



53 RIVER STREET MASTER PLAN COMMITTEE

MEETING MINUTES

MARCH 2, 2021

7:00 PM

Virtual Meeting

Present: David Martin, Stephanie Krantz, Peter Hocknell, Lou York, Bill Klauer, Don Boyle, Ilana Liebert, Bill Alesbury, Matthew 'Selby' (Staff), Doug Herrick (AHC).

Absent: None.

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. Citizens' Concerns – none.

C. Approval of the minutes from the 02 February 2021 committee meeting: Motion to accept made by Bill Alesbury and seconded by Bill Klauer. Voting took place via role call:

Peter Hocknell – Aye

David Martin – Aye

Stephanie Krantz – Aye

Ilana Liebert – Aye

Lou York – Aye

Bill Klauer – Aye

Don Boyle – Aye

Bill Alesbury – Aye

D. CPC presentation: Positive feedback received for Lou's presentation.

E. Discussion of the 2 letters received from the Acton Historical Commission (AHC):

Letter #1: It was pointed out that the CPA funding received to date has been from the Recreation allocation. This includes \$65K to fund the dam feasibility study, \$10K to



fund 2 cultural resource assessments by PAL, and \$30K to fund Gray+Pape's archaeological investigation. For this year's request, the committee's request has been amended to source only from the Recreation funding group and removed Historical Preservation aspects. Bill Alesbury pointed out that as both a formality and requirement, the applicant must check off 1 of 4 criteria. CPC funding is obligated to ensure at least 10% is funded from each of Historic Preservation, Open Space, and Affordable Housing. The committee will have to categorize for the park design piece. Selby indicated his intention to use \$40K of last year's appropriation for Dennis Dale Design (park design). Town Counsel said the committee would need to enumerate items from the \$10K allocated for the 2 cultural resource assessments conducted by PAL if we want to qualify for the Historic Preservation criterion. The Gray+Pape archaeological investigation (\$30K) also should qualify for the Historic Preservation criterion. Doug Herrick from the AHC shared that Town Counsel recommended the written agreement from the 2021 CPC grant be named similarly to 2019 grant. Town Counsel also advised the dam removal language be aligned to permit funding by Recreation and Historic Preservation criteria. Town Counsel specifically mentioned that should a historic CPA grant be awarded, we would have to determine if a Historic Preservation is required. We need to better understand the usage (whether Recreation or Historic Preservation applies). David volunteered to prepare a written response to the AHC, acknowledging receipt of the letter. A motion was moved to authorize David to write a letter to respond to the AHC by Lou York and seconded by Bill Alesbury. Voting took place via role call:

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

Letter #2: Had to do with the Section 106 process. Ilana asked who prepares the Section 106? Answer is that the AHC will bring stakeholders together, including members of this committee along with the HDC and other interested groups. Ilana then asked who starts the process? Answer is that usually the Massachusetts Historic Commission (MHC) will send a letter to the AHC, asking for a series of inputs based on the potential for adverse risks to historic sites. They will want to know of the historic elements. Gray+Pape will perform their in-depth archeological survey and, based on what they discover, share the findings with different groups who will then make assumptions as to what is worth retaining. The MACRIS Area B form defines the elements of site. It was acknowledged that much of the 53 River Street property is not historic and will recommend getting rid of those non-historic features. Stakeholders will come to an agreement which will be forwarded to the MHC and, assuming all agree, move forward with the project.



Discussion then ensued concerning economics versus historic preservation. David pointed out that Section 106 cannot block a matter of safety; removal of a dam in an unsafe condition in this case.

This second letter does not ask specific questions; rather it is intended as informational. No reply is expected.

By the time the Section 106 review will take place, it will likely be too late to remove the dam in 2021. Thus removal construction will likely occur in 2022.

- F. Update on the archeological investigation: G+P applied for MHC permit. Comments from MHC were provided to them. Selby received word via email today that G+P's revised archeological permit was sent back out on February 22 and they are awaiting reply from the MHC. It is anticipated that by the time MHC grants the permit, work can begin soon thereafter based on warmer weather in the forecast. Bill Alesbury asked about the scope of work described in the CPC application. Specifically, regarding work to reinforce the base of the railroad bridge. Bridge scour protection is a \$75k line item. Selby will also follow up with Jim Murac from SLR (previously Milone & Macbroom) regarding their assessment of the Hannon Bridge abutments.
- G. Dam & Seawall Grant application: Permitting grants are funded up to \$250K; we are seeking \$100K total with \$75K funded from the grant and \$25K funded from the Town's Fiscal Year 2021 budget. The grant application has been submitted. Timing would have the project out to bid in March 2022 such that work can be performed during the low flow season in 2022. Also will apply for the construction grant which funds up to \$1M with a Town's funding match of 25%. Selby has asked both our State Representatives and State Senator for letters of support. There is an outside chance that if the Section 106 could be issued in April, the project could get done earlier. The low flow season is typically late July-September. How does this impact the CPC request? Selby expects to hear regarding the Dam & Seawall grant status by April 15. If approved, the CPC request will be withdrawn and General Funds will be used instead. The Town Manager has included a capital budget request for next year, to fund the construction match amount of \$250K. The dam removal construction is estimated to cost \$1.25M total.
- H. Lou York volunteered to provide a presentation on the history of shoddy at our next committee meeting.
- I. This committee's next meeting will take place virtually on 06 April 2021 at 7 pm.
- J. Motion to adjourn was made at 7:56 by Don Boyle and seconded by Lou York. Voting took place via role call:
Peter Hocknell – Aye
Stephanie Krantz – Aye



Ilana Liebert – Aye
Lou York – Aye
Bill Klauer – Aye
Don Boyle – Aye
Bill Alesbury – Aye
David Martin – Aye

Documents and Exhibits Used During this Meeting:

- Meeting Agenda for March 2, 2021
- Draft minutes from the February 2, 2021 committee meeting
- Dam Removal and Historic Preservation Paper American Rivers.pdf
- Letter from MHC to Gray & Pape 1-21-21.pdf
- Section 106 Process.pdf
- Town 2021 CPC Application.pdf
- Town Counsel Letter to CPA on Appropriate Use of Funds 12-18.pdf