

TOWN OF ACTON

53 River Street Master Planning Committee

Date: October 3, 2018

Time: 7:00pm – 9:00 pm

Place: Acton Recreation, 50 Audubon Drive

Opened at 7:00pm

Attendance: all committee members are present, except Peter Barry and Bob Whittlesley, various citizens are also attending, Bob Klauer presided in Peter's absence

MEETING AGENDA ITEMS

- 1) Citizens' Concerns: none stated
- 2) Approve Minutes of September 19: unanimously accepted with corrections.
- 3) Discussion: Recommendation to BoS on potential uses: Selby wanted to discuss this because at the last CPA meeting they were not certain that this project was eligible. In town counsel's memo from last year's CPA applications, she said it is a judgement call whether work on the property was eligible. However the only uses this committee has discussed are eligible under CPA rules. Selby will be speaking to town counsel to confirm that this committee's recommendation to restrict potential uses to CPA-eligible uses will qualify the property for CPA funds.. Open space, recreation, affordable housing and historic preservation are the uses allowed under CPA guidelines. Open space acquired by CPA money must have a conservation restriction, that restricts what can be done on the property, I.E. no ball fields, no commercial activity, but passive recreation is ok, hiking, paddling, etc.
Discussion of the Tighe and Bond study: CPA liked the project when the land was purchased, but did not like the time frame, which is why free cash was used for the acquisition. CPA is mandated to spend a minimum of 10% on open space, 10% on historic preservation and 10% on affordable housing, and the balance to be spent in any combination of the four target areas. But CPA does require the applicant for funds to identify which category(ies) (historic, recreational, open space or preservation) the funds relate to,. They do not audit. Whether the wetlands could be considered open space is for the open space committee to determine. We should meet with the CPC. Partially reimbursing the free cash used to purchase this property could come from the CPA funds in the future. Selby and Bettina are still getting in other quotes aside from Tighe and Bond. Historic Commission cannot do the archeological study, as they do not have an archeologist on committee any longer. Selby recommends once we have quotes for the structural study of dam, and ask the Town Manager to fund this now, that we then go to the CPC to fund the H&H study and the PAL study. The range of quotes is around \$25K with the exception of one. Selby will study them all carefully to make sure they all provide the same level of analysis. It is recommended that we go with the higher of the quotes, and promise to try to come in

lower. This committee will come up with a S.O.W. (scope of work), then review and select from the proposals.

Some discussion of a commercial usage ensued.

Bill K. proposed that the committee recommend to the BoS to use this land only for uses eligible for CPA funding.

"I propose that we draft a recommendation to BOS to limit the use of the 53 River St. property to the CPA eligible uses." Michele seconded. Unanimously approved.

4) Discussion: CPA Application (Due 10/31): Selectmen must review the proposal before it goes to the CPC. Various studies are outlined in the quotes from William Mullin River Hydraulics, and then Laura Blake from Hydro Analysis. Again, these will need to be compared to make sure they are apples to apples.

We need H&H study, structural analysis, and historic resources study. However for the historic aspect, PAL (Public Archeologic Liaison) may be adequate, per Bill K.

Dave Honn stated that when we get the quotes for the dam, there are 3 models that should be the focus: preserving it,, removing it, or modifying it. He also suggested that we include extra funds in the pricing of the archaeological study in case a discovery is made during the cleanup.

GZA environment was hired by Office of Dam Safety, stated it does hold the requisite amount of water to qualify for evaluation of the structure of the dam. There are 37 acre feet of water being impounded. The town is liable for this dam and its maintenance. MIIA insurance will not cover the town for the liability of this dam.

5) Next steps: Next meeting Selby will present a draft to the BoS stating our recommendations, and a package of quotes for which to apply to the CPA as well as a draft CPC funding proposal. The housing authority feasibility study will follow after the first 3 studies, dam structure, H&H, and arch study are completed.

Next meeting at the Recreation Center 7pm on October 17th 2018

Adjourned at 8:15pm unanimously

Respectfully submitted by Michele Holland