



53 RIVER STREET MASTER PLAN COMMITTEE

MEETING MINUTES
OCTOBER 17, 2023
7:00 PM
Virtual Meeting

Present: David Martin, Peter Hocknell, Bill Klauer, Bill Alesbury, Stephanie Krantz, Lou York, Andy Magee (Project Consultant), Mike Gendron (Town Conservation Agent).

Absent: Ilana Liebert.

1. Opening

David Martin called the meeting to order at 7:00 PM via a virtual meeting with no committee members in physical attendance and broadcasted via Zoom.us virtual meeting platform.

2. Regular Business

- A. A quorum is present.
- B. Notes from the chair – none.
- C. Resident concerns – none.
- D. Status of project from Mike Gendron:
 - Asbestos, lead, and arsenic have been detected in soil samples at the site. The asbestos appears to be located predominantly in the area of the burnt down former mill building. A remediation plan is currently being developed in concert with licensed site personnel (LSP). Possible solutions include either removal of contaminated soil or capping. A map of the affected areas is on the Town DocuShare (link provided below). In addition, areas of “ABC” (asphalt, brick, concrete) believed to be stored by Lazaro on the site, need to be taken care of.
 - Additional quantitative soil test results for lead and arsenic levels should be received early next week. All remediation plans will require approval by the state’s department of environmental protection (DEP).
 - Good news is the areas mostly affected by this discovery require mostly grading. Work on other aspects can continue, such as the channel restoration, final pieces of the dam removal, etc. Overall project timeline remains on track.
 - The additional costs for LSP, MBTA bridge scour protection, and any contaminated soil disposal have yet to be determined and will be based on the final approved plans.



Typically a 3' cap of clean soil is needed (provided the LSP and DEP agree). Mike G pointed out there is some funding in the contingency budget.

- The town historic district commission (HDC) has not yet voted on the Certificate of Appropriateness for the remaining park elements (that have not been voted on to date).
- Fort Pond Brook is now flowing down the main channel. SLR will be coming to the site tomorrow to check the flow status.
- Some of the granite slabs onsite will be repurposed for the scour protection or for the eco walls onsite.
- It appears Lazaro dumped asphalt on the site in the form of repeat paving; in some places the pavement was feet thick. This will need to be carted away.
- The dam itself has been reduced to its final footprint.
- Earth movement for the earthen parts of the dam is underway (areas that were initially sandbagged during periods of high water in case of erosion). This material can potentially be used for filling purposes onsite.
- By next meeting, the committee should have an answer from LSP re: plan / approach to remediate, as well as the lead and arsenic test results.

E. Approval of the minutes from the 27 SEPTEMBER 2023 committee meeting: Motion to accept made by Bill Alesbury and seconded by Lou York. Voting took place via role call:

Peter Hocknell – Aye

David Martin – Aye

Bill Klauer – Aye

Bill Alesbury – Aye

Stephanie Krantz – Aye

Lou York – Aye

F. This committee's next meeting is tentatively scheduled to take place virtually on 21 NOV 2023.

G. Motion to adjourn was made at 7:26 by Peter Hocknell and seconded by Bill Alesbury.

Voting took place via role call:

Peter Hocknell – Aye

Bill Alesbury – Aye

David Martin – Aye

Bill Klauer – Aye

Stephanie Krantz – Aye

Lou York – Aye



Documents and Exhibits Used During this Meeting:

- Meeting Agenda for 17 OCTOBER 2023
- Draft minutes from the 27 SEPTEMBER 2023 committee meeting
- https://doc.actonma.gov/dsweb/Get/Document-88830/855078_00073428_042020230325_7421_Plans%204.pdf