

**Junction Village Open Space
Task Force
Meeting Minutes
January 6, 2022
Online Zoom Video Session**

Pursuant to a notice and agenda filed with the Town Clerk, the Junction Village Open Space Task Force met at 5:00 p.m. on January 6, 2022, and held a virtual online public meeting via <https://zoom.us>.

Members present: Christa Collins, Sue Felshin (clerk), Carlene Hempel (chair), Harry Bartlett, Steve Irza.

Also present: William Murray, PLACES Associates; Peter Lowitt, liaison from the Concord Housing Development Corporation (CHDC); Elizabeth Rust, Director, Regional Housing Services Office (RHSO); Linda Escobedo, Select Board liaison

The meeting was called to order by Carlene Hempel at 5:01 p.m.

Minutes:

Prior meeting minutes to be approved at the next meeting.

Status of concept plan:

The Task Force received a few more letters of support, from the Historical Commission, the Wild and Scenic River Stewardship Council, and the Natural Resources Commission.

The Chair noted that the most recent December rendering of the concept plan meets conditions set by the NRC. Further changes to the concept plan will cost money. The path is now outside of the 50 foot buffer zone. The river overlooks remain inside of 50 foot zone but are smaller. Plinths are outside of the 100-foot zone per NRC request.

Discussion included: Having overlooks requires ongoing maintenance of vegetation. If existing significant trees are in the way of an overlook, we can move the overlook. Kiosks are outside of the conservation restriction and are a possible location for public art. It's not worth putting plinths by the south kiosk – would have to cut trees down. Art could be placed along the bikeway similar to last summer. The Task Force doesn't have to be precise as to where art is displayed, just keep it out of the 200-foot buffer zone area along the path. Mr. Murray noted that this is a concept plan; the Task Force can move things around in the design document. He suggested that the Task Force stay general for Town Meeting. He noted that small changes at this time are OK and that once matters proceed gets to design documents, it is expensive to make changes.

Request from the NRC for flagging and a site walk:

Ms. Rust noted that flagging is expensive. She reported that the residential project is delayed. Construction cost increased so much during COVID, project delayed because not closed. Open items not resolved. Nine months to close once they're ready.

Discussion included: The NRC specifically requested flagging. Perhaps GPS drawings could show where things are (instead of flagging).

Ms. Rust was asked what would happen in case of delayed construction. She answered that the Task Force is not operating in a vacuum –it is waiting for the residential component. Mr. Murray noted that Phase 1 of the Task Force's plan is independent and does not rely on Grantham.

Strategizing for upcoming public forum:

The Task Force discussed scheduling for a second public forum and a site walk. Discussion included: Public Forum is proposed for February 10. The site walk would ideally be held before the public forum. More people would attend if held on a weekend.

The Task Force decided to plan the site walk for January 29th with February 5th being a snow date.

[Mr. Bartlett left the meeting at 6pm.]

Ms. Rust suggested that the Task Force focus on phasing for the public forum.

Next meeting:

The Task Force should have one more meeting before Site Walk. The next meeting is scheduled for Thursday, January 27th.

Adjournment:

Upon a motion duly made and seconded, the Task Force adjourned at 6:09pm with all voting in favor.

Submitted by Steve Irza