



53 RIVER STREET MASTER PLAN COMMITTEE

MEETING MINUTES

MAY 21, 2020

7:00 PM

Virtual Meeting

Present: Peter Berry, Bill Klauer, Stephanie Krantz, Peter Hocknell, Lou York, Bill Alesbury, Don Boyle, Matthew ‘Selby’ (Staff), Jim Murac (Milone & MacBroom).

Absent: None.

1. Opening

Peter Berry called the meeting to order at 7:05 PM via a virtual meeting with no committee members in physical attendance and broadcasted via Zoom.us virtual meeting platform. He then read the guidelines for a virtual meeting.

2. Regular Business

A. A quorum is present.

B. Citizens’ Concerns – none.

C. Jim Murac from Milone & MacBroom (MMI) provided an update to the committee:

- a. Work is on track with the Environmental Notification Form (ENF) filing with the Massachusetts Environmental Policy Act Office (MEPA). A 30 May 2020 filing is anticipated, with a draft likely available the week of 25 May 2020.
- b. The scour assessment of the MBTA bridge masonry found upstream from the 53 River Street dam had been on hold, due to Covid-19. It was finally surveyed on 21 May 2020. Jim Murac reported that some scouring was noted on one of the railroad bridge abutments and that countermeasures will likely be needed.
- c. Incorporating feedback from the Historic District Commission, a revised park design was offered and discussed. This revised design includes keeping more of the stone walls and site features.
- d. It is anticipated that the Town’s Notice of Intent (NoI), as well as notification to the DEP, Office of Dam Safety, Army Corps of Engineers, HDC, and Archeology Commission will all take place in June. Permitting should take 1-2 months to complete.



- e. Grant funds and Community Preservation Act (CPA) funds are likely to be sought to cover the removal of the site buildings.
- f. It was suggested that the application be revised to use a NOI for the dam demolition and a separate NOI for the creation of a park (a 2 permit approach).
- g. Submission of a preliminary park design to the HDC can allow for the necessary State and Federal permit applications to proceed.
- h. The MEPA and MVP grant contacts were provided with the preliminary park design. Should be sufficient for the environmental filing piece.
- i. Peter Berry asked whether the final park design is out of the MMI scope of work. The answer provided by Selby and Jim was 'no', as we are at the 60% design stage now.
- j. A future public forum will be held regarding the final park design.
- k. MMI's current scope is 100% focused on removing the dam. In terms of the park design, permitting agencies will need to see what the dam removal and stream restoration will look like and then permits will be required in order to obtain necessary funding. Potential sources include MVP, Dam & Seawall, and DER grants.
- l. The MMI contract can be amended to 100% of the park design, then the public's input and comment can be sought at forums.
- m. A Certificate of Appropriateness is needed; this committee will need to come back to the HDC for the final park design approval.
- n. The current design cost estimate stands at \$1.4M and includes the dam removal, demolition of the site buildings, site improvements, and the park.
- o. Bill Alesbury said he really wants input into the park design. Don Boyle commented that this is a starting point. Lou York indicated that in his experience, one typically stays with the firm who prepared the preliminary design; if you change firms, you end up paying for another preliminary design again.
- p. Selby applied for a MVP grant extension to 30 June 2021. Otherwise we would need to surrender the grant at the end of this fiscal year.
- q. Jim Murac detailed the permit timeline. Currently we are at 60% design. On 29 May 2020, the ENF will be submitted. A preliminary meeting with MEPA suggests this is ok.
- r. Selby indicated it is preferable to bundle the building demolition with the dam removal.
- s. Town Meeting is scheduled for June 29. Should the CPA budget be approved, funds will be available immediately thereafter. At that point, either MMI's landscape architect or another firm's can be considered to bring the design to 100%.
- t. Once permits and funding are obtained, the decision can be made whether to amend MMI's scope of work and move to 100% design, following public input, or a RFP will be submitted instead.



- D. The Erikson dam Emergency Action Plan (EAP) just came out. Lou York asked whether MMI has seen a copy of it yet. What is interesting is that typically an EAP is only required if a dam is deemed a hazard. Is this the case?
- E. The draft letter to dam property abutters was discussed. A public forum for this is on hold due to the Covid-19 pandemic. MMI will attend once it is possible to schedule. It makes sense to wait until final permits are issued in case any design changes are necessary between now and then.
- F. Selby has already sought feedback from the HDC and the Conservation Commission (ConCom) regarding the site plan. This was necessary because MEPA needed an idea on the plan for the project, for example, to ensure a commercial building would not be built on the site. Ecological restoration from filling in the site raceway was an early concern of the ConCom. It is hoped that this will be accommodated as part of the greater river restoration design. Any boardwalk design (or similar) likely will have to wait until we have a better idea of what the site will look like once the dam is removed.
- G. The HDC has not held recent meetings or hearings. They should be meeting soon, then we will be able to schedule a virtual public hearing for the project. If this is possible, the committee will coordinate to all try and attend. It is estimated the ConCom hearing for the project will take place in July.
- H. Peter Berry's Board of Selectmen's term ends on 29 Jun 2020. It is anticipated David Martin will replace Peter Berry as the BoS member, which is required per the committee's charge. The committee thanked Peter Berry for his service.
- I. Approval of the 03 MAR 2020 meeting minutes: A motion to approve was made by Lou York and seconded by Don Boyle.
Lou York – Aye
Peter Hocknell – Aye
Stephanie Kranz – Aye
Don Boyle – Aye
Bill Alesbury – Aye
Bill Klauer – Aye
Peter Berry – Aye
- J. The next meeting for this committee is TBD.
- K. A motion to end the meeting was made at 8:15 PM by Bill Klauer and seconded by Don Boyle.
Lou York – Aye
Peter Hocknell – Aye
Stephanie Kranz – Aye
Don Boyle – Aye



Bill Alesbury – Aye
Bill Klauer – Aye
Peter Berry – Aye

Documents and Exhibits Used During this Meeting:

- Meeting Agenda for May 21, 2020
- Draft minutes from the March 3, 2020 committee meeting
- 2020-05-18 PD Plans River St.pdf
- 2020-05-19 60_ Cost Opinion.pdf
- 2020 Remote Meeting Guidance for Virtual Meetings.pdf