

Town Common Committee Meeting Minutes
March 26, 2024
Draft

Members Present: Maggie Gordon, Lenore Budd, Rachel Kring

Members Absent: AJ Driscoll, Nathan Fry

Staff Absent: Alex Weinhagen (Director of Planning & Zoning)

Dubois & King Representatives: Brett Graves, civil engineer

Public Present: Rolf Kielman, Dan Opton, Rachel Sellers

Lenore Budd called the meeting to order at approximately 7:00 PM.

1. Agenda Changes:
 - Postpone timeline discussion until more of the committee, especially Nathan, are present
2. Minutes of Prior Meeting - Maggie motioned to approve the minutes from December, and Lenore seconded. Minutes approved by voice vote.
3. Review draft plans for regrading/drainage:
 - Brett Graves presented preliminary plans and walked us through.
 - Circles on plans are where fill meets existing ground and triangles are where cut (digging) meet existing ground
 - Propose to have an area with playground raised up because it's very wet and currently has about 6" of standing water when Brett viewed today
 - Plan designed to take care of surface water since water table is so high
 - Size of the raised area was surprising to committee members but is needed to accommodate the size of the playground we had in the conceptual plan
 - Raised area would be ringed by stone/rain garden with "land bridges" across.
 - Could also be another kind of bridge - wood, metal, etc.
 - Rolf showed picture of bridges at Salem State - we could go with actual bridges if we wanted that (make sure accessible)
 - Plan proposing drainage adjacent to the berms that will drain over to a catch basin
 - Where does water go? Brett not sure but guessing it goes to existing wetland behind Creekside houses. This is where water is already draining currently.
 - Committee members concerned that design shows elevation/rain garden getting in way of pavilion if we want people to be able to sit on lawn and enjoy entertainment
 - Rolf suggested to move pavilion closer to the police station (Maggie said that's where tent was situated during the fall festival and agreed this could work). Contour line 333 runs right in back of station, and that's high ground already, so Brett also thought this could work.
 - Area where ice rink was is sunken and holding water now. That area will need fill.
 - Committee asked if we can/should put down base material for paths.

- Brett thinks not a good idea because putting the material in and then putting sidewalk will mean paths have to be redone.
 - Ideal sequence would be to do sitework and sidewalks at the same time. This is a cost challenge for us, though.
- Committee asked if there was a timeline to get final plans. If there is one, Brett was not aware, so we will need to clarify.
- Rachel S (interested community member) wondering about holding events at the site before things are fully developed to raise funds for rest of the work that needs to be done - committee explained drainage needs to be addressed first, and we do hope to do that.
- Lenore wondering if berm along 116 can be wider/planted along top. Can there also be a retaining wall with seating?
 - Brett said possibly but then we'd have to consider drainage in that area (not in the plan now).
- Brett looked on VTrans for cost of fill and thinks we'd be looking at a roughly \$16,000 for fill (doesn't include mobilizations, etc). Doubling price to \$32,000 would be a good ballpark estimate, and that does not include concrete for the pavilion base or pipe work.
- Asked Brett about how long he thinks work could take. He didn't know but Rolf thinks grading could take a month to 6 weeks. Dan thought maybe 3-4 weeks.
- Rolf encouraged us to look at rain gardens along St Paul St in Burlington to get an idea of how they look at different times of year.
- Committee agreed we all need to discuss these plans and make decisions sooner than our next scheduled meeting so we can stick with our planned timeline.

4. Pavilion Planning

- Rolf designed pavilion at HCS 35 years ago.
 - Lenore measured that one at 23' x 28'.
 - Deck may have been replaced once
 - Softwood timbers original
- Need to decide on size/desired uses:
 - Rufus Patrick has been talking about place for town band to perform - need to get his input.
 - Will ask public for input on uses with a simple Survey Monkey
- Maggie wondering how we tell Town Forest Committee what we need
 - We might not have ideal lumber to withstand the elements
 - Would need to get kiln dried possibly - could take too long to air dry
 - Basically, have to decide on design so we know what we need and also decide how important it is to use Town Forest lumber (some members think it would be a nice community tie)
- Rolf presented idea he had for an amphitheater design with an open front (no columns) - just one idea to get us to think of the kind of structure we'd like to have (traditional? modern? sculptural?). Rolf and colleagues would be happy to design gratis.
 - Would need a structural engineer involved in amphitheater-type option

- Rolf will get 3-4 people to design something and can come back to us with ideas in a range of styles
- Could put in a beam and take out some pillars that would block visibility on the simpler designs
- Need to decide on a base:
 - Do we want to get foundation poured or put in piers and build decking?
 - Concrete pad could be lower maintenance - could even pour benches
- Misc.
 - Will want power and lighting.
 - Roof is south facing so think about solar.
- Design process will take a couple months once we get specifics to Rolf.
- Dan wanting to stay involved and offered to help with project management.

5. Timeline

- Conversation deferred to next meeting

6. Funding

- Urban Forestry grant - Maggie to coordinate with Andrea Morgante about Green Up Day tree planting activities.
- AARP grant for benches - submitted. Expecting to hear back in mid-May.
- VT Arts Council - for entryway design. Pitch submitted and should hear back by April 19 if we are invited to submit a full application.
- Still no work about Land and Water Conservation Fund - that's our best potential funding option for path and sidewalk portions of the project

7. Next regular meeting proposed date: April 30 (move to 5th Tuesday because of school vacation). Need to confirm with group.

- Talk about benches.

8. Assignments:

- Lenore to work on 1-2 question public survey for pavilion use and send email to group about next meeting date.
- Maggie to coordinate with Andrea Morgante about Green Up Day activities.

Meeting adjourned at 9:15

Respectfully Submitted,
Rachel Kring, Secretary, Town Common Committee