

Date: September 13, 2016, 6:00 P.M.

Place: Brookline Town Hall, Room 111

Commissioners Attending: John Bain, Nancy O'Connor, Clara Batchelor, Jim Carroll, Jean Stameris

Commissioners Absent: Antonia Bellalta and Dan Lyons

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

TOPIC	KEY POINTS/DISCUSSION	
<p>Chairman's Welcome Approval of Minutes</p>	<ul style="list-style-type: none"> J. Bain opened the meeting. Matt Palusek wanted to make sure that the June minutes reflect that with the Pierce basketball court evening hours pilot program hours can turn on at dusk (~4:00 pm in the winter months) and be on until 8:30 pm. The Commission agreed and a clarifying note was made in the minutes to reflect that. 	<p>N. O'Connor moved to approve the Park and Recreation Commission June 14, 2016 Minutes. Seconded by James Carroll. All in favor.</p> <p>Jim Carroll moved for approval of the July 6, 2016 Park and Recreation Commission minutes. Seconded by Jean Stameris. All in favor. Nancy O'Connor abstained.</p>
<p>Park and Recreation Capital Improvement Plan Review</p>	<ul style="list-style-type: none"> Each year the Park and Recreation Commission plans, reviews, and approves the 6 year capital improvement program for the renovation, rehabilitation and repair of the towns parks and playgrounds. The projects are listed in the local newspaper and reviewed prior to submittal to the Town Administrators office. Once they are submitted to the Town Administrators office, they are then considered with all the other capital improvement projects proposed within the Town. E. Gallentine reviewed a presentation and submittal package with proposed Capital Improvements for FY18-FY23 E. Gallentine discussed the conditions assessment that is done for each park asset, within each playground and how the 	

estimates are computed.

- E. Gallentine presented images of the existing conditions of the parks listed in the CIP for FY17-FY23.

- The following proposed capital projects were discussed:

- Brookline Reservoir:

Repointing of the reservoir basin

Compliance with the Office of Dam Safety

ADA Entrances

Comfort Station

Safety Improvements

New Walking Track

New plantings

Furniture

- J. Bain and E. Gallentine discussed the path down near the pump house. The Brookline Reservoir Project will also include some type of public restroom. She wanted to point out that Brookline reservoir is a little different in that we will be looking at a comfort station and that we have deal with compliance requirements pertaining to the dam that will need some type of protection/fencing on the route 9 side when vegetation is removed.

- Downes Field/Playground

This project includes renovation of the natural turf athletic field, entrances, play equipment and addition of a water play element.

- Murphy Playground
- Schick Playground
- Robinson Playground
- Kraft Family Athletic Field & Track
- Soule Playground
- Boylston Street Playground and Davis Path Bridge
- Griggs Park
- Larz Anderson Park
- L. Paradis discussed the renovations /enhancements for Eliot Recreation Center. It is something that was put into the CIP last year.
- L. Paradis discussed the place holder for the Tappan School facility current gym space. This will provide a health and wellness center.

	<ul style="list-style-type: none"> • FY18 is going to be a difficult year for the CIP. <p>FY18 INLCUDES Brookline Reservoir Park (Construction), Larz Anderson Park, (Construction) Murphy Playground Design, Eliot Recreation Center (Design)</p> <p>FY19 Harry Downes Playground construction, Eliot Recreation Center (Construction), Schick Playground Design, Larz Anderson (Park design/construction), murphy playground (Design).</p> <p>FY20 Kraft Family Synthetic Turf Field and Track design, Soule athletic Field/Site Improvements design, Robinson Playground design, Schick playground (Construction, tennis/basketball courts upgrade (planning/ Construction).</p> <p>FY21 Cypress Playground and Athletics Field (Design), Krafts Family Synthetic Turf and Track (construction), Robinson Playground (Construction), Larz Anderson Park Renovation and Comfort Station Upgrade (Design/Construction) , Soule Athletic Field /Site Improvements (construction.</p> <p>FY 22 Boylston Street Playground (Design), Cypress Playground and Athletic Fields (Construction).</p> <p>Fy23 Griggs Park (Design) Boylston Street Playground (Construction).</p> <p>Future Year Griggs Park (Construction feasibility study wellness Center at Tappan Street Gym (Planning), Riverway Design.</p>	
<p>9th School Study Update</p>	<ul style="list-style-type: none"> • J. Bain welcomed Kara Brewton, Economic Development and Long Term Planning Director. • Kara Brewton introduced herself and Architect Philip Gray. K. Brewton stated that she came before the Park and Recreation Commission in the spring. A decision will be made in mid-October on the three sites being considered. Right now the 9th School Study Selection team is preparing information to inform site selection that will then be followed by a feasibility study. A sheet of future informational meeting dates 	

regarding the 9th school study was passed out. She stated that she is here tonight because she wanted to make sure that our consultant has the right understanding of information for each of the three sites before the School Committee and Board of Selectmen select a site for the 9th School. It is part of their information gathering process. There is a full detailed presentation to the joint boards on all three site options located online, however the presentation tonight will be a condensed version . Philip Gray wanted to emphasize that nothing has been decided and that the team is still gathering information to figure out what each of the three sites can or cannot do. He stated that their presentation for the evening is very abbreviated.

- The first site is the Stop and Shop site. This site has two different size alternatives, the first is the base which is the parking lot and the stop and shop, and the second is the expanded site that would include the Scrub a Dub and the gas station. He is hoping if this site was selected we would provide some space for the kids and hoping to provide some space for the rest of the Town. The potential for the base site (smaller site) would likely have a roof top turf field or play area. It would be elevated above the street. If we were able to go to a larger site than we could have a real play area off the park.
- The second site is the Baker school. The site is over ONE acre. This means that the range of possible alternative design is much greater because there is so much land. He stated that those have an impact on how much of the open area would then be left over. In terms of park and recreation there are 4 primary elements on site. First is a large play area, second is a hardscape playground with a basketball court and playground, the third is smaller playground and finally there is a large tennis court area. He stated that no matter what we do we would leave the tennis court untouched. An alternative was shown for the baker school. This option would connect with the existing building. This this scheme showed surface parking. The traffic consultant stated that there should be 300

spaces to accommodate both schools. Another alternative was shown where the parking would go under the building

- The third site really has a relationship with the Park and Recreation Commission. It is the Baldwin site and it abuts the Soule Playground property. The site itself is almost the same size of the base village of the Stop and Shop site, but because it shares a boarder with Soule there is a discussion about allowing the kids to be able to use the K-8 playfields and further there is this discussion about the possibility of taking this parking area (he pointed to on the slide) and improving it to accommodate a number of vehicles to be determined (possibly with structured parking). The structured parking could accommodate up to 200 cars. The thought is when the shared parking would provide parking to support the school during the school day and parking to support recreational uses after school and on the weekends, holidays and summer. There would also be (roughly the size of the existing tennis court) a playground for smaller kids.
- He stated that is a quick summary of where we are on the three sites.
- J. Bain and Philip Gray discussed the structured parking at Soule.
- Clara Batchleor and Phillip Gray discussed how many stories each potential building would be.
- The Baker Site (Alternative E) potential entrances were shown.
- N. O'Connor stated that the presentation looks amazing and there is a lot of good stuff here. She personally likes the Stop and Shop site. In regards to the Baker school site she isn't sure how that will work, in terms of the additional cars, but knows that this site will be studied and of this site is chosen it will be great. N. O'Connor and Philip Gray discussed the Baldwin and Baker school possible sites and Fire Department response times. N. O'Connor stated the with Baldwin site it looks amazing and it could also present an opportunity for collaboration with the Parks and Recreation Commission, Parks Division, the Recreation

Department and the School Department. . She listed several examples. She thinks it could be a great design. She discussed parking on Woodland Road. She stated that we have a history of sharing field space and resources between Schools, Parks and Recreation and mentioned several examples. . She is excited about the project.

- James Carroll stated that with the Baker school site maybe there could be staggering of the hours of the different schools there. He stated that you have 2 separate schools on one lot. P. Gray stated that he will add it to the comments.
- Jean Stameris and P. Gray discussed the potential new gym at the Potential Baldwin Site.
- J. Bain wanted to assure everyone that this Commission is fully vested in cooperating with all the groups involved. He stated that the Commission is very excited about it as well as everyone here tonight. He stated that with the increase of enrollment coming into town that also increases the use, demand and need for parks and open space. He stated that we need to start on a level playing field and understand each others needs. It is important to him to protect open space.
- A resident stated that she was under the impression there would have to be an article 97 swap. E. Gallentine isn't exactly sure in term of the layout of the Baldwin plan, but the tennis court area was constructed with Land and Water Conservation Funds. That is a federal grant with some restrictions and requirements to stay as an outdoor recreational use, but converting a tennis court to a playground would be considered outdoor recreational use. There is some communication required with the Commonwealth to say that there is a recommended change in recreational use for this space that serves a community need. She stated that all of the Soule Playground is protected under Article 97 (administered through the Commonwealth) and we would need to work closely on what the parking looks like, and how it serves the park. There could be arguments made because of the schedule of the

	<p>school, after school recreation and athletic field use, summer camps or weekend park use that there could be a mutual benefit. However ultimately it is up to the Commonwealth Department of Conservation Services. Kara Brewton gave out her contact information for future questions.</p>	
<p>River Road Rezoning Committee Update</p>	<ul style="list-style-type: none"> • Andy Martineau, Economic Development staff, introduced himself. He outlined his presentation of the work of the River Road Rezoning Committee and warrant articles that will be voted on at the November 2016 Town Meeting. • The existing condition of the corner of River Road/Washington St. , the view from the park looking Southwest across River Road and view from Park across from River Road were shown. • He stated that whatever is built/designed on the River Road Island needs to respect the park. This is something the committee really took to heart and continued to reflect on throughout their process and they made their decision around the zoning criteria. The committee really took an approach to create a more pedestrian and bike friendly environment. They wanted it to be greener and more attractive. They are looking for more to augment those options for River Road. One of the primary drivers of the vision for the public realm was creating wider sidewalks. This is the key to making the area more walkable and inviting for more active users. • In thinking about the public realms, the sidewalks widths are a key component of the zoning committee. Other strengths and opportunities are to augment the efforts being made to improve on the park side of the Emerald Necklace and also opportunity to improve upon the Gateway East Intersection. • He went through the sketch of the Gateway East 25% Design that is being resubmitted to the state. The committee put a lot of thought and spent a lot of time talking about sidewalk widths. He stated that you will see the proposed sidewalk for gateway east is around seven and a quarter feet of the zoning was to pass the 	

sidewalk would become wider. The hotel site proposed sidewalk widths were shown. The areas where the sidewalks are greater and less than ten feet zones were pointed out and discussed.

- The hotel overhang was shown and its uses were described.
- The proposed easement for the Town's requested cycle track was discussed.
- The average sidewalk width for the proposed hotel project 14'-6'.
- He discussed the special district zoning requirements.
- There is a 12 feet minimum on River Road and Brookline Avenue respectively and a 10 feet minimum on Washington Street. There is a provision included in the zoning that allows the developers to reduce the width of the sidewalk to no less than 8 feet that can only be done on River Road and Washington Street.
- As it relates to the public realm generally staff and the committee are working with the developers throughout the process to push them to own this corner of this district. He stated that the developer has been informed that they need to go above and beyond what the zoning requires. They need to help the Town and the River Road Zoning Committee advance their vision for the public Realm and for River Road. He discussed what the developer was committed to.
- A conceptual drawing of the Emerald Island Public Realm Improvement (fully developed) was discussed.
- The revised hotel massing options were discussed. Four options were shown and discussed. J. Bain and Andy Martineau discussed the building heights of these options.
- A conceptual view of the corner of Washington Street/ River Road was shown.
- The key zoning Public Realms Elements were shown.
- The overall improvements and benefit package of the 25 Washington Street hotel was discussed.

- Nancy O'Connor had two comments. She stated that when the time comes to designing the actual hotel program, if there is a function room we should offer a discount to residents. She stated in Watertown the Marriot has guest quarters, it is very textural and there are lots of materials so it's not just a brick building. She finds it very attractive and no matter where you are however plan on designing it would be nice to have something pleasing on the eyes. He stated the developer is continually reminded if they are allowed to build their building there will be a lot of scrutiny on the design.
- A resident stated in regards to that sketch of hotel with trees on river road and Washington street there is a lot of discontent from her neighborhood about the trees in front of Homewood suites. She stated that is another picture that shows decent sized trees on edge of property of River Road, the picture shows full canopy trees as opposed to the pretty narrow looking trees on Washington Street. Andy Martineau discussed tree lot coverages. He stated there will be mostly columnar trees on Washington Street. The resident and A. Martineau discussed the sidewalk widths that are wider on the River Road side.
- There is a plan to have the parking ramp exit on to River Road.
- The Requirement width of the curb cut was discussed.
- A resident asked if the Park and Recreation Commission will have to vote to approve the hotel plans for River Road.
- Erin Gallentine stated that River Road was actually part of the parkway under the jurisdiction of the Park and Recreation Commission and was not decommissioned as a public way/road and given over to the Transportation Board under their jurisdiction. However, she will say that we have treated it that way. She sees this as going before both the Park and Recreation Commission and the Transportation Board for future improvements. She stated that with our Master Planning Process for the Emerald Necklace Bike/Ped

	<p>Connectivity the Town had a process led by the Board of Selectmen and then voted on by the Park and Recreation Commission and Transportation Board. E. Gallentine stated that the River Road Rezoning Committee has a warrant article they are moving forward on and two non-zoning companion articles. There is a warrant article that has been submitted by Hugh Mattison that is a competing warrant article that is asking for some changes in the language in particular looking for additional frontage for the public sidewalk on Washington. He asked to come before the Park and Recreation Commission and E. Gallentine has spoken with him about possibly coming to present his thoughts on this in October.</p>	
<p>Billy ward Playground Splash Pad Request</p>	<ul style="list-style-type: none"> • Mr. and Mrs. Blumstein are coming before the Commissions to discuss the effects of the sprinkler system at Billy Ward Playground. Mrs Blumstein stated that their house directly abuts the park. The park has impacted her quality of life. Her backyard abuts the park and the water play system is very close to her outdoor deck. It is set to go off at intermittent times there are 14 jets. She stated that the young children are really excited waiting to see which sprinkler will pop up and the amount of screaming that comes from park is quite loud and consistent. She can hear screaming in her kitchen with the windows shut. • The flow of the jets was discussed. • The sprinkler system has created a difficulty for them; they haven't used the deck in three months. The noise is intolerable. Her and her husband looked at the 15 other water play systems over the weekend around town, she loves how many parks Brookline has, but 9 of the 15 parks have their jets coming out of concrete base at the same time and are very low, no one is screaming (that's what we had for at Billy Ward previously). The sprinkler at Coolidge is small and un-exciting, Juniper Park is a hydrant type of system with 3 little jets, Clark Park has 4 jets coming from ground but all at the same time, Soule does have a complicated system but doesn't border any 	

houses that would distract a resident and Murphy park is tiny and has 3 jets.

- They are requesting that all the jets went off at same time and keep it at a low level. This would minimize the level of excitement. She would like for the system to be tuned off at 6pm rather than 8pm, so they could have access to their deck. She stated that they haven't had access to their back yard all summer. That is her request because the situation is awful. She is sure the kids love it but it makes living in her house uncomfortable.
- Erin Gallentine stated that is a computer board, we have dialed them all back and we capped one. She thinks what we have done what we can do now with the existing computer board. E. Gallentine stated that we start turning the sprinkler systems off throughout Town after Labor Day.
- Mrs. Blumstein stated that she feels that she can not use her back yard and she feels like she is a hostage in her home. It is little kids having fun, she gets it but it makes it so her yard is not usable to her and her husband.
- Clara Batchelor asked if the system has a push button and what the current hours are. E. Gallentine stated that it's a push button that runs 8am-8pm.
- The jets at Waldstein and Soule were discussed.
- Nancy O'Connor stated that this summer was just a really weird/different summer with the heat and people were doing whatever they could to get cool. She isn't sure how much that affected the situation. The water play has been in there for its 4th year and this is the first time you guys have come before the Commission, she wonders if it is from the heat but she doesn't know. She stated that we have decreased the flow of the jets. She would hate to say to wait another summer and see if a mild summer wouldn't be so bad. She wouldn't stop the 8am-8pm; she thinks maybe we can see how much it would cost to have them come on at the same time. She would hate to shut it off too soon.
- Clara Batchelor stated that perhaps the hour

	<p>could be turned back to 7pm.</p> <ul style="list-style-type: none"> • Mrs. Blumstein stated the majority of kids using the park are 2-3 years old, who are screaming and running because they don't know where the water is coming from. Mr. Blumstein stated that if it were lower and consistent it would not keep kids from going in there, it will still get a lot of usage and kids will like the water. He stated that it is tiny little kids screaming at the top of their lungs. • J. Bain commented that this summer was very hot, it is a park and we can't control kids screaming. He can understand what Mr. and Mrs. Blumstein are saying maybe there is an opportunity for it to be reprogrammed or to adjust the hours. He stated that in the summer he finds it difficult to turn people away from the parks during daylight savings. He stated that this is the first complaint he is hearing about this issue. • C. Batchelor would like to make a proposal that we at least ask E. Gallentine/ staff to see if it can be reprogrammed. She thinks the surprise is fun but if it's the cooling off and if we can program it so that they come up that uniformly that will get rid of shrieking we should investigate that. • Mrs. Blumstein thanked everyone for listening. 	
<p>Vote on Cost Recovery Model</p>	<ul style="list-style-type: none"> • L. Paradis stated that we reviewed this at the June Park and Recreation Commission Meeting. She stated that we are transitioning to a new software system for cost recovery. • She stated that there is a different look to the cost recovery model, it is more of a continual model and is much more contemporary looking. She stated that the Community Educational Services that were at 40-60% rather than 80%-100%, license programs are up 80 to 100%, skill based activated range are now 80-100%. This takes in the cost of direct and indirect cost associated with the program which captures all administrative costs, maintenance, utilities, health benefit and a number of other factors. It was cycled in over years, she stated that over the past 4 years or so we are capturing all of those costs. 	<p>The chair moves to approve the Cost Recovery Model as presented here tonight by L. Paradis. Seconded by N. O'Connor. All I favor.</p>

- L. Paradis discussed Sports and lessons category. that were
- She stated that the service categories are on the back.
- There were a few minor changes in the cost recovery levels that she identified. She stated that they created the community educational services; license programs and skill based activities were changed nad the therapeutic recreation expanded. She stated that over time we figured out we need to separate inclusion programming. She discussed inclusion programming.
- L. Paradis discussed the Therapeutic Recreational activities and services.
- Financial aid and grant money were discussed.
- She stated that cost recovery is doing what it needs to do, however at the rate we are transitioning general fund money into the revolving funds, capturing more of costs of doing benefits, we are keeping pace just barely with the expenses. This is done every five years.
- The previous model at Community Educational Services at 80 to 100 percent and it's a 40 to 60 percent now. License programs were at 60 to 80 percent and they are up to 80 to 100 percent. N. O'Connor hopes that they don't go up any higher, but L. Paradis stated that the philosophy is that it can't go up any higher. Skill based activities were at a range of 60-100 percent and now are at a base of 80 to 100 percent. She stated 80 percent of the revenue that are brought in are made up of 4 of the license programs (the fees are less for these programs).
- L. Paradis And N. O'Connor discussed the golfing fees and a presentation that will be given to the commission.
- J. Bain wanted to take this time to acknowledge L. Paradis and E. Gallentine. He stated that they are two of the most talented directors that you could ever ask for. They both are so hardworking and just amazing. The Fisher Hill and Driving Range openings were both fabulous and the work that lead up to those events can't

	<p>be measured. He wanted to thank the both of them for what they have done for the Town,</p>	
Brookline Day 2016	<ul style="list-style-type: none"> • Brookline Day is Sunday, September 18th from 11:00am -3:00pm. • The parking for the commissioners was discussed. The VIP parking will be coned off. • L. Paradis discussed this year's Brookline Day Ambassadors. The goal is to get more citizens involved in the Town process, such as volunteerism and committees. 	
Recreation Report	<ul style="list-style-type: none"> • Instead of haunted hay ride this year Recreation will host the Monster Bash that will take place on Saturday, October 22nd. • 75 community members took part in the "National Campout" in Larz Anderson at the top of the hill. • The Summer Wellness Initiative was discussed. • E. Gallentine discussed Heathy Parks Healthy. People. • The driving rage opening was discussed. The plantings were discussed. L. Paradis stated the drought caught everyone off guards but she would like to get together with E. Gallentine and her staff to do a phased approach and the painting will start mid-October. If there is a hard time getting quality plant material we will want to wait for the spring. • The water usage for the range was discussed. • The budget for the plantings was discussed. • Summer camps have over 500 kids a week. • The lunch program went well. • L. Paradis state that we placed through partnerships a couple of dozen kids in private camps. • The summer programs and services employed 200+ part time staff and 30+ volunteers. • The preschool programs at Soule were very popular this summer with each session having a different theme centered on the Arts. • The Special Olympics softball team filled two rosters and participated in the Summer Games at the end of august • Summer concerts were once again a community favorite. Five concerts were held at 	

	<p>Emerson Garden the 6th was to be held at Waldstein and were canceled due to inclement weather. N. O'Connor suggested hosting the concerts at other areas around town. Potential areas were discussed to host the concerts.</p> <ul style="list-style-type: none"> • N. O'Connor and L. Paradis discussed Porch Fest and the Village Fair. • The aquatics center experienced a very busy summer-with extended hours per day in addition to providing community hours during the weekdays. 	
Park Report	<ul style="list-style-type: none"> • A resident addressed the Commission. She was out at Clark and Emerson and she wondered who these people are and why we name a park after them. She wondered why Brookline doesn't have a museum where you would talk about these kinds of things, this would engage the public and help them understand their community. E. Gallentine thinks its great idea. She stated that we could provide it online. She stated that it is a big deal to create signs and it would be a big project to undertake. She thinks we need to figure out where it belongs and maybe it becomes part of the design review process when a park up for renovation. • Current photos of the Larz Anderson lagoon were shown. The impact that the drought has had on the Lagoon was described and shown. • The Copper beech Tree at Larz Anderson was shown. It will need to removed soon. • The Riverway Park Project is underway. Images of the scoured banks were shown. Images of Coir fiber logs being put in place were shown. The intent is to stabilize the bank. This is part of the Dukakis dedication planned to happen in the spring. • Update of Pierce Playground • • Corey Hill will be coming before the Park and Recreation Commission for a full vote in October. 	
Other Business	<ul style="list-style-type: none"> • No new Business. 	
Adjourn	<ul style="list-style-type: none"> • N. O'Connor moved to adjourn. Seconded by J 	

	Bain. All in favor	
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Next Meeting: October 18, 2016 Location: Town Hall, Room 111

A true record

Attest Jessica White

Date: 9/13/2016