

**Junction Village Open Space  
Task Force**  
Meeting Minutes  
November 4, 2021  
Online Zoom Video Session

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Pursuant to a notice and agenda filed with the Town Clerk, the Junction Village Open Space Task Force met at 6:00 p.m. on Nov. 4, 2021, and held a virtual online public meeting via <https://zoom.us>.

Members present: Christa Collins, Sue Felshin (clerk), Carlene Hempel (chair).

Also present: Peter Lowitt, liaison from the Concord Housing Development Corporation (CHDC); Marcia Rasmussen, Director of Planning and Land Management for the Town of Concord; Elizabeth Rust, Director, Regional Housing Services Office (RHSO); Linda Escobedo, Select Board liaison; and Concord resident Steve Irza.

The meeting was called to order by Carlene Hempel at 5:02 p.m.

Remarks from chair:

Ms. Hempel informed the Task Force that Mr. Hartman is stepping off the Task Force and that Mr. Steve Irza of 39 Cottage St., a former member of the West Concord Advisory Committee, has submitted a Green Card for the Task Force and his nomination is on the Select Board's next agenda.

[Ms. Escobedo joined the meeting at 5:05 p.m.]

Review third iteration of concept plan:

Mr. Murray presented Concept Plan 1C to the Task Force, which largely combines the triangle from 1B and the riverfront area from 2B. Due to the 100' river buffer, options for the riverfront path include permeable pavers or stabilized gravel. Mr. Murray noted that the recessed seating area and picnic area are both outside of the 100' boundary.

Ms. Hempel reported on a meeting between her and Natural Resources Director Delia Kaye after the Task Force's Oct. 14 public forum. Ms. Kaye said she thought the Natural Resources Commission would be likely to approve the plans in general, including river viewing areas if surfaced in stone dust.

Mr. Murray told the Task Force that the stabilized stone dust at Walden Pond consists of decomposed granite with a stabilizer; it drains well and restabilizes itself after a rain, making it an improvement over standard stone dust. Another option is "permeable" pavers, which are actually impervious pavers with wide gaps that allow drainage and are therefore considered permeable. Although effective, they are expensive to install.

[Mr. Irza joined the meeting at 5:10 p.m.]

Ms. Hempel introduced Mr. Irza to Task Force members.

Ms. Hempel reported that she met with Joan Ferguson of the Conservation Land Trust: Ms. Ferguson thinks that sand is conducive to some wildflowers. Reusing local soils from elsewhere on the site would reduce the possibility of bringing in harmful substances from elsewhere. The entry plaza might be moved on the triangle to the sandy area. Mr. Murray clarified that there is topsoil as well as sand. Existing topsoil will stay on site but can be moved around on site. The sandy area is currently a mix of asphalt, stone dust, etc., and is compacted; sand is several inches below the surface. The sand can be used for some shaping but topsoil will have to be added as a growth medium. If there is surplus topsoil at the riverfront, it can be used. Mr. Lowitt suggested that it might be possible to move excess soil from the assisted living site.

Ms. Hempel polled the members of the Task Force regarding the small “comma” or “fiddlehead” plaza on the river side of the path. Being so close to the river, it might not be a viable option. The consensus was to remove it from the plan.

Task Force members requested that Mr. Murray make some clarifying changes to the concept plan: delineate the 50' and 25' river boundaries, display the location of the assisted living facility on the plan, state on the plan what will happen in the forest area after invasives are removed (plantings?). There was some discussion of whether signage and bike racks need to be more clearly marked on the plan. A Task Force member expressed discomfort with the idea of inscribing thematic words in surface of the entry plaza on the grounds that words like “hope” or “justice” might be off-putting to people who aren't feeling hopeful or confident of justice. Other members are in favor. The consensus was to keep the idea on the table and decide later. Further discussion included making the evergreen hedge at the south of interpretive panel for the reformatory be shorter—6' or less—to make a more comfortable space; making the center piece of the entry plaza a large native specimen tree with benches around, and layering in an understory at the north of the riverfront area to maintain a barrier as the initial trees mature.

Mr. Irza asked about boat access from the river and heard that this has been investigated but the river bank is too steep.

Ms. Rasmussen asked about the landscape plan for the assisted living facility and whether the Task Force should propose additional screening of the parking lot. The landscape plan has not been provided yet and it might change, so it was suggested to add any desired screening regardless.

#### Nov. 9 CPC meeting:

Ms. Rasmussen will present the application to the Community Preservation Committee. She advised the Task Force that there will be questions about cost, as \$300,000 is a large request. The first round of funding could go toward invasives removal, laying out of paths, and perhaps planting some major trees. The following round of funding could go toward the plaza, research for the interpretive panels, bike racks and benches. A third round of funding could go toward any

leftovers. Mr. Murray said that \$300,000 would likely not be enough to completely finish formal paths due to the extent of earth work and grading required. The contribution of \$25,000 from the Grantham Group might go toward moving soils; if the work is executed by the Grantham Group it does not have to be paid at “prevailing wage.”

There was a discussion of ways to reduce funding requests to the CPC: enlist volunteers as on the Gerow site—note however that pesticide application, such as for Japanese knotweed and oriental bittersweet, must be done under a licensed supervisor; the community could be offered the opportunity to sponsor trees or named bricks in plazas or other elements; American Recovery Act funding might be leveraged, or a Department of Conservation & Recreation grant.

Next steps:

The Task Force will proceed as if the CPC will vote yes; the CPC is expected to make its decision by January. The CPC will hold a public hearing on Nov. 30. It is preferable for applicants to be present to field questions if needed.

The Task Force will need to get firm cost estimates and determine what maintenance will cost and who will be responsible; one possibility is a “friends” group.

The Task Force will next meet on Nov. 18 at 5 p.m.

Ms. Escobedo reminded the Task Force that the Town will host an Effective Governance Workshop on the morning of Saturday, Nov. 6.

Adjournment:

Ms. Collins made a motion to adjourn, seconded by Ms. Hempel. The meeting adjourned at 5:58.

Respectfully submitted,  
Sue Felshin

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List of Exhibits

- Concept plan 1C