

ROBERTS PROPERTY COMMITTEE – Special Meeting
December 7, 2006, Chippens Hill Middle School

Committee Members in Attendance: Co-Chairs Ellen Zoppo & Kevin McCauley; Melanie Dumont, Nathan Peabody, Chris Cassin, Ken Cockayne, Sean Moore, Ed Swicklas. Absent: Charles Cyr.

David Dixon from Milone & MacBroom gave an overview of the original proposal unveiled in July and contrasted it with the downsized plan that the committee adopted at its November meeting.

Brian McCarty from Musco Lighting Co. gave a presentation on sports lighting with a slide show illustrating the lighting technology at several ball fields and parks. He focused on showing the new directional lighting which limits “bleeding and spill” (glare) into surrounding areas. New improvements have also led to a reduction in the amount of lights and electricity needed.

A number of neighbors asked questions concerning the proposal. A summary is included for the purposes of these minutes; a hard copy of the notes of specific, detailed neighbor concerns is being held by the chair.

- Wells, 400 James P. Casey: location and height estimate of lights; response noted large setbacks that already exist and the difference in grade will aid in minimizing exposure. Its 520’ from closest lit field to Perkins; 575’ to Empire Way. Wells noted difference in elevation to J.P. Casey; measurements to be done.
- Mike Halagan, Owens Way: cost of lighting for this plan; would like to see less lighting and less fields. response noted that its still conceptual but initial costs based on set-up and installation of 20 poles might be in the area of \$700,000.
- Kurt Webber, Pinehurst Rd.: opposed to lighting and fields since there is not sufficient buffer to his house, asked about plantings; trees proposed would be 12’ in height at time of planting.
- Art Mocabee, Wolcott St.: Maintenance costs and budget analysis. Ed Swicklas has been analyzing budget impact as it relates to Roberts and other park issues. Park needs more employees, a swing shift could be implemented to eliminate overtime costs; maintenance costs also off-set with new facilities. Revenue potential exists for rentals and field permits. Hours of operation for current parks is 10pm – could be restricted at Roberts.
- Jean Young, 20 Maureen Dr.; ill conceived plan to address city’s commitment to Little League and softball.
- Natalia Ryng, 314 Perkins St.: traffic study. Dave Dickson addressed prematurity of a traffic study with a conceptual plan and stated one is planned.
- Frank Pollack, 75 Perkins St.: capacity of fields and adequacy of parking. Will there be overflow? Arborvives will provide deterrent to spillover parking since no access will be available and parking is designed using a formula.
- Bob Palmisano, Aldbourne Dr.: traffic concerns on James P. Casey.
- Trish Webber, Pinehurst Rd.: Will temporary parking lot on Perkins be removed. Yes. Re-stated opposition due to adverse impact on her housing value.

- Bill Greger, Hollyberry Rd.: Will Friday night football be played at Roberts. No, large sized synthetic field/stadium concept has been removed. Synthetic is being investigated for Muzzy, and Park Revitalization is also evaluating alternatives based on downsizing of the Roberts plan.
- Ken Chauvin, Jay Lane: opposed to project and is interested in cost-benefit analysis of maintenance and manpower issues. Ellen noted that the new configuration required an entire new cost analysis and with only three weeks between neighbor meetings, the information is still being compiled.
- Lara Rydingsward, Bayberry Dr.: expressed support for the project and asked about drainage. Stormwater management areas and soil types reviewed.
- Ralph Milano, Perkins St.: opposed to project and noted there was an on-line poll in the Press and there was no support for the project. Ellen noted that those are not scientific polls and the committee reiterated its belief that there is community support for the project.
- Tim Furey, Southdown Dr.: expressed support for the project and discussed needs identified in the city's Plan of Development.
- Colin McGowan, Hart St.: discussed his sports activities and need for fields to play lacrosse. Current conditions are poor and he would like to see the city invest in new fields and support the sports programs for youth.
- Melissa Byers, 360 Maple Ave.: supported project and stated she would consider it an enhancement to her property values as a neighbor.
- Jane Schultz, Perkins St.: concerned about mess and likes nature. Looking for specific answers.
- Tom Divenere, Owens Way: Owens Way has the potential of seeing 80' lights and this is not good for Chippens Hill. Response notes that the distance is significant and impacts from directional lighting would be minimal.
- Judy McCarroll, Wolcott St.: Original plan should not be downsized – risking opportunities for kids by doing so.
- Brock Webber, Pinehurst Rd.: the city's failed economic policies have made it so he won't be able to live here as an adult and will move out of Bristol.
- Bob Smith, Castle Road: expressed support for project and discussed his years of involvement which have shown him the need for more fields.
- Eric Bell, Moody St.: expressed concern with NIMBY issue on Chippens Hill and stated all neighborhoods are part of the community.
- Czarnecki, Westwood Rd.: expressed support for project and likes the concept of something for everyone in a family to enjoy in close proximity to her Chippens Hill home.
- Rydingsward, Bayberry Dr.: impressed with design to accommodate all aspects of the community. Asked if there were other areas where it could be located since she could not think of any. Ellen reviewed the history and that the site was acquired for active recreation in accordance with goals set out in the city's Plan of Development and after review of much data confirming need for fields.

The meeting adjourned at 9:10pm. Ellen thanked everyone for coming and asked that anyone who would like to be notified for future meetings should leave their e-mail addresses or mail addresses with the committee.

