



TOWN OF HOPEDALE

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Town of Hopedale – Recreational Field Ad Hoc Committee

Meeting Minutes - Wednesday, December 5, 2018

Meeting Location: Hopedale High School Multi-Purpose Room

Attendees: Jim Abbruzzese, Derek Atherton, Mike Bresciani, Joseph Drugan, Tasha Griffin, David Gugliemi, Lori Hampsch, Brian Keyes, Jennifer McKeon, Mac Murray,

Absent: Jim Fitch, Keith Smith, Brandt Wajda

Guests: Dave Alberto, Don Howes

Presentors:

CDM Smith: Glen Howard and David Young

GALE: John Perry and James Strickland

Call to order 6:30 pm – Hopedale High School Multi-Purpose Room

A. Consent Items

1. Approval of November 7, 2018 Minutes – **APPROVED Unanimous**

B. New Business

Initial Survey Results:

- 106 responses – all online and with no advertising as of 12/4
- Jim A. has all the analysis and raw data
- A few highlights:
 - Just under 75% of response were from citizens living in Hopedale for greater than 10 years

- About 50% are in the age range of 19 – 56 years of age
- Overall response is that most are not very satisfied:
 - Overall response seems satisfied with locations of parks/fields
 - Satisfied with parks upkeep
 - But overwhelmingly not satisfied with sports fields/facilities
- The majority of the responses are okay with spending money on parks/fields
 - Specifically: parks/open spaces, baseball and softball, soccer, lacrosse, field hockey and track + field
 - Very little opposition
- For the open question, Question 7: most people said we needed to improve sports fields.
- Jim stated that Google Doc allows for some free analysis, but he downloaded the raw data and worked with PowerPoint. He is looking for someone with some extended Excel expertise to dig down into some of the more specific questions people had.
- Date end – there is no date yet, but would want to complete in a month or two
- Paper distribution:
 - Father Mac to start downloading copies at the church
 - \$152 to copy 2500 copies
 - 2500 to go to Hopedale Newspaper
 - 50 or so to go to Atria, Police, Fire, Housing Authority
 - Mike B. to distribute

Presentations - CDM Smith and GALE on pitches for fields. Both have walked sites with Mike B. and Derek

CDM Smith Presentation:

Glen Howard - Architect and David Young – Client Manager

CDM is a design center with a full service firm. They have completed 60 turf projects and over 100 park designs in New England.

Experience:

- Have worked with Mike B. previously for Milford field, as an example
- They oversaw the cap at Plains
- They have done work on Lot A in Harmony
- They worked with Rockwell Automation on the Draper Landfill
 - May need part artificial turf/part natural
 - Potential for settlement
 - Very expensive to fix on full artificial turf

- Experienced with the latest turf technologies
- Experienced with lighting and IDA standards
 - LED lighting
- Experienced with mooring program
 - Soil testing, for example, they won't push to the construction company, they handle in-house
 - Underground testing to avoid flooding/settling, for example, they also handle in-house
- They have experience with helping to offload costs of projects
 - Hopkinton – they worked with them to secure soccer commitment per hr. for use and this payment toward bond for field payment
 - They look for links in community to help fund/build project
- They are accurate in their cost estimates and have a low change order request rate.

Approach:

- Kick Off Meeting
- Data Collection/Feasibility Analysis
- Conceptual Design – color rendered plan
- Public Meeting
- Turf Company Interviews
- Design Development – 25% of design needed for next step
- Permitting
- Final Design
- Bidding
- Construction

MA Regulations 30B, etc:

Prefer Public Works – Horizontal project

- More permits needed and qualification of space if a building will be included in project

Draper Field:



- Vinyl HTP line on cap
 - Hard to manipulate now (after cap)
 - i.e. very expensive
 - May be able to work parking onto it
 - Easier to get permits
- Activity Use Limitation
 - On all of Draper land
 - Andrea Shule (sp?) LSP for project will need to be involved in any questions, projects, plans, etc.
 - Question was asked about adding dugouts
 - CDM to follow-up with Andrea to ask
 - Basically, AUL means that any change of use is a problem
 - Maintenance OK
 - CDM is responsible for all maintenance, moving, ground water sampling, etc.
 - Digging is the problem
 - Even fence posts would need to be evaluated
- Will need significant permitting
- Will need small geo probes to see about sink holes we've experienced

Mellen Field/Phillips Field:



- The biggest constraint with Mellen:
 - Wetlands
 - Need buffer zone
- 400m equilateral track, as pitched with Draper, would not fit at Mellen would need to do a 400m double bend
- Lightening concern due to close neighbors

LOT A:

- Too many fills to consider turf
- Power line easement?
- Wetlands?

Dave asked about Utility Easements and how CDM handles them. CDM's response was that they handle them as they arise by working with utility looking at details and coming up with solution. They have experience with such.

In the end, CDM thinks a good way to move forward would be to put a "Sports Complex" at Mellen with some redesigned baseball or softball fields at Draper.

Follow-up from CDM includes them providing us with some numbers for a feasibility study.

GALE Presentation:

John Perry – Chief CE and James Strickland – PE

Experience:

- They work the east coast, NH – FL
- About 110 people
- Private company
- Give back to the community in various ways and are a dog-friendly company
- Over about 20 years they have done about 100 fields, mostly in the NE
- They completed the 1st in-fill turf field
- Not full- service
- Use sub-contractors
 - Environmental consultants
 - Electrical Engineers
 - GeoTechnical
- Lots of grading, wetland, flood line, permit experience
- Safety and testing
 - Prevent injury by evaluating
 - HIC, head
 - GMAX, body
 - Vertical Deformation, ankle rotations, etc.
- Lighting
 - LED – evolving technology
 - IDA standards
 - 15 to 20ft. off field completely dark
 - Later on changed that number to 30ft
 - This will be important for Mellen and the neighboring properties
 - Proud of Bid ratio to cost of project
 - “Only over on 1 project”
 - 1% over and because of additions, “so not over.”
 - On one project had come in under budget by 10%

Previous Projects:

- Most notable projects
 - Brown University
 - Middle School Projects around the NE
- Georgetown HS
 - All-inclusive field in 2006
- Lynnfield

- \$6M project
 - 5 fields
 - Work around wetlands and flood lines
 - 750 grandstand
 - Temporary fences to overlap softball/baseball with rec. field sports
 - Also use the fences to add softball adult league
 - Another revenue stream for field
- Medway
 - 2 multi-use all-inclusive rectangular fields
- Greater Lawrence/Andover
 - Many beautiful fields
 - Very multi-use
 - Good ideas for how to incorporate many sports and needs
 - Multi – use
 - Perfect for leagues and acquiring leasing with them to help pay for project

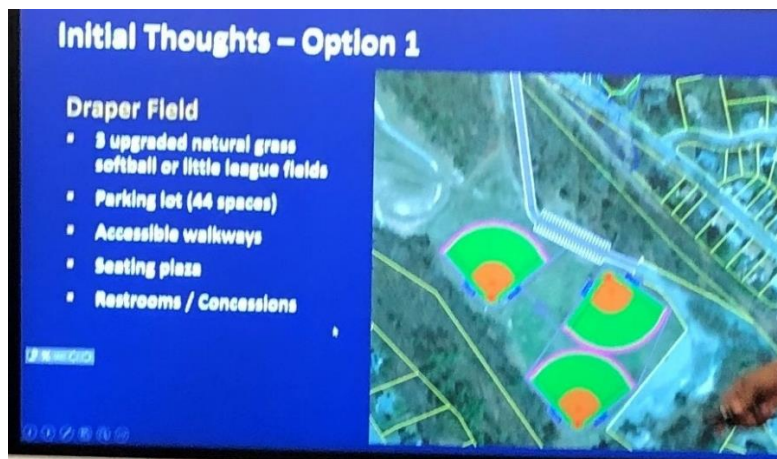
Process:

- Facilities Evaluation
- Community Outreach
- Schematic Design and Cost Estimates
- Master Plan – Phasing and Prioritization
- Presentation
- Project Advocacy – “They will be here for us!”

For all initial design ideas below – MASS GIS was used

Initial Thoughts 1

- Option 1 for Draper is to just do an upgrade “Baseball Complex”



- Option 1 for HHS – if you want a full size turf/rec. field you would need to acquire parcel of land or part of a parcel.

Initial Thoughts – Option 1

Hopedale High School

- 2 softball fields
- 1 soccer field (360'x195')
- 1 men's lacrosse field (330'x180')
- 1 women's lacrosse field (360'x195')
- 1 field hockey field (300'x180')
- Accessible walkways
- Would need to acquire parcel

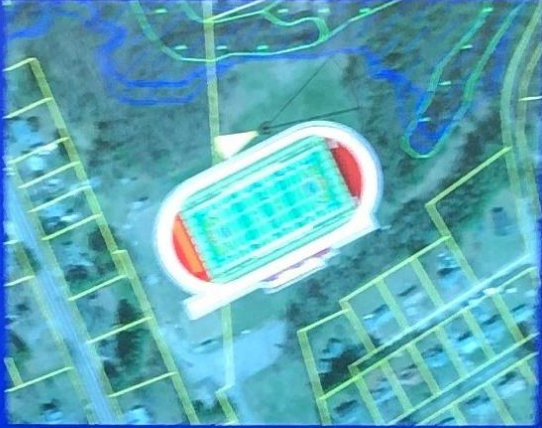


- Option 1 for Mellen – in addition to picture below, maybe add another softball field too

Initial Thoughts – Option 1

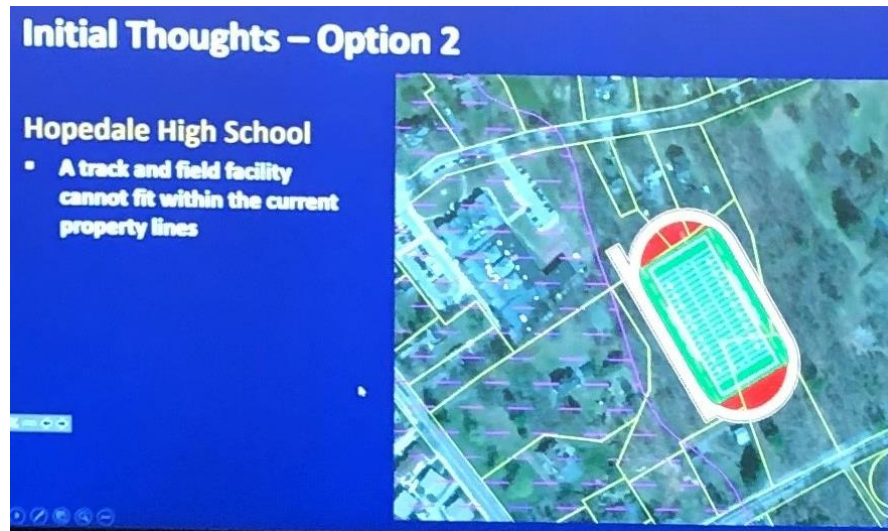
Mellen Field

- 125' radius track
- All field events
- 750 seat grandstand and press box
- Football, soccer, men's and women's lacrosse



Initial Thoughts 2:

- Option 2 for Draper – did not get picture, but had proposed multi-use turf with baseball
 - But would need significant geotechnical studies
 - Very expensive
- Option 2 for HHS – same as opt1.



- Option 2 for Mellen:
- 2 softball fields with 2 multi-use turf fields (or can be grass)
 - Can't do portable mound to make baseball and softball field, portable mound would interfere with lining of rec field.



- Option 2A: 4 diamonds with 2 multi-use turf fields
 - CAN do portable mound, so can be baseball or softball
 - Could also fit in maybe 4 smaller/youth soccer fields



- Either option would include lights
 - If you can't afford lights off the bat, should put footing and conduit in place so that they can be added at a later date
- Should be spending about \$25k on taking care/maintenance of grass fields, with turf it will only be \$2k/\$3k – sig. maintenance savings

Follow-up

- GALE to provide us with feasibility quotes.
- GALE to send .ppt to Derek

As an aside, Brian Keyes wanted us to know that he followed up with Kenny Mooradian about the 100 acre golf course land. Kenny said at one point there was a study and talks of putting in 3 baseball fields.

- Committee discussed feasibility of this land and with leveling issues and inaccessibility, probably not an actual option

Next steps

- Both firms are going to provide us with some itemized feasibility quotes
- Brian Keyes suggested that we get the feasibility numbers together to bring to selectmen to get resounding yes and buy-in before spring town meeting.

- C. Old Business
- D. Public and Board Member Comments
- E. Correspondence and Committee Informational Items
- F. Requests for Future Agenda Items
- G. Establishment of Next Meeting Date

Tuesday, December 18, 2018 at 6:30pm in Hopedale High School Multi-Purpose Room

- H. Adjournment

1. Motion to adjourn at 9:15pm – **APPROVED Unanimous**