

Meeting of the Waterbury Recreation Committee
Tuesday 4/22/2025
Steele Community Room
Scheduled Duration 6:30 – 8:00 PM

Topic: Town of Waterbury's Rec Committee
Time: 4/22/2025 06:30 PM Eastern Time (US and Canada)

Meeting ID: 864 2725 3173

Passcode: 840917

Find your local number: <https://us06web.zoom.us/j/86427253173>

1. Roll Call:

- a. Committee Members: Frank Spaulding, Paul Lawson, Phoebe Pelkey, Beth Gilpin, Jake Ferreira, Aaron Starmer, Emma Lenchner, Brian Cooke, Alex Showerman, Brooks Fortune
 - i. Present: Frank Spaulding, Paul Lawson, Beth Gilpin, Aaron Starmer, Emma Lenchner, Brian Cooke, Brooks Fortune
 - ii. Absent: Alex Showerman, Jake Ferreira, Phoebe Pelkey,
 - i. Town Employees – Officers: Roger Clapp, our new designated liaison to the SB
 - ii. Guests: none

2. Adopt Meeting Agenda:

- a. Motion to adopt: Paul Lawson
- b. Second: Emma Lenchner
- c. Discussion:
- d. Vote:

3. Adopt Meeting Minutes of 3/25/25

- a. Motion to adopt: Aaron Starmer
- b. Second: Paul Lawson
- c. Discussion: Minor discussion to distinguish between content related to the pool vs. the potential Anderson field project
- d. Vote:

4. Public Comments – This is a business meeting. The committee will limit public comments to 3 minutes per person or depending on the number of individuals who

choose to speak no more than 15 minutes aggregate, divided evenly depending on the number of individuals.

Welcomed Brooks Fortune to the committee,

Frank shared a quick history of the recreation facility project and factors that led us to scale back but not stop looking to gather public input and see if we can find a way to build a modest building that meets some needs desired by a broad swath of the community.

5. Recreation Director Report

Town Plan – Rec submitted their piece in December. Katarina will follow up with the Town Planner to confirm it's been included in the Town Plan input collected to date. Next Town Plan development meeting is 5/29, hopefully held in partnership with RW at Black Cap.

6. Discussion about community connectivity partners

Alex proposed in the 3/25/25 meeting that we consider serving as a convener to help bring together and help facilitate meetings among members of these groups re: individual non-motorized trails connectivity projects. Could be a quarterly sub-committee.

Potential Benefits:

- Coordinate/strengthen ability to get funds
- Explore opportunities for greater efficiency by coordinating/communicating what groups are working on

Related note: RW working with WATA on an economic impact study of mountain and gravel biking on town's economy and what investments need to be made to continue supporting that.

Next steps:

Invite groups to next meeting. Frank and Katarina will follow up with Alex to coordinate outreach.

See if Alex has a map of current and envisioned projects underway/being discussed.

Potential groups to invite: WATA, Community Path, Cold Hollow Group (Town/Planning Commission/LEAP, which recently got a VTrans grant), Cross Vermont Trail, RW, VT Huts, Velomont.

7. Recreation Center/Field house discussion

Katarina and Bill Woodruff visited new Colchester Recreation Center – two story building, 1 of only 2 workout gyms in Colchester. Been open 7 weeks.

Reviewed blueprint Katarina shared and insights about components, layout, materials, etc.

Next steps:

- Katarina meeting with Weiman and Lamphere in early- to mid-May to review several plans they're drawing up based on the square footage we submitted to the Tom Leitz for sharing with W and L.

8. Discussion about roles/appointments/bylaws for committee members

Last review and modifications were in 2022. Good timing to revisit, especially with Frank Spaulding completing his three terms soon.

Next steps:

- Committee members should review and bring input to next meeting.
- May meeting: Come up with a process, timeline and structure for electing officers.
- Consider Length of service of chair and succession plan, e.g., natural selection to Vice Chair or a formal election, and what time of year is optimal?
- Re: ad hoc committees and liaison work – does it serve the committee well?

Roger Clapp: First meeting in May is a good time to elect officers given that it follows when new committee members are appointed by the select board.

9. Next meeting: Tuesday, May 27th

- See Agenda for 5/27/25

5. Adjourn

- a Motion to adopt: Emma
- b 2nd: Brian Cooke

Attachment A
Map of Colchester Recreation Facility

Attachment B
Recreation Center, Adjustment of Square Footage

Recreation Department Program	Existing	Original Proposed	Revised Proposed
lobby		0 shared	1000
Multi-purpose room	1200	0	0
regulation gym with bleachers for 250	0	8000	8000
Gym Entrance	0	450	450
Tickets Concession	0	200	0
Locker rooms (assume 2)	0	1300	1300
Restrooms (assume 2)	100 shared		400
Office (assume 2)	30	400	400
Meeting room	0 shared		200
Classroom/Clubroom (assume 2)	0 shared		1200
Kitchenette	50 shared		165
Storage	50	600	600
Pool Check-in	100	375	
Subtotal Rec Department program	1530	11325	13715

Senior Center Program	Existing	Original Proposed	Revised Proposed
lobby		0 shared	shared
Multi-purpose room / Dining	1200	1800	0
Exercise room	0 fitness gym		0
office	100	150	0
Meeting room	0 shared		0
Kitchen	500	1000	0
Serving Area	200	400	0
Food storage/pantry		500	0
Storage		200	0
Cooler/Freezer	80	150	0
Freezer	80	150	0
Classroom/Activity Room	0 shared		0
Sash Office	150	150	0
Restrooms (assume 2)	200	200	0
Subtotal Senior Center Program	2510	4700	0

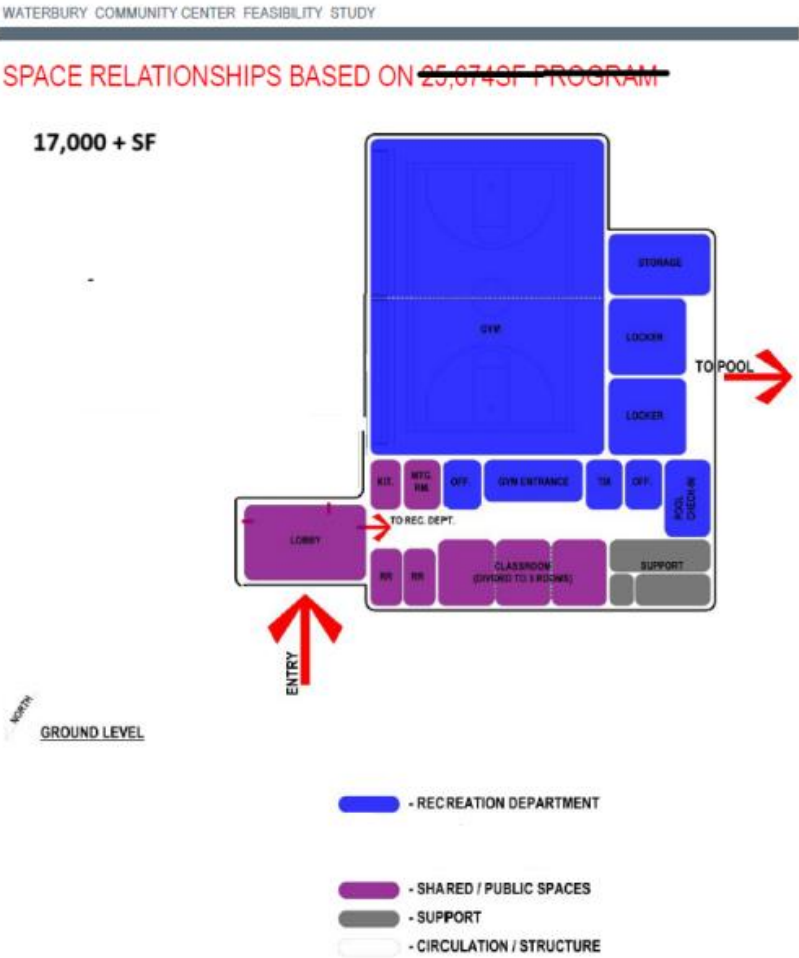
Children's Room Program	Existing	Original Proposed	Revised Proposed
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lobby	0 shared	shared	
Activities room	600	1000	0
Meeting room	0 shared		0
Kitchenette	0 shared		0
Office	0	150	0
Restrooms (assume 2)	100	200	0
Storage	60	200	0
Subtotal Children's Room Program	760	1550	0

Shared / Public Spaces	Existing	Original Proposed	Revised Proposed
lobby	0	1000	0
Restrooms (assume 2)	100	400	0
Meeting room	0	200	0
Classroom/Fitness/multi (divideable)	0	1200	0
Kitchenette	50	165	0
Subtotal Shared / Public Spaces	150	2965	0

Summary	Existing	Original Proposed	Revised Proposed
Subtotal Rec Department program	1530	11325	13715
Subtotal Senior Center Program	2510	4700	0
Subtotal Children's Room Program	760	1550	0
Subtotal Shared / Public Spaces	150	2965	0
Total	4950	20540	13715
net to gross (25%)		5135	3428.75
Grand Total		25675	17143.75
Change of SF			-33%

Attachment C
Square Footage



Attachment D
Recreation Committee Memo

Waterbury recreation facility - proposed adjustments to preliminary program

This memo summarizes the conclusions of the Waterbury recreation committee over several months of discussion and conversations with community partners regarding potential changes to the program for the proposed recreation facility for Anderson fields.

Executive summary

The recreation committee recommends adjustment of the program for the proposed facility downward by approximately 33% square footage to accommodate the current and expanded co-located programming only for the Waterbury recreation program.

This downward adjustment of square footage was achieved by recognizing that the proposed Senior Center and children's room program initially incorporated with the design would still be better delivered from their current locations.

The recreation committee also recognized that the proposed 250-person seating for the gym space was likely not worth the investment.

The recreation committee also proposes the exploration of the construction of two separate structures, the programming area for the recreation program and an athletic Fieldhouse/gymnasium that would meet (or possibly exceed for similar cost) the role of the current proposed 8000 square foot gym.

The recreation committee is concerned about the condition of the pool and if the ultimate replacement of that pool would be better planned if it was done in conjunction with the rec center as part of a broader design for a recreation campus that serves Waterbury currently and future generations.

Background and process

Over the course of several months the recreation committee invited community partners and organizations to share with the committee their visions for the Recreation Center and also potential uses and or unmet needs of the current design.

These deliberations are captured within the minutes of the recreation committee as preserved on the town website.

Community groups included but we're not limited to representatives from the Senior Center, the children's room, youth soccer, capital soccer, etc.

Detailed conclusions and recommendations

Following conversations with the various user groups it was determined that even though organizations like the Senior Center and the children's room would not be located at the center, the Recreation Center could still provide critical recreational opportunities through these organizations' use of the facilities targeted programming.

It is also concluded and recommended that if possible and is dictated by the site that space and design could be preserved for potential addition to the structure at a later date. Initially this concept for expansion could be to address these groups. However, it is hard to predict just what service might be required later, but the preservation of space for expansion would be a wise decision regardless.

The gymnasium is viewed as a significant asset to the recreation inventory for the town and the region, however its co-location with the recreation program could be viewed as somewhat conflicted. Additionally, it might be more expensive space if constructed in concert with a more substantially constructed building housing the recreation program. Therefore the committee recommends exploration of the concept of a separate "Fieldhouse" that would host much of the same function of gymnasium but perhaps with more flexibility than a facility embedded with the Recreation Center programming. This could also provide more flexibility for construction phasing and funding, perhaps making substantial portions of the project more eligible for grant, sponsorship, school/education, or even regional partnership funding.

Regardless of the format of this open gymnasium space it was concluded by the committee that the inclusion of spectator seating to the degree it was proposed would not be a wise use of construction resources. The committee questioned the capacity of the proposed parking, or even the demand for such seating to warrant the expense. Athletic user groups were clear that what was needed is practice space and just general space for youth and all citizens to be active.

The committee has no conclusions regarding the potential layout for the site under the new program. However, the committee is concerned regarding the current condition of the pool and the potential imminent need for a replacement or rehabilitated facility. This simultaneous need for upgraded recreation facilities provides a unique opportunity to develop the site from a nearly blank slate. This will reduce the need to make concessions for the current facilities. The tennis courts are the only significant investment that couldn't or shouldn't be moved to accommodate the new program. All other elements could either be relocated or are so near end of life to justify their replacement.

The attached square footage summary shows that through the recommendations detailed above there is a reduction of vertical construction square footage by 33%. While this is substantial, it does not represent a one for one reduction in cost. A design firm would have to provide new costing based on a new conceptual design.

Next steps

The committee supports hiring a design or planning firm to develop new conceptual plans based on the recommendations above and consider what a pool replacement could do to the site design.

While the committee is beginning work considering the future of a pool facility, such a study of the future of the pool may require assistance similar to what was accomplished for the rec center including public input coordination and conceptual iterative design. It may be more economical to combine these efforts. If that is not possible, instructions to the firm to consider options for pool space might be sufficient to move the rec center project forward.