



## TOWN OF TEWKSBURY COMMUNITY PRESERVATION COMMITTEE

### Meeting Minutes January 5, 2015

The meeting was called to order at 7:02 p.m. by Nancy Reed, Chair, at the Pike House. Present were Steve Deackoff, Thomas Churchill, James Wentworth, and Richard Montuori. Also in attendance were Steve Sadwick, Director of Community Development, and Melissa Johnson, Recording Secretary.

Christina Nawn was not in attendance.

- 1) **Approval of Meeting Minutes – January 8, 2014, February 12, 2014, February 26, 2014, March 3, 2014, March 19, 2014, April 17, 2014 and October 8, 2014**

**MOTION:** Mr. Churchill made the motion to approve the January 8, 2014, February 12, 2014, February 26, 2014, March 3, 2014, March 19, 2014, April 17, 2014 and October 8, 2014 meeting minutes; seconded by Mr. Deackoff and the motion carried 4-0-1. Mr. Wentworth did not take part in this vote as he was only present for the October 8, 2014 meeting.

- 2) **Proposals for May Town Meeting 2015:**

- a. **379 Pleasant Street – Marshall House Preservation Restriction**
- b. **Tewksbury Rail Trails, Title Search and Consultant Application**
- c. **Janet's Place, 40 Navillus Road Application**

Mrs. Reed explained that the above proposals for the May, 2015 Town Meeting will be tabled as meetings will be scheduled for each item to allow for appropriate time to discuss each item.

**MOTION:** Mr. Churchill made the motion to table the proposals for the May, 2015 Town Meeting; seconded by Mr. Deackoff and the motion carried 5-0.

- 3) **Long Pond Study 2008 and Status Information**

Present was Kyle Boyd, Tewksbury Conservation Agent. Mr. Boyd explained that 24 of the 25 proposed rain gardens have been completed and it is expected that seeding, planting, and the completion of the construction phase will take place in the spring. At this point, the next step needs to be determined. Mr. Boyd discussed the studies of the pond that were done in

1980 and 1989. The trend has been extreme nutrient loading into the pond from such things as fertilizers, runoff, septic, etc. The pond is taking on excessive amounts of nutrients which are causing algae to grow at a rapid rate. The algae is growing and dying and repeating that cycle. Mr. Boyd noted that in 1989 the pond depth was 10 feet; which made it suitable for recreational purposes. Currently, the pond depth is 5 feet and not safe for swimming. In a 20 year span the ponds depth has been cut in half limiting recreational opportunities such as swimming. Mr. Boyd noted that in 1989, a boat launch and beach area were designed and planned for. Mr. Boyd explained that a beach area would currently not be an option due to the condition of the pond; however, boating and a boat launch may be options and there are some feasible locations to do so. Mr. Boyd discussed the option of dredging the pond and explained that to dredge the area and make a beach, 5 feet of soil would have to be dredged and this would create a sink hole in the pond. As a result, the entire pond would need to be dredged and this would be a tremendous expense. Mr. Boyd explained that another option would be to dredge just the middle of the pond. This would allow for the nutrients to continuously flush through and hopefully clear out. Mr. Boyd feels the plan that makes the most sense would be establishing a vegetation plan to spray and clear out as much of the vegetation as possible in an effort to start to improve the water quality.

Mr. Deackoff inquired about the fish in the pond and the reasons for boating. Mr. Boyd explained that there are fish; however, if the water quality is not improved the fish may die off.

Mr. Churchill asked if spraying would be the least expensive of the options. Mr. Boyd explained that he has not researched the costs of each option as of yet. Mrs. Reed explained that this will be part of tonight's discussion.

Mr. Deackoff asked if the rain gardens will help improve the nutrient flow into the pond. Mr. Boyd explained that the rain gardens were designed to help stop the flow of excess nutrients into the pond. Mr. Deackoff asked if doing nothing in addition to the rain gardens will help clear the pond up. Mr. Boyd explained that the 5 feet of silt/soil that has accumulated over 20 years of algae that has died will not go away on its own.

Discussion took place on dredging and the high costs that could be associated with this. Mr. Boyd provided a map showing the Town, State, and privately owned parcels along the pond and showed the area of the previously planned boat launch and beach. Mr. Boyd noted that there are a few parcels of town owned land that is blocked by State owned land. Discussion took place on the possibility of clearing the trees along Whipple Road. Mr. Boyd explained that the area could be thinned and any invasive species could be removed. There must be a Pond Management Plan in place for a "Great Pond" and then limited projects can be filed; however, the State will only allow for 10,000 square feet of clearing of a pond versus the 5,000 square feet for typical wetlands.

Mr. Boyd asked if a boat launch would be something the Committee would be interests in pursuing. Mrs. Reed noted that currently canoes and kayaks can be launched and expressed concerns with a boat launch as this may open the pond up to motor boats. Mr. Deackoff

suggested expanding upon the existing cleared gravel area to allow for more space to launch canoes and kayaks rather than constructing a boat launch.

Mr. Boyd suggested hiring a consultant to help establish a Pond Management Plan to better clear up the water quality and view of the pond. Mrs. Reed noted that his would also provide an update on the measures that have recently been taken to improve the quality of the pond. Mr. Boyd will research other communities who also have a “Great Pond” to see how they have handled this.

Mr. Deackoff suggested reaching out to the residents along the pond to see if they would be interested in establishing a Long Pond Association, or similar organization, to help maintain the areas along the pond as well as the rain gardens. Mr. Boyd noted that the neighbors have been involved and have helped with the rain gardens.

#### **4) Signage on Projects discussion – Mike Gath Signs**

Mrs. Reed noted that she spoke with Gath Signs regarding the signs for the High School Tennis Courts and Athletic Field, Funway Park, HUD Senior Housing Project, Town Hall, and Long Pond Section 319 Grant Project; however, they still have not been received. Mr. Sadwick suggested determining a deadline for the signs to be completed. Mrs. Reed will reach out the Gath Signs again and provide a deadline.

#### **5) Brief Update on CPA projects, as needed:**

##### **a. Livingston Cemetery Fence/Recreation land transfer from the State**

Mr. Montuori noted that there is nothing new to report on the recreation land.

##### **b. Planning Board Affordable Housing**

Mrs. Reed noted that there is nothing new to report on this agenda item.

##### **c. Long Pond Outreach/Section 319 Nonpoint Source Pollution Grant Application**

This item was discussed above.

##### **d. Ella Fleming School Historic Rehab**

Mr. Montuori noted that a contract has been signed with several architects for various projects throughout town including the Ella Fleming School.

**e. Tewksbury Rail Trail Study**

Mrs. Reed noted that the Rail Trail Study is moving forward and they recently held a forum at the high school that was well attended.

**f. School Playground Rehabs**

Mr. Montuori noted that Funway Park at Livingston has been completed. A ribbon cutting is expected to take place in the spring. There is nothing new to report on the school playgrounds as different options are still being reviewed.

**g. Wamesit Indian Park Rehab and Muster Park Rehab**

Mr. Sadwick noted that the RFP is ready and he has been working with Lorraine Black on the specifications that are to be included in the RFP. Construction is expected to take place in the spring and will be tied in with Mass DOT's work on Main Street.

Mr. Sadwick noted that Muster Park is awaiting the Wamesit Indian project.

**6) Town Hall Discussion, Status and Next Steps**

Mrs. Reed noted that the town hall project is moving along nicely and she is very impressed by the work that has been done to date.

**a. Restoration of Town Hall Records**

Mr. Montuori noted that the records are currently being stored at Iron Mountain while the town hall is under construction. The Town Clerk has been focusing on vaults and shelving options. Once the town hall project has been completed, the records will be brought back to the town hall and restoration will be focused on.

**b. Town Common Discussion**

Mrs. Reed asked if any further discussion has occurred on plans for the Town Common. Mr. Montuori noted that there is a preliminary plan for the common and suggested making this a future agenda item and discussing it with the Historic Commission.

**7) Discussion of Pike House move to old Police Station/CPA fund use**

Mr. Montuori noted that a plan for the Pike House has not yet been determined. The old police station will be surveyed for hazardous materials and then funding will be sought to raze the building.

## **8) Administrative Support for the CPC, funding with CPA Administrative Funds**

There was nothing new reported on this item.

## **9) New Business/Old Business**

There was no new or old business discussed.

## **10) Next meeting**

The next meeting was tentatively scheduled for Wednesday, January 14, 2015 at 6:00 p.m. at the Pike House.

## **Adjournment**

**MOTION: Mr. Deackoff made the motion to adjourn at 8:05 p.m.; seconded by Mr. Wentworth and the motion carried 5-0.**

*Approved: 2/25/15*

*List of documents for 1/5/15 Agenda  
Documents can be located at the Community Development Office*

1. Approval of Minutes – January 8, 2014  
February 12, 2014  
February 26, 2014  
March 3, 2014  
March 19, 2014  
April 17, 2014  
October 8, 2014
2. Proposals for May Town Meeting 2015:
  - a. 379 Pleasant St.—Marshall House Preservation Restriction
    - i. *Project Application Summary Form packet received 12/3/14.*
  - b. Tewksbury Rail Trails, Title Search and Consultant Application
    - i. *Project Application Summary Form packet received 12/3/14.*
  - c. Janet's Place, 40 Navillus Road Application
    - i. *Project Application Summary Form packet received 12/3/14.*
3. Long Pond Study 2008 and Status Information, Kyle Boyd, Tewksbury Conservation Agent
4. Master Plan Update, CPC Admin. Fund contribution Discussion (if needed)
  - a. Town Center Master Plan Committee- invite to future CPC meeting discussion

5. Signage on projects discussion: Mike Gath Signs-
  - a. High School –  
Tennis Courts and Athletic Field,  
Funway Park  
HUD Senior Housing Project  
Town Hall  
Long Pond Section 319 Grant Project
  
6. Brief Update on CPA projects, as needed:
  - a. Livingston Cemetery Fence/Recreation land transfer from the State
  - b. Planning Board Affordable Housing
  - c. Long Pond Section 319 Nonpoint Source Pollution Grant Application
    - i. *Copy of Page 27 #3 Dredging and Flow Augmentation*
  - d. Elle Fleming School Historic Rehab
  - e. Tewksbury Rail Trail Study
  - f. School playgrounds rehab.
  - g. Wamesit Indian Park Rehab and Muster Park Rehab.
  
9. Town Hall Discussion, Status and Next Steps
  - a. Restoration of Town Hall Records
  - b. Town Common Discussion
  
10. Discussion of possible Pike House move to Old Police Station/ CPA fund use
  
11. Administrative Support for the CPC, funding with CPA Administrative Funds
  
12. New Business/ Old Business