

COMMUNITY PRESERVATION COMMITTEE

Public Meeting and Hearing Minutes

October 29, 2019

7:00 P.M.

First Floor Conference Room

141 Keyes Road

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held a public meeting and hearing in the First Floor Conference Room at 141 Keyes Road, starting at 7:00 P.M. Committee members John Cratsley, Tom Kearns, Peter Ward, Hester Schnipper, Paul Grasso, Nancy Nelson, Judy Zaunbrecher were present.

Mr. Cratsley called the meeting to order at 7:00 P.M.

Each committee member introduced themselves and what board or commission they represent on the committee.

Gerow Park Improvements, Town of Concord

Kate Hodges, Deputy Town Manager, presented the proposed project to the Committee. Ms. Hodges explained that they have completed the initial planning and survey work, including delineating the wetlands. Ms. Hodges explained that this phase of the project will include the construction of the restroom facility and an ADA accessible path. Ms. Hodges summarized the restroom facility, explaining that it will be a Clivus Composting toilet system with two unisex toilets. Ms. Hodges reviewed the project budget and expenses. Ms. Hodges explained that while the community has stated that they want swimming at Warner's Pond, that is an expensive project that will depend on the dredging project and the construction of a swimming beach area, which would cost about \$1,000,000 alone. Mr. Kearns asked when construction on this phase of the project will begin. Ms. Hodges stated that it is 40-60% cheaper to only mobilize once, and that they need to have more funding allocated to the project before getting bids. Mr. Kearns asked what happens if the contingency drops to 10%. Ms. Hodges stated that any leftover funds would be returned to the CPC to use for another project that will benefit the town. Ms. Zaunbrecher asked what contingency has been needed on past projects. Ms. Hodges stated 20%. Ms. Zaunbrecher asked how the project would be prioritized. Ms. Hodges stated that the restroom facility would be prioritized first, and the accessible pathways would be secondary. Mr. Cratsley asked what the surface of the paths will be. Ms. Hodges stated that they will be concrete and/or asphalt. She explained that pressed stone dust is also an option, but the maintenance is more difficult and expensive.

Mary Hartman, Finance Committee liaison, asked if the request for town funding is in the Town Manager's budget. Ms. Hodges stated that the request is within the capital plan under parks and rec, which is historically within the Town Manager's budget. Linda Escobedo, Select Board liaison, asked if the ADA Commission has looked at this project. Ms. Hodges stated that yes, they looked at this project a few months ago.

White Pond Beach Improvements, Town of Concord

Ryan Kane, Director of Recreation, presented the proposed project to the Committee. Mr. Kane started his presentation by explaining the multitude of health benefits of public parks.

Mr. Kane explained that the original plan from the White Pond Associates was discovered to be far from ADA accessible. Mr. Kane explained that Weston and Sampson have created a new conceptual plan for an ADA accessible path from the parking lot area to the beach. Mr. Kane explained that this new plan would address the access issues as well as stormwater management. Mr. Kane reviewed the project budget and the expenses which have been updated since the application was submitted. Mr. Kearns indicated that this project ranked seventh on the Select Board's priority list. Mr. Kane stated that the property can still be used in its current state, however ADA access is limited. Mr. Cratsley asked what exactly the \$20,000 will be used for. Mr. Kane stated that it will be used for stormwater management, invasives removal and site development/management. Mr. Cratsley asked about the use of the beach. Mr. Kane stated that they sold out of the 600 household passes, allowed guest passes and paid visitor parking, and that they filled the parking lot less than five times this past summer. Ms. Zaunbrecher asked if the property will only be accessible during the summer season. Mr. Kane indicated that the property will be open to the public all year, however it would be a swim at your own risk during the off-season, when there are no lifeguards; and stated that they would not be salting or sanding during the winter, which may impact access. Ryan Orr also stated that the bathrooms are not heated, and will be closed and winterized during the off-season. Ms. Zaunbrecher asked if the beach will be open during construction. Ms. Hodges stated that it would remain open. Ms. Zaunbrecher asked if the property has been deeded to the town yet. Ms. Hodges said yes and no. She explained that the some of the paperwork wasn't filed by White Pond Associates, so they have recently filed it with the AG's office, and it may take a few months to be processed. Ms. Hodges stated that the town is listed as the owner of the property, pending the AG's office dissolving White Pond Associates. Mr. Cratsley asked if the fees collected pay for the maintenance. Mr. Kane stated that the fees pay for the operations of the property and some maintenance.

Buttrick House Gardens Hardscape Rehabilitation, Friends of Minute Man National Park

Nancy Nelson recused herself and left the room.

Kathleen Fahey, of the Friends of Minute Man Park presented the proposed project to the Committee. Ms. Fahey summarized the grant request and explained the historical significance of the gardens. Ms. Fahey explained that the park does not have a gardener on staff, and relies on volunteers and a correctional crew to maintain the gardens. Jill Miller, an intern with the National Park reviewed the different aspects of the project including the rehabilitation of the brick pathways, bluestone paths, concrete stairs, bluestone stairs, granite cobblestone paths, and the North Bridge overlook. Ms. Fahey reviewed the Friend's proven track record of completing successful projects, including, Parker's Revenge in Lexington, which utilized CPA funding. Ms. Fahey stated that they have received three estimates, so they are confident in their budget. Mr. Cratsley asked who would chose the contractor. Margie Brown, Resource Director of the Minute Man National Park, stated that the approval to conduct work [compliance process] is handled by park service staff. She explained that choosing a vendor would be a discussion between the park and the Friends, however, the park would make the final decision. Ms. Fahey stated that the Friends would trust the park's decision on choosing a vendor/contractor. Ms. Zaunbrecher asked who would oversee the project budget. Ms. Fahey stated that the Friends would. Mr. Ward asked about ADA access to the gardens. Ms. Brown explained that much of the garden is accessible, however, the sunken garden is only accessible via stairs. Ms. Brown stated that adding a ramp is not part of this project, however it could be feasible, but would double the cost of the project. Ms.

Brown stated that they do not want to alter the historic character of the garden. Mr. Kearns asked if the park would be open to installing a CPA sign. Ms. Brown stated that it could be a consideration, and that it could possibly be included in the interpretive signage. Mr. Cratsley asked if there was any other available funding. Ms. Fahey stated that there is no other viable funding sources, just park staff and in-kind work. Mr. Cratsley asked if any of the funding would go to park staff. Ms. Fahey stated that the funding would not go to park staff, however, they have included funding in the proposed budget to hire an intern to oversee the project and document the work. Ms. Fahey explained that the Friends can only supplement interns, not full-time staff.

Ms. Schnipper left the meeting at 9:10 pm.

Ms. Nelson returned to the meeting.

58 Monument Square: Roof Replacement, Concord Masonic Corporation

Alex Wade presented the proposed project to the Committee. Mr. Wade briefly summarized the project, reviewed the history of the building, and the building's usership. Mr. Wade reviewed the existing conditions of the building and the roof, and explained how a failing roof is effecting the historic structure and the historic artifacts housed within the building. Mr. Wade explained the three components of the project, which include removal, repair and replacement. Mr. Wade stated that they are proposing to replace the roof with GAF architectural shingles, which are currently on other historic buildings on Monument Square, including the Town House and the church. Mr. Wade presented the proposed budget to the Committee, and stated that the Masonic Corporation will be contributing \$5,000 to the project. Mr. Kearns asked how much the Masons contributed to the re-pointing project. Mr. Wade stated that it was \$40,000. Ms. Nelson stated that she is concerned about the conditions they will find once they remove all the roofing materials, and asked if any progress had been made in hiring a historical architect to review the roof. Mr. Wade stated that they will be hiring a consultant to complete a historic structures report that is focused on the roof and attic, which will be completed by May. Ms. Nelson stated that she is interested to see what the HDC thinks of the project. Ms. Nelson stated that she would like to see continued restoration of the building in the future. Ms. Zaunbrecher asked if the skylights will be removed. Mr. Wade stated that they would be removed. Mr. Wade stated that they held three open houses this past year, and that they are looking to expand on that in the future.

Approval of Minutes

There were no draft minutes available to approve at this meeting.

Project Update Report and Project Status Reports

There were no project updates to report.

Other Business

The Committee reviewed the draft agenda for next week's meeting and discussed who was planning on attending the League of Women Voters first Friday event.

Mr. Ward motioned to adjourn the meeting at 9:40pm. Ms. Nelson seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion passed (7-0).

Respectfully submitted,

Heather Gill
Senior Planner

Minutes Approved on: 12-03-2019

Secretary