

MINUTES OF MEETING – COMMUNITY MEETING #2

Preliminary Feasibility Analysis & Design Services for Gerow Recreation Area
Warner's Pond – Concord, MA
MAX-2018082.00

MEETING DATE: October 16, 2018

LOCATION: Gerow Property

ATTENDEES: Kate Hodges Concord – Assistant Town Manager
Erin Stevens Concord – Public Information Officer
Ryan Orr Concord – Director of Facilities
Ryan Kane Concord – Recreation Director
Ron Headrick GPI – Project Manager
Bonnie Ewing GPI – Landscape Designer
Kristen Sebasky ESS – Environmental Subconsultant
Others Included town staff, boards members, and residents

PURPOSE: Second Public Meeting

Discussion:

1. The meeting was held in the Town House's Hearing Room at 22 Monument Square. GPI displayed plans showing the preliminary concepts.
2. The meeting was convened a little after 7:00 pm - Kate Hodges gave a quick welcome and introduction to the project team. Ron Headrick explained that the evening would include some quick video footage of the project area and a presentation followed by a discussion period.
3. GPI showed a short video flight along the shoreline of the property illustrating the steep bank, dense vegetation, and house lot. Captions on the video illustrated different segments of the property.
4. Following the video, Ron Headrick presented a Powerpoint presentation that included park location/context, existing features, major project components, and conceptual options. Key components of the plan include preservation of the open field area (currently occupied by the Gerow House), a boardwalk along the pond edge, accessible grades, parking, and water access.
5. A series of question/comments were received from the public, which included the following:
 - a. A member of the Affordable Housing Funding Committee expressed his frustration that there has been no movement on the affordable housing element of the project. Kate pointed out that there have been internal discussions regarding reuse of the old Gerow house, but much of the current focus has been on the recreational components of the project – something the owner required. The town has determined that reuse of the house is not feasible – as it would need new foundation, new siding, new roof, new bathrooms and fixtures, etc.
 - b. How will dredging effect ecosystem? Only a portion of the pond is being dredged. The purpose of dredging is to improve water quality and flow.
 - c. What is the capacity of the site? Ron noted it is difficult to judge starting from zero, but some numbers begin to define user totals including number of parking spaces, expected trail users, etc.

How do you understand the management component if you don't know the number of park users? Kate indicated that two positions have been budgeted, which are based on square footage and not number of users.

- d. How soon will the park open? This depends on funding. The project will likely be phased starting with access/parking and open space area.
 - e. Another attendee likes the phased approach, as it gives you the opportunity to adapt and grow. He would like to see the buffer between the park and trail maintained.
 - f. A member of the Community Preservation Committee noted that they have a number of grant requests from the town before them – they will need to know priorities.
 - g. The neighborhood is very interested in this project. They want the town to look comprehensively at this along with White Pond, etc. Provide equal access. Any potential of contamination including lead (from old Pail Factory) or leachate (from old dump)? Kristen noted that sediment samples from pond do not show any such issues.
 - h. One attendee sees the park as a regional destination, a place to park for the BFRT. He would like to see the project costs quantified. These will be developed moving forward.
 - i. A resident expressed her excitement for the project and indicated that she prefers Concept #2.
 - j. Another resident noted that the plan shown at the first meeting had an affordable house shown. He noted the importance of integrating the projects. If the project is several years away from completion, why not rent house?
 - k. Another resident noted that he is all for increased access to the waterfront in West Concord. He likes that it is a regional project that connects to Acton, with neighborhood connections. He welcomes this. He also likes the phased approach.
6. In Closing, Kate Hodges asked for a show of hands on which concept the group preferred:
- a. A majority of the group like Concept 2 with the shorter access road better.
 - b. The group also suggested adding the longer boardwalk to Concept 2, making it a #2b.
7. The meeting ended around 9:15 pm.

These minutes constitute our understanding of the discussions and conclusions reached. Please advise us within ten (10) days, in writing, of any exceptions or corrections.

Respectfully submitted,



Ronald Headrick
Project Manager

cc: attendees