

**Village Core Planning Group
Organizational Meeting Minutes
October 9, 2007
5:00 PM**

Attendees: Chairman John Hettinger, Dennis Ducharme, Paul Kasianchuk, Rick Russack, Joel Bourassa, Marilyn Sanderson, Tara Tower, Ted Sutton, Susan Chenard, Chester Kahn

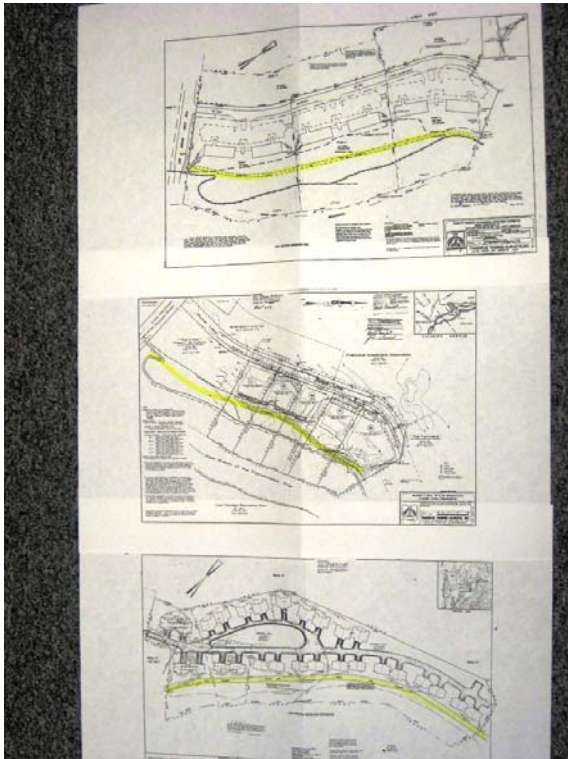
The meeting started with a review of John Hettinger's cost estimate, which was a rough draft and not for general distribution. For some numbers, he used the most expensive estimates from the recent Twin Mountain project. This way one could build in for unexpected additions, such as a 30-foot bridge, each of which could cost \$90,000.

Mr. Hettinger handed out his worksheet, and started the explanation from the back page, which had a diagram of the proposed Lincoln trail system, with the top being east of the Landing and the bottom being the visitor center area. Again, most parts of the trail currently exist or would just require striping.

The group then turned to the front section of the handout with costing estimates for both the trails (some striping, some new construction) and for the park and its elements. There was discussion of a modular toilet facility for \$60,000 which has men's, women's and handicapped sections. The kiosk costs need to account for design and base costs. Ted Sutton said he would check with some local contractors regarding estimates for striping, paving, etc. Mr. Hettinger also mentioned that a high estimate would cover culverts that might need to be built. After adding design, engineering, and contingency, he came up with a rough number of \$2 million.

The discussion next turned to the logistics of the trail by the river's edge. John Hettinger asked Chris Mulleavey who spoke with Jeff Blecharczyk (who works for shoreline protection). Right now, one can put a trail within 20 feet of the high water mark of the river without a waiver. Or, one can apply for a waiver to get closer in some spots, in order to have a meandering trail. Ted Sutton said that he had spoken with Mr. Blecharczyk in recent years as well. Chester Kahn commented that he was able to clear 65% of the trees between his house and the river in the first year, and then could do 10% of the new growth each year. There was also a short discussion of how much of a buffer beyond the path should be cleared.

The surface of the path was also discussed. Chester Kahn mentioned a new product made of shredded, melted tires, which is cheaper and easier on legs and joints, and used at many high school tracks. Ted Sutton said it was called non-virgin material, and also mentioned a kind that could have broken, melted glass. Mr. Sutton volunteered Bill Willey's knowledge, and Dennis Ducharme volunteered Cricket's (James Gagnon) knowledge to come up with some costs and proposals.



Dennis Ducharme then gave a presentation on his findings regarding the easements. He distributed three maps, which showed the land from the links, the homes, and the Fairways on Bunker Lane, with the easements highlighted. Each deed mentions an easement. It was a bit difficult to find the one for the Links development, but their current deed conveys the same as the 1987 one to CMB Construction, which does mention the easement.

Chester Kahn stated that he is in favor of the trail, and could confirm that he too found all the easements. Actually, he said there were two – one for Bunker Lane for vehicle travel, and the other for the path by the river, for non-motorized travel. He did have three questions, however. First, he wondered where the Town could see that they had the right to pave the path. Dennis Ducharme and Ted Sutton thought this was

a good question. Mr. Ducharme said he would check with his lawyer's but wondered how Mr. Kahn felt about it personally, as a homeowner there. Mr. Kahn seemed to feel that paving it might cause more vehicle travel than he already gets from trucks leaving behind the Fairways. He went on with his second question, regarding that if the town had not maintained the path for 20 years, could they resurrect this. And thirdly, he wondered about the right to recapture the path if it was deeded where the river has eroded the land in the meantime. He stated these questions are not opposition, but just about the regulations. Ted Sutton said that obviously there would be meetings with property owners and association presidents along the path. Mr. Kahn also asked Mr. Ducharme to check about liability issues.

John Hettinger asked Ted Sutton to ask the Lincoln Board of Selectmen about funding options. Mr. Sutton stated that he already had their agreement to propose that the \$10,000 remaining in the White Water Treatment Plant Demolition Fund be moved to a new fund for the Village Core, via the Town Meeting process. It should be a trust fund, to which anyone can contribute (be they developers, Realtors, private citizens, etc.) and then monies could be expended without an annual appropriation.

Marilyn Sanderson said she was still talking to people about other funding options. Chris Mulleavey, from Hoyle Tanner, has offered to come to a future meeting as well. The meeting wrapped up with John Hettinger planning to rework his estimates, and then pass them on to Dennis Ducharme for Cricket to check them over for accuracy. Also, the town of Woodstock would continue work on their portion of the trail system. The next meeting is scheduled for October 23rd.