Appendix C. John Crimmings asked how long the project would take, and how the sediment would be disposed. Craig Ellis explained that the project was still in the permitting stage, but that the type of sediment could primarily be brought to a landfill or could also be used by farms. The project will take about 8 months. Jeanne McKnight asked if there would be an odor. Craig Ellis explained that it would be monitored, and a spray could be used to reduce odor, if it was an issue. Earl Kasdon asked when the anticipated start date would be, and Craig Ellis said it would be in the early fall.

#### **FY2017-3     Cricket Field Renovations**

Mr. Crocker introduced the project, and the presenter DPW Parks and Forestry Superintendent Ed Olsen, whose presentation is seen in Appendix D. There were no questions on the project.

#### **FY2017-4     Hillside School Walking Trails**

Mr. Pingitore introduced the project and presenter Hank Haff from the Public Facilities Department-Construction Division. Mr. Haff's presentation can be seen in Appendix E. Jeanne McKnight asked

if the new trail would have a connection to the Aqueduct Trail. Mr. Haff noted that it would be a large expense to try and connect the trails, and that the project would remain on the school site.

**FY2017-5 Needham Accessible Reservoir Trail**

Mr. Boder introduced the project. Ms. Carey did the presentation on behalf of Conservation Director Matt Varrell. The presentation can be seen in Appendix F. There were no questions on the project.

Mr. Crossen thanked all of the attendees. Mr. Gluesing made a motion to close the public hearing, and it was seconded by Mr. Gerstel. The motion was approved unanimously.

**Chairman's Updates:** Mr. Crossen reminded the CPC that the next meeting is on March 22<sup>nd</sup>, at which time they will discuss each project and vote the recommendation to Town Meeting. Mr. Gluesing updated the CPC on the consultation meeting with the Board of Selectmen that he and Ms. Carey attended. The Selectmen gave input on each project, and Assistant Town Manager David Davison reviewed the two funding concepts he had developed for the CPC to review, noting that Mr. Davison felt that using the partial cash/debt option provided a better long-term option. Mr. Gluesing stated that the Selectmen discussed the debt service and the funding of all the proposals, raising concern about the Echo Bridge railings. Mr. Alpert asked if MWRA had looked into MA Historical Commission grants, and Ms. Carey noted they had but were not eligible to receive funds.

**Next Steps:** Mr. Crossen reminded the CPC that the next meeting on March 8<sup>th</sup> will be the public hearing. The CPC will then meet on March 22<sup>nd</sup> to vote on their recommendations to Town Meeting.

**Minutes:** The CPC reviewed the minutes of the February 22, 2017 meeting. Mr. Gerstel made a motion to approve the minutes of February 22, 2017. The motion was seconded by Mr. Crocker and approved, with five in favor and two abstaining.

**Adjournment:**

Mr. Alpert made a motion to adjourn the meeting at 9:47 PM. Mr. Gerstel seconded the motion and the meeting adjourned at 9:47 PM.

Respectfully submitted,

Kristen Wright,  
Recording Secretary



# Echo Bridge Railing Reconstruction Presentation to the Needham Community Preservation Committee

March 8, 2017

Marianne Connolly, MWRA Senior Program Manager

Paul Rullo, MWRA Program Manager

Carmine DeMaria, MWRA Project Manager

Lee Fisher, Chair, Echo Bridge Railing Committee



# MWRA's Proposal

- MWRA Seeks \$250,000 in Needham CPC funding towards the full cost of \$1.44 Million to “reconstruct/replicate” the historic railings at Echo Bridge located in Needham and the City of Newton
- Why MWRA seeks funding

# Presentation

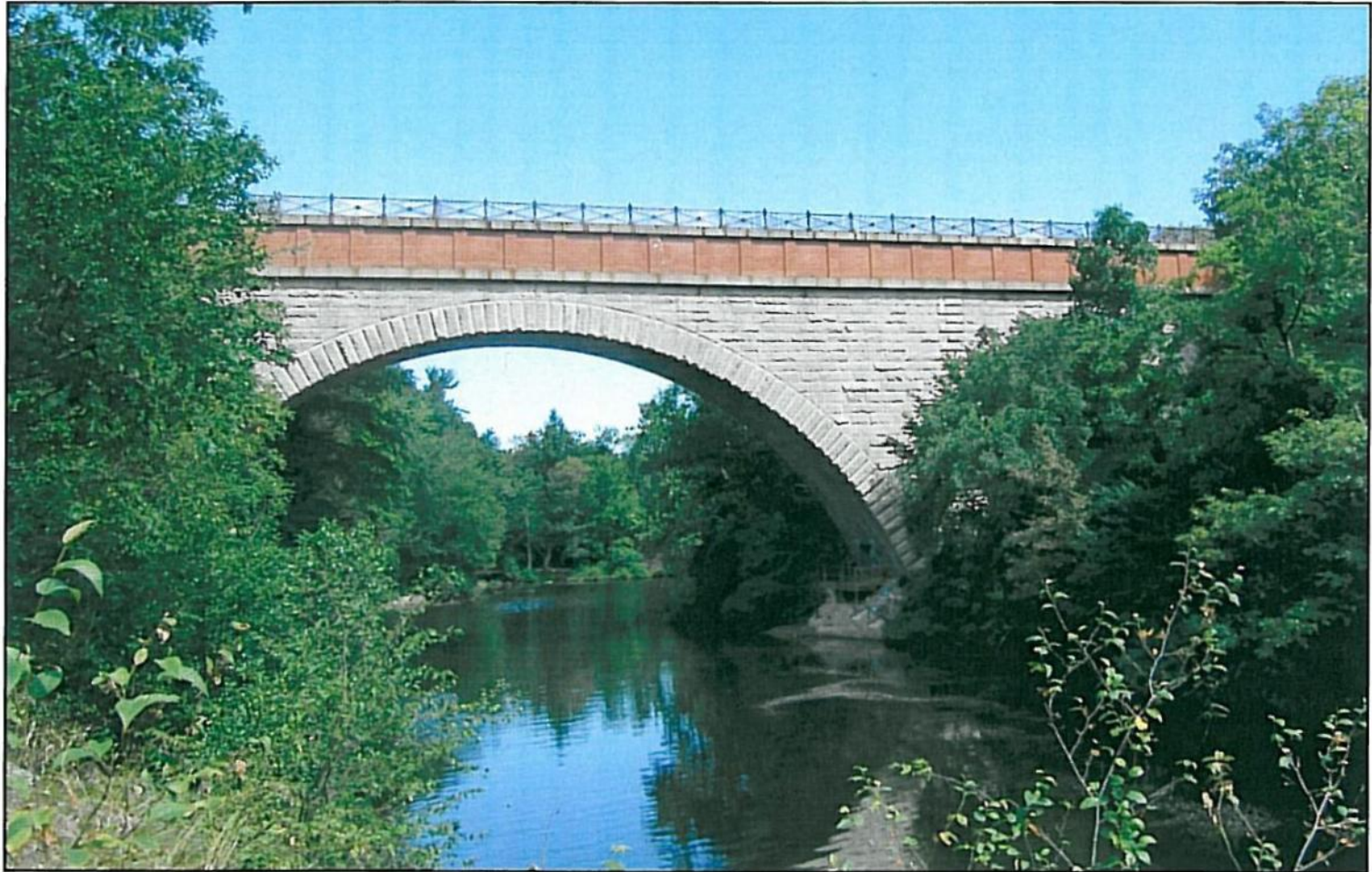
- Historical Background of Echo Bridge
- Railings Past, Present & Future
- MWRA's Actions 2007 – today
- Reconstruction Plan for the Railings – Paul Rullo
- Future Railing Options – Paul Rullo
- Reconstruction Plan Budget – Lee Fisher
- Echo Bridge Railing Committee's Funding – Lee Fisher  
Plan/Fundraising to Date and Community Support
- Responses to Questions

# Site Location





# A National & State Register of Historic Places Property in Hemlock Gorge



# Echo Bridge History

- Historic 1876 water works landmark, key to Boston's growth
- Graceful engineered granite arch (2nd longest in the nation)
- Graces and beautifies Hemlock Gorge (State park since 1893)
- Popular destination for hikers, commuters, artists, friends and serves as pedestrian/cyclist link between Needham and Newton
- Potential to once again be a popular tourist destination



~1910 post card

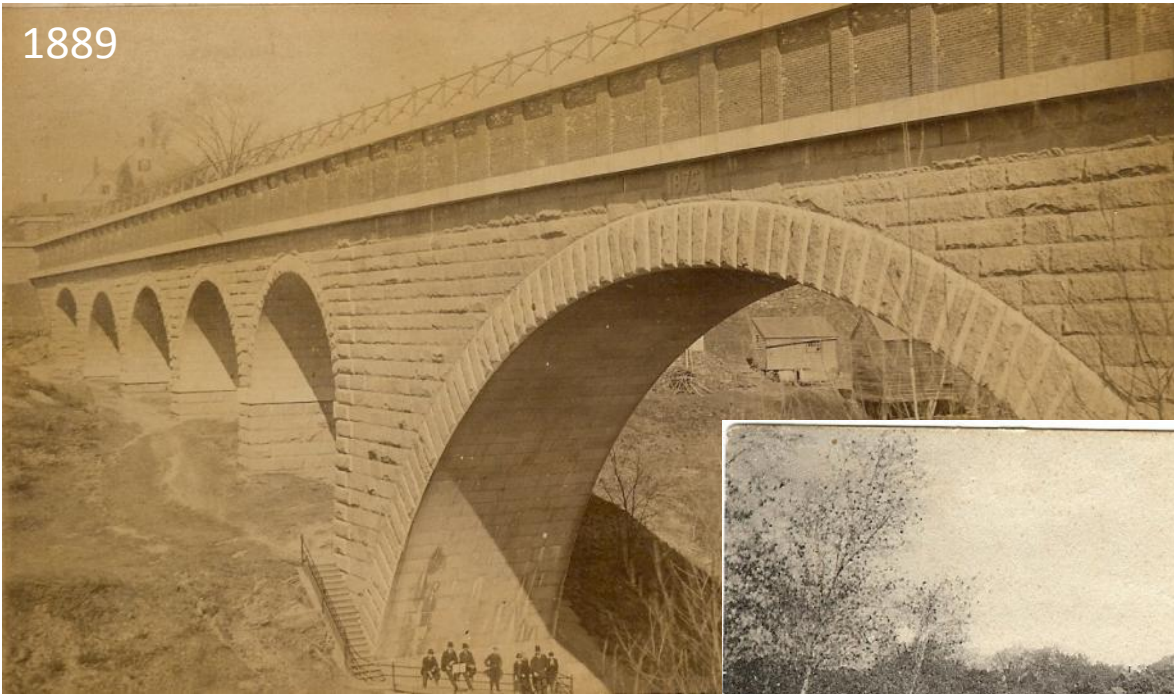


Needham painter



# Railings – Past

1889



Plans stated: “The bridge is to be built in a most substantial manner of granite and brick work. The piers, arches and abutments up to the level of the conduit will be of granite, and above this there will be a handsome face-brick parapet, formed by pilasters into panels, and capped with a heavy granite coping, the whole surmounted by an ornamental railing.”



<2006

1905



Copyright 1905 by the Rotograph Co.

A 6963

Echo Bridge Promenade, Newton Upper Falls, Mass.

*I think this is where Elizabeth Lavenport went  
with Margaret & Elizabeth wife. Aunt Alice*



# Railings – Present



Fractured Posts



# Summary of Past Actions

- 2007 – Feasibility Study by McGinley Kalsow & Associates provided alternative solutions to address the railing issue
- 2007 – Chain link safety fence installed by MWRA
- 2007 – Newton State Rep Ruth Balser secured \$250K for railings
- 2007 – Needham Open Space Plan listed the historic railings as a CPA Action Item





# More Recent History

- Early Summer 2016

In response to MWRA's request to install a self-supporting code compliant railing , the Newton Upper Falls Historic District Commission

- approved an interior self-supporting railing design (Option 4b)
- BUT.....at the same time....directed the MWRA to work in good faith to seek funding from Newton and Needham CPCs for railing reconstruction

- August 2016

In response Echo Bridge Railing Committee formed to lead fundraising efforts to identify supplemental funding for the railings

- Lee Fisher                      Chair, Railing Committee; NUF CDC Treasurer
- Andreae Downs              Transportation Advisory Group, Waban
- Brian Yates                  Councilor-at-Large NUF; President Friends of Hemlock Gorge
- Jeff Heller                    Needham Historical Commission representative
- Karen Osborn                Newton Upper Falls businesswoman
- Roger Feng                  Needham Heights resident
- Maxine Bridger              NUF Area Council representative
- Fred Moder                  Needham resident

# More Recent History ... continued

- November 2016 - MWRA submitted a Pre-proposal to the Newton CPC to determine initial eligibility
- December 2016 - presented our proposal to the Newton CPC requesting “off-cycle” consideration to better coordinate with the Town of Needham’s CPC process. MWRA’s “off-cycle” request was denied and the Newton CPC urged MWRA to re-submit in the fall on their normal schedule
- Now, in March, MWRA is approaching the end of the CPC process with the Town of Needham

# Details of the Reconstruction Plan

1. The Reconstructed Railing will be ductile cast iron posts and rosettes cast from molds identically replicating the existing historic components
2. Pipe railings & cross bars made of color galvanized manufactured steel diameters of existing pipe railings are standard manufactured steel pipe sizes
3. 2"x2" 10 gauge steel mesh panels to be attached for code compliance  
The picture to the right provides a conceptual view
4. All cast materials will have a black shop-applied industrial paint coating



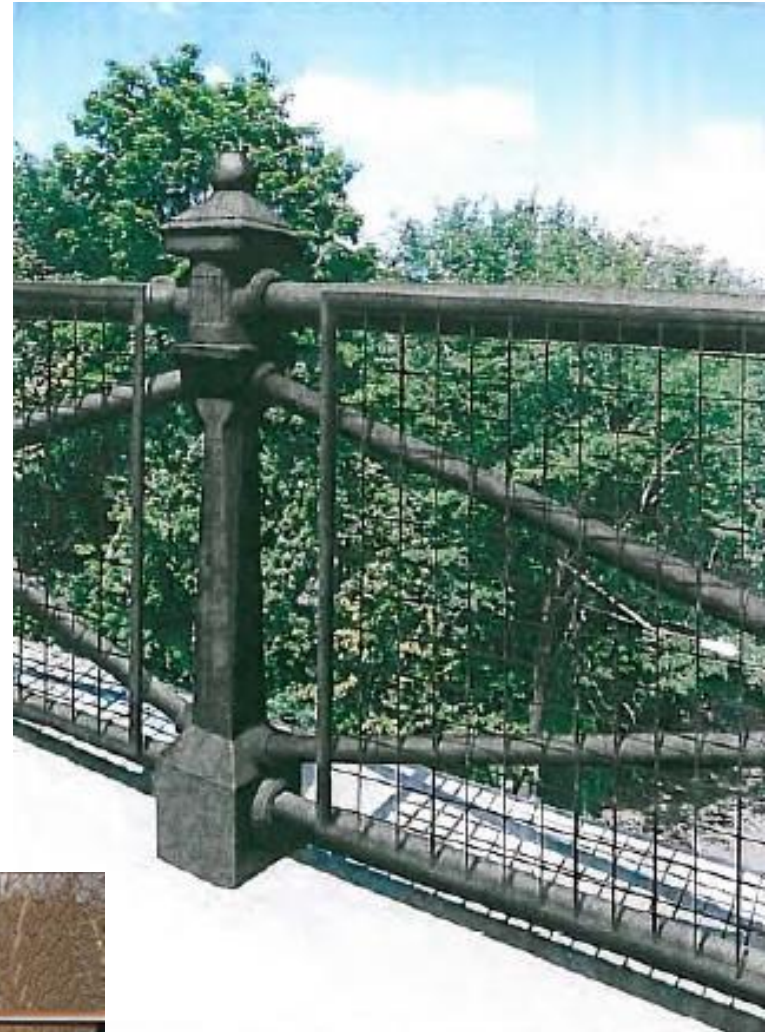


# Railings – Future

## **Reconstruction Proposal:**

If \$1.44 M is raised, the historic railings will be replicated in design...  
with the addition of a code compliant;  
safety mesh panel.

Expected to last for 100 years



## **MWRA Alternative:**

In the event funds are not raised, MWRA has the funding and approval to install an interior self-supported railing design. (aka Option 4b)



# Reconstruction Budget

| <b>Echo Bridge Railing Budget</b> | <u>Budget</u> | <u>Committed</u> | <u>Budget %</u> | <u>Type</u> | <u>Notes</u>               |
|-----------------------------------|---------------|------------------|-----------------|-------------|----------------------------|
| MWRA Proj Mgmt                    | \$240,000     | \$240,000        | 17%             | covered     | MWRA staff & expenses      |
| Existing State Funds:             | \$250,000     | \$250,000        | 17%             | fixed       | in MWRA account            |
| Newton CPP:                       | \$500,000     |                  | 35%             | variable    | 2/3 of railings in Newton  |
| Needham CPP:                      | \$250,000     |                  | 17%             | variable    | 1/3 of railings in Needham |
| Private Donations:                | \$200,000     | \$130,000        | 14%             | fixed       | as of 3/7/17               |
|                                   | =====         | =====            |                 |             |                            |
| Total:                            | \$1,440,000   | \$620,000        |                 |             |                            |

- Updated reconstruction estimate being developed

# Private Fundraising Status (Jan 7 => Mar 6, 2017)

- \$130,000 pledged (65% of target) Corporate fundraising drive just begun
- Pledges from 61 people and companies (15 from Needham in red)

| Company                       | First Name      | Last Name   | City               | Pledge      |  | Company   | First Name    | Last Name   | City               | Pledge      |
|-------------------------------|-----------------|-------------|--------------------|-------------|--|-----------|---------------|-------------|--------------------|-------------|
|                               |                 | Anonymous   | Newton Upper Falls | \$50,000    |  |           | Jill          | Hahn        | Newton             | up to \$100 |
|                               | Lee & Jean      | Fisher      | Newton Upper Falls | \$50,000    |  |           | Maurice       | Handel      | Needham            | up to \$100 |
| Newton Upper Falls CDC        | Jack            | Neville     | Newton Upper Falls | \$10,000    |  |           | Elizabeth     | Hatch       | Needham            | up to \$100 |
| Northland Investment Corp.    | Peter           | Standish    | Waban              | \$5,000     |  |           | Jeff          | Heller      | Needham            | up to \$100 |
| Friends of Hemlock Gorge      | Brian           | Yates       | Newton Upper Falls | \$5,000     |  |           | Ann           | Hile        | Wellesley          | up to \$100 |
|                               | John (Jack)     | Cogswell    | Needham            | \$1,000     |  |           | David         | Hulihan     | Needham            | up to \$100 |
| Echo Bridge Restaurant & Cafe | Restaurant      | Echo Bridge | Newton Upper Falls | \$1,000     |  |           | Joan          | Hulihan     | Needham            | up to \$100 |
| Dunn-Gaherin's Food & Spirits | Seana           | Gaherin     | Newton Upper Falls | \$1,000     |  |           | Joe           | Hunter      | West Newton        | up to \$100 |
| Better Life Food              | Christopher     | Osborn      | Newton Upper Falls | \$500       |  |           | Marie         | Jackson     | Newton Upper Falls | up to \$100 |
| Depot Café                    | Henry           | La          | Newton Upper Falls | \$500       |  |           | Susan         | Kirk        | Needham            | up to \$100 |
|                               | Paul            | Virgilio    | Newton Upper Falls | \$500       |  |           | Judy          | Kohn        | Waban              | up to \$100 |
|                               | Anil            | Adyanthaya  | Newton Upper Falls | \$200       |  |           | Donald "Skip" | Lockhart    | Needham            | up to \$100 |
|                               |                 | Anonymous   | Newton Upper Falls | \$200       |  |           | Leandra       | MacLennan   | Needham Heights    | up to \$100 |
|                               | Robert & Brenda | Bucelwicz   | Needham Heights    | \$200       |  |           | Fred          | Moder       | Needham            | up to \$100 |
|                               | Joe             | Corkery     | Waban              | \$200       |  |           | John          | Mordes      | Waban              | up to \$100 |
|                               | Andreae         | Downs       | Waban              | \$200       |  |           | Alan          | Nogee       | Newton Highlands   | up to \$100 |
|                               | Roger & Sabrina | Feng        | Needham Heights    | \$200       |  |           | David         | Ohanian     | Newton Upper Falls | up to \$100 |
|                               | Ruthanne        | Fuller      | Newton             | \$200       |  |           | Jim & Shiela  | Purdy       | Newton Upper Falls | up to \$100 |
| Echo Bridge Service Station   | Mike            | Iarossi     | Newton Upper Falls | \$200       |  |           | Jerry         | Reilly      | Newton Upper Falls | up to \$100 |
|                               | Ellen           | Katz        | Newton Upper Falls | \$200       |  |           | Daphne        | Romanoff    | Newton             | up to \$100 |
|                               | Nelson & Sallee | Lipshutz    | Waban              | \$200       |  |           | Don           | Ross        | Newton             | up to \$100 |
| Creative Development Co.      | Charlotte       | Maynard     | Newton Upper Falls | \$200       |  |           | Esther        | Schlorholtz | West Newton        | up to \$100 |
|                               | Francis & Nancy | Passavant   | Newton Upper Falls | \$200       |  |           | Chi Ho        | Shan        | Needham            | up to \$100 |
|                               | Brian           | Yates       | Newton Upper Falls | \$200       |  |           | Suzanne       | Szetela     | Needham Heights    | up to \$100 |
| AGS Tax Group                 | Lev             | Agranovich  | Newton Upper Falls | up to \$100 |  |           | Jean          | Thurston    | Weston             | up to \$100 |
|                               | Ady             | Balog       | Needham            | up to \$100 |  |           | Betty         | Tolkin      | Newton             | up to \$100 |
|                               | Bruce           | Blakely     | Newton Upper Falls | up to \$100 |  | Mina Fife | Lee           | Webster     | Newton Upper Falls | up to \$100 |
|                               | Maxine & Mark   | Bridger     | Newton Upper Falls | up to \$100 |  |           | Susan         | Welch       | Newton Upper Falls | up to \$100 |
| MySelf LLC                    | Nina            | Fine        | Newton Upper Falls | up to \$100 |  |           | Evan          | Weststrate  | Newton Upper Falls | up to \$100 |
|                               | Charles         | Fisher      | Newton Upper Falls | up to \$100 |  |           | Emily         | Williams    | Newton             | up to \$100 |
|                               | Deb             | Goldstein   | Newton Upper Falls | up to \$100 |  |           |               |             |                    |             |



# Summary

- Needham Open Space Plan listed Echo Bridge as a CPA Action Item in 2007
- Leverage – Needham CPC receives 5:1 return on \$
- Historic Integrity – a landmark worthy of preservation
- Urgency – current momentum; further delay raises costs
- Community Support – strong wellspring of fondness
- Transportation Link – commuter & cyclist pathway
- Economic Development – again a tourist destination

*Let's work together to do it right, do it once, and do it now!*

Patricia Carey

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From: Robert Bucelwicz <r.bucelwicz@gmail.com>  
Sent: Thursday, March 02, 2017 12:08 PM  
To: Patricia Carey  
Subject: Community Preservation Public Hearing

Dear Patty and Committee Members,

I am unable to attend the public hearing scheduled for March 8 but I would like to express my support for the Echo Bridge Railing Project.

I am a long time Needham Heights resident and a long time admirer of Echo Bridge and the Hemlock Gorge Reservation.

The aqueduct was, and continues to be, a vital part of the water supply system for all of us in Greater Boston. The water supply infrastructure for the most part is out of sight and often taken for granted. This bridge is one of the few places where we can see it and appreciate it. The bridge and the gorge are popular destinations for many in the area.

The quality and aesthetics of the bridge construction is outstanding and it is listed on the National Register of Historic Places. The railings are an important element of it's aesthetics. If sufficient funds are not raised, the MWRA will proceed with a plan that will leave the railings to rust away; and losing out on a great opportunity to collaborate with the MWRA and others to replace the railings in their original classic style.

The bridge has been passed down to us for several generations. We owe it to those who had the foresight to built it to properly preserve it and to pass it down to future generations. I urge the Committee to recommend funding the Echo Bridge Railing Project.

Thank you for the opportunity of expressing my views while unable to attend the public meeting.

Sincerely,

Robert Bucelwicz

1 Arnold St

Needham, MA 02494







# Rosemary Recreation Complex



# THE VISION

**A RECREATION CENTER FOR ALL  
AGES THAT RESTORES  
ROSEMARY POOL AND CREATES  
NEW RECREATIONAL  
OPPORTUNITIES FOR EVERYONE  
IN TOWN**



# DESIGNING THE VISION

- A Pool That Best Meets The Needs Of The Town
- A Pool That Can Be Maintained Without Draining The Pond
- Size, Scope, And Design To Reflect Municipal Pool Best Practice, While Supporting Programming
- Incorporate Year-round Use Of The Site To Bring More Value

# 2016 KEY DECISIONS AND INPUTS

Rosemary Pool will be closed for 2017 Season

Building will be Solar ready

Solar pool covers will be used for the competitive pool

Regenerative Filters will be used

Multiple options for construction inside current pool without draining the lake

Building exterior materials and colors



# THINGS TO LOOK FORWARD TO...

Extended pool season – Memorial Day to Mid-August

Spray Park open April-October

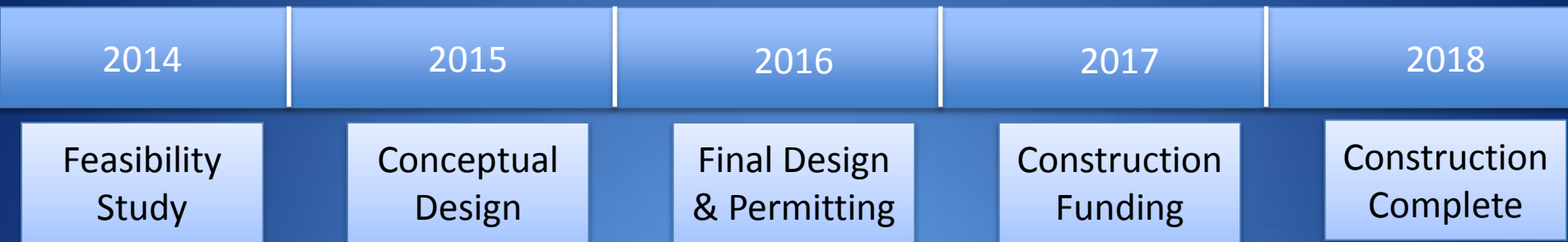
Early swim days

New swimming programs

Almost 2x the number of Park & Recreation Programs

Community Space

# PROPOSED TIMELINE



## Status updates

- Current cost estimates in line with prior numbers
- Will have bids in hand for Town Meeting
- Design/Construction documents 95% complete
- Permitting underway
  - Conservation Commission
  - DEP
  - Planning Board
  - Army Corps of Engineers

# POOL DESIGN





# BUILDING DESIGN





# Potential Year Round Use

## Indoor Activities

Bootcamp

Teen Center Programs

After School Programs

Pre-K Programs

Arts & Crafts for all ages

Dancing – Ball Room, Tap,  
Hip Hop

Floor Hockey

Pilates/Zumba/Yoga

Volleyball

Dodgeball/Gaga

Arts & Crafts

Movie Nights

Community Space

## Outdoor Activities

Water Aerobics

Orienteering

Hiking

Camping

Kayak/Canoeing/Sailing

Popup Skate Park

Spray Park

Street/Roller Hockey

Outdoor Living Skills

Water Safety

Basketball

Volleyball



Patricia Carey

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From: Valerie von Rosenvinge <lechat969@aol.com>  
Sent: Friday, March 03, 2017 12:06 PM  
To: Patricia Carey  
Subject: Rosemary Pool

Valerie von Rosenvinge  
78 Marshall Street Needham, MA 02492  
617-371-7755 [LeChat969@aol.com](mailto:LeChat969@aol.com)

March 3, 2017

To Whom It May Concern:

I am writing in support of CPC and Town funding for the Rosemary Pool project. As a long-time resident of Needham (almost thirty years), I believe Needham would not be the **THE COMMUNITY** it is without a public pool.

I moved to Needham in May of 2011, having lived in Wellesley for the first 52 years of my life. While it was only a few miles from my old neighborhood, I wanted to make friends in my new community. I immediately joined Rosemary Pool and met people of all ages, including a woman who I now count among my closest friends. Each summer since, she and I meet most days at 12:30 when the pool opens. We swim our laps and then water walk for another half mile – joining in and out of conversations with other water walkers who I now know by name (and swimsuit.) There is a sense of connection I feel to the town of Needham that I'm sure would have been hard to establish as a working teacher in a neighboring town. Every town in the area has a public swimming area – and I have visited many of them; the town pools in Weston and Wayland as well as the public beaches in Wellesley and Natick. These are places where people of all ages, from diverse backgrounds come together and share time in a common space dedicated to relaxation, sport, and being outside. It is a much-needed alternative to the technological pulls of current times.

I sincerely hope that the town will provide the funding necessary to build a facility to ensure that future generations of families and singletons like me have a place to feel a part of this community – as well as have a place to hear the laughter of children, the chatter of friends and the applause of a proud parent watching her child finally pass the deep water test.

Thank you.

Sincerely,

Valerie von Rosenvinge





Patricia Carey

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From: Catherine Parnell <parnell.cat@gmail.com>  
Sent: Thursday, March 02, 2017 3:46 PM  
To: Patricia Carey  
Subject: CPC LETTER

I am writing in support of CPC and Town funding for the Rosemary Pool project. As a long-time resident of Needham (almost thirty years), I believe Needham would not be the **THE COMMUNITY** it is without a public pool. A bit of history-

In the late 1980's, newborn in tow, my husband and I began house hunting. We'd been living in the city and were eager to get out. We were drawn to Needham's superb schools and the small town atmosphere, and as luck would have it, we found a quirky Dutch Colonial. Yet we wavered—until our realtor drove us past Rosemary Pool. As I held my son in my arms, my heart skipped a beat, and I whispered, "Pool." We put a down payment on life in Needham.

Clichés are inevitable, sometimes, and if I say life without a community pool is lackluster, then you'll have to believe my water-logged truth. My husband and I come from a long line of swimmers, and we were determined our sons would love the water as much as we did. For years, Rosemary Pool dominated our family's Needham summer life. Each day around three o'clock, I met other stay-at-home parents at the pool. We unpacked our gear—beach chairs, towels, sand toys, snacks—and settled in for a few hours respite from the heat. The babies slept; the toddlers toddled in the shallow sections; the parents exchanged news; and when rest period rolled around, the parents headed for the lap lanes while the kids played in the sand under the watchful eye of a designated parent.

Life at Rosemary Pool paved the way to independence. Our children started in the shallow end, crawling on all fours. Soon they dunked under water, holding their breath. Not long after that, they doggie-paddled and floated on their backs. They took swimming lessons. They practiced their strokes in the practice lane, strengthening their skills, for every child's goal was to pass the Deep Water Test—treading water, a back float, and swimming a strong stroke for an entire length of the pool. As each child in our group took the test, we cheered him or her on. The applause was deafening when a child passed. If they failed, we rallied around them, knowing they'd work on their skills so they could join their mates in the deep end where they braved the diving board – cannonballs, jackknives, front and back flips, and bellyflops. Voices echoed over the water as kids and adults played Marco Polo in the deep water. Some evenings, working parents joined us. Those were the nights we had picnic dinners and early evening swims, followed by showers in the bathhouse. Some of us even brought our kids' pajamas, so that when we got home we were all set for books and bed.

Those were the pre-helicopter parent days, not that we didn't keep an eye on our kids. But the lifeguards and staff at Rosemary Pool were exceptional—the kids loved them and the parents trusted them. Each year a new group—and many returning staff members—greeted our kids, often by name. Day after day the "boothies"



checked us in. Maintenance kept the pool clean and clear, instructors ran morning swim lessons, camp groups came by the busload to the pool, and swim team meets were scheduled in the evenings. I see now it a privilege to be part of the Rosemary Pool community, and when summer ended, it was hard to say goodbye to the pool. But we didn't say goodbye to our pool friends, for they'd become year-round friends who formed a supportive and family-friendly community.

Some of us aged out of Rosemary, but both my sons worked as lifeguards at the pool, or in other Park & Rec programs. My oldest son, Sam, started as a guard and ended as Head Supervisor. My youngest, Max, worked as part-time guard and a counselor with Park & Rec's theatre program. Rosemary Pool provided excellent employment experience for kids who worked during the summers, and in those days, many kids did have summer jobs—college kids needed the money to buy books, and high school kids put their summer earnings in a college savings account. As pool employees, kids learned the importance of a job well done, but more than that, they learned what it means to be a productive, contributing member of society. Kudos to Patricia Carey and her Park & Rec staff for all they did to support young employees, to teach them life lessons. Consider, if you will, how Park & Rec shaped and changed lives. Consider my children: the oldest at Columbia Law School, the youngest a data security analyst in Boston. Trust me when I say they would not be where they are today if not for the role Rosemary Pool played in their lives. They learned the value of contributing to the world in a meaningful way; they learned to work hard; they continue to foster a sense of community everywhere they go.

As the pool aged to the breaking point, the town changed. Yet that old New England feel I so loved and the sense of community at Rosemary remained the same. Long after my kids were launched, I returned to the pool to swim laps and water walk. The pool is my summer community, and as I age out, I hope to spend some of my time at a new pool, which is why I support the funding necessary to build a facility to ensure future generations enjoy a strong sense of community in this fractured land. It's a small price to pay for a better world.

Thank you.

Sincerely,

Catherine Parnell

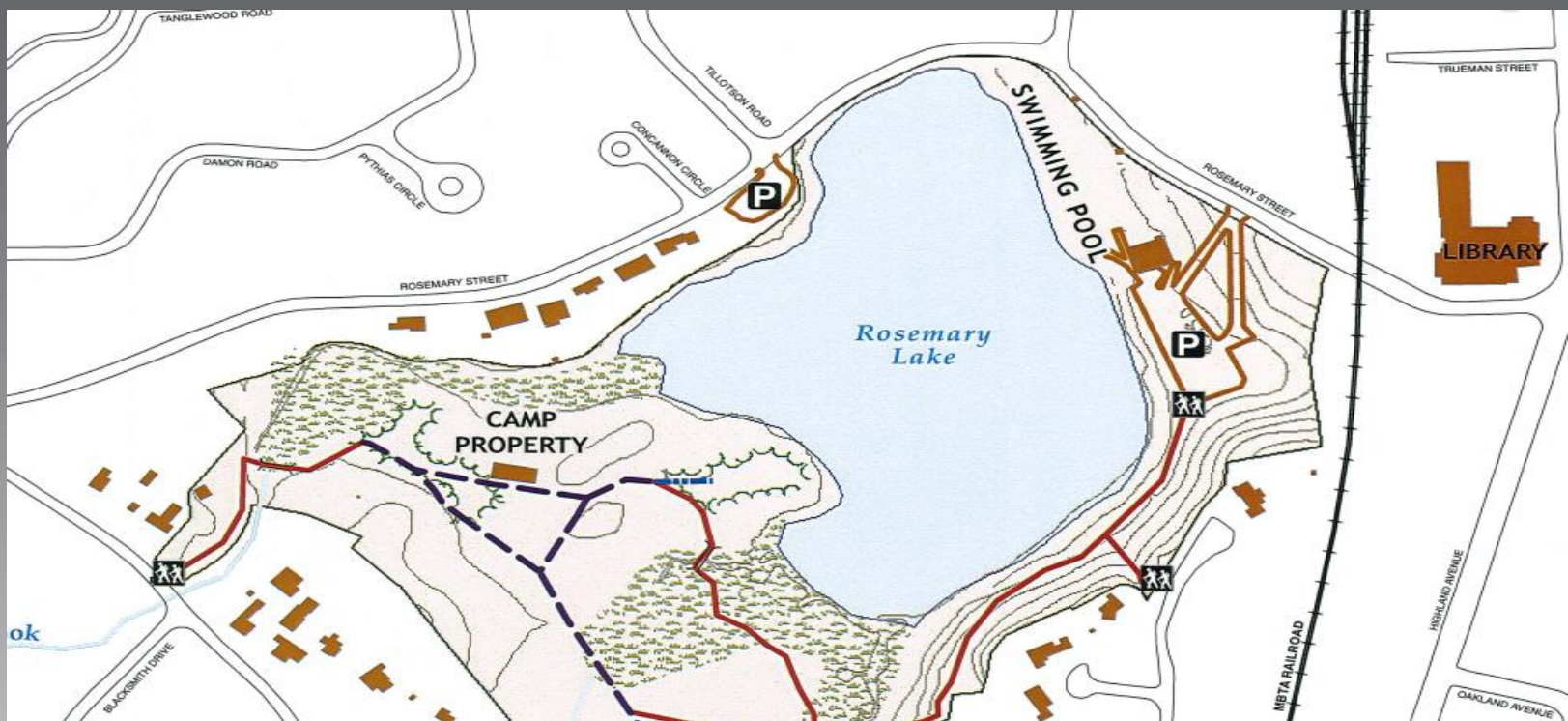
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Catherine Parnell  
Senior Associate Editor  
Consequence Magazine

"I say to my children/Don't be afraid, be buoyed/—In its void the world is always/Falling apart, entropy its law/—I tell them those who build/And master are the ones  
invariably /Merry."  
~Liam Rector, "Now"







# Town of Needham

## DPW – Rosemary Lake Sediment Removal

Project Number: 5377



ENGINEERING SUCCESS TOGETHER

# Rosemary Lake Sediment Removal

The Town developed a Stormwater Master Plan in 2002 and has been actively addressing storm water quality throughout Town.

- 13 acre man-made lake
- 0.5 to 6 feet of sediment in lake
- High organic content
- Impacted with road runoff and nutrient loading.

**Proposing to dredge an estimated 30,000 CY of stormwater-impacted sediment to improve water quality.**

- Cost Estimate \$2M



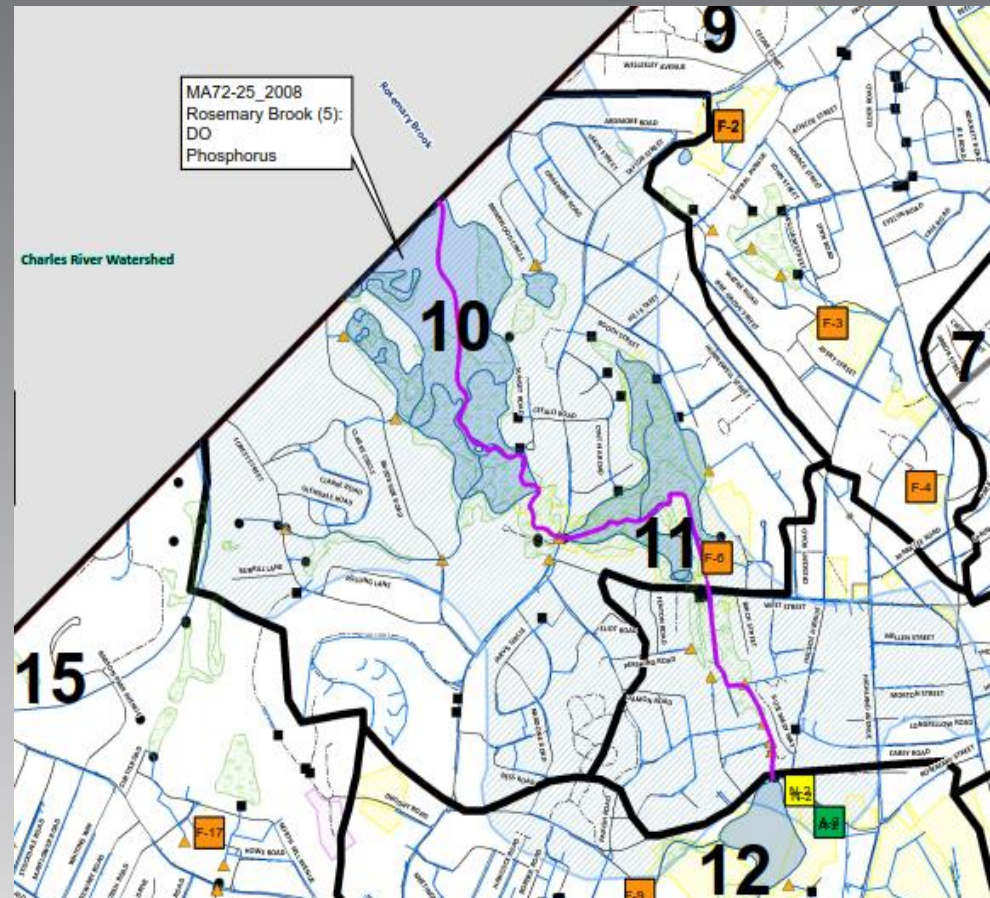


# Rosemary Lake Water Quality

Rosemary Brook is a Category 5 Impaired Waterbody.

- Located in the Charles River Watershed
  - Charles River has a Total Maximum Daily Load (TMDL) for pathogens and phosphorus
  - Rosemary Brook has a TMDL for phosphorus and dissolved oxygen

Federal and state agencies require cities/towns to improve water quality in impaired water bodies through Best Management Practices (BMPs)



# Rosemary Lake Water Quality

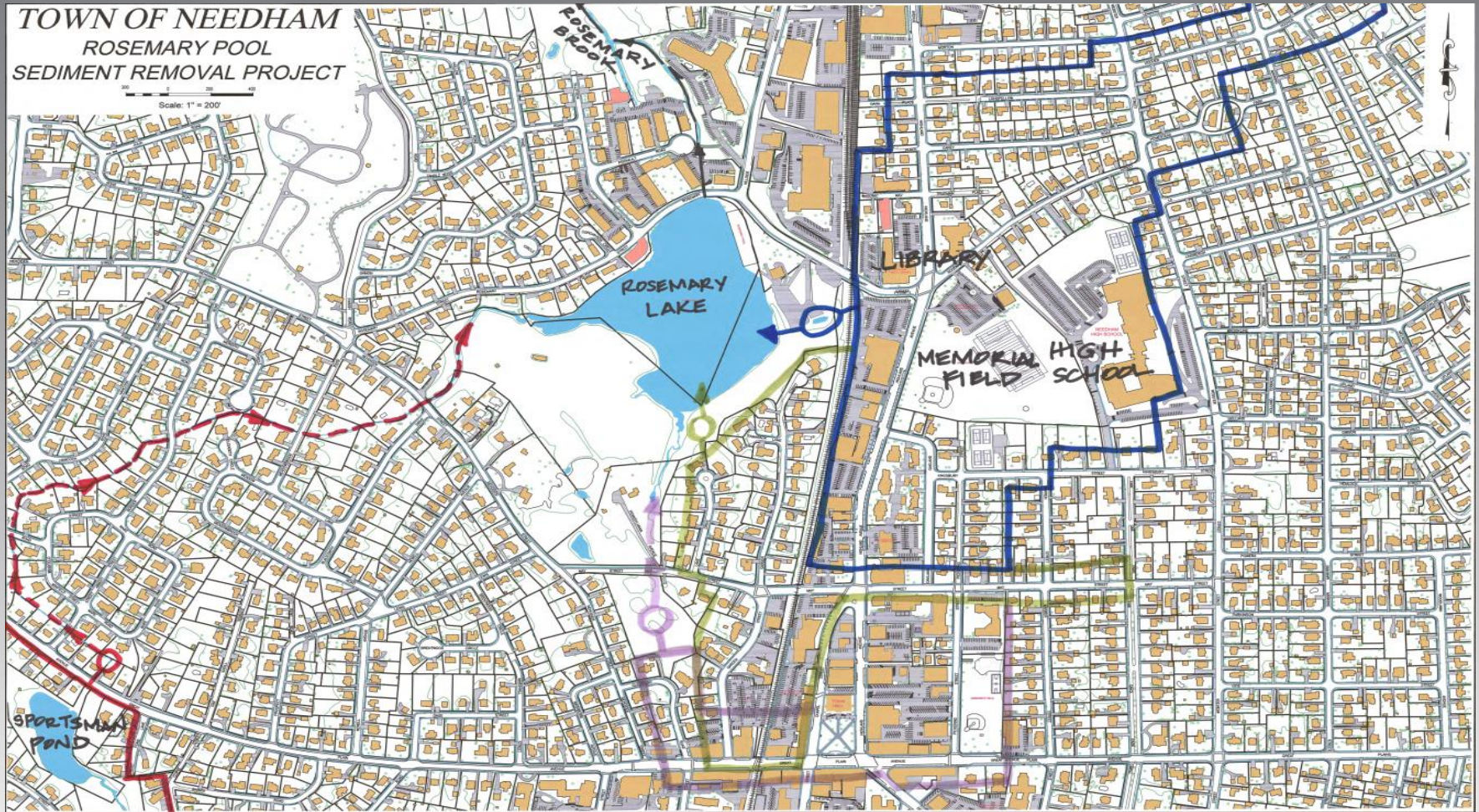
Newly issued federal stormwater permit  
requires 45% reduction in phosphorus

- Developed land uses have higher loadings of phosphorus
- Phosphorus sources to surface water bodies include:
  - Stormwater
  - Waste water
  - Releases from sediments
- Town has completed numerous projects to improve stormwater quality entering the lake





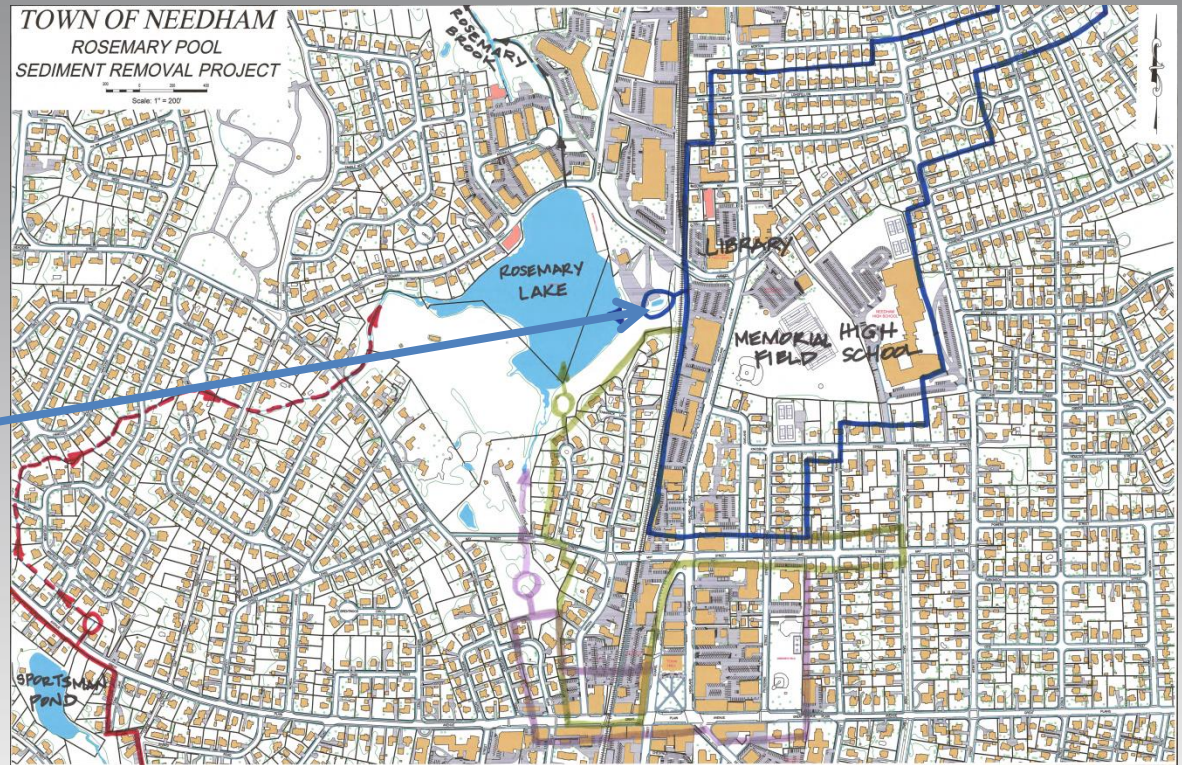
# Stormwater Quality Improvements





# Stormwater Quality Improvements

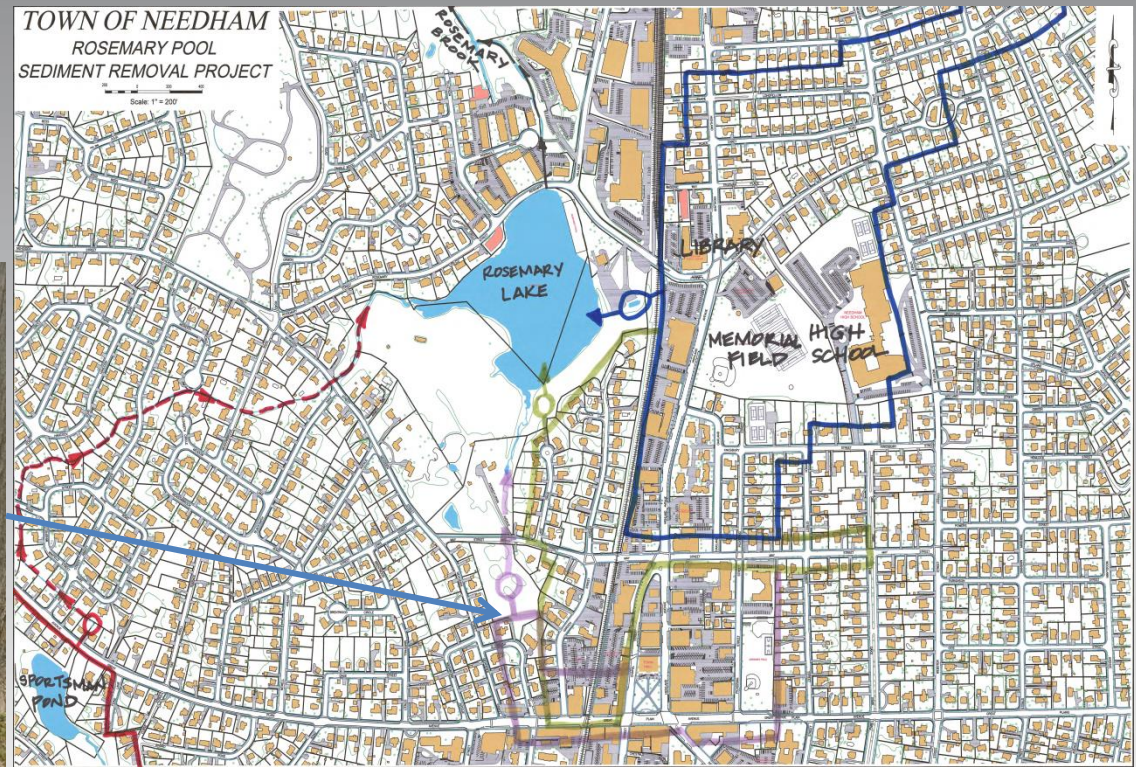
Rosemary Lake  
Infiltration Basin,  
Pool Complex  
improvements





# Stormwater Quality Improvements

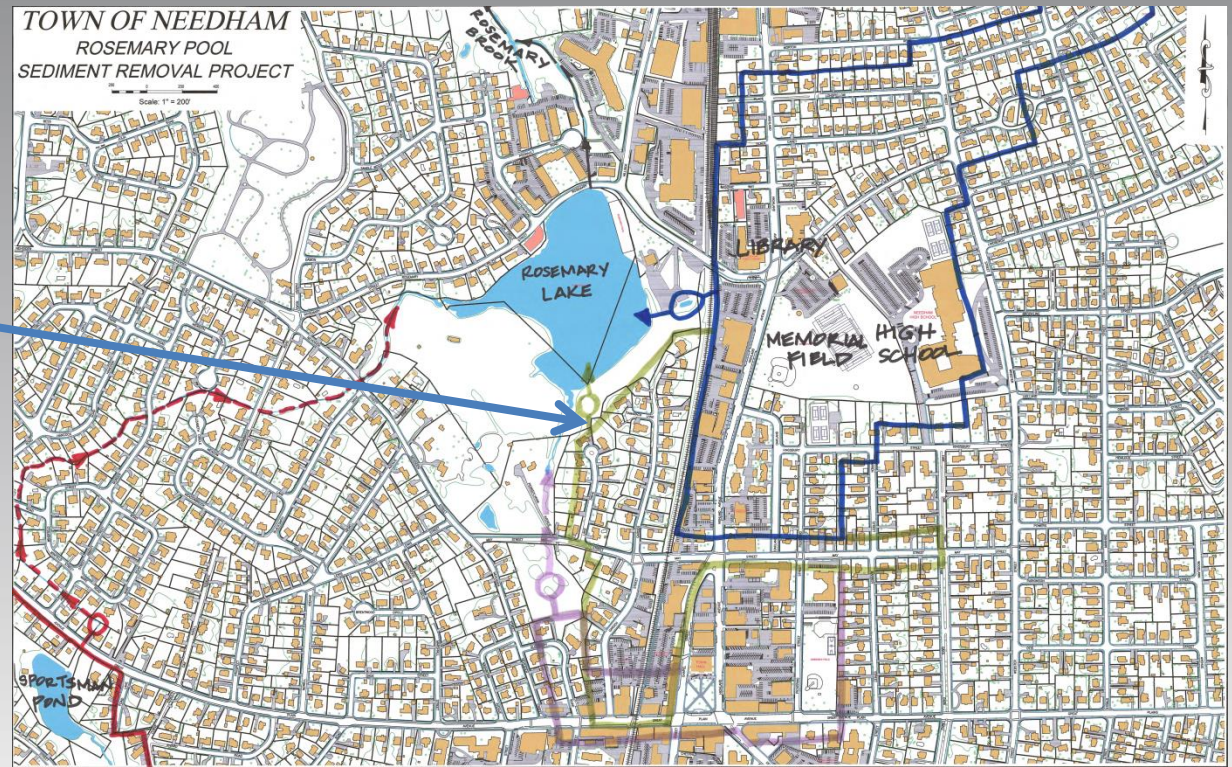
## Proposed Downtown Outfall – Glendon Road





# Stormwater Quality Improvements

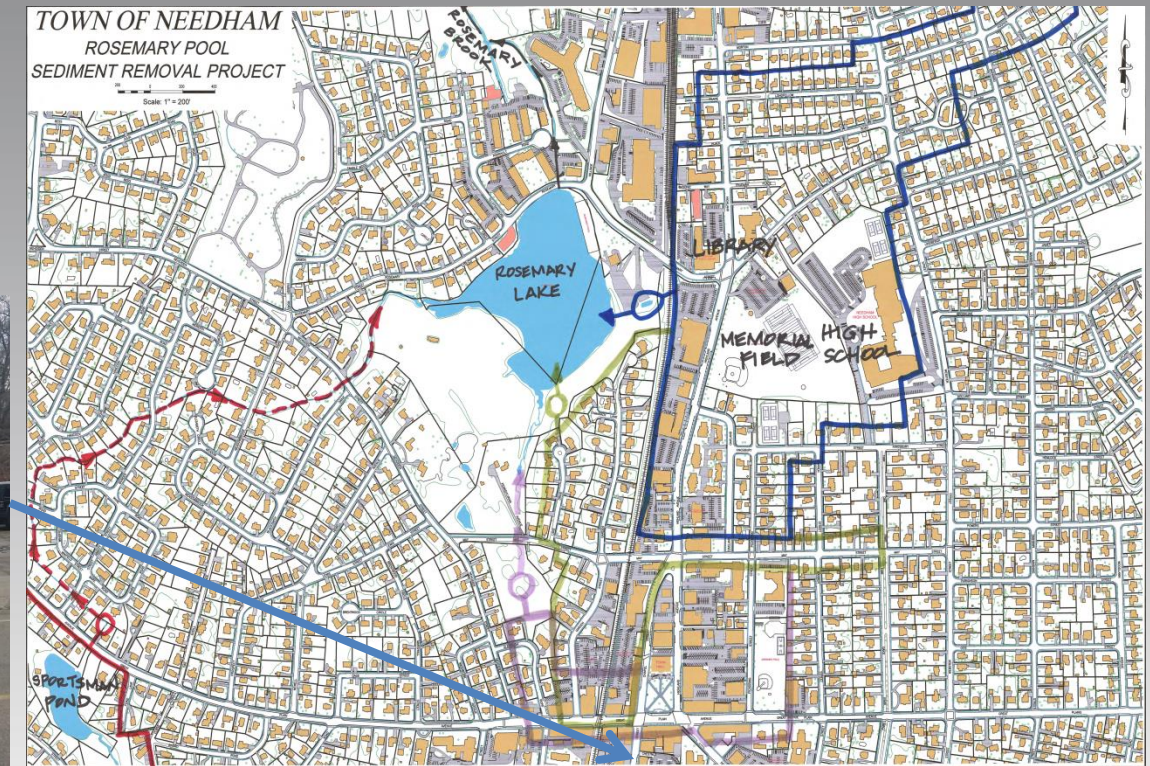
## Lake Drive – Outfall improvements





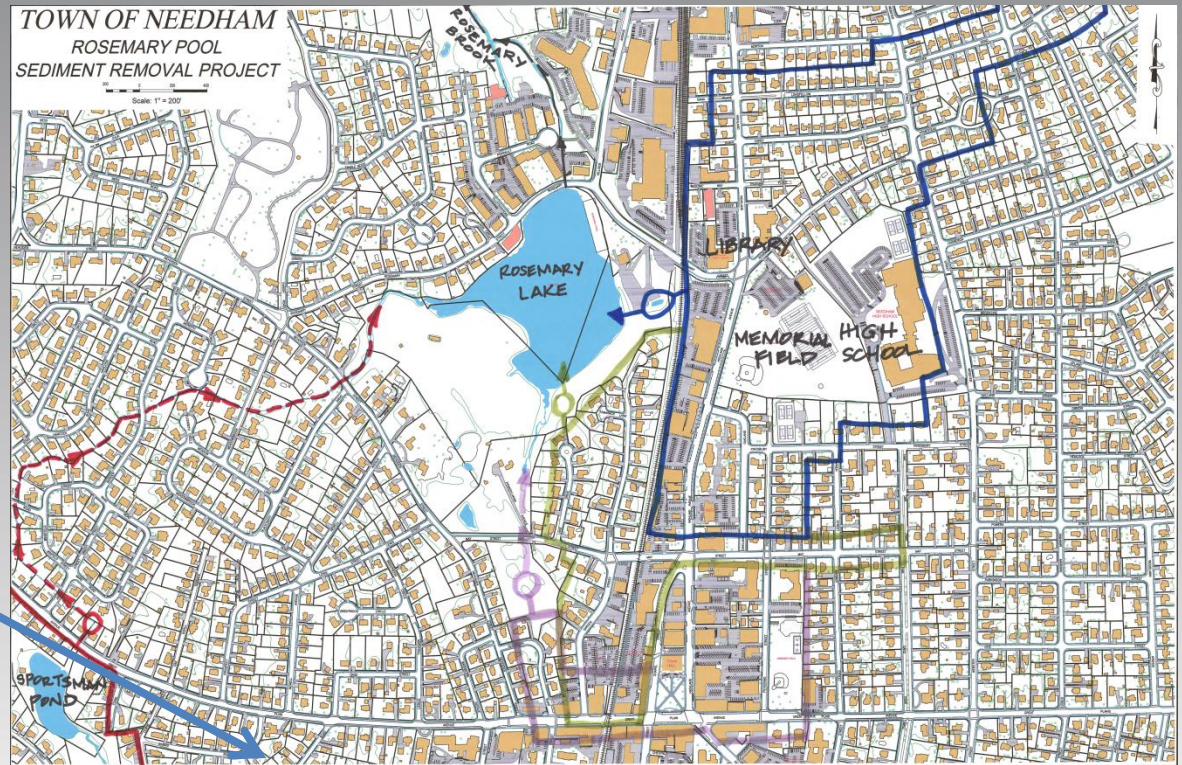
# Stormwater Quality Improvements

## Rain Garden – Chestnut and Junction





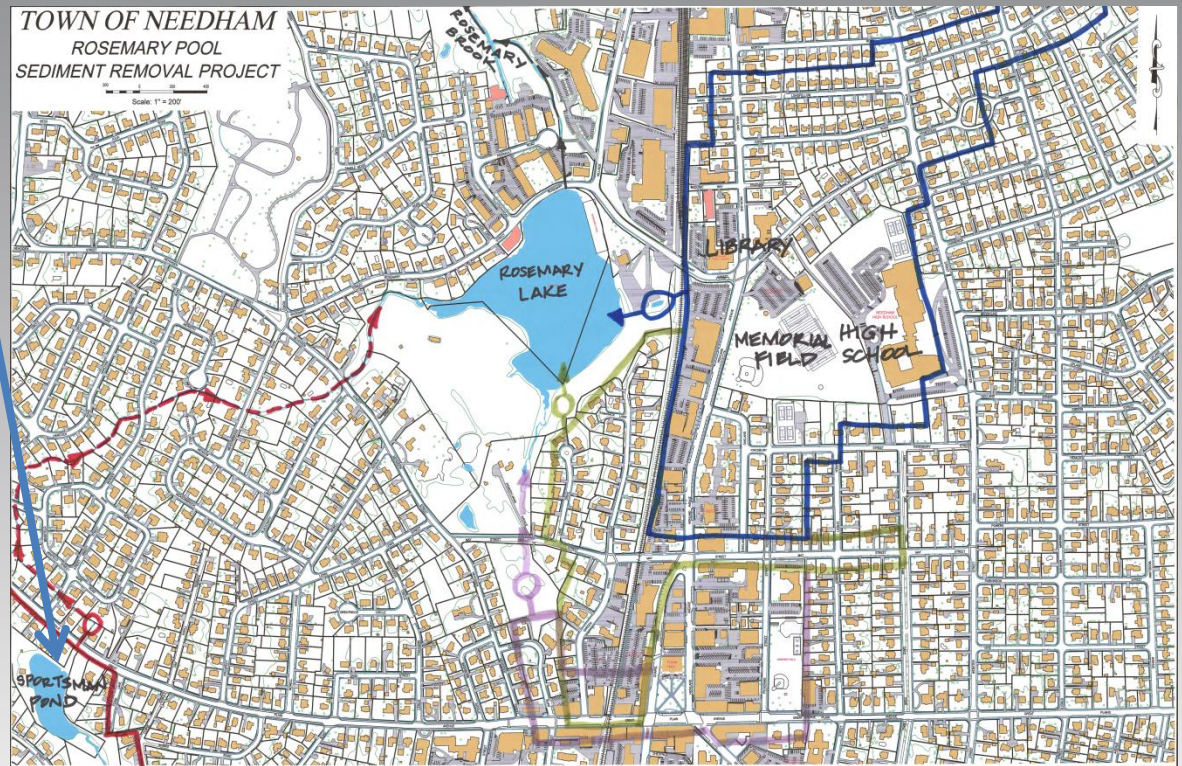
# Marked Tree Road





# Stormwater Quality Improvements

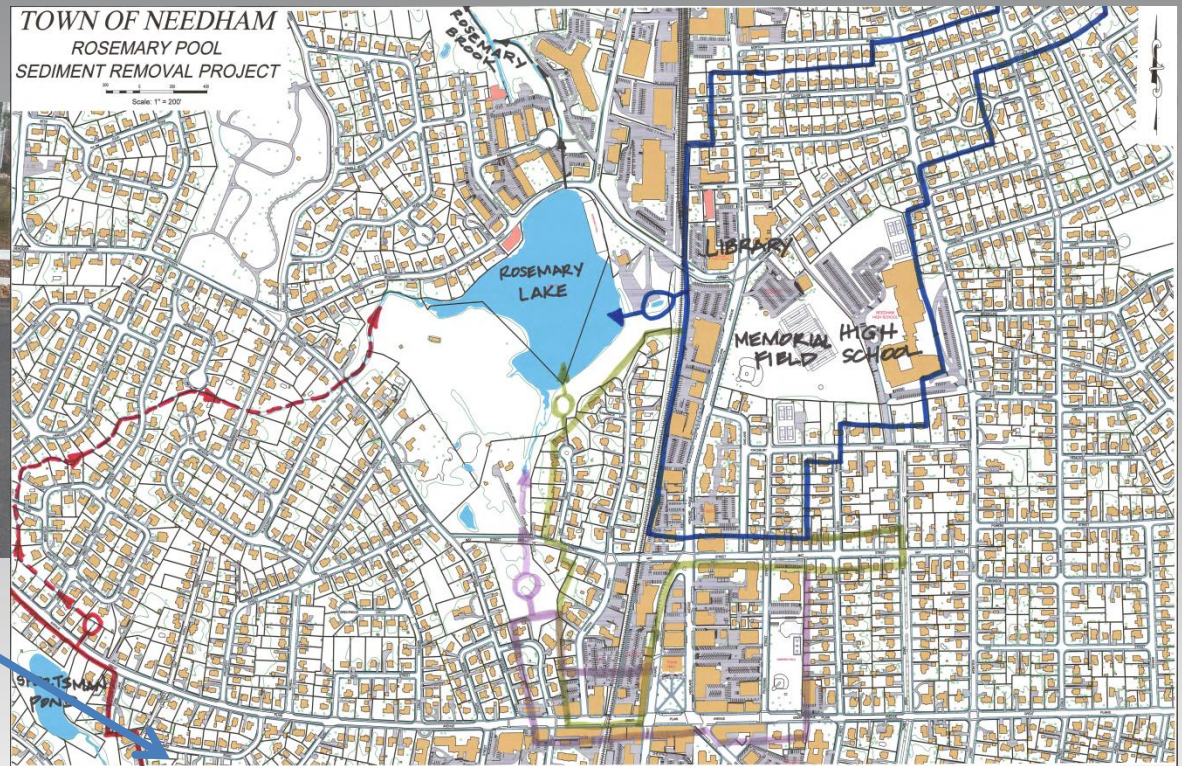
## Sportsman's Pond Proposed Aeration





# Stormwater Quality Improvements

Perry Dr. –  
Regrading (WQU)  
and Plunge Pool





# Conclusions

**Now that these projects have been completed to address the stormwater quality entering the lake, the Town is looking to remove the impacted sediments.**

Sediment can:

- Promote algae growth due to nutrient loading;
- Support bacteria; and
- Be a factor in the water quality and lake clarity.

**Project will:**

- **Remove approximately 20 tons of phosphorus**
- **Improve water quality in and downstream of lake**
- **Be considered a completed BMP in accordance with EPA stormwater permit requirements**



# Cricket Field Renovation

CPC 2017



# History



# Tradition



# Results





# Why Now?

- Irrigation inadequacies
- Pest pressures
  - Japanese Beetle
  - Invasive weeds
    - White clover
    - Plantain
    - Dandelion
    - Chickweed
    - Crabgrass
    - Goosegrass

# Irrigation Inadequacies

- In recent years the system has been unreliable at best
- Errors installing system were made during construction
- During times of water conservation providing reliable consistent watering has been challenging
- System is over 15 years old and modern updates are necessary

# Pest pressures

## White Grubs



## Grub damage on field











# Project scope

- Strip surface
- Establish sub grade
- Till and amend soils
- Install new irrigation
- Final grading
- Prep surface for sod and seeding
- Grow in!!!



# Strip and regrade



# Grading



# Tilling soils





# Amending Soils



# New irrigation



# Grow in field





# Bright future



Hillside School at Central Ave

# Walking Trails

Town of Needham

Public Facilities Department –  
Construction Division

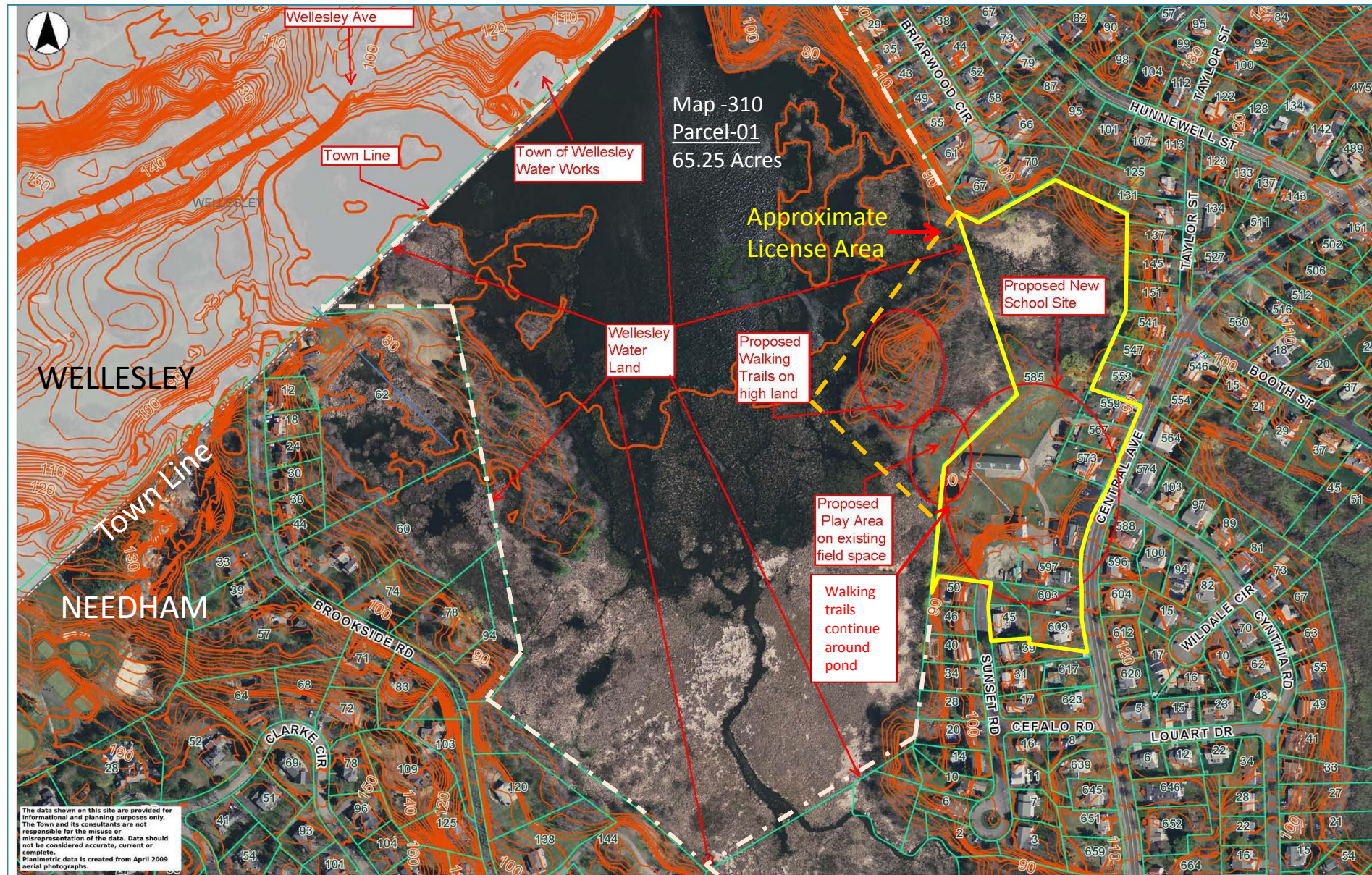
Presentation to:

Community Preservation Committee

on 3/8/2017



The Wellesley Water Land is in the Town of Needham but owned by the Town of Wellesley.  
It is noted as Map 310- Parcel 01 as on the Needham Assessors Map.  
The License Area is about Five (5) Acres on the east side of this parcel.

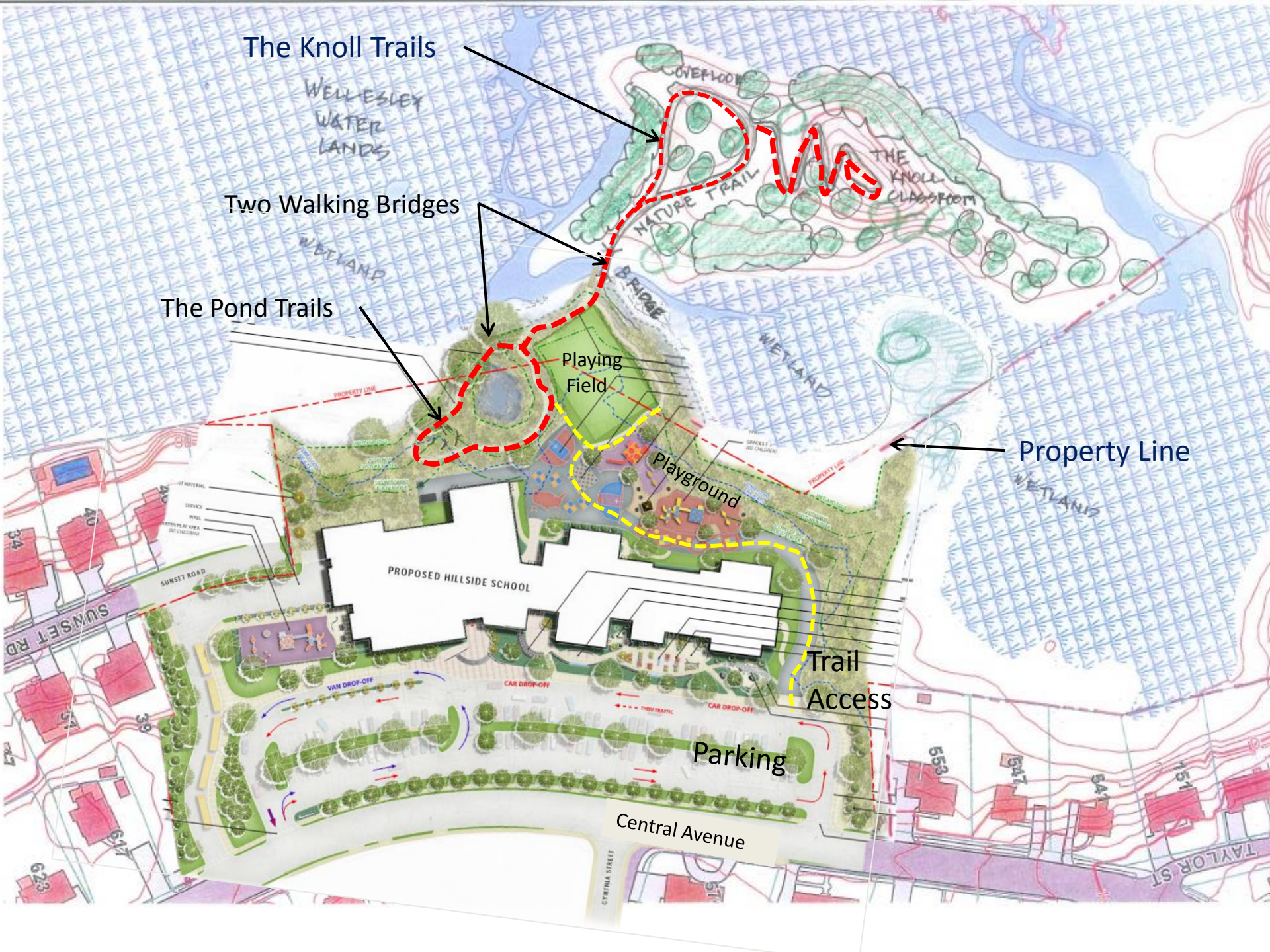




The new trails will include: A) Pond Trail, 2) Knoll Trails and 3) two bridge / board walks







The Knoll Trails

WELLESLEY  
WATER  
LANDS

Two Walking Bridges

WETLAND

The Pond Trails

Playing  
Field

Playground

Property Line

WETLAND

PROPOSED HILLSIDE SCHOOL

Trail  
Access

Parking

Central Avenue

SUNSET ROAD

TAYLOR ST







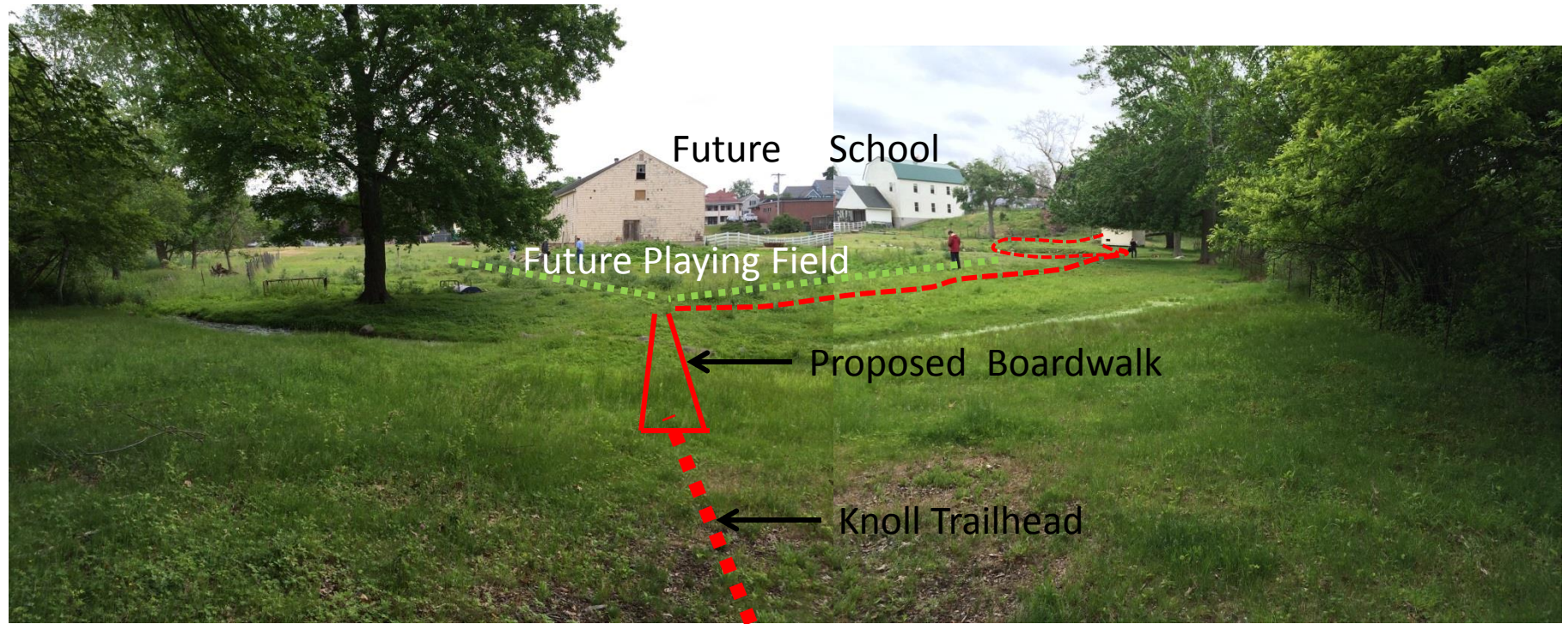
# View of Wellesley Water Lands from Central Ave School site with small farm pond in foreground



Proposed Walking Bridge

Science Pond

# View from proposed trail head to Future School





“Knoll Trail ” crosses the farm field to enter the wood uplands





“Knoll Trail” weaves through the uplands following some existing paths

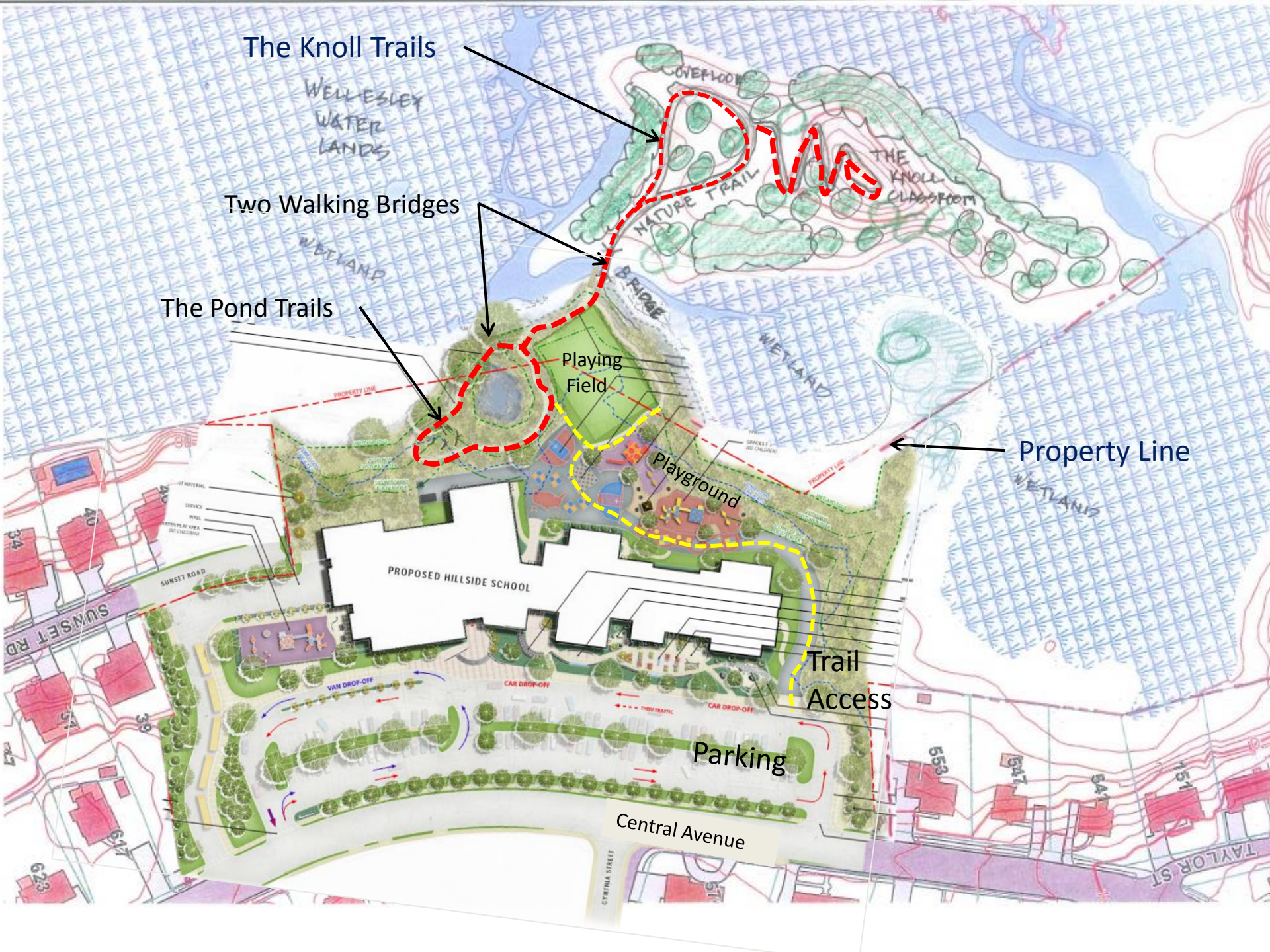




# Overlook of Wellesley Water Lands and Rosemary Brook from the proposed Knoll Nature Trail







# Walking Trails – Preliminary Project Schedule

- Spring 2017 – Designer selected ( Warner Larson, Landscape Architects)
- May 2017 - CPC Funding approved at Town Meeting
- July / August 2017 – Knoll Trail constructed by Student Conservation Association
- November 2017 – School Building Contractor starts on site
- 2018 – Walking Trails GC Bid & Award - construction starts
- June 2019 – School ( and walking trails) achieve Substantial Completion
- September 2019 – School opens for the 2019-2020 School Year.



Thank You

# License Agreement

- The property is owned by Wellesley which has licensed the property to Needham, are there permanent restrictions in place to ensure a public benefit?
- The Town of Wellesley Public Works Board has jurisdiction over this land and other lands within Wellesley which protect their water supply. Wellesley could not sell a portion of their 65-acre parcel of land to the Town of Needham without an act of the State Legislature.
- There are a variety of permanent restrictions in place for uses for the Wellesley Water land, however Wellesley views the walking trails as consistent with their conservation policy.
- The knoll is only accessible by land through the Central Ave school site.



# Needham Accessible Reservoir Trail

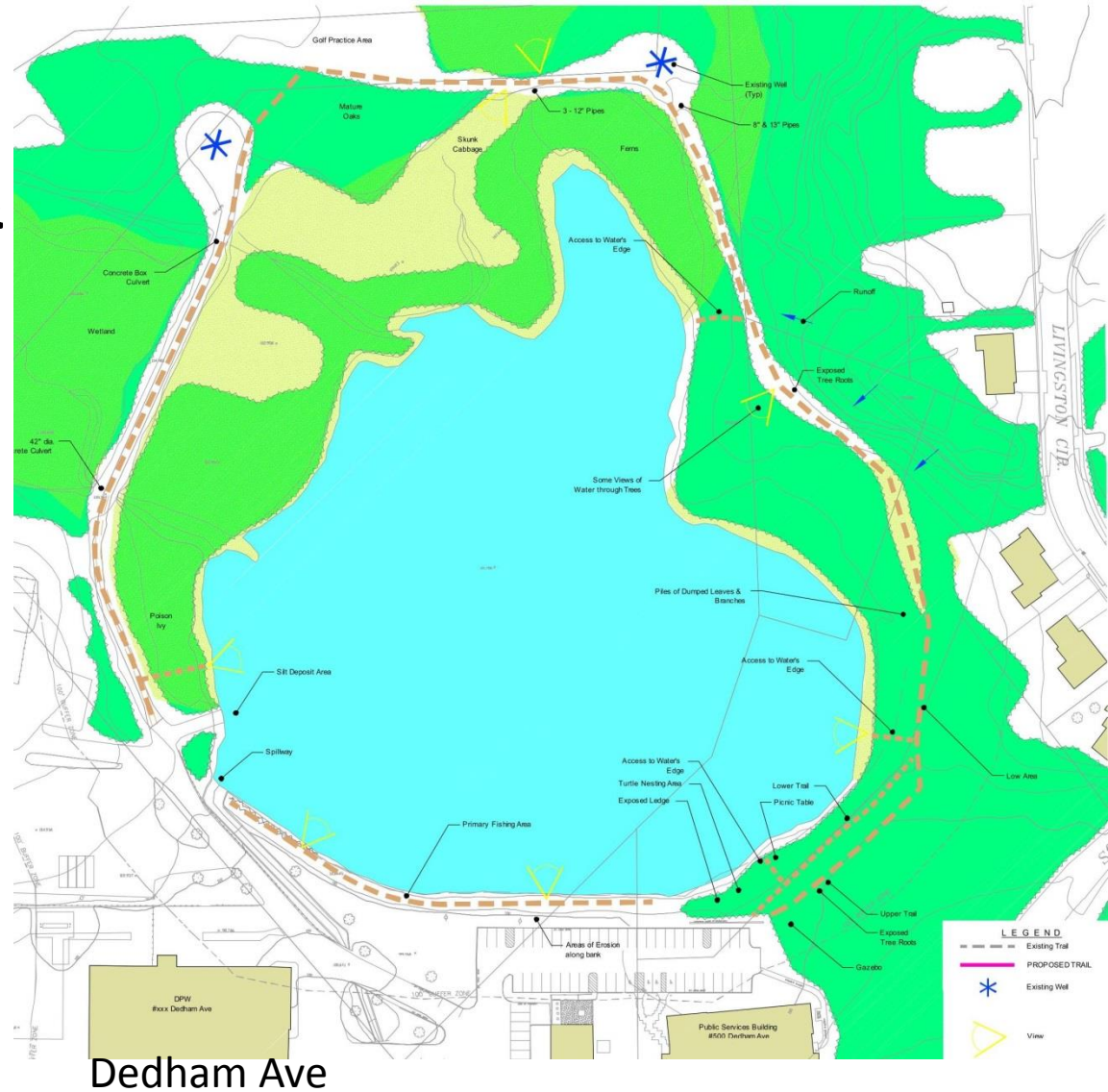
Community Preservation  
Committee  
March 8, 2017

- 1. Project Background and Goals**
- 2. Proposed Trail Design**
- 3. Estimated Costs**
- 4. Questions**



# Project Background

- A collaboration of Conservation and Park & Rec
- +/- 17 Acres Site
- Abundant wetlands
- 2 Abandoned Wells
- Existing trail-2600LF
- Trail Breaks at spillway



**Needham Accessible Reservoir Trail**

Dedham Avenue, Needham, MA

# Goals



- **Accessibility to All**
- **Access to Water's Edge**
- **Habitat Enhancement/Education**

**Needham Accessible Reservoir Trail**

Dedham Avenue, Needham, MA



# Trail Design



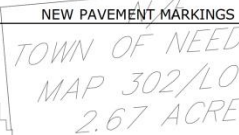
- **6' Wide Trail**
- **1770 LF Crushed Schist- 6" deep**  
**Follows existing grade**
- **570 LF Elevated "Pan Foot"**  
**Boardwalk**
- **260 LF Exposed Aggregate**  
**Concrete At entrance and areas**  
**where erosion is a concern**



**Needham Accessible Reservoir Trail**

Dedham Avenue, Needham, MA

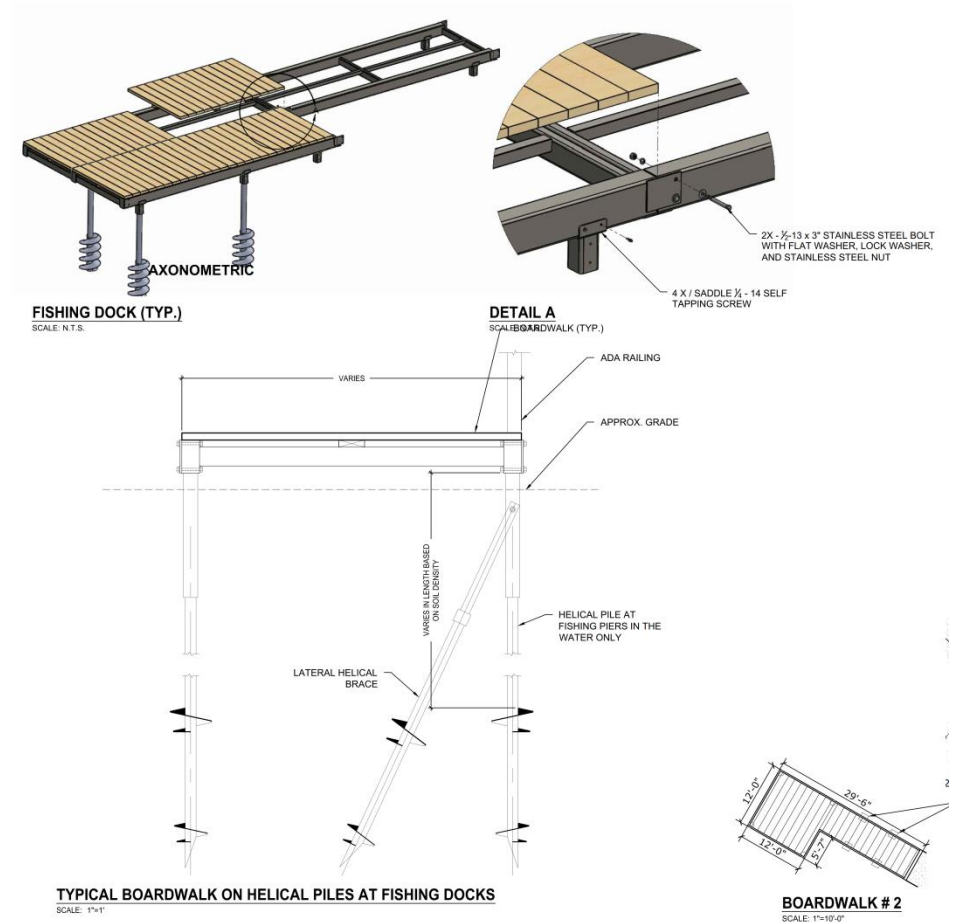
TOWN OF NEEDHAM  
MAP 302/LOT 10  
12.07 ACRES



# Dedham Avenue, Needham, MA



# Boardwalks #1,2 Fishing Piers (Helical Pile)



**Needham Accessible Reservoir Trail**

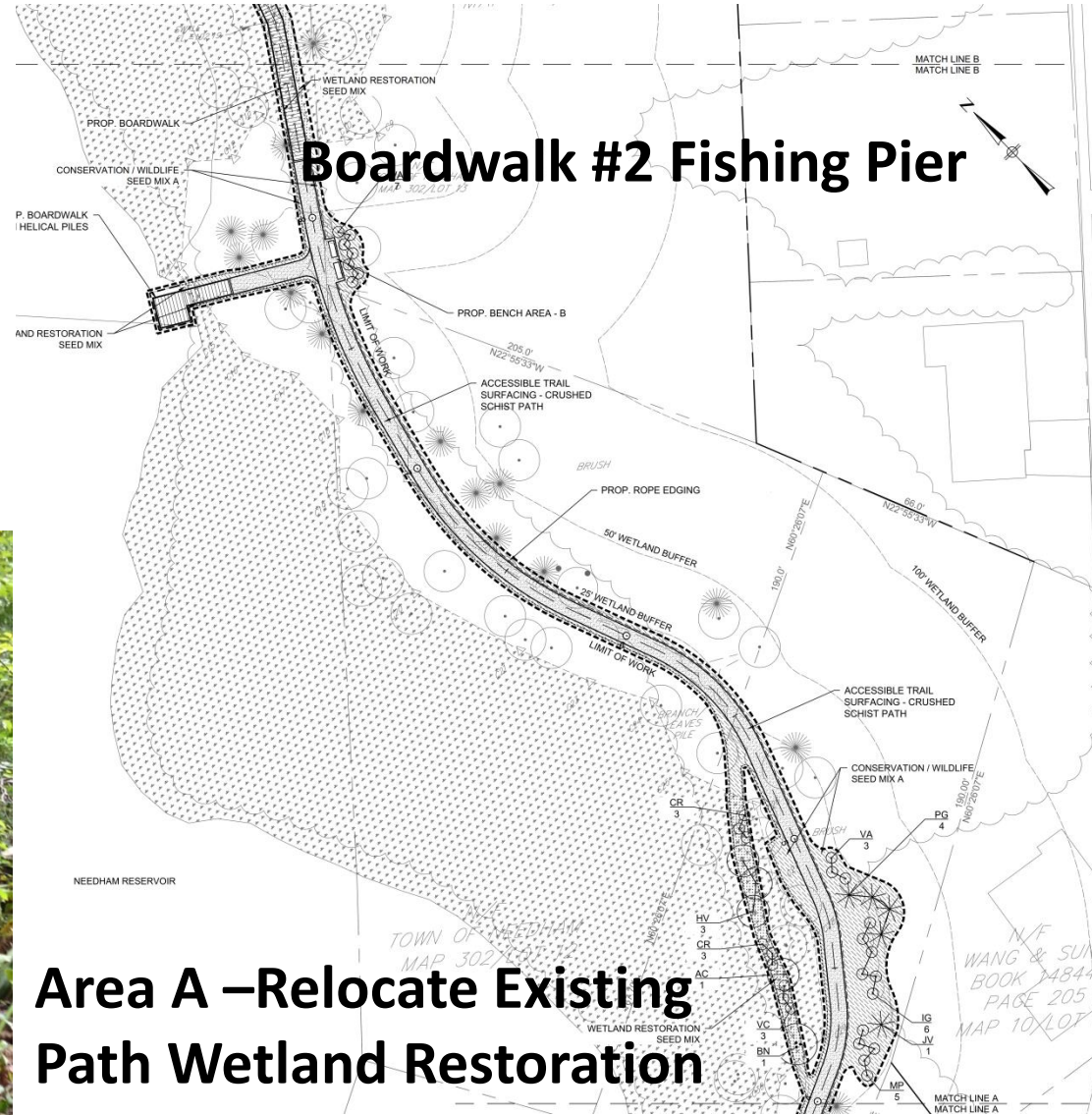
Dedham Avenue, Needham, MA



# Improvements



## Boardwalk #2 Fishing Pier



## Area A –Relocate Existing Path Wetland Restoration

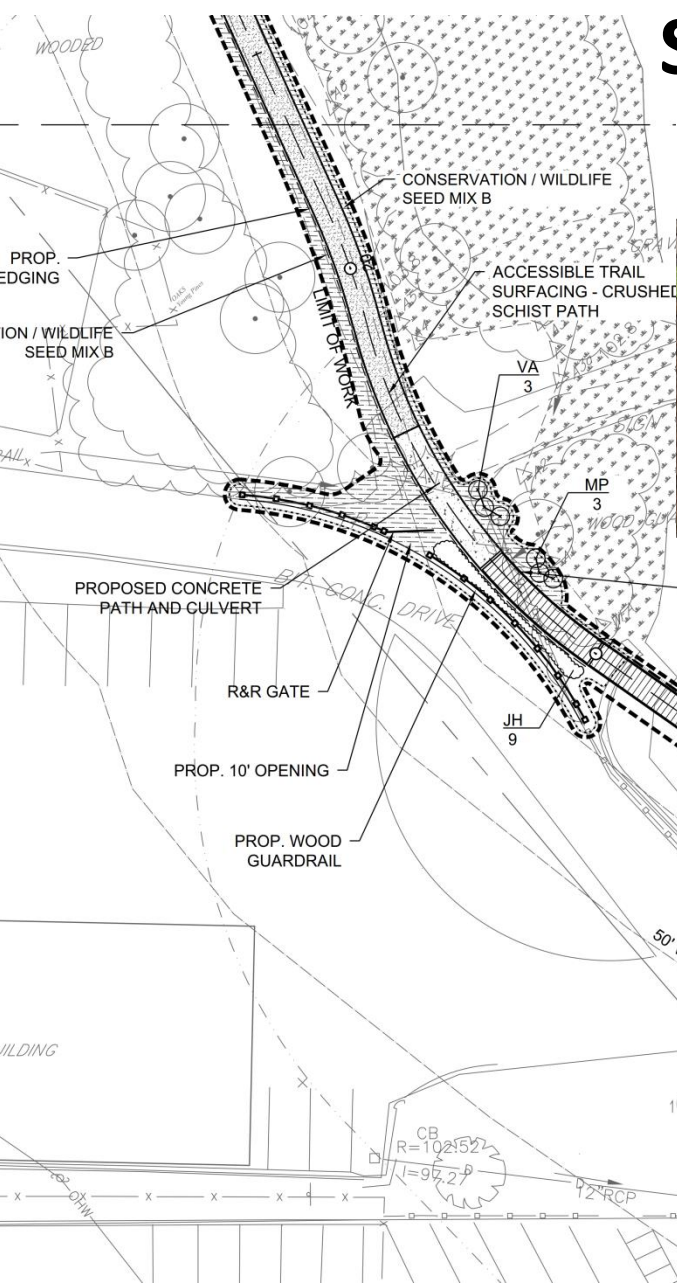


**Needham Accessible Reservoir Trail**

Dedham Avenue, Needham, MA



# Spillway Bridge



NEEDHAM RESERVOIR

PROP. BOARDWALK  
NO. 5 (PEDESTRIAN  
BRIDGE)

LOAM AND LAWN SEED

ACC  
SUR  
SCH

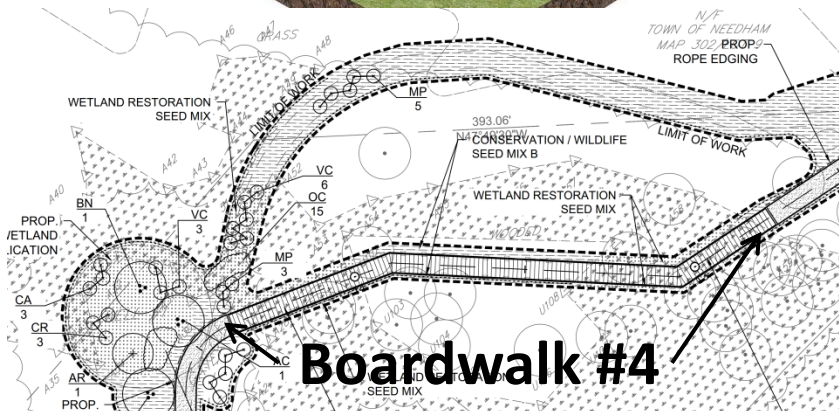


## Needham Accessible Reservoir Trail

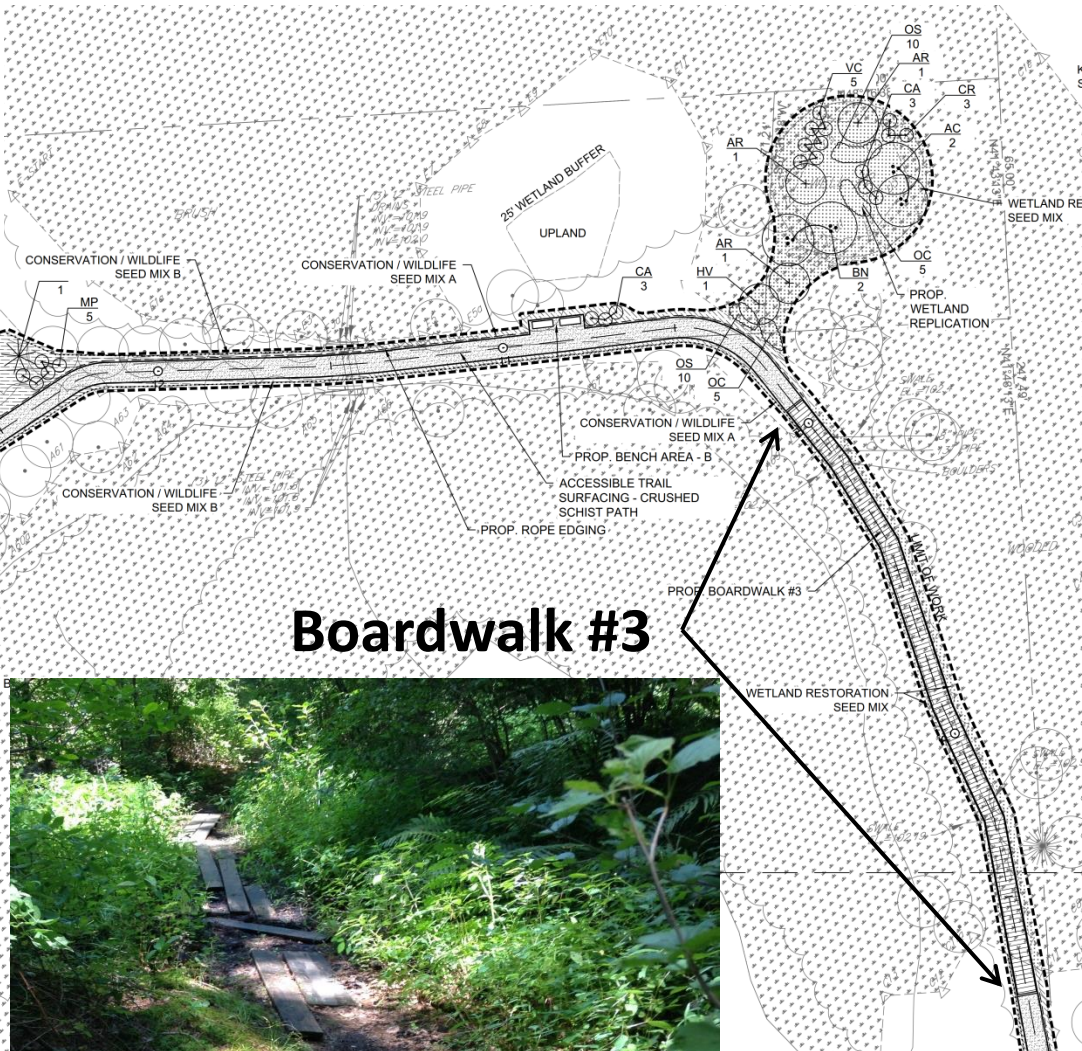
Dedham Avenue, Needham, MA



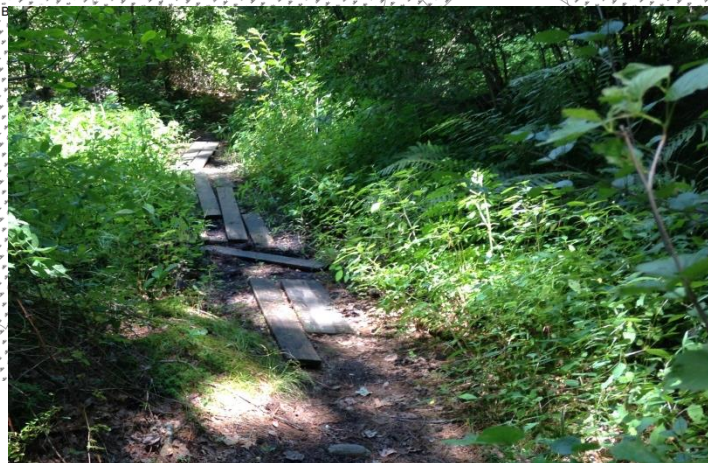
# Improvements



**Boardwalk #4**



**Boardwalk #3**



**Needham Accessible Reservoir Trail**

Dedham Avenue, Needham, MA



# Mitigation

## Area B –Decommissioned Well Wetland Replication

# Area C –Relocate Existing Path Wetland Restoration

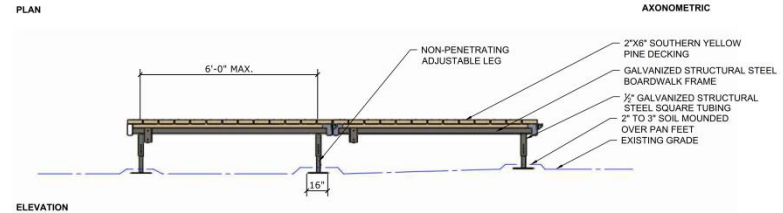
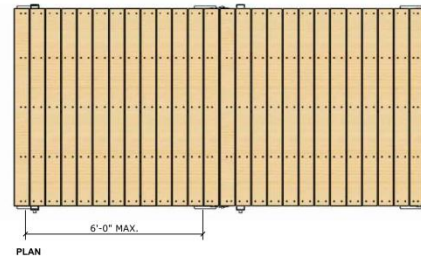
# Area D—Decommissioned Well Wetland Replication



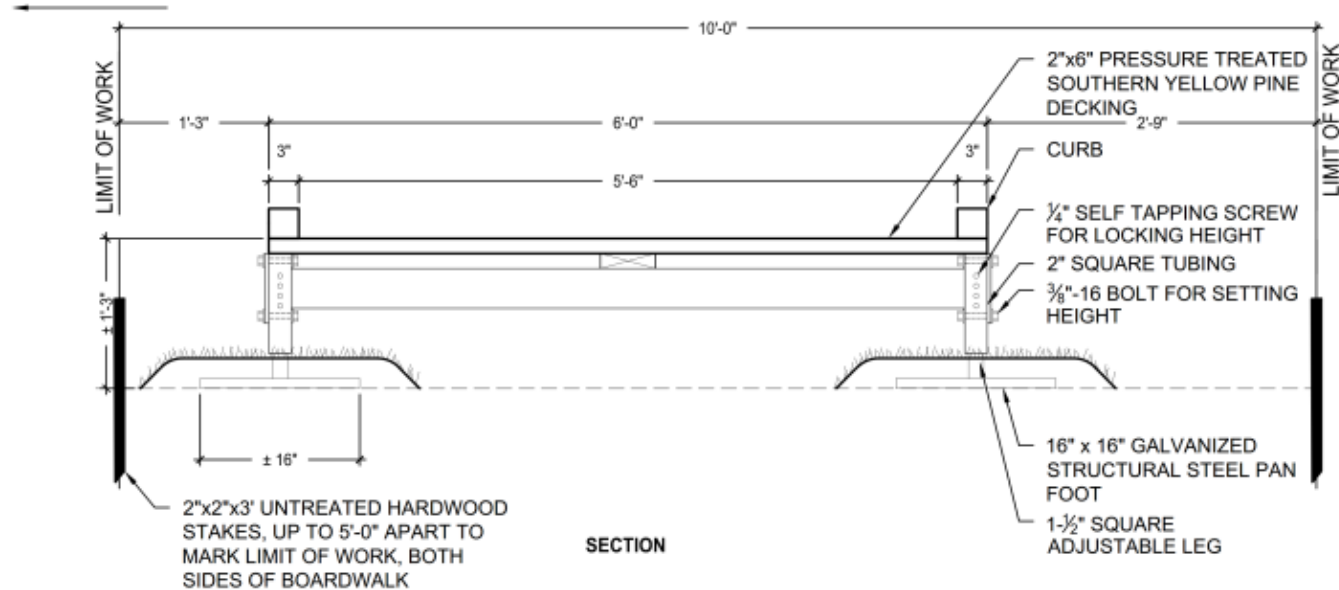
# Needham Accessible Reservoir Trail

Dedham Avenue, Needham, MA

# Boardwalk Design (Pan Foot)



NEEDHAM RESERVOIR



**TYPICAL BOARDWALK ON PAN FEET**

SCALE: 1"=1'



# Pan Foot Advantages

- Pre-fabricated in the shop.
- Delivered to the field in easy to install sections.
- No need for equipment directly on the wetland.
- Borings not required.
- No excavation or penetration into the soil.
- Pan feet measure approximately same as helical blade.
- The pan foot rests on the soil.
- The pan covered with 2"-3" of soil that is then seeded.
- Galvanized steel frame lasts four times longer than wooden structures.
- The pan foot boardwalk can easily be removed or relocated.

**Needham Accessible Reservoir Trail**

Dedham Avenue, Needham, MA

# Cost Estimate\*

|                                                                                                                                          |                  |
|------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Cost of Trail (including erosion controls, site prep, crushed stone path, boardwalk, fishing piers, bridge, parking lot expansion, etc): | \$835,000        |
| Well Closure                                                                                                                             | \$60,000         |
| Signage and Misc Amenities (benches, etc.)                                                                                               | \$40,000         |
| <b>Total</b>                                                                                                                             | <b>\$935,000</b> |

\* - cost estimate prepared by consultant and based on actual costs of Eastman Conservation Area boardwalk and trail reconstruction

**Needham Accessible Reservoir Trail**

Dedham Avenue, Needham, MA



# Proposed Project Funding

|                                                      |                  |
|------------------------------------------------------|------------------|
| Community Preservation Committee Request:            | \$860,000*       |
| Funding from Water & Sewer Budget (for Well Closure) | \$75,000         |
| <b>Total</b>                                         | <b>\$935,000</b> |

\* - the Town has submitted an application for a \$50,000 grant from the State of Massachusetts Recreational Trails Program and will be submitted a request for a grant from the Town of Needham Commission of Disabilities. The Town has also had preliminary discussions with a private organization about potential financial assistance.

**Needham Accessible Reservoir Trail**

Dedham Avenue, Needham, MA

**Thank You for  
your consideration!**

**Discussion & Questions**

**Needham Accessible Reservoir Trail**

Dedham Avenue, Needham, MA