

White Pond Public Forum Q & A, October 28, 2020

Please note that questions have been reorganized in an attempt to provide the most complete picture in each category. If there are further questions, please feel free to email publicinfo@concordma.gov. For the video of the public forum and presentation as well as additional documents, please visit concordma.gov/whitepond

The First White Pond Public Forum was held October 28, 2020 via Zoom; it began at 6:00pm. A combination of a presentations and Q & A took place throughout the 2.5 hour duration. There were approximately 80 participants; the Town received approximately 90 questions/comments during the forum.

Weston and Sampson Presentation:

Project Goals

1. Maintain essential character / essence of place
2. Improve stormwater management / water quality
 - Reduce run-off into pond, capture more water with infiltration basins, design alternative forms of water collection along the hillside to reduce erosion.
3. Improve aesthetics and functionality of beach as a community recreation asset
 - Beach area accommodations to mirror 'universal design' principles
 - Potential trails to make connections to gathering areas and shade shelters
 - Improved parking and availability to all
4. Include all required ADA accessibility to comply with ADA and AAB regulations
5. Maintain DCR boat ramp access consistent with the Town's use agreement with the State
6. Manage tree canopy, robust reforestation effort

Work Completed to Date

1. Site survey and wetlands flagging
2. Creation of an illustrative discussion drawing
3. Stormwater management analysis
4. Bathing analysis
5. ADA/AAB site Audit
6. Citizen interest survey relative to property use and potential amenities

Work Remaining

1. Notice of Intent (NOI), Construction review
2. Final Design schematics
3. Secure remaining funding needed – FY22 Budget
4. Bidding

Budget

Item/Phase	Cost	\$250K CPC20	\$0 CPC21	\$300K CPC22	\$600K CAP20	\$500-600K CAP22	COST
Construction Development, Oversight, Etc.	\$140,000				\$70,000.00	\$70,000.00	\$140,000
Site Preparation, Vegetation Management & Invasive Removal	\$133,098				\$133,098.00		\$133,098
Earthwork & Stormwater Management	\$133,206			\$127,000.00	\$6,206.00		\$133,206
Access & ADA Modifications	\$494,262	\$250,000.00		\$173,000.00		\$71,261.80	\$494,262
Driveway & Turnaround	\$219,484				\$114,000.00	\$105,484.00	\$219,484
Replanting Plan & Hydroseed	\$63,072				\$63,072.00		\$63,072
Contractor O/P & Contingency	\$231,964				\$18,164.00	\$213,800.00	\$231,964
FY21/22 Escalator (3%)	\$11,261					\$11,261.00	\$11,261
Misc. & Site Amenities	\$70,000				\$70,000.00		\$70,000.00
Total	\$1,496,347						\$0.00
Rounded Total		\$250,000.00	\$0.00	\$300,000.00	\$474,540.00	\$471,806.80	\$1,496,347
Item Description	Area 1	Area 2	Subtotals				
Construction Oversight			\$140,000.00				
Site Preparation	\$82,477.83	\$50,620.00	\$133,097.83				
Earthwork	\$20,864.44	\$27,341.33	\$48,205.77				
Stormwater/Drainage	\$85,000.00		\$85,000.00				
Beach/Pavilion areas; ADA Path	\$309,935.67		\$309,935.67				
Drive & Drop-off	\$159,638.10		\$159,638.10				
Planting	\$9,827.56	\$53,244.44	\$63,072.00				
Top Parking & Drive Area		\$59,846.11	\$59,846.11				
Path & Picnic Areas		\$184,326.13	\$184,326.13				
Contractor Overhead	\$80,129.23	\$46,396.72	\$126,525.95				
Contingency	\$66,774.36	\$38,663.94	\$105,438.30				
Escalator 2021		\$11,261.34	\$11,261.34				
Misc. Amenities			\$70,000.00				
Totals	\$814,647.19	\$471,700.01	\$1,496,347				

FINANCIALS
Estimated Project Cost
\$1.47M (2020 Dollars)

Funding: \$850,000 total Received to Date:
 (a) \$250,000 CPC in FY19 (for ADA)
 (b) \$600,000 in capital plan for FY21 (undesignated)
 (c) \$350,000 from CPC for FY22 (pending approval)
 (d) \$500,000 capital FY22 (pending approval)
 Will be discussed more as FY22 budget discussion continues

Tentative Project Timeline

Final Design	Spring 2021
Permitting	Winter 2020/21, Spring/Summer 2021
Bidding	Summer 2021
Site prep	Fall 2021
Construction	Fall 2021, Complete Spring 2022

General Information:

The plan which was shown during the public forum on October 28, 2020 consists of various ideas and potential amenities based on conversations with Town Staff, State Officials, and members of the community. While site amenities are not set in stone, the need for a comprehensive stormwater management plan and the required accessibility needs are essential. This public forum was designed to gather feedback so the Town may create a project scope which the community will enjoy. The Town is committed to working on a plan where the impact to the property is low.

The picnic pavilions, as presented in Weston and Sampson's slides were an idea for a community resource based on discussions with former White Pond members. There has been no decision on what will go on either the upper or lower spaces which were labeled "pavilion;" they were added to the plan simply as an idea. The "lower pavilion" (as labeled) is currently only a platform for accessibility and is located where the former men and women's restroom buildings stood. The "upper pavilion" was added as a place holder; feedback from the community was less than positive and it has subsequently been removed.

Parks are designed in a variety of forms from "very programmed"(places like Rideout on Lawsbrook Road) to a sparsely programmed open space similar to many of our conservation lands. The White Pond beach area will continue to encourage controlled access which will be better detailed in the Town's management plan which will be adopted by the SB once completed. The plan will outline the property's scope of use, hours of operation, requirements of use (seasonal passes), and other operational concerns. As is stated in the Deed, the property shall be maintained as a park. The property may be named or portions dedicated to certain individuals, but those decisions will be made by the Select Board once the project is substantially completed.

Accessibility:

The Town's plan ensures ADA compliance as mandated by the State and Federal Government. Compliance with both ADA and AAB regulations is required for all public facilities. Existing problems must be fixed to make the property enjoyable and accessible for the community for years to come. Improvements will be made with the lowest impact possible ensure the area retains its rustic and wooded feel.

During the initial staff review, it was determined by Emergency Services that access was necessary by the bottom of the hillside (close to the beach area) where three ADA spots are located. This access is particularly necessary for pull in/out for emergency ambulance services or police/fire apparatus. A total of 4 accessible spaces are needed for the property based on the State's regulations. Spots at the Boat Ramp do not count towards this amount as they are exclusively for the use of the launch/fishing area. With the need for emergency 911 access, the plan calls for one ADA spot at the bottom of the driveway. The slope and grade of the area is not conducive for a 4th spot.

Sustainability:

The State Department of Fisheries and Wildlife entered into a management and operational agreement with the Town of Concord a number of years ago. The State does not have the funds to make significant changes to the property and have allowed the Town to manage and improve upon the boat launch area as necessary.

Concord Public Works (CPW) cleans the existing storm drains sporadically, however no improvements have been made. The catchment system currently in place is inadequate and water runoff easily clogs the drains after a large storm event. The current system is believed to be inefficient and with every passing storm more sand and runoff washes into the pond.

A more robust stormwater management plan is being developed to assist with runoff that comes from the road, surroundings properties, driveway, and parking area. The plan is being completed based on MA stormwater management guidelines and will look to do it in the best way for the property and the pond's health.

Parking is adequate for the use the Town has seen. Recreation, who closely monitors the pond daily during swim season, reports that they have not yet filled the parking lot during peak swim season. Beach crowds have not differed much and there may be even fewer people than visited during the White Pond Associates running of the beach. The Town would consider adding parking if necessary but any additional spots would not change the area very much. We are looking to keep the footprint of the parking area largely the same.

In addition, nothing will be built or changed within the 25 ft no build zone from the water's edge and there are no plans to change the existing stone wall.

Parking is planned to be closed in the winter as it has been in past years as we cannot salt or sand the pavement. However, the ramp cannot be closed as it is not maintained by the Town and we are not allowed to limit access to it as it is a great pond in MA and has to be open and available year round for fishing. As is standard with Town facilities, it is open dawn to dusk and police will have a presence.

Reforestation:

The Town has a robust reforestation plan, Natural Resources has a replacement plan which states that for every tree taken down, it is replaced by one other tree or shrub. The Town hopes to fund a plan with a 3 to 1 replacement ratio. While the maturity of each plant may not be the same, most of the older trees which have been flagged for removal are dead or decaying. The Town estimates removing 12-15 trees which are mostly pine trees located along the bottom of the slope. The reforestation efforts will be focused on native plants with the highest level of maturity that the project budget can support.

The State Department of Fisheries and Wildlife has determined that the area where work will be occurring is not a threat to any endangered species in the area. However, a full environmental survey will be conducted during notice of intent and review with Natural Resources to ensure the safety and protection of any species which is deemed necessary.

Because the area being considered for improvement is next to body of water, it is necessary to do a notice of intent with the natural resources division. This includes having to map out the edges of the pond and look at what is in living in the pond edges.

Next Meeting:

The second White Pond Virtual Public Forum will be held on December 16th at 6:30PM. This session will include a review of the stormwater management analysis, effectiveness of current system, and a review of improvements that could be made.

Zoom information can be found by visiting the White Pond page on the Town's website under Town Manager – Special Projects – White Pond.