

**TOWN OF WATERVILLE VALLEY
BOARD OF SELECTMEN
SPECIAL MEETING MINUTES**

DATE: May 24, 2018

MEMBERS PRESENT: Chairman Mike Aronson, Margaret Turner and Rich Rita.

MEMBERS ABSENT: None.

OTHERS PRESENT: Jan Stearns, Ryan Wingard, Tim Smith, Matt Hesser, Mark Decoteau, Chris Hodges, Jim Mayhew and Sharon Charron.

1. The meeting was called to order at 10:04 a.m. by Mike Aronson.

2. New Business

• **Corcoran Pond Dam Discussion**

Ryan Wingard, Town Engineer for the Dam Project, reviews the 75% plan with the board. Ryan begins with the existing conditions, represented in drawing C-2. He noted the items which are to be removed for the project includes railings, lights, concrete steps, and bushes. The bricks to be removed from the walkway will be stockpiled for reuse. The drawing C-3 shows the proposed conditions for the project. All of the items which were removed will be replaced to their location, with the exception of the concrete stairs. He noted that the articulated concrete block (ACB) will be hidden under a 9" layer of topsoil and grass. The total square footage of the ACB was reduced from the last meeting. The blocks are actually concrete mats that are cabled together and lay on the soil. It was believed that the use of a crane for the ACB installation would not be necessary. Ryan reviews the changes to the stairwell area. He comments on the importance of minimizing the amount of penetrations into the ACB for structural stability. He explains that the stairwell was shifted towards the building where it is also supported by the toe wall. The toe wall serves two purposes in that it will divert water away from the building and as well as support the stairs. The stairs are planned to be made out of wood. Tim Smith questioned wood as being used for the material and the absence of a roof over the stairwell, as it will be exposed to the drip edge of the building roofline and will be creating a hazard with icing and freezing. Discussion followed concerning the roof over the stairs and blocking, or removing if necessary, the windows which the roof would block. The elevations of the stairs were reviewed in relation to the building and the building windows. Tim stated the windows in question are either offices or currently blocked inside presently by TV's and is not critical and could be removed. The roof over the stairs he viewed as more important than the windows. The use of gutters was discussed, in conjunction with heat coils, and viewed as not the best solution. The extension of the building's roofline to cover the stairs was also mentioned, though not viewed as the best scenario. Tim also expressed concern for the stairs being constructed of wood, stating that they would deteriorate quickly and suggested using galvanized stair treads, which would create allow for melting. The metal tread option would be pursued to cost out. Ryan also comments that on the pond side of the embankment, the riprap would need to be removed and replaced. The idea was suggested to do a fundraiser by selling the bricks with messages or names on them. Mark then shows the proposed location for the crossing over Snows Brook at the location where the old bridge used to be prior to Hurricane Irene. The location is 290' from Snows Brook Rd.

Access to the path and bridge, being on the opposite side of town square, was discussed. The area will not be accessible from the backside of GEL. The only access would be from behind the conference center which was noted to be in bad shape. Mark comments that the access path to the crossing cannot be difficult to navigate as it will not be used and it would not be a good use of resources. Mike commented that the Snows Brook crossing itself would be beneficial to be reestablished as it has been missed by many people. Mark states the crossing would be a culvert style and will be designed to fail during high water events and the contractor will be required to remove the crossing at the end of the project, it will not be a permanent crossing. Costs estimates are in the \$15-\$20K range.

Mike Aronson exits the meeting at 10:30, and adds prior to leaving that he hopes that we get a contractor who is flexible to do the work in a split season (fall of 2018 and spring of 2019). Without this flexibility the entire dynamic of the project changes as work needs to be completed by 1/1/2020 per DES Administrative Order.

Mark reviews the information and concerns provided by Matt Hesser for the wedding already booked for fall 2018. The construction operation requires 4 months of work and in 2018 would start on October 9th and end November 21st. The hours would be 7am to 5pm, Monday through Friday. Saturday's would only be used if there are weather issues. The two Friday afternoon dates in October for events will try to be accommodated, as this will be during the mobilization time, but this cannot be guaranteed. In the spring of 2019, the construction would resume in late April or early May, dependent upon weather. The spring work would continue until July 3rd, which is the drop dead date for completion of the project and removal of all equipment. Mark comments that an extra week of flex time, to mean ending the 3rd week of June would be better, to ensure all things are removed and the area is restored to full operation in time for the July 4th holiday. Additionally, if the November 2018 weather is good, the construction could continue past Thanksgiving to give further along on the project. Tim Smith has no issue with the extension, if weather allowed.

Equipment and storage of materials and their locations was discussed. There will be nothing stored between the ice arena and the pond. Ryan believed the contractors would want to establish 2 areas, one on each side of the pond. For the north side, the parking area on other side of ice arena is a possibility, as well as the dirt parking lots across the road, on the north side of the pond. A storage/staging area on the north would eliminate road travel from the beach side storage area on the south side of pond. The path to the Osceola Arbor wedding area from the GEL will not be altered for pedestrians using it to and from the wedding site via the playground area and foot bridge. The area on the beachside of the footbridge is where the south side storage area will be located. The area between the beach and the wedding area will be impacted by trucks and materials. It was suggested to have the aggregate placed on ground to prevent rutting from the vehicles. Matt suggested that maps be available to show guests the access paths, as well as sidewalks, in and around Town Square and the GEL to and from the wedding area. Control fences will be used to keep the areas secure and screened from the public. Screening, per Ryan, was \$6/linear foot for 4-5' in height, not including the fence itself. However, to effectively screen the area, the screen should be 7-8' in height which is \$10-12/linear foot cost. The fence will be about \$24/foot. In total, the screen with the fence, it should be estimated at \$40/foot for 150feet which is \$6-7K. The primary area of concern for screening was the storage area from the wedding venue. The view from town square of the beach storage area was the 2nd area of concern. The areas were noted on maps and using estimated lengths, the total cost of

screen and fencing is estimated to be \$15-20K. Using a printed screening, to make it more attractive, was viewed favorably. Matt added that he has contacts which could assist in the screening production. The screening was suggested to be put in as an ad-alternate for the project bid. Mark then reviews the remaining control measures to create a physical barrier to the work areas, especially noting the town square area. Some type of a snow fencing type material will be used. The gazebo, and its use, will be limited or unusable during work on the north side of the pond. On the weekends, the barriers will be shifted to allow use of the Gazebo. The events scheduled for spring 2019 will have limited access points to the pond during the construction period. The screen will be a printed scene which is visually pleasing. The 2019 spring event schedule (weddings, GRC, Warrior conference, etc) needs to be listed and given to the town for the contractor bid process. Jim reminds the group that there is an emergency access lane between the ice arena and the pond and will need to be kept clear for emergency vehicles. Mark expressed concern on the impact on the brick pavers, and it was suggested that plywood cover the area or they will need to be removed and replaced. Jim then added that the area behind the arena is soft ground, and will need to be material if found to be wet. The water level is proposed to drop up to 5' during work on the pond side of the dam. Rain and other weather events will need to be monitored for the water level to be maintained at the proper depth for the work to be completed.

Mark comments that the project is on track to have a 90% drawings presented in June, and 100% in August for DES approval, and then to go out to bid in September. The then group departs to walk the pathways to the proposed river crossing to get a better idea of their condition and the area. Ryan requested to know that the decision of the crossing to include on the 90% drawing.

3. Other Business

4. Adjourn

Margaret Turner motions to adjourn the meeting at 11:15 am.

Rich Rita: 2nds.

Motion was carried by a unanimous voice vote.

Respectfully Submitted,

Sharon Charron

Town Clerk /Town Office Assistant