

MRV Rec Hub: VOREC Team Meeting

Minutes

September 27, 2022

Attendees: Annie Decker, Town; Corrie Miller and Ira Shadis, FMR; Eric Friedman, MRVCC; Joshua Schwartz, MRVPD; Ross Saxton, MRPA; Laura Arnesen, MRVRD; Liza Walker

VOREC grant update:

Laura returns Oct 3 to resume conversations with State re Grant Agreement. At that point, the two week review period officially begins, before we submit updates and revised information.

Reimbursement: quarterly time period needs to be considered.

Parking Considerations:

There is current approved parking plan for John Morris' property. Long, involved history with parking on the property. Currently, advice is to look at this as a "clean slate" to consider current demand, and supply and pursue permits accordingly.

Day vs night use—does that change the accounting of parking?

Bob—there could be shoulder period, when uses would overlap. (i.e Early evening)

Joshua-DRB can reduce parking requirement for shared uses. Joshua recommends not having a smaller number. Morris was once sued by neighbor across the street when the overflow parking went across the street. We don't want to exacerbate parking challenge. Also a consideration of what may happen with AOT changes at Route 17/100 intersection if those spaces disappear.

Laura—we are looking at a map with a number of different parking areas, but how will users of the parking lot know where to park/not to park? Additional plantings, stone walls and signage are needed to make this clear for parking lot users.

Therefore, proposed Parking Plan: Adding 18 spaces behind building to accommodate new uses and to meet demand.

Review of Parking Map prepared by Joshua—based on tax parcel lines. Field checked by Joshua and John Morris.

Re parking in Special Flood Hazard Area—a few possible parking spaces in this area. From a regulatory standpoint, this is ok. Ned Swanburg suggested caution in investing in area (staymat materials, etc) that could be more vulnerable in the future. Noting that all of area could flood as the river corridor area is not shown.

Questions re Permitting.

Corrie: Can we get permitting and then do a phasing of construction work, possibly to not develop 8 overflow spots. Can we get expertise with actual parking lot design re stormwater, mapping subsurface and surface?

Joshua: The "Change of use" driving permitting requirement is the MRV Rec Hub change of use. MRVCC moving in to building in November. Trail uses comes after.

Change of use related to MRVCC and Rec Hub could be considered all at once by DRB. New parking construction is officially just 18 spaces

Annie: Permit usually provides 2 years to complete within 50% of project finished after year one. DRB could put their own conditions in and may consider phasing. Most pressing is MRVCC needs—for 3 spots. Enough existing to accommodate existing uses and Chamber. To accommodate Rec uses, would be a second phase of permitting required

Annie thinks this is possible to get permit for extra 8 overflow spaces, for DRB to permit with understanding that extra parking would be available if it is needed, based on some metrics or monitoring. DRB permit could allow for the MVRCC but condition the remainder of parking implementation for a more developed stormwater plan and parking design.

Other parking plan considerations:

What does an overflow lot look like vs a main parking area? Could area designated for 10 extra spaces or the 8 be the overflow? Which makes more sense?

Note: John has agreed to move wood shed and boat shed to accommodate parking. Additional efforts will be needed to implement parking there.

Next Steps:

Pursue permit with DRB, as a Phase I, to accommodate MRVCC and show plan what is possible to meet required needs. Acknowledgement that there will be a Phase II, with further stormwater planning and parking design, to understand if we implement all of the additional 18 spaces, and where they would be placed.

Annie noting that Rec Project as a whole hasn't yet come to DRB. First permit request to go to DRB could be for MRVCC.

Re permitting, we need to clarify that we can start a VOREC component when permits are in place for that project, even if permitting for other components is not complete.

Proposal for phasing of permits:

Phase I Permits:

- Change of Use permit for MRVCC (parking)

John Morris is the applicant, or MRVCC could be. Joshua will clarify if MRVCC could be applicant and checking on waiver of fee. Joshua supporting this application effort.

- Preview upcoming phases for DRB (and public)

Phase II Permits:

- Parking- with plan for full 80 spots reflecting stormwater planning and design
- Bridge: (Bob says this is close to being permitted. Stream Alteration permit is only required state permit and this is underway)

Phase II.5

- Other amenities: Trailhead kiosks, portalets

Phase III:

- MRPA State and local permits for north & south crossing and Downtown Trail

Finances-

Question of how to bridge costs for reimbursement. Options briefly discussed:

Loans- will incur interest

Possible private loan

MRPA does have a reserve fund that could possibly help cover some costs. Ross will check

Next Meeting Agenda: Possible topics

MRVCC Signage (Eric shares plans for feedback)

Corrie's topic that was deferred (templates to improve Project Management)

Further discussion of any changes to budgets and project components?