



7:00 PM – Call Meeting to Order

Mr. Martin called the meeting to order at 7:00 p.m.

Present: Dave Martin, Chairman, John Brox, Mary Ellen McCarthy and Alison Genest

Absent: Kylie Desrosiers and Patrick Cox

Approval of Minutes

January 2, 2024 - Motion made by Mr. Brox to approve, second by Mrs. McCarthy. Motion passed.

Discuss and Vote on Engineering Plan for Driveway, Parking and Trail

Mr. Martin suspended the rules and fielded questions from the audience on the following:

- Feasibility of trail from upper parking lot due to grade
- Does projected cost cover tearing up driveway on Mr. Paquette's property.
- How will FBBF and others get from the underground garage to the farm if driveway is removed?
- Where will people park for the community gardens?
- Why does contaminated soil need to be removed from property.
- Has the soil been tested where the gardens are currently planted?
- How do we keep people from driving down the trail right to the bridge
- Curbing will limit overflow parking.
- Why does the bylaw regarding curbing and paved driveways need to apply to a farm. This is not a street and Section 16 of the bylaw states that municipal departments will be excluded from the bylaw.
- Why does the driveway need to accommodate a DFD ladder truck?

Mr. Martin reviewed the 2 handouts presented at the CPC/Ad Hoc meeting on February 6, created by the engineering firm, Environmental Partners (EP):

- According to EP, the grade is too steep to allow for a trail starting at the upper parking lot.

- The plan covers the cost of the new driveway, parking and trail only, with various options.
- Parking for the community gardens should not change, and visitors will also be allowed to use the new parking lot.
- The EP plan is written to follow the Town's bylaws.
- Contaminated soil must be removed; this is not an option. \$150K has been allocated for soil testing as part of the plan's cost.
- The community gardens are planted over where the greenhouse used to live. Minimal testing may have been done at one point.
- We will see if the DPW can install a gate to keep cars from driving onto the new trail.

Mr. Martin said that the Town's Conservation Agent is putting in for a grant to cover some of this funding.

A discussion was had about a bylaw waiver so that the driveway can be built without a curb and sidewalk, also to further discuss asphalt vs. stone dust considering this is a farm and we're trying to keep that country aesthetic.

Mr. Martin explained that he had heard from the Town's Community Development Director that the bylaws must be followed.

When there were no further questions, Mr. Martin called for a motion:

Motion made by Mrs. McCarthy for the base driveway (\$547,000), add Alt. 1 for a reduced upper parking lot (\$128,000), add Alt. 3 for a secondary ADA parking lot (\$216,000) add Alt. 4 for a stone dust trail (\$87,000). Total of funding request to CPC will be \$978,000. Motion seconded by Mr. Martin. Mr. Brox voted against. Motion passed 2-1.

A discussion was had about Littleton building a playground with volunteers and whether we can have more volunteerism in Town.

Mr. Brox suggested that the old seed house foundation is excavated below sill grade when the time comes.

The Ad Hoc won't be meeting again until after the CPC meeting on March 19, 2024.

Adjournment

Mr. Martin adjourned the meeting at 8:04pm