



53 RIVER STREET MASTER PLAN COMMITTEE

MEETING MINUTES

JULY 18, 2023

7:00 PM

Virtual Meeting

Present: David Martin, Peter Hocknell, Lou York, Ilana Liebert, Stephanie Krantz, Bill Alesbury, Mike Gendron (Town Conservation Agent).

Absent: Bill Klauer.

1. Opening

David Martin called the meeting to order at 7:00 PM via a virtual meeting with no committee members in physical attendance and broadcasted via Zoom.us virtual meeting platform.

2. Regular Business

- A. A quorum is present.
- B. Notes from the chair – none.
- C. Resident concerns – none.
- D. Status of project from Mike Gendron:
 - All required permits for the start of construction have been received.
 - The Town has also received confirmation from the State that we will receive the additional \$380K needed to cover the gap between initial project cost estimates and the lowest bid.
 - The Town is close to signing the ‘notice to proceed’ document with the S&R Company. A kickoff meeting occurred today and went well.
 - The estimated timeline is as follows: finalizing overall plans, moving forward with the invasive species management plan, setting up camp, and tentatively starting construction are all slated for mid-august (for taking down the building and dam). The dam removal and brook restoration slated to be finished by October. Full project completion (base phase) estimated by November.
 - Stephanie noticed vehicles associated with the construction at 115 River Street have been parking at the 53 River Street site. Mike indicated this is a temporary solution and should last only through the end of July; thus will not impact construction at 53 River Street.



- Lou asked how S&R was deemed to be competent. Mike said that a third-party company (PMA) was engaged to review S&R's credentials, obtain references, verify insurance etc. The vetting process took 2-3 weeks. David mentioned SLR designers will be onsite during critical project steps (dam removal work, e.g.) because they have to certify work was completed appropriately. Dennis Dale will be present for park-related construction work, and Gray & Pape will be there during excavation to look for archeological artifacts.
- Ilana asked the timeframe for invasives removal: Mike estimates late July / early August since that aspect needs to be completed upfront. A subcontractor will be hired to write and carry out the removal plan. A site walk will occur with the Town's Conservation Commission and this subcontractor. Specifically how the poison ivy will be removed was listed as a concern by several members. Also, the question was raised whether the amount of rain received in 2023 will affect the dam removal process.
- This project does need one more set of permissions for the park piece. The Town's Historic District Commission (HDC) has jurisdiction for anything over 1 foot high. Mike made a preliminary presentation to the HDC and they were receptive to the park plan. He will now follow up with preparation of a formal application.
- The Park: every intent to proceed with the park as designed; the project simply does not have the funding in this fiscal year's budget cycle. Sources of necessary park funding to include exploring this fall's Town Manager's funding avenues (grants, capital budget, etc.). At the end of the dam removal phase, the site will be essentially a grassy field and will be community safe. Additional landscaping will be required for creating the parking lot, walking paths, etc. The site will be prepped such that regrading will not be required.
- A question regarding the status of the River Street sidewalk was raised. David will follow up regarding this project's timing with the Town Manager.

E. Proposals for Park Naming: David suggested that an explanation of what shoddy material is and what other types of manufacturing were performed on River Street mills could be included in signage and information at the park site. Mike indicated that there is not a rush to name the park today since the cost for the sign is not in the base bid. Several members asked to table a naming decision to allow Bill Klauer to provide his opinion, hopefully at the August committee meeting.

- Textile Mill Park on Fort Pond Brook = is the current lead choice

F. Approval of the minutes from the 20 JUNE 2023 committee meeting: Motion to accept made by Bill Alesbury and seconded by Stephanie Krantz. Voting took place via role call:

Peter Hocknell – Aye
David Martin – Aye
Ilana Liebert – Aye
Bill Alesbury – Aye



Stephanie Krantz – Aye
Lou York – Aye

G. This committee's next meeting is tentatively scheduled to take place virtually on 15 AUG 2023.

H. Motion to adjourn was made at 8:01 by Peter Hocknell and seconded by Ilana Liebert.

Voting took place via role call:

Peter Hocknell – Aye
Bill Alesbury – Aye
David Martin – Aye
Ilana Liebert – Aye
Stephanie Krantz – Aye
Lou York – Aye

Documents and Exhibits Used During this Meeting:

- Meeting Agenda for 18 JULY 2023
- Draft minutes from the 20 JUNE 2023 committee meeting