

Oak Bluffs Park Commissioners Minutes

February 1, 2010

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Members present: Nancy Phillips, Buddy deBettencourt & Richard Combra, JR

Others present: Stephanie Mashek (Architect), Susan Thompson (Historic Commission), Gail Barmakian (Oak Bluffs Resident), Judy Shemit (Oak Bluffs Resident), Injy Lew (Oak Bluffs Resident), Ron Mechur (Oak Bluffs Resident), Richard Toole (Oak Bluffs Resident), Barbara Peckam (Oak Bluffs Resident), Kerry Scott (Selectman)
Minutes Approved: November 25, 2009 (amended) & December 21, 2009 (amended)

Public Input - Brick Bathhouse

Restoration of bathhouse

Stephanie Mashek presented plans for restoration; 1930's building is in remarkable shape, brick work & concrete are both in good shape. Goals are to create universal access & low maintenance. Create a "family" bathroom on the men's side. Found that raising the building would cause more problems. In coordination with CLE Engineering; shave back to beyond the building to be able to universally access the building and surrounding facilities/walkways. Need to start discussion on what could happen on this site in the future after seawall work is done & boardwalk in place.

Possible ideas; welcome/info kiosk with maps, concession stand, trellis with shaded area to sit, bicycle parking, etc

Gail Barmakian asked if that was "Park" land or "Town" land; as there are fewer restrictions if it is deemed Town land rather than designated Park.

Commissioner Phillips said that according to what Kerry Scott has researched; it is "Town" land.

Ms Barmakian stated that if it was designated as "Park" land then they would be more restrictive on what type of structures, if any, and what type of activities are allowed.

Commissioner Phillips said that it is "Town" land according to Assessors & is not in the Copeland District.

Ron Mechur said this area is important arrival point for Oak Bluffs and it should shine. He asked if they don't get funding for boardwalk, would it affect the grade change work.

Ms Mashek replied that the leveling off of the area could happen without boardwalk being done. Plans would create a platform area for kiosk, etc.

Judy Shemit liked the idea of shade.

Ms Mashek said that the trellis could have solar panels to heat hot water for bathrooms

Commissioner Phillips said that the solar panels are made smaller & can be hidden between the rafters so they would not be seen.

Richard Toole asked if the building was heated

Ms Mashek replied no, no insulation issues

Mr Toole asked if they thought of extending the season of its use as it would be easier to do it now rather than later.

Ms Mashek said that is has not been discussed but due to the fact the SSA stops running to Oak Bluffs because of weather, there would be no reason to justify keeping it open.

Mr Mechur thought the solar panels could be exposed so that people were aware that the Town was being energy efficient.

Ms Mashek said that a meter could be placed on building showing how much solar energy was being used within the building.

Commissioner Phillips added that hand dryers could be installed & perhaps use the solar power to operate them.

Some people felt that hand dryers were loud & obnoxious

Ms Mashek said that there were newer models that are quick & work well

Barbara Peckam said she did not want to see the automatic flushing toilets because they seem to flush all the time

Ms Mashek replied that they were looking at those types of toilets as they have some advantages & there are important maintenance issues with them which she has discussed with Commissioner Combra. Looking at a 1.2 gallon per flush

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Public Input - Brick bathhouse (con't)

Commissioner Phillips said that they hope that everything would be suspended off the wall to make the cleaning easier

Ms Barmakian expressed concern about duplicating what the SSA is doing next door in their new building

Commissioner Phillips said they plan to make the Women's stalls longer & wider if someone needs to change; there are 7,000 foot passengers a day going thru that area during the summer so the need is there. She felt that the family restroom was important as well as baby changing stations. They have spent a lot of time making sure everything is ergonomically & energy efficient.

People liked the idea of the "family" bathroom

Mr Mechur mentioned toilets that allow a half flush toilet option

? Kerry Scott mentioned having an outdoor shower for people to rinse off after being on the beach

Ms Mashek said that would be a good idea for the future, would not be attached to the building but on the perimeter area

Commissioner Phillips said that part of the National Park Service grant is putting showers at different access points along Sea View Ave; three main ones that can have dependable showers. She added that most are vandal resistant & similar to one that was on the beach before, also working portable toilets at beach.

She would like to have work begun right away as the sea wall work if funded would start in September 2010 & there would be too much going on in the area. Still needs to go out to bid & would need to be a large company and might need to be done during the summer season

Ms Barmakian was concerned about the amount of traffic in the area during the summer

Commissioner Combra wasn't certain about having that bathroom facility out of service for the summer season & he would have to think about it; it would need to be discussed more

Ms Mashek said that the job has to be posted & advertised for a certain number of weeks, then the bidding period which is typically 3-4 weeks, then open up the bids. She said it usually takes the contractor a month to get the job figured out so it may be 2-3 months after advertising.

Ms Shemit asked about having something put in the bid about getting it done quickly.

Ms Mashek replied that would entail putting a penalty into the proposal but that usually creates more problems with change order requests

Kerry Scott asked if it was in the "coastal district" and they should make sure; she would like to make sure that the public gets to see the proposed plans get on TV, need to open it up more.

Commissioner Phillips said that this public meeting to discuss renovations was posted & advertised in the MV Times.

Ms Scott said that there is a Town rule that no construction is allowed after mid-June in the commercial district as the business people feel it is off putting to visitors. She would like to input during the public hearing from the Police & Highway Departments; need to get Board of Health's input on having the facility closed all summer; get true completion date of the SSA's new building.

Little League Draft Agreement

Tabled until next meeting as representatives from Little League did not attend meeting

Leonardo Property Baseball fields

Tabled until next meeting as there is a meeting with Wastewater on February 3rd & Little League representatives were not in attendance

Pennacook Park

Petition from neighbors of Pennacook Park was read into record by Barbara Peckam

It was explained that the CPA funds used to do Hartford Park were not allowed to be used to do Pennacook Park (Newton case); waiting for court decision to allow CPA funds to be used on existing park areas.

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Waban Park

Commissioner Combra advised that the drainage pipe would be replaced in Mid-March weather permitting

Bandstand-Lifeguard Survey Results

Results of survey were discussed; some people felt that the survey was not correctly presented to the public.

No decision was made on what to put on top of Ocean Park Bandstand

Next meeting March 15, 2010