



53 RIVER STREET MASTER PLAN COMMITTEE

MEETING MINUTES

JULY 16, 2024

7:00 PM

Virtual Meeting

Present: David Martin, Peter Hocknell, Bill Klauer, Bill Alesbury, Stephanie Krantz, Lou York, Ilana Liebert, Thomas Begin (Assistant Town Manager), Andy Magee (Former Project Consultant).

Absent: None.

1. Opening

David Martin called the meeting to order at 7:01 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 David Martin and Thomas Begin:
 - Soil issue: beginning of 2024, asbestos found in 900 tons of soil. Cost required to properly dispose approximately \$250K. Town was able to receive appropriation from Dam & Seawall grant. Additional \$100K obtained from the Town. Soil was retested and now lead and arsenic levels detected such that requires further remediation.
 - Park construction: \$25K towards construction obtained by state earmark courtesy of Dan Sena. \$200K CPC funding also slated to support park construction. Substantial regulations and paperwork remain, due to the contaminated soil situation.
 - Peter asked – lead and arsenic were reported to be at sufficiently low levels to not require remediation; what has changed since our last meeting? Evidently, these 2 contaminants were detected underneath the asbestos. David reiterated the cost trade-off for conducting test pits vs cost per pit.
 - Scaled down park design? David noted this was likely but also pointed out that most of the expensive work has been completed already. “Value engineering” the design likely – postpone things easy to add later (trees, e.g.).



- Stephanie – prior to purchase, was soil testing done? Yes, but future land purpose was not clear at time of Town’s purchasing of the site. Some contaminants were found under foundations of buildings, for example.
- Soil remediation cost accounting, etc. likely to result in 2025 for park completion. S+R (contractor) – perform grading, seeding, before park completion. Graded park site plan already seeded. Some bank restoration complete, rebuilt riverbank complete. Pathways, signage, walls, still remain.
- Lou – large rock pile status? To be repurposed onsite as much as possible; remaining to be used by Town DPW.
- Ilana – cost status, how much remaining? State system experiencing computer issue. Remediation paperwork must be manually delivered to Worcester. Soil profiling; determine everything in the soil prior to disposal at landfill. What about runoff? LSP monitoring situation and ensuring adherence to environmental safeguards. Lead and arsenic tend not to runoff. Lou disagrees; has observed that sand from the River Street project has been deposited along the brook from Prospect Street to Heritage Drive.
- Committee to postpone discussion re: Value Engineering until soil situation resolved.
- David suggested committee return to monthly meeting cadence.
- Park Naming: SelectBoard’s charge to name park; committee to offer recommendations.
- Scour protection: no crane-over allowed (MBTA). Foundations were monitored around late April / early May, and saw no obvious impacts even with the substantial winter rains. Not an immediate need; long term plan. S+R looking to creative solutions in industry. Large stones onsite have been identified for scour protection.
- Stephanie – what is this committee’s purpose at this point? David replied: value engineering of the park design, potentially help establish “Friends of Park” support organization, advocate for park with neighbors. Stephanie pointed out the repeated project delays are very frustrating and the current state of the site is far from ideal.
- David will arrange for an update on the sidewalk design at a future meeting; the Town engineer will be invited to present.

E. Approval of the minutes from the 30 NOVEMBER 2023 committee meeting, with one correction (add the word “Former” to Andy Magee’s title): Motion to accept made by Bill Klauer and seconded by Stephanie Krantz. Voting took place via role call:

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



F. This committee's next meeting is tentatively scheduled to take place on Tuesday Sep 3 at 7pm.

G. Motion to adjourn was made at 7:56 by Bill Klauer and was seconded by Peter Hocknell.

Voting took place via role call:

Peter Hocknell – Aye

Bill Alesbury – Aye

David Martin – Aye

Bill Klauer – Aye

Stephanie Krantz – Aye

Lou York – Aye

Ilana Liebert – Aye

Documents and Exhibits Used During this Meeting:

- Meeting Agenda for 16 JULY 2024
- Draft minutes from the 30 NOVEMBER 2023 committee meeting