



## 53 RIVER STREET MASTER PLAN COMMITTEE

### MEETING MINUTES

FEBRUARY 15, 2022

7:00 PM

Virtual Meeting

**Present:** David Martin, Peter Hocknell, Lou York, Bill Klauer, Bill Alesbury, Ilana Liebert, Don Boyle, Stephanie Krantz, Andy Magee (project manager).

**Absent:** None.

### 1. Opening

David Martin called the meeting to order at 7:01 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. **Grants update:** 1) A grant was filed for dam repair/removal with the Massachusetts Executive Office of Environmental Affairs for \$1M on 02 FEB 2022. We expect to hear more in 4-6 weeks. 2) A letter of interest was submitted to Massachusetts Municipal Vulnerability, and a brief meeting was held on 14 FEB 2022 to ask questions and comment on the application. The amount asked for is \$500K-\$750K. The challenge here is that in order to be awarded this second grant, all permits must be in hand. This puts the hope of construction during the summer low water period at risk. The Town will have to fund 25% of the cost of the project. Current estimates are at \$1.7M; this estimate is considered to be on the low side given quotes are ~2 years old at this point. These costs include some of park construction costs too (tailrace estimate, environmental monitoring, brush removal, parking lot, major earth movement, grading) – does not include park benches, bike locks, water fountain, other amenities. It is understood that brush and debris in front of the dam will be removed as soon as the water level decreases to allow for the work. Permits are not believed to be required for this, as it is for maintenance/repair. Northern Tree has been awarded the bid.



- E. **Andy Magee's CPA presentation:** Consists of 2 requests in 1 application for a total of approximately \$182K. \$128K earmarked for tailrace preservation work (wasn't in original cost; as this was going to be plowed over). The remaining funds for the required archeological monitor who will be on site during any excavation. The CPC has received \$3M worth of requests and only has \$1.5M budgeted. If required to trim back, we can ask for full funding of the archeological monitoring aspect, perhaps some portion to be dedicated to the tailrace work. A draft memorandum of understanding (MoU) for this is being prepared by Gray & Pape. Andy hopes to submit to Mass Historic Commission who will then have 10 days to review, which will then be folded in by reference to the MoU. Then Acton Historic Commission needs to sign off conceptually, then submit with Army Corps of Engineers' application.
- F. **Landscape Design:** Hired Dennis Dale to take previous plans and craft the park design. Comments were provided regarding such items as grading, and a revised plan was presented. Some key aspects include:
- Parking lot moved more to the east; size reduced from 13 > 10 spaces (1 handicapped). This eliminates set of stairs which was an issue for handicap access.
  - Sidewalk – transportation advisory folks met; will tie into whatever final design occurs. Similar to Arboretum sidewalk (not right on the road).
  - Rest Stop at Mill Storage House at building outline. Bike stands, plaques, possibly water fountain.
  - Paths are handicap accessible.
  - Sidewalk would be paved. Parking lot and paths possibly permeable.
  - ½ the park will be in the flood plain; suitable path materials will be required.

Bill Alesbury and Stephanie both like the design; expressed interest to see design all the way to the boundary of the parcel. Andy stated that full parcel design is probably not to be funded in this early stage. A “Friends” model for park maintenance / support volunteers likely needed here, similar to the Arboretum.

Ilana asked regarding future of existing trees or will be new plantings? TBD; Andy to ask Dennis Dale. She asked about the river height represented in the design? It is not entirely clear, but Andy estimates it is probably representing high water, given the flow at low flow is ~1 cubic foot / second. There will be a deeper channel in the center.

David asked regarding “natural shrub planting” – would be preferable to have benches or at least be somewhat open so folks can enjoy the direct riverfront access. Also, the retention trench as currently designed will need a culvert or bridge. SLR working on moving the basin accordingly; likely shallow basin needed. We are bound by the ConCom regarding development at the river's edge.

- G. Approval of the minutes from the 21 DEC 2021 committee meeting: Motion to accept made by Don Boyle and seconded by Bill Klauer. Voting took place via role call:  
Peter Hocknell – Aye  
David Martin – Aye



Lou York – Aye  
Bill Klauer – Aye  
Bill Alesbury – Aye  
Ilana Liebert – Aye  
Stephanie Krantz – Aye  
Don Boyle – Aye

H. This committee's next meeting is currently scheduled to take place virtually on 15 MAR 2022.

I. Motion to adjourn was made at 8:05 by Don Boyle and seconded by Peter Hocknell.

Voting took place via role call:

Peter Hocknell – Aye  
Lou York – Aye  
Bill Klauer – Aye  
Bill Alesbury – Aye  
David Martin – Aye  
Ilana Liebert – Aye  
Stephanie Krantz – Aye  
Don Boyle – Aye

**Documents and Exhibits Used During this Meeting:**

- Meeting Agenda for 15 FEB 2022
- Draft minutes from the 21 DEC 2021 committee meeting
- 53 River Street Schematic Landscape Plan 02-04-2022-DD Inc