

West Concord Advisory Committee,
a subcommittee of the Planning Board
March 1, 2017

Pursuant to notice duly filed with the Town Clerk, a meeting of the West Concord Advisory Committee (WCAC) was held at 7:30 p.m. in the Clock Tower Room at the Harvey Wheeler Community Center.

Members present:

Steve Irza, Chair
Peter Baty
Jeff Collins
Pete DeRosa (arr. 8:10)
Burton Flint
Kathryn Garcia
Carlene Hempel

Members absent:

Don Detwiler
Mike Nowicki

S. Irza called the meeting to order at 7:31 p.m.

Item No. 1: Approve Minutes

February and January 2017 minutes were approved 6-0.

Item No. 2: Rideout Playground Ballfield Fence

Concord-Carlisle Youth Baseball had reiterated their interest in retaining an outfield fence for the northernmost ballfield at Rideout as part of the park redesign. K. Garcia recalled that the members of the public had expressed to the Recreation Department a desire to have no fence in this area. Committee members expressed a general interest in openness rather than fencing in the park. CCYB is planning to pursue the conversation directly with the Recreation Department and Asst. Town Manager. K. Garcia will follow that conversation and any changes in the redesign plans.

Item No. 2: Junction Village

C. Hempel reported on recent efforts to design a path in the open space portion of the Junction Village lot. Activity is motivated by 1) sense previously expressed by WCAC and members of the public that CHDC would need to offer a plan for use of open space as part of affordable housing development plan and 2) CHDC request for volunteers to assist with a design. C. Hempel walked the site with Christa Collins of Sudbury Valley Trustees, Joan Ferguson of Concord Land Conservation Trust, and Delia Kaye of NRC. C. Collins and J. Ferguson are trained as landscape architects and all have experience in open space recreation planning and ecological management.

The group will prepare a plan suggesting a path and identify priorities for invasive species control. Funding request for Junction Village may include additional \$50k for open space design and management. C. Hempel reported that the design conversation has incorporated comments gathered through previous public input process. There is a hope that trail construction could be completed by equipment on-site during building construction.

Item No. 3: Mural at 'Twin-Teacakes' Plaza

C. Hempel reported that a Request for Proposals (RFP) has been distributed to artists. The town has received a grant of \$5,000 from the Massachusetts Cultural Council to fund this work. The work needs to be completed by June 30, 2017. A member of the public indicated the need for funding and 'ownership' to care for the mural. J. Collins reported on a conversation with Bill Renault of CPW, reminding WCAC that the mural project will need to be coordinated with planned development of this plaza area during summer of 2017. C. Hempel will discuss with Mr. Renault.

Item No. 4: WCAC Open House

The Open House is scheduled for May 10, 5:30-7 p.m., at Harvey Wheeler Community Center. The event will include a 'poster session' in the smaller meeting room from 5:30-6 and a Q&A session with town officials. Chris Whelan (Town Manager), Marcia Rasmussen (Planning), and Ryan Kane (Recreation) have agreed to participate. Rich Reine (CPW) is unavailable but will send a representative. WCAC will provide panelists with a shortlist of topics for discussion. P. DeRosa will elicit questions from the public via social media. Questions beyond these topics will also be allowed.

Item No. 5: Town Meeting Warrant Articles

Committee members agreed to express support for the following articles:

- 29 - CPC funds for improvements at Rideout Park
- 36 - Zoning bylaw amendment defining realtor as a professional office
- 40 - Tree bylaw

S. Irza will be prepared to speak in favor of Article 36. The committee concluded that no comments were necessary on the following articles:

- 23 - Acquisition of 55 Church Street
- 31 - Bruce Freeman Rail Trail easements
- 32 - Beharrel Street easements

The committee came to no conclusion on Article 30 and will continue the discussion at the April meeting.

Item No. 6: Committee Reports:

Town Manager - C. Hempel offered the following updates:

- Proposed purchase of 55 Church Street -- Will house town human services staff. The building will have meeting space for committees, etc.
- West Concord Fire Station -- Temporary quarters have been set up in the MBTA parking lot. Town has been told that station will be fully renovated by June 1. Renovation will add overnight capacity so that West Concord ambulance is staffed 24/7.
- Bruce Freeman Rail Trail -- A "Notice to Proceed" has been issued by MDOT to the project contractor DW White (same contractor who did the Crosby's Corner project) for Phase 2C of the project (the Concord segment). A pre-construction meeting has been set for 3/23, and work is expected to begin in early April. Also, MDOT appears to have come up with the additional funding needed to provide 100% design of Phase 2B (the bridge over Route 2 that will connect the Acton section with Concord).
- Pedestrian Bridge Over Assabet Near West Concord Depot -- GPI Engineers have completed the "Study for a Pedestrian Bridge Over the Assabet River," which identifies 4 potential locations for a pedestrian bridge. The bridge would be expensive (\$2.0 to \$3.6 million), but this study gives us an important starting point.
- Rideout Playground Improvements -- hope to begin work this coming spring. The work includes relocating the parking area and completing a pedestrian loop around the park.
- Mandriolli Property -- A developer actively looking to do a Planned Residential Development on the property at 1053 Main Street, although no plans have been submitted.

Planning Board - B. Flint reported recent conversations regarding Junction Village with continuance to next meeting. Has been preliminary conversations about a multi-town bus service possibly including adjacent towns such as Maynard and Acton.

CPW - J. Collins reported conversation with Bill Renault giving timing for work at Twin-Teacakes Plaza: RFP is currently posted, bids due March 17, hoping to contract in April, expect construction during school vacation (July - August), construction complete by September, plantings complete in October.

Social Media - P. DeRosa has posted the call for artists for the mural project.

NRC, Recreation, Building Department - no updates

Public Comment

A member of the public inquired as to status of a pedestrian bridge across the Assabet River. Members reported that a feasibility study has been completed and efforts will continue to pursue funding for design and construction. There is currently no specific timeline for completing a bridge.

ADJOURNMENT:

The meeting was adjourned at 9:00 p.m.

NEXT MEETING:

The next meeting will be held April 5, 2017.

Respectfully submitted,
Jeffrey Collins

Minutes approved on: 5 April 2017