



53 RIVER STREET MASTER PLAN COMMITTEE

MEETING MINUTES

MARCH 3, 2020

7:00 PM

ACTON RECREATION CENTER, 50 AUDUBON DRIVE

Present: Peter Berry, Bill Klauer, Stephanie Krantz, Peter Hocknell, Lou York, Bill Alesbury, David Martin (BoS), Matthew 'Selby' (Staff).

Absent: Don Boyle.

1. Opening

Chair Peter Berry called the meeting to order at 7:00 p.m.

2. Regular Business

- A. A quorum is present.
- B. Citizens' Concerns – none.
- C. Andie Greene and Jim Murac from Milone & MacBroom (MMI) provided an update to the committee. Next steps for the project include:
 - a. Flag the wetlands and downstream channel.
 - b. Determine the full limits of the upstream impoundment in order to obtain permits.
 - c. The extent of land under water plus the adjacent land needs to be delineated.
 - d. Survey and collect data on the upstream MBTA bridge abutments and the "Hannon bridge" abutments.
- D. Discussion continued regarding the stone piers below the dam (including determining the maintenance costs necessary if they are to be left in the river), reuse of stone, and the projected extent of dam removal. The storage building is roughly half cantilevered over the river; the other half is likely placed on slab over fill.
- E. Bill Alesbury asked how many permits will be required. It is projected that at least a MEPA application, 401, Chapter 91 dredge, 253 dam alteration, Notice of Intent, 404, plus Historic District Commission. The NOI for building demolition is on a separate permit track versus the dam removal. It is projected that a waiver of full environmental impact report will be requested.



- F. A kickoff meeting with the coordinator of the MVP dam removal grant is required (Michelle Rowden). The contract was signed on 03 March 2020. A meeting with the DEP, MEPA, Army Corps of Engineers, Office of Dam Safety, Michelle, MMI, and Selby will hopefully take place by the end of March, with plans to be submitted by June. MVP funds need to be spent by 30 June 2020.
- G. Estimates that permitting and work will take less than 18-24 months. Could be as few as 6 months for a permit. In terms of limits that could impact the work itself, try to avoid the high flow season (summer or winter are typically ok).
- H. The grant coordinator wanted to know if we'll apply for the next round of funding. The answer is "yes"; this will get us to 60% design. Dam & Seawall grants could fund all of it.
- I. Summer of 2021 is likely the earliest construction could begin.
- J. Excavator and demolition hammers to be used; dam removal itself should take less than 1 month. Likely 2 months' worth of work total.
- K. Scope of work includes grading and reseeding both sides of the river; construct new stream channel, restore / vegetate disturbed areas.
- L. MMI has a landscape architect on staff.
- M. Selby will provide MMI with the concept designs prepared by the Conway School of Landscape Design students.
- N. Plan is to reduce the extent of concrete paving, eliminate the earth pile on River Street, and determine whether the brick gatehouse can be preserved (is it structurally safe?).
- O. The question was posted whether we need to go back to FEMA after the dam is removed. The comment was made that recently they have wanted to see the projects once complete.
- P. MVP grant monthly report was prepared by Selby. The oil tanks were removed, hazardous materials assessed, and the structural engineers visited the site on 02 March 2020 to prepare the demolition sequence for the block building. Should have the report in a couple of weeks.
- Q. Selby applied to the HDC for the coal shed and block building demolition. Will then file NOI with Conservation Commission and post for bids. It is believed the septic tank(s) is(are) under the pavement with a PVC pipe leading to the leaching field. If there is a septic tank, it will need to be crushed and filled in. Selby to see whether there are septic files for the property.



- R. **Letter to neighbors abutting the dam:** Still needs editing. Town Hall Room 204 is not available on 05 May 2020; will hold meeting at 50 Audubon Drive building instead and invite abutters to attend.
- S. **HDC application & public hearing:** Application was filed. David Honn asked for additional information which Selby provided. Public hearing scheduled for 30 March 2020 (possibly hold the Con Com hearing the following week).
- T. Discussion occurred regarding whether the abutments should be removed. Bill Klauer prefers to keep them for historic significance. If the final design is to be a park, the public will want to interact with the stream. These could become an “attractive nuisance” and potential safety risk. The question will be raised with the HDC for input and discussion.
- U. Next meeting scheduled for April 28.
- V. **Approval of minutes from 04 February 2020:** Moved by Bill Alesbury, seconded by Peter Hocknell. Unanimous approval by voice vote.
- W. The committee’s presentation to the CPC received positive feedback; \$120,000 was approved to go to Town Meeting.
- X. CPC needs to be provided an update as to the \$75,000 spend during 2019. Selby will take care of this.
- Y. Motion to adjourn moved by Lou York, seconded by Peter Hocknell. Unanimous approval by voice vote.

Documents and Exhibits Used During this Meeting:

- Meeting Agenda for March 3, 2020 committee meeting
- Draft minutes from the February 4, 2020 committee meeting
- Draft letter to abutters
- Milone & MacBroom site plans