

**Evaluation of Parks, Fields and Recreational Areas Committee Meeting**

**February 26, 2014, 7:30 PM**

**Medway High School Guidance Office**

**Medway, MA**

Minutes:

The meeting of EPFRAC, Parks, and Gale was called to order at 7:30 pm.

**Attendance:**

*EPFRAC:* Richard D’Innocenzo, Mark Diebus, Mike Francis, Ross Rackliff, Robert Reagan

*Parks:* Tom Holder

*Gale:* Bill Seymour, Sean Boyd.

Tom talked briefly about work done to date after introducing Sean. He talked about the Conservation Committee's general acceptance of the project. The Planning Board has provided feedback on items concerning them. Parks has devised a schedule to meet with the Planning Board in the first week of April, then again later in the month. PB concerns are ground water management, parking, etc.

Gale, Parks, and EPFRAC will present to the youth groups and abutters on March 5th. Abutters' concerns will be addressed at next week's meeting. Abutters were notified of the March 5 meeting this week. Lighting and other concerns will be addressed.

Gale to provide 3 options tonight.

Full topographic due diligence has been done with a grid of borings, wetlands, etc. Ledge and boulders exist, which will need to be dealt with during grading and construction.

A milestone schedule was distributed by Gale and is on track so far. Permitting and bidding to be done concurrently. If Conservation Committee requires changes to bid, we'll issue an addendum to the RFP. CC considers this a "major" site plan review due to lights and the number of parking spots. TetraTech (Medway's engineer) will do a peer review of the Gale work.

Rick and the group discussed required input from CIPC, CPC, and FinCom. We'll have a very good idea of what costs are by end of March. Discussions will need to include the Hanlon Field refurbishment at Town Meeting. Hanlon will be a separate line item. Is timeline reasonable and achievable? Bill said that if it becomes a galvanizing issue in the town, then maybe not, otherwise it's reasonable. The permitting process is the wildcard.

Ross mentioned that the dire need for fields will have to be discussed at TM. Lights will also have to be discussed, and Gale is prepared to discuss ambient lighting issues to abutters.

ConCom is generally amenable to the project. The Planning Board is also open to the project but had some suggestions on traffic, access, etc. Adams St will not be accessible from HS parking lot.

**Option 1:****North Field**

This option provides for 71 parking spaces, which is a conservative estimate derived using 80% capacity of a fully loaded field. This option is a full sized lit NCAA soccer field and, therefore, is the most expensive option. There are no ConCom issues with this option due to its location away from wetlands. A retaining wall on the eastern side would need to be 6-8 feet. This is the most expensive option due to field/turf size. Bill mentioned that HS soccer does not have to be this big. Committee agreed. Future seating was discussed; Gale said it's possible, especially if the smaller option is selected. Seat count drives plumbing fixture requirements. 1500 seats require 28 female and 14 male fixtures.

**South Field**

This is a fully lit multi-purpose (lacrosse, field hockey, soccer, football and softball) field. This option provides the second best solar orientation of the softball field. This option requires 2-3 additional light poles and will require pinning them to the ledge vs. deep-dug poles, which adds cost.

The group discussed the trail head with signage at the parking lot. The proposed trail runs from the parking lot south along the eastern edge of both fields toward the eastern edge of the existing fields and eventually connects to the Choate trails.

**Option 2:**

This option proposes a slightly smaller north field in width, still 210' in soccer. The southern field provides a more efficient use of space. This option saves approximately \$150k because of the reduction/efficiencies of turf size and light poles. Home plate would be in the corner kick area, and the left field foul line follows the soccer end line. The softball field is not oriented optimally but is acceptable to Gale. A portable mound could convert softball to a youth baseball field.

This option is also outside of ConCom issues.

**Option 3:**

This option moves the northern field to the east closer to the wetlands buffer and would require a ConCom waiver. This also provides a larger parking lot and the ideal softball orientation. There are big elevation issues between the field and the parking lot. This option would require a switchback for ADA access. Significant earthwork and retaining walls are also required.

The group then discussed the costs of each option and specific items.

A water line is being installed on Adams St. this summer. Perhaps a prefab bathroom, pavilion, or other shelter could be installed between fields.

Additional discussion ensued about the tree line behind the school, parking, and water runoff and collection/treatment.

Bill and Sean then discussed the bid process, builders, and options.

After lengthy discussion, the group decided on option 2, along with a possible pavilion, subject to Rob's input, which Mark will seek tomorrow.

A discussion of the construction process ensued. One contractor does engineering and grading, another does carpet install. The group then discussed the bid process on the carpet. Carpet will be bid after construction bids are out.

The group discussed the Hanlon Field refurbishment.

Bob mentioned CPC meeting on Monday.

The meeting adjourned at 10:00 pm.