

COMMUNITY PRESERVATION COMMITTEE

Public Meeting Minutes

October 23, 2018

7:00 P.M.

Harvey Wheeler Community Center
1276 Main Street

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held in the Auditorium at the Harvey Wheeler Community Center at 1276 Main Street at 7:00 P.M. Committee members Terri Ackerman, Dee Ortner, Peter Ward, John Cratsley, Hester Schnipper, Judy Zaunbrecher, Tom Kearns and Melissa Saalfield were present. Senior Planner, Heather Gill was also present.

Ms. Ackerman called the meeting to order at 7:03 p.m.

Old Calf Pasture Habitat Restoration

Delia Kaye, Director of Natural Resources, presented the proposed project for the continued removal of the invasive species glossy buckthorn, in an effort to protect the largest population of the state listed Britton's violet at the Old Calf Pasture. Ms. Kaye reviewed the past treatment areas and the past CPA funding allocations for this project. Ms. Kaye explained that she has researched other funding sources, but that it is hard to find funding opportunities for rare species. Ms. Kaye explained that the violet was found in 1992; and that the 2016 report indicated that it was the highest population of the violet, which showed that the treatment of the buckthorn was working. Ms. Zaunbrecher asked why mowing isn't sufficient. Ms. Kaye stated that the meadow is too wet to mow more than twice per year, and that it would need to be mowed eight to twelve times per year in order to keep the buckthorn at bay. Ms. Zaunbrecher asked when the buckthorn was identified as an invasive species. Ms. Kaye stated that it was identified at the turn of the century. Ms. Zaunbrecher asked if the buckthorn would return immediately if left untreated. Ms. Kaye indicated that it would return. Ms. Zaunbrecher asked when the treatment would be lessened. Ms. Kaye explained that eventually the treatment would not need to be as extensive, and that removing them from the wooded area of the pasture would eliminate the major seed source. Ms. Saalfield asked if she will be coming back next year for more funding and why the town does not have a line item in the budget for this. Ms. Kaye stated that she does not intend to come back to CPC for more funding for this project and that the town does not have this in their budget. Mr. Kearns asked if this was the most acute location of an invasive species on town conservation land. Ms. Kaye stated that it is not, but that protecting the violet is a priority. Ms. Ortner asked what the value of the project is. Ms. Kaye explained that the value is intangible, and that there is value in the biodiversity that this land provides. Ms. Ortner asked if the violet can be transplanted. Ms. Kaye stated that you would need permission from the state, and that it can be difficult to transplant. Ms. Ackerman asked how many violets there are. Ms. Kaye stated that there are approximately 2,600 plants. Lori Gill-Pazaris, of 1376 Old Marlboro Road, asked about hand pulling the buckthorn. Ms. Kaye stated that they cannot be hand pulled at this state due to the intertwined root system.

Heywood Meadow Stone Wall Extension

Ms. Kaye presented the Heywood Meadow Stone Wall extension project which includes the replacement of the bollards at the intersection of Heywood Street and Lexington Road with approximately 70 feet of fieldstone wall. Ms. Saalfield stated that she believes this is

a fantastic project. Ms. Saalfield asked if this would be the last CPA request for funding at Heywood Meadow. Ms. Kaye stated that it would be the last request for hardscaping. Ms. Saalfield asked about the wood posts alongside the meadow. Ms. Kaye stated that those were placed to keep people from driving into the meadow, and explained that the posts can come and go easily. A committee member asked about the matching funds for the project. Ms. Kaye stated that the permitting would all be done in house, and that the bid documents and drawings would be done by Stan Lux. Ms. Ortner asked about the open Heywood Meadow CPA funded project. Ms. Kaye explained that that project is an ongoing invasive species removal project. Ms. Zaunbrecher asked what impact there would be by not funding the project this year. Ms. Kaye stated that there is a disconnect between the two sides of the meadow with the existing bollards. Ms. Joanne Gibson, of the Heywood Meadow Stewardship Committee, stated that the bollards are leaning and will need to be replaced soon. Mr. Cratsley asked what the cost estimate is based on. Ms. Kaye stated that is based on the 2016 wall cost, plus a 10% increase.

Emerson Land Acquisition

Ms. Kaye presented the Emerson Land Acquisition project to the Committee. The project requests funding to purchase a 3.4 acre parcel of land located between the Ralph Waldo Emerson House and the access from Walden Street. The Emerson-Thoreau Amble is located over this parcel, which includes the Mill Brook. Ms. Kaye explained that the Concord Land Trust has donated \$50,000 towards the purchase, so the CPA request has been reduced to \$150,000. Ms. Kaye stated that there is \$60,000 that may be included in another budget line item towards this land acquisition, but it needs to be approved by Town Meeting. If that were to be approved by Town Meeting, the CPA request would be reduced to \$90,000. Mr. Ward asked about accessibility and awareness of the property. Ms. Kaye explained that the trails committee has made portions of the amble trail accessible, and continues to look for other trail locations in town to become accessible. Ms. Kaye stated that it is not possible to make the entire amble trail accessible. Ms. Ortner asked about Lot 5 and the flood zone boundaries. Ms. Kaye stated that the new property survey showed almost all of Lot 5 in the flood plain. The Committee discussed how the cart path could potentially create access to town owned affordable housing land, which may create opportunities for more affordable housing. Ms. Zaunbrecher asked if the town will still have the farmland farmed. Ms. Kaye stated that they will.

Warner's Pond Dredging Project

Ms. Kaye presented the Warner's Pond Dredging Project, which includes studying the silt material to better estimate the cost of dredging of Warner's Pond. The initial CPA funded study of Warner's Pond, determined dredging to be the most effective way to control weeds and resulting eutrophication, with costs ranging from \$1,000,000 to \$3,000,000 depending on the quality of silt. Ms. Kaye explained that Warner's Pond is a large watershed area of 47 square miles, all of which flows through Warner's Pond. Ms. Kaye stated that 50 cubic yards of sediment is deposited into the pond every year. Ms. Kaye explained that this leads to the pond getting shallower, and more plants. She explained that the project also includes parking lot improvements at the existing boat launch. Ms. Zaunbrecher asked for clarification on where this funding would be going. Ms. Kaye

stated that she has asked the consultant to break down the costs. Ms. Zaunbrecher asked about the existing boat launch and the plans for the Gerow property. Ms. Ackerman asked what projects have priority. Ms. Kaye stated that the south dredge area is more of a priority than the north dredge area near the Gerow property. Ms. Zaunbrecher asked how long the permits are good for. Ms. Kaye stated that they are good for three to five years, and that the NOI is good forever unless there are major changes to the project. Ms. Zaunbrecher asked what will happen to Warner's Pond if it is not dredged. Ms. Kaye stated that it will become more and more marshy, and will eventually fill in. Ms. Ortner stated that she believes that the existing boat launch and parking area improvements are important to show activity on the pond. Ms. Ortner asked about the scope of the 2015 study, where the biggest value of dredging is, and what the long term benefits are. Ms. Kaye stated that the study encompassed a number of areas in the pond.

Expansion and Renovation of the Main Library and the Heywood-Benjamin House

Jeff Adams and Sherry Litwack, of the Library Trustees presented the proposed project to the committee. They explained that the Concord Free Public Library Corporation is requesting funding to preserve the exterior of the Heywood-Benjamin House and to ensure that the new interior spaces comply with ADA accessibility regulations as they relate to bathrooms, corridors, ramps, elevator, and adjacent handicap parking. The Concord Free Public Library acquired the Heywood-Benjamin House at 151 Main Street, with the idea of enlarging the library to meet the growing demand for its services. This project is in relation to the Library's \$8.5 million building project to create new and expanded Children's Center, Teen Zone, workshop, and meeting spaces, as well as enhancing the Special Collections. Mr. Adams reviewed the project plans with the committee. Mr. Adams stated that the library has 900 visitors per day, and that 61% of Concord residents have a library card. Mr. Adams reviewed all the changes to the existing spaces, including the children's room, teen room, event and maker's spaces, commons, and flexible spaces. Mr. Kearns asked about the preservation and accessibility of the house. Mr. Adams explained that the renovation includes changing doorways, hallways, and bathrooms to make them accessible, and the exterior preservation of the house. Mr. Adams stated that the project aspects that qualified for CPA funding under historic preservation totaled over \$700,000; but that they decided \$500,000 was a more realistic request. Mr. Adams stated that this is only 5% of the total project cost, and that \$4.5 million has been raised so far. Ms. Ortner asked about the construction timeline. Mr. Adams stated that the renovation of the house and the addition will take fourteen months, and then they would renovate the interior of the existing library. Ms. Ortner asked about making sure that this project qualifies under historic preservation. Ms. Litwack stated that the Fowler Branch Library received CPA funding for almost the same type of project in the past. Ms. Ackerman asked for a copy of the entire project budget.

Project Update Report

Ms. Gill gave a brief project update report to the Committee, letting them know which projects had invoices paid since the last CPC meeting.

Approval of Minutes

The minutes will be placed on the next meeting agenda.

Ms. Ortner moved to adjourn the meeting. Ms. Schnipper seconded the motion and ALL

VOTED IN FAVOR. The meeting was adjourned at 9:34 P.M.

Respectfully submitted,
Heather Gill, Senior Planner

Minutes Approved on: 12-4-2018

Dee Ortner, Secretary