

COMMUNITY PRESERVATION COMMITTEE

Public Meeting Minutes

October 30, 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 Clock Tower Room at the Harvey Wheeler Community Center at 1276 Main Street at 7:00 P.M. Committee members Dee Ortner, John Cratsley, Peter Ward, Hester Schnipper, Tom Kearns and Melissa Saalfield were present. Senior Planner, Heather Gill was also present.

Mr. Cratsley called the meeting to order at 7:05 p.m.

White Pond Beach Access Improvements

Kate Hodges, Assistant Town Manager presented the proposed project to the Committee. Ms. Hodges explained that the project includes the creation of a sloped and accessible walking pathway connecting the parking area to the waterfront, and renovation of the current restroom facilities to make them fully accessible. Ms. Hodges explained that the whole project will cost about \$800,000, and that this request will primarily fund the walkway. Ms. Hodges stated that portable composting toilets will be used until funding is raised for the permanent bathrooms. Ms. Hodges stated that the town has received a \$300,000 donation from the White Pond Association, as well as a request for funding in the capital budget. Mr. Cratsley asked about the relationship with the state in terms of White Pond. Ms. Hodges explained that the state is willing to relinquish the right-of-way to the Town, but the town wants it repaired before they take it over. Mr. Cratsley asked about the state ADA grant. Ms. Hodges stated that they have applied for \$118,000 for materials, but that they will not know if the town receives the grant until June. Mr. Cratsley asked about the relationship between the previous CPA grants for White Pond and this request. Ms. Hodges stated that there is no real relationship, that was a conservation related grant, and this is recreation related. Mr. Cratsley asked about past issues with the algae bloom on the pond. Ms. Hodges stated that by opening the pond to public swimming, the town will be eligible for more state water quality grants, and more stewardship of the pond. Mr. Ward asked if there were restrictions on the money donated from the White Pond Association. Ms. Hodges stated that there are, and the town must follow the established masterplan for the pond. Mr. Ward asked if there were any restrictions on the farm land. Ms. Hodges stated that WPA is interested in continuing to hay and mow the farmland once a year. Ms. Ortner asked if a conservation restriction would be placed on the agricultural areas of the property. Ms. Hodges stated that there would be. Ms. Ortner asked for clarifications on the bathrooms and the timing. Ms. Hodges explained that by spring 2021, all of the bathrooms will be ADA compliant. Mr. Ward asked what the cost of running the beach will be. Ms. Hodges stated that it will cost \$100,000 in personnel cost, and that they are hoping to recoup those costs with usage and programming.

Gerow Land Recreation Area Improvements

Kate Hodges, Assistant Town Manager presented the proposed project to the Committee. The project includes recycling the existing single family home and the preparation of the site for a new public restroom and changing facility; design and engineering of a new park entrance driveway and parking areas; construction of new walking paths and connecting pathways from

the Rail Trail to the parking areas and amenities; design and construction of fishing and canoeing launch areas; development of a waters-edge dock system; and the creation of accessible paths through densely wooded areas of the park with new drainage and filtration systems for stormwater runoff. Ms. Hodges indicated that there is a \$250,000 request in the Town's capital budget for this project as well. Ms. Saalfield asked about the affordable housing aspect of the project. Ms. Hodges explained that they will be creating a lot for an affordable housing unit on the property, but they will not be constructing anything. Ms. Hodges indicated that the Housing Authority is interested in the lot. Mr. Ward asked how the town plans on closing the gap in the project cost. Ms. Hodges stated that they will look to phase the project over a number of years, apply for more grants, fundraise and create programming to raise funding for the project. Ms. Schnipper asked the timeframe for the project, and if the family can take the land back. Ms. Hodges stated that there was a stipulation that planning began within one year of purchase and that they reserve the naming rights for the park. Ms. Hodges stated that the town has already hired a consultant for the concept planning, which means planning began within the one year time frame. Mr. Flint asked what the maintenance plan is for the park and the bathrooms. Ms. Hodges stated that the town has full-time custodians, as well as contracted custodians for the visitors center that they can use. Ms. Ortner asked how many parking spaces there will be. Ms. Hodges stated that there will be 32-35 spaces, and 20 additional spaces at the Bruce Freeman Rail Trail parking lot at the entrance to the park. Ms. Ortner asked what types of boats are allowed on Warner's Pond. Ms. Hodges stated that all non-motorized boats are allowed, such as canoes and kayaks.

Emerson Field Improvements

Rich Reine, Director of Public Works, along with Dan Rowley presented the proposed project to the Committee. The proposed improvements include irrigation system upgrades, on-site water supply well redevelopment or replacement, infield and outfield renovations of the two baseball fields and one softball field, and sustainability and operational improvements to the spray fountain. In addition, the project scope will include pathway installation and ADA upgrades, replacement of fencing, backstops, and player bench areas, and potential improvements/enhancements to the seasonal winter ice skating rink. Mr. Reine explained that escalating construction costs have caused the project cost to increase since last year. Mr. Reine provided the Committee with a letter supporting that statement from Environmental Partners. Mr. Rowley summarized the project, and reviewed the different aspects of the project with the Committee. Mr. Ward asked if the entire facility would be rendered unusable during construction. Mr. Reine stated that they would work seasonally and relocate sports groups. Mr. Reine stated that they can award the contract in a phased manor in order to control the mobilization. Mr. Flint stated that he is concerned that the continued phasing of the project will increase the cost of the project. Mr. Flint stated that this request is a third of the total CPA monies available for distribution this year. Mr. Flint asked how the scope of the project could be reduced. Mr. Reine stated that they will have to prioritize aspects of the project and find other ways to fund it without the requested CPA funding. Mr. Flint stated that the work on the fields is needed, but that the request is large. Ms. Ortner asked about the financial support from the high school. Mr. Reine stated that they have talked to them, but the school has not committed to anything. Ms. Ortner asked about the lifespan of the irrigation system. Mr. Reine stated that it depends on a lot of factors, but around ten to fifteen years is expected. The Committee discussed all of the playing fields in town and their locations. Mr. Kearns asked if there will be further degradation of the field if the project does not begin soon. Mr. Reine stated that there would not be. The Committee

discussed the safety aspects of the project. Mr. Ward asked what will happen if the CPC cannot fund this full request. Mr. Reine stated that it would depend on the amount granted, and that it would have a major impact on the design. Mr. Flint stated that he sees this as a project that should be funded in the Town's capital plan.

110 Walden Street Preservation Project

John Althouse, of the Concord Home for the Aged presented the proposed project to the Committee. Mr. Althouse explained that the Concord Home for the Aged is requesting funding for the architectural design work needed to preserve the historic Timothy Wheeler House and implement the recommendations set forth in the recently completed Historic Structures Report. The work needed includes structural repairs, masonry repairs, site drainage, roofing, gutters, flashing, bird control, windows and door replacement and repair, and building envelope insulation. He explained that the Historic Structures Report has been completed, and that this request is considered Phase III of their project to restore the structure. He explained that Phase II includes addressing urgent structural problems, in which the Concord Home for the Aged is funding. Phase III includes the architectural design, specifications and supporting documents needed for permitting. He stated that this request does not include any construction. Ms. Ortner asked if they plan to apply for listing on the National Register of Historic Places. Mr. Althouse stated that they are. Ms. Ortner asked what the construction costs will be. Mr. Althouse stated that the costs are unknown, and that these documents will help develop that budget. Ms. Ortner stated that she loves the pumpkin people the Concord Home for the Aged put out in the fall.

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

Ms. Ortner motioned to approve the minutes of July 17, 2018. Ms. Schnipper seconded the motion and ALL OTHERS VOTED IN FAVOR.

Ms. Saalfield motioned to approve the minutes of September 5, 2018. Ms. Schnipper seconded the motion and ALL OTHERS VOTED IN FAVOR.

Ms. Ortner motioned to approve the minutes of September 27, 2018. Ms. Saalfield seconded the motion and ALL OTHERS VOTED IN FAVOR.

Ms. Ortner motioned to approve the minutes of September 29, 2018. Ms. Saalfield seconded the motion and ALL OTHERS VOTED IN FAVOR.

Mr. Ward moved to adjourn the meeting. Ms. Ortner seconded the motion and ALL VOTED IN FAVOR. The meeting was adjourned at 9:45 P.M.

Respectfully submitted,
Heather Gill, Senior Planner

Minutes Approved on: 12/4/2018

Dee Ortner, Secretary