

Mt. Agamenticus Parking & Lease Planning Subcommittee

Tuesday November 12, 2019

York Water District Office Conference Room 3:00 PM

SUBCOMMITTEE MEMBERS: Two Town of York Selectmen, Marilyn McLaughlin & Michael Estes, Two YWD Trustees, Rick Boston & Richard Leigh, York Parks & Recreation Director Robin Cogger, Mt. Agamenticus Conservation Coordinator Robin Kerr, YWD Superintendent, Don Neumann and YWD Assistant Superintendent Gary Stevens.

November 12, 2019 3:00 PM SUBCOMMITTEE MEETING NOTES;

Member Attendees: Michael Estes, Marilyn McLaughlin, Rick Boston, Richard Leigh, Robin Kerr, Don Neumann, Gary Stevens.

Guest Attendees: Jon Edgerton and Stephanie Hubbard Wight-Pierce (W-P) Engineers.

Member Invitees unavailable to attend: Robin Cogger

Lease Amendment

-2 sticking points on lease amendment remain

- 1- Bond compliance; town lawyer wants a reasonable time frame water district lawyer wants a concrete date. Town lawyer has concerns regarding possible tax implications in the rare chance of a default by the town.
- 2- Wording "shall not intentionally contaminate". YWD lawyer knows the town will not intentionally contaminate the waters of Chase's pond and cannot agree to leave as written.

The District attorney has drafted a submittal to PUC. They found it we may not "require" PUC approval as the original lease was signed in 1980. PUC approval was not required prior to 1996. May just ask for "review" of the lease amendment. YWD cannot submit to MPUC until finer details of lease amendment is worked out.

Planning

-the funding is on track to go before the voters May 2020 for 2021 construction.

-Stephanie Hubbard joined Jon from Wright-Pierce. She will offer more day to day oversight of the project design since Jon is mostly retired.

-plan will address stormwater runoff & treatment for runoff. May look at underground drain soil filters. Relatively low maintenance but does require some: mowing, checking for erosion, change filters every few years.

-restroom design; Wright Pierce evaluated waste alternatives (did soil tests/ledge) and recommended composting. WP's work does not include restroom building design.

-Town will need to contract someone for either/both parking and restroom building design & construction. Estimated cost is included in estimate Robin C forwarded to the Town Manager.

-timing is critical for schedule. Planning board may take 2-3 months and DEP stormwater permit may take 4-6 months. Once in hand, we have 2 years to start work and work should be completed in 5 years.

-it would be ideal to bid winter 20/21 for construction in March 2021

-construction duration is estimated to take 2 months for the parking (two areas, upper and lower), maybe longer for the restrooms. If work starts in March of 2021 we could see it completed before summer season. Construction can be phased so that parking will always be available at the summit. At the base, existing parking will be left open until new area is completed.

1. Earth work estimated 2 months (upper and lower) work concurrently
2. Building construction work probably take longer
3. 3.5 – 4-month total construction duration

Jon and Stephanie agreed that they could not be ready by the December 12th planning board meeting. Regular Planning Board meetings are typically held on the 2nd and 4th Thursdays of every month. Jon recommends taking a little more time to be thoughtful if construction is going to begin until spring 2021.

Other items-

-town planner noted restriction of new parking distance from property lines at summit. We have gathered images showing historic use. We need to find out if this is sufficient or if there is anything else we need to do. Essentially YWD is leasing the land to the Town therefore YWD's opinion is that property lines between YWD/TOY should not be a factor.

-check on itemized cost estimates; a domestic well at base will need to be installed. Is there anything else not in already included?

-underdrain, soil filters, rain gardens etc. will be some annual maintenance but must be as maintenance free or low maintenance as possible. No special maintenance.

Questions:

- 1- When do we include the section of pavement from the summit lot to the summit lodge? Paving to the lodge should be separate from YWD and W-P planning/scope of work.
- 2- Do we want electricity at summit and base? Or at least the option to have it (which will mean installing conduit before paving)?

- 3- Is the overflow area “overflow” , opened only during periods of high use and not paved/plowed in first round- or is it becoming regular year-round parking and to be paved as part of this project?

-would like to work with WP to come up with informational/conceptual project board signs for base and summit. Would like to get posts in ground before freezes. Asking for approx.. 36x48. Jon and Stephanie provide us with some examples of project boards.

NEXT MEETING DATE, TIME and LOCATION: TBD

Next meeting- group present available Monday, Dec. 16th 9am at YWD headquarters. Will check others availability.