

Park and Recreation Commission	Meeting Minutes
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Date: March 15, 2016, 6:00 P.M.

Place: Brookline Town Hall, Room 111

Commissioners Attending: John Bain, Nancy O’Connor, Daniel Lyons, Jim Carroll and Antonia Bellalta

Commissioners Absent: Clara Batchelor and Jean Stameris

Staff: Erin Gallentine, Parks and Open Space Director, Lisa Paradis, Recreation Director, Jessica White, Parks and Open Space Assistant.

TOPIC	KEY POINTS/DISCUSSION
Chairman’s Welcome Approval of Minutes	<ul style="list-style-type: none"> D. Lyons moved to approve the Park and Recreation Commission minutes from February 15, 2016. Seconded by N. O’Connor. All in favor.
Public Comment	<ul style="list-style-type: none"> E. Gallentine informed the Commission of the work that is being done in Dane Park under the leadership of Abby Coffin, President of the Friends of Dane Park, and Alex Cassie, Brookline Park Ranger. A. Coffin has been instrumental in the successful receipt of several grants to advance work in Dane Park including vegetation inventories, specialist assessment of wet and dry meadows, list of appropriate pollinator plants, invasive removal and replacement planting. There are exciting programs underway that Alex Cassie, Park Ranger, is taking the lead on, such as working with the Heath School for Community Days, Friends Group Programs and Maintenance/Management Initiatives. As they are both in attendance this evening, E. Gallentine wanted to take the opportunity to recognize Abby Coffin, President of the Friends of Dane Park and A. Cassie for their exceptional work and commitment. Elissa Yanover, Brookline GreenSpace Alliance and resident of North Brookline, reiterated her interest in pursuing the idea of a community garden at Lawton Playground. E. Gallentine stated that the Commission continued to support the idea, but that it would be important to not only have a better defined plan and associated capital costs, but also a public meeting on site in the spring/summer when the management, construction and maintenance costs were better understood. A. Blair is currently out of the office, but will work to develop a plan for their collective review. E. Gallentine also assured E. Yanover that no meetings would be scheduled without coordination with her schedule.
Park Ranger Annual Report	<ul style="list-style-type: none"> Alex Cassie Park Ranger introduced himself to the Commission. He wanted to take this opportunity to present the accomplishments of the Park Ranger Program, implemented by himself and associated seasonal rangers, over the last year and what he plans on working on through 2016. He went through the responsibilities of the Park Ranger. They consist of the Green Dog Program (A. Cassie explained what the Green Dog Program is), permit compliance and visitor support (enforcement/customer service), maintenance, stewardship and public outreach/education (engage with schools, volunteers, groups and individuals). <p>A. Cassie went through some highlights from the 2015 Green Dog Program.</p> <ul style="list-style-type: none"> - 14% increase in non-residents over 2013 and 2014. A. Cassie attributes this to the committed presence of himself and animal control around town. - Co-developed a new dog license application. This allowed for the application to be improved in terms of clarity and accuracy. - Re-established Green Dog liaisons.

	<ul style="list-style-type: none">- Scheduled Green Dog meetups. This is what A. Cassie essentially built as his office hours. He is there to answer any questions about green dog and listen to any comments. He wants to make sure he is connecting with the people of Brookline.• Improved communication/accessibility.• J. Bain and A. Cassie discussed how resident and non-resident individuals join the Green Dog Program. <p>Permit Compliance/Visitor Support 2015</p> <ul style="list-style-type: none">- Enforced rules and regulations at parks, playgrounds, athletic fields and sanctuaries- Patrolled closed fields for general compliance- Park events: Outdoor movie series, Brookline Bikes Beacon, Emerson/Olmsted Concert Series.- Staffed Larz Anderson Park. The rangers are there all weekend from Labor Day through Columbus Day.• A. Cassie discussed the Park Ranger led general and trail maintenance of 2015 and the multi-faceted goose management program.• A. Cassie discussed the stewardship of 2015 that consisted of trail/wetland maintenance at D. Blakely Hoar, Lost Pond and Halls Pond Sanctuaries and the invasive species management and removal from various parks. This year A. Cassie discussed a town wide map that listed all the invasive species and checklists. A resident and A. Cassie discussed some invasive species that are edible and or medicinal.• A. Cassie discussed 2015 Public Outreach Programs. This is a major focus for A. Cassie and something he really wants to improve moving forward.- Larz Anderson Park: walking tours and historical/cultural interpretation- School groups- Things That Go BUMP in the Night- Volunteer Website/Projects: This allows for you to go to the Brookline site and sign up for a volunteer project Brookline is hosting or create one on your own. A resident asked if this was linked through the friends site, A. Cassie stated that there are groups that have linked to the Brookline site. A. Cassie showed the Commission and audience the current website. Having this portal doubled the Volunteer Hours.- The 2016 goal is to expand all around.• A. Cassie showed the commission various pictures of past volunteer projects that took place around town.• A. Cassie discussed the Inter-Departmental Cooperation with the following departments in Brookline: Parks and Open Space, Recreation, Police/Animal Control, Town Clerk, Highway and Public Health.• J. Bain and A. Cassie discussed Lyme Disease.• A. Cassie discussed the various ways people can get in touch with him.• A. Cassie and a resident discussed how Green Dog is a large portion of his job.• A resident asked if there is any possibility of deputizing some volunteers who have been properly screened to help out. A. Cassie discussed his relationship with the liaisons and he wants to make sure anything official comes from a town official. But, he remained open to ideas such as this.• A. Cassie discussed why he is the point of contact and why/how he processes the applications.• A. Bellalta and A. Cassie discussed the permits that he oversees around Town.	
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<p>Recreation Report</p>	<ul style="list-style-type: none"> • The Environmental Education vacation week program was a great success as they spent a week in the mountains of New Hampshire. • There are new programs set to begin in April, including the new Couch to 5K Program (L. Paradis shared a flyer with the Commission), Adaptive Aquatics and SOMA track and Field. • The Special Olympics aquatics team and adaptive aquatics lessons have started on Sunday mornings with close to 40 athletes and swimmers participating. • L. Paradis discussed the interviewing and hiring of the 200 plus part time employees who will join the spring and summer teams. • Spring session registration is nearing the 700 mark including over 75 in private swim lessons. The Dolphin swim team has ended with another great season • Several of the staff will be attending the annual Massachusetts Recreation and Park Association conference March 21st-23rd. • Friday March 25th: is the Annual South Brookline BBQ at the Putterham Library. • Saturday April 2nd is the 3R depot and Climate Action Event • Saturday May 7th Brookline will host the Special Olympics Swim Meet • Saturday, June 8th is the Tee Off at the library • L. Paradis and J. Carroll discussed the driving range. 	
<p>9th School Study Public Hearing and Discussion with Members of the Board of Selectmen and School Committee: Focus on South Brookline Sites including Baldwin School, Baker School and the Golf Course and Impact to or Use of Parks and Open Spaces</p>	<ul style="list-style-type: none"> • John Bain welcomed everyone and called the public meeting to order. J. Bain stated everyone will have an opportunity to voice their opinion. • Several Members of the School Committee introduced themselves. • J. Bain went through the agenda for the 9th school public discussion • Kara Brewton introduced herself. She discussed the CivicMoxie Report, gave an update on the 9th school study process and 9th school timeline from February 2016 - September 2020. The three sites being further studied are the Village School (Stop and Shop site in Brookline Village), Beverly Road (Baker) and the Baldwin School. Two of these sites are in south Brookline. • K. Brewton showed the Putterham (South Street and Newton Street). Student-school assignment model. This location is at the interaction of South Street and Newton Street. She discussed the enrollment pressures and growth at the Baker School. She discussed proposed development at Hancock Village. She stressed that these models are not final maps. • An example of the Baldwin Student school assignment model was shown. • An example of the Beverly Road/Baker student school assignment model was shown. • E. Gallentine introduced herself. E. Gallentine stated that she and Tom Brady will discuss land protection and environmental protection regulations, specifically Article 97/Land and Water Conservation Protected Status and the Wetlands Protection Act. She stated that Article 97 lands are protected under the Commonwealth of Massachusetts, Executive Office of Environmental Affairs. If a municipality (or any agency/individual) seeks to change the protected status of that land the change in status would need to conform with the No Net Loss Policy that states that land of equal market value and utility are acquired or put into protected status in place of the land that is being removed from Article 97 protected status. The land would need to be transferred to the jurisdiction of the entity who is managing the protected article 97 land. If it is Conservation land it needs to go to the Conservation Commission. If it Park and Recreation land it goes to Park and Recreation Commission. In order to change the protected status of Article 97 land, the Conservation Commission has to determine that the land is no longer needed as part of the Open Space Inventory of the Town (in accordance with their role managing the Open Space Planning Process). The 	

	<p>change in protected status would need to be supported by Town Meeting with a 2/3 vote and then go through both houses of the legislature, (including review by the Department of Conservation Services for a final review to make sure that it is complaint with their policy) and then to the Governor for signature.</p> <ul style="list-style-type: none">• E. Gallentine discussed the Land that is protected under the Land and Water Conservation Fund Act. She discussed the protective status that goes on these pieces of land when you receive these grants. The Town of Brookline, along with many communities in the Commonwealth and across the country, have been the beneficiaries of LWCF grants.• E. Gallentine discussed how lands are protected with deeds. She added that there can be conservation and preservation restrictions on land or portions of land. She stated some properties way have one or more protections/ restrictions. The intent is to preserve and protect open space.• Tom Brady introduced himself. Tom Brady he stated that his goal was to review the Wetlands/Rivers Protection Act. He stated that when the Conservation Commission proposed a wetland bylaw in the Town, it developed a set of hypothetical maps that shows different types of wetland resource areas. He showed a map of wetland resources that are currently protected under the Massachusetts Wetland Protection Act. There are two different layers of protections around ponds and wetlands. The buffer zone is the trigger for review. A project that is, in any stage of construction within the buffer zone, must go before the Conservation Commission for review and approval and not have a direct adverse impact on the wetland area. The second piece has to do with streams. Streams are classified in two ways, intermittent and perennial (runs year round). If there is a perennial stream there is a 100 and 200 foot riparian zones that are not buffer zones, but protected resources. The inner 100 feet is a no disturb zone and the outer 200 feet is 5 thousand square feet or 10 percent of your lot; whichever one is greater. He described what a contiguous water front area is. Another map was shown of the wetland protection under the Brookline by-law. The Town of Brookline increased the wetland buffer zone another 50 feet, and around vernal pools. He stated that the Commission wanted to protect vernal pools even if they haven't gone through a formal certification process. If you had a small wetland that was not hydraulically connected, under the MA Wetlands Protection Act those aren't protected. In Brookline any isolated wetlands greater than 2500 square feet are protected under our bylaw. The state also requires that if you are in urban areas the riparian zones are 15 and 25 feet, if you are in a rural or suburban area the riparian zones are 100 and 200 feet. He showed the difference in protected riparian zone in the Boston and Brookline side of the Muddy River. <p>Robert T. Lynch Golf Course at Putterham Meadows</p> <ul style="list-style-type: none">• J. Bain stated that a lot of these restrictions are at Putterham Meadows.• L. Paradis wanted to let everyone know a little bit about the golf course. It is an 18 hole golf course and was built in 1932. There are 35,000 rounds of golf played each year and is also host to a bunch of different activities such as running, biking, walking and cross country skiing. A whole host of healthy activities. It is a self-sustaining business within the town; it utilizes no tax dollars to run. The operations of the course are managed through an enterprise fund that is reviewed and approved by the Town each year.• J. Bain stated that T. Brady will explain what the Town will be up against in terms of local, federal and state restrictions. He stated that most of the course has perennial streams running through them. The streams on the course run year round. T. Brady showed a map of the golf course and where the streams,	
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	<p>wetland, lakes and pond, buffer zones and riparian zones are located on the golf course. He then showed a map of the wetland resource areas within the parcel. The way you define wetlands are through soils, hydrology and vegetation. T. Brady reviewed the layers of protection on the golf course due to protected wetlands and rivers. He estimated there to be about 1.5 acres along the roadway that was outside of the resource area.</p> <ul style="list-style-type: none">• T. Brady and Rebecca Stone went through the outline of the golf course on the map.• D. Arioch addressed the Commission. He wondered why we drew the end of the lot line where we did as opposed to going further along South Street and then he asked for a clarification on the different restrictions of the 100 and 200 ft. riparian zones. T. Brady stated that he decided to pick a spot somewhere and that is where he drew it and went through the restrictions again.• Jane Gillman addressed the Commission. She asked if the 1.5 acres was part of the golf course. L. Paradis stated that the land is town owned and part of the golf course and article 97 protected.• A resident addressed the Commission. She asked if 1.5 acres is more or less equivalent to other school properties. K. Brewton stated that in the CivicMoxie report they were looking at a minimum 2.5 to 3.5 acres as the minimum amount of land for a ninth school. It all depends on whether there is a park or open space adjacent to use as a school playground. The resident asked if that amount of acreage is equivalent to the other schools in Brookline. David Pollak discussed the acreage of other schools within Brookline.• Jennifer Reece addressed the Commission. She had two questions for the Commission. First, she wanted to know if it is possible to go further to the left (along South Street and/or into the course) to get at least 2 or 2.5 acres continuously, and secondly has anyone given any serious consideration to a really good 9-hole golf course. E. Gallentine that the Park and Recreation completed a Master Plan in 2006 that provided a 20 year vision for the Town's network of parks and open spaces and also recreational programs and services. She discussed the master plan and how the golf course was looked at to convert from 18 to 9 holes in order to accomplish other stated goals/needs. There was significant discussion/debate at several public meetings and the Commission, with significant support from the public, felt strongly about maintaining Putterham Meadows as an 18-hole golf course.• A Town Meeting member stated that theoretically 1.5 acres could be extended to the left (along South Street). T. Brady discussed the area around the 1.5 acres and likely some riverfront area that extends in that area.• Neil Hefron addressed the Commission. He asked how many acres the driving range is. L. Paradis stated it is a little over 5 acres.• A resident and E. Gallentine discussed the shared use of school and park land in other parts of town. She wanted to be clear that the golf course is not serving the same function as a playground or athletic field as those other parks are. She wanted to make the distinction between sharing a field or playground and sharing an active golf course. It would be critical to be sure that golf was not played in any portion of the grounds close to the school for public safety.• A resident stated that when we heard the introduction of the golf course we heard about, walking, running, biking and walking dogs. She asked when people are golfing is the course reserved for only golf. L. Paradis discussed the various activities that happen at the golf course. J. Bain, D. Lyons and L. Paradis and a resident discussed the intersecting continuous activity at the golf course throughout the year.• A resident addressed the Commission. She stated that the Putterham is	
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	<p>packed with people all season long. She is a cross country skier, she sees that it is used for walking and running off season because during the season it is difficult to use. She wanted to make a point that there are a lot of animals and wildlife in Brookline and they have increasingly fewer places to go and find appropriate habitats. She discussed how these places are not only for us to enjoy but to engage with nature. She stated that these places are not just parks for people; they are parks for animals and birds. There is a whole entire ecosystem we have to treasure and honor.</p> <ul style="list-style-type: none">• Adrienne Bowman addressed the Commission. She believes based on the historical documents, the land in Putterham meadows was intended for both recreation and school use. She highlighted the 1896 and 1900 reports of the Park Commissioners. She cited town meeting records. It seems clear to her that investigating the golf course for a 9th school, keeping in mind the ample recreation space that would be maintained and/or improved, would be most in line with the original purpose and intention of why the Putterham land was purchased by the town.• Emily Engeland addressed the Commission. She stated that she is trying to wrap her head around how the Town can't use that land for school, but a driving range was just built there. She feels that you need to explain to us as a community how the Town can justify building a driving range by tearing down trees and interrupting the ecosystem, but advocate for the ecosystem when talking about a location for a school. D. Lyons stated that the driving range was built for the purpose for generating more income for the golf course, it is an enterprise. He stated that it was intentionally built in an area where 85-90 percent of the trees were dead or dying. The project was reviewed by the Conservation Commission. He stated that the range does have recreational value and will be generating revenue. D. Lyons stated that with regard to putting a school on that site, he feels that no matter where you go you will run into wetland restrictions. He stated that if there were no alternatives (no place else in town) to reasonably put a school, then he could see having a discussion, but there are other sites that are more favorable.• J. Bain stated that the golf course serves everyone in the entire Town. It is a large parcel of land and we feel the way you do to protect, preserve and provide for the future. He wants to keep it being a protected parcel of land so that future generations can enjoy open space and parks. If we fill up the little spaces around Town there will be no open space left. The parks in Town are our back yards. He stated that we value our open space as much as anyone.• Richard Nagle addressed the Commission. He read that Town council memo and it is very clear from reading that our Town fathers were looking at school use and park land and decided to reserve the land in the end as park land. He stated that in conclusion it is article 97 protected.• David Gacioch addressed the Commission. We keep talking about a school or a golf course, could we still have a fully functional 18 golf course with a driving range and put a school on this site somewhere? L. Paradis stated that this a question for someone else to answer fully, but what she can say is that we did look at the whole parcel, one of the things she has to say is the original drainage system is the creeks that run through the entire golf course parcel. We have brought them back to life as the drainage system for the golf course because we didn't want to create any type of artificial drainage system there. She stated that if we are talking about wetlands there are not very many places on the golf course that wouldn't be affected by the Wetlands Protection Act. He wanted to reiterate that he is still wondering if there is a feasible place to build a 9th school and maintain an 18 gold course. L. Paradis stated that she cannot answer to the scope of that question.• J. Carroll wanted to state that he is very opened minded. It is not parks vs schools. He wants to see the schools succeed and the Commission wants to	
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	<p>provide parks and recreation facilities that are well rounded. The parks and open spaces are valuable amenities to the community. He stated that with that being said if someone could take the golf course in its entirety, do an overlay of what a minimal potential school site would look like, move it around the golf course, taking into account access, walkability, traffic and everything else to place a school you would see this is a difficult area and if someone looks at it and takes all this into account and sees that is worth looking at then we will. He realizes the options are limited and we have to study the ones we have.</p> <ul style="list-style-type: none">• A. Bellata stated that the Commission has worked hard to protect the land we have and they are in extreme demand from the community. She stated that we should be working to not only protect, but add open space for the community.• Susan Ditkoff addressed the Commission. She stated that the School Committee as individuals value open space and wanted to echo the process and the problem as shared approach. She stated that at the end of last year the School Committee told the Park and Recreation Commission that we would come back when there was something to talk about and now there is something to talk about. She suggested that there are potentially properties that are not appropriate for the 9th school, because of their location or other constraints, that could actually be purchased and preserved for parks and open space purposes. She hopes that we can all think expansively and creatively.• K. Brewton discussed the Baldwin School site. The Baldwin site is on Heath Street. The Baldwin school site and the 2.7 acre parcel it is on is controlled by the school and is not protected under Article 97. She stated that they believe the tennis courts are protected under the Federal Land and Water Conservation Fund Act. The other piece of what you see is the Soule parcel which is under Parks and Recreation jurisdiction specifically and is considered protected under Article 97. She went through the legend of the site map.• A. Bellalta and E. Gallentine discussed the protected land in this area.• The Soule Playground parcel is about 9 and ½ acres.• E. Gallentine stated that at the last Parks and Recreation Commission meeting they were asked that should Baldwin be chosen as a school site was there the possibility of a shared use of the facilities at Soule Playground. They have taken some time to look at the current permitted use of the athletic field and then we can talk more of some of the other uses.• L. Paradis discussed the multiple user groups of upper Soule field (Robson) and the synthetic field (Lower Soule). The graph shows Monday-Friday to demonstrate permitted uses during the school week, but she noted that the fields are permitted all day Saturday and Sunday. She discussed the Beaver County Day collaborative partnership that enables the Town of Brookline to use their fields in the evenings and on the weekends.• A resident stated that she wants to make sure we are maximizing utility of the park space and thinks this snap shot L. Paradis provided of user groups is great and gives us a great understanding of the utility of these fields. She was wondering if we have an equivalent snap throughout the spring and fall of all parks and open spaces, including playgrounds or the golf course. L. Paradis responded that if the Town has an athletic field or other permitted space (picnic pavilion) they have data on numbers and usage, but do not track informal day to day usage. A potential synthetic field for Upper Soule was discussed.• N. O'Connor stated if the Baldwin site is 2.7 acres, how much of that space would just be for the building. D. Pollak stated that Lawrence is on 1.5 acres and the entire size of Runkle property including the outdoor space is on a	
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	<p>small site. There was a discussion about going in front of the historical Commission to see if they would allow for demolition of the historical building (Baldwin). J. Bain visited the site twice this week. He stated there is a lot of land up there that is under the school jurisdiction and with the consideration of what L. Paradis spoke of if we can share the upper field it seemed like a viable option. He stated, with permission to be frank, “It’s your land why don’t you build on it?” He has heard people say it’s not walkable, but we are going to have to consider bussing kids. He thinks it’s a great opportunity for the School Committee to take a hard look at Baldwin. In his opinion if it’s under their jurisdiction and the land can accommodate their use then he doesn’t understand the need to push to take parkland.</p> <ul style="list-style-type: none"> • N. O’Connor wanted to ask about the historical component of this building. She wondered if the Town could build around it if the Preservation Commission determined that it was historically significant. K. Brewton stated that consideration would be put forward during the next stage of analysis. • K. Brewton showed the Baker School existing conditions. The Baker School property is 11 acres in size and abuts both Hancock Village and D. Blakely Hoar Sanctuary. A map with the wetland resource area shown provided a delineation of the 100 ft. buffer zone. She showed the part of property that is under school jurisdiction. There was some thought about and some direction given from the two boards to study some school capacity at Beverly Road on the Baker School Property. The analysis may consider whether that is some expansion of the existing Baker School, building a separate school altogether or maybe is even smaller than a whole ninth school. All these different combinations are being studied and discussed by the Building Commission. One thing we know is that the existing building, with more than 800 children, needs play space and field space and adding a ninth elementary school that also needs play space and field space will require creative design. This is one of the things the study will look at as well as taking a look from at the traffic volume and parking on Beverly Road and are there any other circulation patterns that could alleviate the congestion and if so how much capacity could be added. K. Brewton pointed out that one thing we wanted to speak with Parks and Recreations about specifically here is about this baseball field that does include a soccer field to understand what is being programmed on it now. L. Paradis went over the Baker Diamond Ball Field user groups. • K. Brewton stated that the whole site is 11 acres, the upper areas outside of the buffer zone around an area she pointed out on the map is 4 to 4 and a ½ acres. The different concepts for this area were discussed and she pointed out that we are not sure how much capacity this site can take. • The street drop off at Baker was discussed. • The wetland buffer at Baker was discussed. • A resident asked why this doesn’t trigger a 200 ft. buffer like the golf course. T. Brady stated that the reason is the 200 ft. zone is only associated with perennial streams, and at the bottom of the hill is the red maple swamp. The 100 foot buffer zone and the 150 foot local by-law buffer zone is the trigger for review. • A resident asked if we had a map that shows the wetlands within the D. Blakely Hoar Sanctuary. She thought pretty much all of the sanctuary is a wetland. T. Brady agreed that the sanctuary was primary wetlands. • Julie Jette addressed the Commission. She asked if there is a protected area beyond that 100 feet to the left. T. Brady responded with a yes and to the right is a 50 ft. additional buffer zone review. K. Brewton and J. Jette discussed the red dotted lines on the maps and what they mean. • The Baker School site grade change was discussed. 	
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	<ul style="list-style-type: none">• A resident wanted to go back and look at the park usage, she lives in South Brookline and any kind of play space is very limited. She brings her kids to Hines Playground in Boston. Baker School Playground is her family’s local park and it is heavily used. She is concerned what this impact would have on diminishing play space in the neighborhood. We don’t have full usage of that Baker School Playground due to school priority use and is concerned that a smaller playground would further limit their use and enjoyment.• N. O’Connor asked how the Baker School alternative would impact the ballfield. D. Pollak doesn’t know what the impact would be on the site and that is why we are hiring architects to study it.• N. O’Connor asked if you could put a play space on the roof of the new school or of that would be an RFQ question. K. Brewton said that was absolutely a possibility and would be a question for all the ninth schools study team.• Jane Gillman addressed the Commission. She stated that there are very successful examples of roof top play space across the country. Many communities facing our decisions with population growth and geographic limitations and boundaries like this are using roof top play. She discussed roof top spaces and differentiated it from play spaces where people can enjoy nature as well.• Rob Daves addressed the Commission. He stated that on the Baldwin School slide that it looks like there are parcels on pine manor side that have subdivided. He asked if they have been fully considered. K. Brewton stated that the Town Administrator did meet with the president of Pine Manor who, at the time, was not interested in any kind of swap or selling.• A resident addressed the Commission. She asked if we could go back to the Baker School slide. She stated Town property abuts the Chestnut Hill Realty Hancock Village property and it seems that it would be a great opportunity to negotiate with them to a mutually beneficial result. She stated that this is a valuable option if we are going to consider the Baker School site further. There is a lot of traffic on Beverly Road already. She stated that having an access road come off of Beverly Road seems that it would be extremely steep and would be dangerous in the winter time. She is wondering if you could provide a comment as to the possibility of working with Chestnut Hill Realty to coincide with the new school or access to the new school. K. Brewton stated that space would be great for a play field or other opportunity. There is a Moderator’s Committee currently looking at the viability and costs associated with acquiring some part of that property for recreational open space. She will say that negotiations are complicated at this time and discussed current lawsuits.• A resident addressed the Commission. She asked if K. Brewton the variety of scenarios that would be reviewed at the Baker School site. D. Pollak stated the way language in the RFQ is an outline what we would like to have studied in each of the three sites. He stated that we have tried to limit what we are asking for so we can get back to the public as soon as possible. He stated that we are looking at the whole Baker School campus. One option would be making the existing school bigger and the other option would be constructing a separate building. They could potentially build up as well as looking at potentially doing a 9th school on this campus. The resident who originally asked the question wanted to clarify a few things. She wants to know if they are interested in knocking down part of the building to construct another ninth school. She thinks you are asking a lot to knock down a building to rebuild another building. D. Pollak stated that we are asking a school architect to study this entire campus and tell us what would make sense for the K-8 school needs of Brookline, and that could include possibly taking away pieces of the existing building if that makes sense.	
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	<ul style="list-style-type: none">• A resident addressed the Commission. He understands the utility of having an Architect to advise if the 9th school can be built on this campus, but it seems like we are putting the cart before the horse if the campus itself could accommodate a 9th school, but as result the play field would be inadequate and the traffic on the street couldn't handle it. It seems to him that the traffic should be addressed first at Baker. He lives in the neighborhood and stated there is a serious traffic issue. He is concerned that no matter how you configure Beverly/ Wallis Road you cannot put more cars on that street and that should be determined before we evaluate whether or not the physical land can accommodate another building. He wants to know what is being done to evaluate traffic. D. Pollak stated that is part of the services defined in the RFQ. Susan Ditkoff wanted to point out that the RFQ has multiple components including parking and park/field space.• Regina Frowley addressed the Commission. She doesn't think there is any dispute that the majority of the population for the school will be from Hancock Village. She stated they don't drive to school they walk. They have a permanent easement to walk from the back of Hancock Village into the Baker School parking lot. She doesn't think the traffic will be impacted as much as people think. She has been around a long time, we have had a lot of problems with the field moisture/drainage. One thing an Architect should be looking at is creative design. She thinks maybe putting a school on pylons. You could have an over school and you keep the field and have the additional space. A little thinking outside the box in order to meet all the needs is required here.• Frances Shedd Fisher addressed the Commission. She has heard a lot about the problems with building at the golf course and some of which R. Frowley is attempting to resolve at the Baker School site. She isn't clear on what the School Committee thinks the primary problems are with using the Baldwin School site. She would like to hear more about why that isn't the first choice. Rebecca Stone stated that the questions you are asking are appropriately directed to the project team that does the next level of analysis. We are also very interested in looking for an Architect with imagination. R. Stone discussed how the space is not walkable for preK-8th grade and the biggest problem with the Baldwin site is that very few children live in that area. For a K-8 School on that site we would have to provide bussing. S. Ditkoff stated that given the growth at Hancock Village that puts Baldwin more back into play. She stated that Baldwin is in their sites for a possible High School. She stated that something else that comes up is if there is some sort of swap that could be done between the Baldwin property (between the School Committee and the Park and Recreation Commission) and other properties that would be good for walkability. It's not green space vs. school, it is as we look at the Town what make the most sense.• Bussing was discussed. The Town currently only has/contracts 4 busses.• J. Bain wanted to emphasize there is a strong passion for open space in the Town and he hopes that is not ignored.• A resident addressed the Commission. He stated that you can protect open space across Town and make intelligent swaps. He wants the Commission to keep an open mind about open space and if there is a swap to maybe acquire more open space and turn over open space to the School Committee he hopes they will keep an open mind.• N. O'Connor is not interested in looking at the golf course at this point personally. She is worried about the Baker School playing field being gone and the impact that will have on the school children and neighborhood. It does make sense to her to think about the Baldwin site and while she has heard and understand that it isn't an easy solution she thinks it's a solution. She added that she thinks that there are a lot of opportunities for shared use	
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	<p>for a K-8 that would make the site even more attractive. She will be eager to see what RFQ shows on the Baldwin School site.</p> <ul style="list-style-type: none"> • A. Bellalta is concerned about making compromises that undermine the protection of open space. She thinks we should be thinking about square footage to provide a new school with appropriate space now rather than cutting it short. We cannot continue to make the same mistakes and we need to be proactive. It will just keep getting harder and harder to find that space. • A School Committee member stated that that she has always been passionate about open space and education. She stated that we have to work together to solve this problem. It is the School Committee’s job, but we can’t solve it without the help of the Park and Recreation Commission. She thinks the mind set we all bring to this problem should be that we can’t solve this by ourselves so we need all Town agencies to work with the School Committee. The Town is growing and these children are not going to stop coming and if we don’t put our mind to working together from Town Meeting all the way down, we won’t be able to solve this. She wanted to thank the Commission for their help and ask them to please be open minded. • D. Lyons stated that was very well put. He stated that we are in business here of protecting and acquiring open space. Our children are in elementary schools for 9 years and he wonders if it is worth taking away park land for 9 years as opposed to a lifetime of enjoyment of open green space throughout Brookline that is available to all ages through adulthood and into the elderly years. He stated there are other solutions here and we must find them. At this point he thinks there are alternatives and he wants to see what happens with these studies. He is worried about making a decision that has a negative impact on the quality of life of future generations. • J. Carroll agrees with everything everybody says the process we are undertaking. We have to see where the study leads and see what people come up with and we need to discuss balance. We all need to take into consideration the prices and the variables. • J. Bain agrees we need to work together, he is opposed to building on park land but on the other hand we have to be sensitive and listen. We need to figure out what the next step is when we hear the recommendations from the next analysis. Suggestions might be made we might not have even thought of. • S. Ditkoff stated that there are definitely spaces in Town that are not suitable for a 9th school, but are not under Article 97 protection and could be purchased for open space. S. Ditkoff wants to know if we could we think about it expansively and put together a swap or a package and that could at least make sense. She knows the Commission is protecting the open space, but her question is does it have to be in the same footprint right now. She wants to make sure they have an open mind to swaps. She gave options that she has been hearing for example, pieces of Pine Manor and Baldwin. There are many not suitable for a walkable 9th school, but may serve the goals of the community and the Park and Recreation Commission as it relates to open space. • J. Bain wanted to thank everyone for coming out tonight. 	
<p>Other Business</p>	<ul style="list-style-type: none"> • No New Business. 	
<p>Adjourn</p>	<ul style="list-style-type: none"> • J. Bain moved to adjourn. Seconded by N. O’Connor. All in favor. 	

Next Meeting: April 12, 2016

Location: Town Hall, Room 111

DRAFT

A true record

Attest **Jessica White**

Date: 3/15/16