

**05 December 2018**

**53 River Street Master Planning Committee Meeting  
Acton Recreation Center Building**

**53 River St Committee members present:**

Peter Berry  
Bill Alesbury  
Lou York  
Don Boyle  
Peter Hocknell  
Bill Klauer  
Bob Whittlesey  
John Cook

At 7:02 the meeting was called to order.

The next committee meeting will take place on January 2nd. Peter Berry has a conflict with the December 19<sup>th</sup> meeting date (school building committee).

The Community Preservation Committee (CPC) met to review proposals. Proposals have come in less than the \$1.2M in the budget.

The state statute requires that a minimum of 10% of the funds be used to support historic projects, 10% for affordable housing, and 10% for open space.

There is a ~\$10M Massachusetts state surplus. This may be used to help provide the matching state funds for Community Preservation Act (CPA) projects.

The 53 River Street Committee's proposal is due to come before the CPC on January 3, 2019 in the Acton Memorial Library's first floor meeting room.

**Citizen's Concerns:** None.

**Fun Fact:** Peter Berry described the life of Francis Faulkner, Revolutionary War hero and town leader, whose name is found on a memorial marker in South Acton.

**Minutes from the 07 November meeting:** Don Boyle motioned to approve. Bill Alesbury seconded. Motion was passed unanimously.

**GZA structural analysis report:**

The report arrived at approximately 3 pm on 12/5/2018. It has been placed on DocuShare. Selby can arrange to provide hard copies, if requested. The report is lengthy and detailed; Selby proposed that the committee table discussion on this agenda item until the committee has had time to review the report.

Peter Berry has the CPC meeting on 12/6/2018. Given the timing and length of the GZA report, he will try and get our CPA presentation postponed to a later date rather than our current one of 1/3/2019.

GZA proposes \$54K-\$94K in additional studies. The importance of these will need to be considered and discussed by the committee once members have had the chance to review.

John Cook asked about rebuilding the dam. Peter Berry suggested that, from our discussions at the 11/7/2018 meeting, the Historic District Commission (HDC) wants to focus on safety first. A new dam would not likely look 'historic', in any event should rebuilding be pursued.

**Hydrology & Hydraulic (H&H) Study review:**

The proposals received are very disparate.

Selby proposes approaching the CPC with a more defined scope, such that we can get an "apples to apples" comparison.

Roland Bartl has suggested the fact that free cash was used to purchase the property makes it ineligible for CPA funding.

Town Manager John Mangiaratti disagreed with Roland's assessment.

The matter is now with town counsel. An opinion is expected in early January.

We need to better define a scope of work (SOW) for the H&H.

Peter Hocknell suggested we define the predicted dam impact zone downstream: Erikson's Dam to Warner's Pond, e.g.

Alternatively, the committee could set geographical points in the SOW such as:

- Dam to the Parker St culvert
- Dam to River St @ Carriage
- Dam to River St @ Merriam
- Dam to River St @ Vanderbilt

When the Town purchased the property, no one really considered the dam. The State didn't even have a record of its existence. We need to determine the fate of the dam in order to do our job.

Lou York is concerned more with the techniques / approaches to be used in order to perform the H&H study:

- Direct Elevation Maps (DEM) – are good & accurate (factors momentum and velocity).

- Flood Insurance Study (FIS) – Lou considers to be not as good.

The watershed to the dam (includes drainage into Fort Pond Brook) is ~19.7 square miles (from the GZA report).

Lou York volunteered to prepare a more defined SOW. He can have a draft ready for review by 12/21/2018.

Question was raised -- can the committee go back to the CPC with new (augmented) costs to add to our already-submitted proposal?

After further discussion, the \$25K already proposed may be a reasonable estimate.

The fact GZA's report called for add-on studies and additional costs was unexpected. How they compare cost-wise with other engineering firms is unclear. Selby will look into this.

#### **General Items:**

##### **Annual Report status:**

Peter Berry is working on it. The deadline is 1/15/2019.

##### **The committee presentation to the Board of Selectmen (BOS):**

Although our committee charge was amended in July, we are still obliged to present an update within one year. This would therefore be around the February 2019 timeframe.

##### **CPA application & CPC Presentation:**

~20 minutes (including facts & questions). A few slides are to be prepared. Lou York volunteers to present.

##### **Acton TV update:**

Peter Hocknell is in contact with Greg Hutchins. Peter is waiting to hear back from Greg as to when his session will be videotaped.

##### **When will the 53 River Street Committee meet with the Acton Conservation Commission?**

We will wait until after our presentation to the CPC to schedule this.

**A site walk with Tom Tidman** -- still needs to be scheduled.

**Linda McElroy to visit with our committee?** Bill Klauer reports that Linda is not in a position to help us right now.

Question was raised -- if the mill race is filled in, could the positive impact to the upstream river banks be considered "equal", such that no other remediation would be necessary?

**Proposed future speakers:**

Susan Mitchell-Hardt (Acton Conservation Trust (ACT)) is a possible guest speaker.

Peter Berry will also arrange to have affordable housing representatives visit in order to round out the discussion.

Moved to adjourn at 8:47 pm.