

**900 Worcester FRP Planning Committee**

**November 7, 2012**

**6 PM at Warren Building**

**Attending:**

Andy Wrobel, Miguel Lessing, Deborah Carpenter, Suzy Littlefield, Hans Larsen, Mike Pakstis, Jan Kasetta, Tom Harrington, Janet Bowser, Bill Darcey, Dave Hickey, Meghan Jop, Rose Mary Donahue, Don McCauley, Jim Conlin, Eric Fichtel, Matthew McKay, Barbara MacMahon, Heather Sawitsky, and Joan Gaughan.  
Marjorie Freiman (Advisory)

**Minutes:**

**Motion:** To accept minutes of October 18th by Hans Larsen pending NRC requested edit to wetlands comments  
**Seconded:** By Miguel Lessing  
**Vote:** All in favor

**Due Diligence Update:**

Mike P.: No additional progress in past two weeks. DPW is waiting for completion of appeal. NRC requested a formal report of wetlands (est. \$750) to support prelim wetlands delineation. DPW and Hans Larsen will consider if request is consistent with Archdiocese considerations. Document will be needed for ANRAD but archdiocese does not want that done until after the appeal.

History of the site phase 1 document was completed earlier and is available for review by Committee members. It seems complete (two inches thick) and includes photos from the 1930s fly over and various topographical maps and permits.

Town Counsel Al Robinson is still working with Archdiocese attorney on number of test borings allowed.

**Subcommittee Reports:**

**Fields:** Tom H: No activity.

**Pool:** Suzy & Jim: The survey link is now live at [www.wellesley.ma.gov/poolsurvey](http://www.wellesley.ma.gov/poolsurvey) with over 1100 respondents. Paper surveys go out in DPW bills over the next 2-3 weeks. Survey responses will close the end of November.

**Rink:** Bill: Met with bank rep who has made new rink loans. Work continues on the operating pro forma and revenue assumptions. Next week meetings include a fund raising professional, FMC rink management co, and a rink construction company.

**Board of Selectmen Meeting (December 10):**

The bulk of the meeting focused on the site permitting approach decision making discussion. Don McCauley and Meghan Jop led this discussion. A document summarizing the Pros/Cons of the various approaches to permitting 900 Worcester was distributed. The approaches range from permit each use separately to permit all three at once. The advantages of permitting each use was highlighted as the best approach that allows maximum flexibility for future phases and allows the field work to not have to wait for the other structures. A spirited discussion of key steps emerged

with the following development steps proposed:

- Determine drainage needs for the project and identify potential mitigation required.
- Get wetlands approval for this site plan.
- Create site plan with location of field, pool and rink footprints, and parking
- Do traffic and parking analysis using programming assumptions for all three uses.
- Determine utility access requirements.
- Pursue permits for the field and its parking (field to Rt 9 spots) only.

This approach allows the field work to get started, the rink and pool to develop RFPs for potential providers, and ensures the site will meet the current planned uses. Trapping dust and noise during later construction phases would be necessary at the field or lose of the use of the field for a time maybe necessary.

Funding of the civil engineering work was discussed and thought to be an expense the town will need to pay for. Joan reminded the group that CPA can help fund the site planning and drainage work since they directly involve the field. Further discussion of costs and ATM requests was tabled for a future meeting.

**Site Layout:**

In our last meeting, the Committee suggested updating the Gale diagrams to reflect the D Hickey survey information. Gale indicated it could do that work for \$2500. The Committee agreed that that was a reasonable sum for that important next step and that the funding would come from the budgeted Consulting Services. This work has a target completion date of Dec 3<sup>rd</sup>. The work will update the prelim wetlands and examine alternative building locations that would preserve current parking and field location but potentially allow additional building footprint expansion. This plan can also relax the shared space requirement to allow more potential development flexibility although a shared facility continues to have many economic and architectural advantages.

**Next Meeting:**

The next meeting will be November 15th, at 6pm at the Town Hall (must end by 7:15).

- Motion: To adjourn by Tom Harrington
- Seconded: By Hans Larsen
- Vote: All in favor

Meeting adjourned at 7:21 pm.

Respectfully Submitted,

Andrew Wrobel

AW/jk/kb