

Town of Great Barrington Community Preservation Committee (CPC)

Minutes of November 3, 2016

Great Barrington Fire Station, 37 State Road

Members present: Ed Abrahams, Thomas Blauvelt, Firefighter Jessica Dezieck, Jeremy Higa, Kathleen Jackson, Martha Fick, Bill Nappo, Karen W. Smith and Nan Wile.

Also present: Town Planner/CPA Administrator Chris Rembold

Call to Order 5:30 PM by Chairman Blauvelt

Administrative Items

Smith moved to approve the October 25, 2016 meeting minutes, Abrahams seconded. All were in favor.

Continued Review of FY18 Step 1 Applications

Great Barrington Land Conservancy: Riverfront Trail

GBLC board members Dale Abrams and Janice Kabel were present. They explained that the trail is an idea that has been around for many years—that the downtown river walk idea could be continued south of town to connect downtown with areas to the south. Abrams said the Great Barrington Master Plan and Open Space and Recreation Plans support this. He said there is also now support from landowners who are willing to plan with GBLC to come up with delineations of the route. He said with GBLC has also talked with trail designers and survey firms to develop costs and feasibility, but they need CPA funds to pay for this work.

Kabel said this CPA request is for \$58,000 of a total Phase 1 cost of \$75,000. She said the balance of funds will come from GBLC funds and fundraising, and in-kind support. She said this is not construction. It is for surveying, wetlands delineation, permitting and design, planning for amenities like fencing and signage. She said the firms they will use are very experienced: Peter Jensen and Foresight Land Services. She said this work will result in trail design, costs and delineations, as well as project plan and timeline, and the legal definitions to enter into easements with landowners. She said the estimated future construction cost estimate of \$270,000 is based on a crushed stone surface of 6 feet to 8 feet wide, with two water crossings. That estimate is early and will be revised based on Phase 1 work. She said at least the southern end, near Brookside Road and senior housing, will be flat and level and could accommodate wheelchairs.

Nappo asked about easements, impacts on property values, and if it impacted owner's plans for future development. Kabel said they've discussed possible routes and that the easements will be perpetual. Abrams said this land is near the river and not developable land, so should not impact values.

Wile asked about access points at the Fairgrounds. Abrams said they don't know yet whether the owners will allow unrestricted public access there, because at this point there are some visible hazards on that site and it's a concern for the owners. He said three other entrances are contemplated: at Bridge Street, at Olympian Meadows, and finally at the southern end at Brookside Road.

Smith asked what GBLC would do if they received less than their CPA request. Abrams said they might have cut the scope or fundraise more.

Town: Lake Mansfield Improvements Engineering & Design

Rembold explained the Town's application. He said this is to produce engineering and design documents, not to create another new concept. He said it will move us one step closer to getting funds for construction. The work will result in plans that the Town can take to a funding agency and apply for grant funds. It also shows agencies that the Town supports the project. He said the width and direction of road travel has not been determined but this work will establish how much room there is to work with.

There was some discussion about who the engineering firm will be to do this work. Rembold said the consultant has not been selected. He said the estimate that is the basis of this CPA request is provided by a reputable engineering firm that has worked in this particular area at Lake Mansfield.

Reports from Committee members

Smith said the Parks and Rec Commission met with Benchmark Development to discuss accessibility at Memorial Field.

Nappo said the Newsboy fountain is working well.

Rembold update on GBHS progress

Rembold re: no budget numbers yet.

Fick asked whether the restrictions on the Wheeler Farmstead should be longer since the total grants are adding up to a large amount now.

Jackson asked whether the Committee to consider whether it might be good to reserve some CPA funds rather than allocating it all towards projects this year.

Upcoming Meetings: December 6 and 13

Citizen Speak Time: None

Adjourn 6:32 PM

Materials Presented/Distributed for this Meeting:

- Draft minutes of October 25 meeting
- Step 2 applications

Respectfully submitted:

