



# TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4492  
Telephone (508) 398-2231, Ext. 1277, Fax (508) 398-2365

Department of  
Community  
Development

To: Tracy Post, Chairman  
Board of Selectmen

From: James K. Saben, Chairman  
Drive-In Site Utilization Committee

*KMS for JS.*

Date: September 20, 2017

Re: Six-Month Update

Thank you for the opportunity to meet with the Board of Selectmen (BOS) to provide an update from the Drive-In Site Utilization Committee (DISUC). Per the Charge adopted at the Board of Selectmen's March 14, 2017 meeting (attached), the Committee's work is to be reviewed at six-month intervals.

Please note that while some additional information is attached to this memo, all meeting minutes, meeting materials and public comments received (verbally, by individual correspondence, and form letters) are available online.

## **Charge and Membership**

Originally established in April 2015, the DISUC was charged with identifying policy priorities and possible uses for the site. In September of 2015, the Committee reported its findings, recommending a phased approach to use of the site with the first phase being the proposed Riverwalk Park and Seagull Beach Boardwalk. Funding for a Riverwalk and Boardwalk Feasibility and Conceptual Design Study was obtained at the 2016 ATM, and a consultant, BETA Group, was selected for this work. The BOS revised the Charge for the Drive-In Site Utilization at their March 14, 2017 meeting to include Committee oversight for this study, review of interim uses on the remaining land at the Drive-In Site, outreach efforts to solicit public feedback on concepts, and requires that the Committee reports their findings to the BOS, the understanding being that it is the BOS who ultimately decide how to proceed relative to the Site, and Town Properties in general.

There are seven Committee Members including: At large members, Jim Saben (Chairman), Rich Bilski, David Reid, and Peter Slovak. Three members are named Committee Representatives: Tom Roche (Vice Chairman and Planning Board Representative), Jack McCormack (Community & Economic Development Committee (CEDC) Representative), and Gerry Manning (Former Parkers River Marine Park Committee Representative). The Committee also has two non-voting

associate members, Bud Nugent and Dave Helberg, who have been regularly attending the DISUC meetings.

Committee efforts have been supported by Staff from the Community Development Department, Conservation, DNR, Parks & Recreation, DPW, Health, Building, and Police.

### **Work to Date**

Since March 2017, the DISUC has met 10 times related to the feasibility study. The attached Meeting Schedule summarizes and projects future meeting topics necessary to complete the study.

Efforts were kicked off in March 24<sup>th</sup> with an introductory meeting and site visit. In early May, concepts sketches for three alternatives for the Riverwalk Park and three alignment options for the Boardwalk were reviewed and input provided in preparation for concepts that would be shared at meetings specifically held for Public Input in late May/early June. Concepts for the Riverwalk Park and the Boardwalk have been presented separately, understanding that each concept may stand on its own or collectively. (See attached Meeting Minutes and Notes from 3/24, 5/2, 5/30, and 6/7 Meetings).

### **Riverwalk Park**

After the Public Input meetings, the DISUC has met a number of times to discuss the alternatives presented for the Riverwalk Park as well as a list of elements to include in the park. The Committee's preferred alternative to move forward for costing purposes was a compilation of elements from the original Option A and C as shown and reflected in the attached Concept Sketch – Riverwalk Park Combination of Options A&C, revised 8/15/17 and summary of Riverwalk Components dated 8/17/17.

As it currently stands, the Riverwalk Park concept includes 81 parking spaces, a kayak launch, areas for artist tents and public art display, educational opportunities with interpretive signage, interactive and natural playscapes, special event areas with lawn and pavilion, restroom facilities, variety of seating and shade structures, and landscape restoration and butterfly/pollination gardens. This plan has been provided to the consultant, BETA to develop into a more formal rendered Presentation Plan and to start estimating costs for the project. Please note that with financial constraints in mind, the Committee has discussed a phased approach to the installation of these concepts.

### **Boardwalk**

Three Boardwalk alignments have been considered including two routes that would cross the marsh to reach Seagull Beach as well as a loop from the Drive-In Site that would not extend over the marsh. To better understand the visual impact to the residents on the east side of the River, a site visit to was conducted on July 31, 2017 where staff from the DNR were present on the marsh to try to help in visualizing what the boardwalk might look like from the Gateway Isles neighborhood. This site visit resulted in some revisions to the Boardwalk alignments as shown in the attached plans (8/23/17 Revised Boardwalk Alignments). Based on this information, BETA has been engaged to prepare a photo-

visualization of what the three Boardwalk alignments might look like from the Gateway Isles neighborhood.

The Committee has also discussed the need to evaluate the depth of the peat in the marsh which will impact the foundation design, and ultimately the overall costs of a boardwalk. Prior to developing cost estimates for the Boardwalk, exploratory test borings in the marsh to estimate the depth of peat to better define the foundation depth will be required.

### **Public Comment**

Public input has been utilized to identify issues and concerns and, where feasible, include components within the concept plans that can help mitigate or lessen these concerns. While concerns have been raised regarding the Riverwalk Park, concerns regarding the Boardwalk are most predominant. Please refer to the attached “Riverwalk Park and Boardwalk Noted Concerns” table for a summary of noted concerns and the measures that will be or have been taken in response.

Opposition has been led by the Gateway Isles Association and concerns have been raised vocally at DISUC meetings, through individual correspondence, and via form letters submitted to the Committee and/or the Board of Selectmen. Concerns are related to abutter impacts, environmental impacts to the marsh and overall cost.

Please note that meeting minutes from the two Public Information meetings and meeting notes/concept plans are attached to this memo (5/30/17 and 6/7/17 Minutes).

### **Next Steps**

#### **Riverwalk Park**

The DISUC preferred Concept Sketch – Riverwalk Park Combination of Options A&C, revised 8/15/17 and summary of Riverwalk Components are attached. This plan has been provided to the consultant, BETA to develop into a more formal rendered Presentation Plan and to start cost estimating for this portion of the project.

#### **Boardwalk**

The DISUC is still discussing the Boardwalk Options and are awaiting the completion of the photo visualizations to better understand what the Boardwalk would look like from the abutting Gateway Isle neighborhood. In addition, test borings along the marsh are required to obtain a better understanding of the depth of the peat as this will play a major role in the costs associated with construction of the Boardwalk. Staff will work with BETA to secure the test borings. Ultimately, a preferred Boardwalk alignment will need to be chosen prior start of cost estimating.

#### **Interim Uses**

The DISUC has begun to discuss a variety of issues associated with utilizing the Drive-In Site on an interim basis, while longer term plans are determined. The Committee has been provided background material including the Cape Cod Commission’s 2010 report, and has directed staff to solicit quotes on the cost of improving the site. The Committee

will need to identify the types of uses they would recommend and the associated improvements that such uses would require. Uses will be subject to existing rules and regulations as well as any provisions associated with the original taking.

### **Conclusion**

The DISUC thanks you for your consideration and looks forward to any input or comments from the Board of Selectmen. The Committee has been productive over the last six months and has diligently worked according to the Charge they were given. The Committee will continue to guide the Feasibility Study so that the Board of Selectmen may make an informed decision regarding whether and how to proceed. There are still many unknowns associated with the Study, including technical requirements associated with construction, as well as the associated costs. The Committee looks forward to providing these updates to the Board.

### **Attachments:**

- Committee Charge – 3/14/17
- Meeting Schedule – 9/18/17
- Noted Concerns Table – 9/19/17
- Riverwalk Park:
  - Sketches Presented at the 5/2/17 DISUC Meeting
  - Concept Sketches Presented at the 5/30 & 6/7/17 Public Meetings
  - DISUC Preferred Concept Sketch & Alternative Components Presented at the 8/23/17 DISUC Meeting
- Boardwalk Alignments:
  - Sketches Presented at the 5/2/17 DISUC Meeting
  - Concept Sketches Presented at the 5/30 & 6/7/17 Public Meetings
  - Revised Boardwalk Alignments Presented at 8/23/17 DISUC Meeting
- Meeting Minutes & Notes:
  - 3/24/17 BETA Record of Meeting Notes
  - 5/2/17 BETA Record of Meeting Minutes
  - 5/30/17 & 6/7/17 Meeting Minutes of Public Input Meetings

## **REVISED Charge for the Drive-In Site Utilization Committee (2/14/17) (Adopted 3/21/17)**

Appointed by the Board of Selectmen, the Drive-In Site Utilization Committee was originally charged with:

- Identifying policy priorities to be achieved with the utilization – i.e. property tax revenue generation, resource protection, direct and indirect economic impacts, public benefits, recreation, etc...;
- Identifying potential uses for the site (and barriers to development);
- Identifying relative benefits of various ownerships – i.e. retaining ownership, leasing, selling;

The Committee's charge is hereby revised to include the following:

- Oversee the phased development concept proposed and agreed to by the Board of Selectmen on September 29, 2015 including the Riverwalk Concept, the Seagull Beach Boardwalk Concept, and Interim Use of Parcel #2 as reflected on the attached diagram (Riverwalk Concept Sketch 9/8/15).
- Assist in outreach efforts to solicit public feedback regarding the concepts identified above and as related to the Feasibility Study and Conceptual Design for the Yarmouth Riverwalk Park and Boardwalk.
- Report findings and recommendations for next steps to the Board of Selectmen

### Term

The Drive-In Site Utilization Committee is a single-purpose, ad hoc committee. The Board of Selectmen shall review the work of the Committee at six month intervals.

### Members

- One (1) Member from Planning Board
- One (1) Member from Community and Economic Development Committee
- One (1) Member of Former Parkers River Marine Park Committee
- Two to Four (2-4) Members At-large

### Staff Support

Director of Community Development. Other staff as needed – i.e. expect Planning, DNR, Conservation, and Recreation to be involved.

## Riverwalk Park & Boardwalk Feasibility and Conceptual Design Study

### MEETING SCHEDULE: Updated September 19, 2017

#	Description	Attendance/Invitees	Purpose	Date*
1	Kick-off Meeting & Site Visit	Town Staff & DISUC & BETA	Kick-off Meeting with BETA to review purpose/process for study, discuss issues/concerns; ideas/amenities for concept designs; and conduct Site Visit	3/24
2	Three Preliminary Concept Sketches	Town Staff & DISUC & BETA	Review Preliminary Concept Sketches and provide input to BETA to further refine into Concept Sketches for stakeholder input. Discuss potential second survey.	5/2
3	Preparation and Organization Meeting	Town Staff & DISUC	Preparation for Public Information Meetings and selection of new Chairman/Vice Chairman	5/25
4 & 5	Public Input Meetings - Three Concept Sketches for Stakeholder Input	Conservation Commission Planning Board General Public/Neighbors Town Staff, DISUC & BETA	Public Presentations to garner public and stakeholder input on Concept Sketches and amenities.	5/30 and 6/7
6	Public Input Review	Town Staff & DISUC	Review public input comments and provide input to Staff regarding preferred Riverwalk Park alternative.	6/19
7	Concept Sketch of Preferred Riverwalk Park Sketch and Boardwalk Discussion	Town Staff & DISUC	Update on Riverwalk Park Preferred Alternative for costing purposes and preliminary discussion on Boardwalk Options.	7/10
8	Site Visits and Discussion on Visualizations for Boardwalk Options	Town Staff & DISUC	Site Visit to Drive-In Site and Cape Isle Drive. Discussion on photo-visualizations for the Boardwalk options.	7/31
9	Preferred Riverwalk Park Concept, Boardwalk Alignments and Materials	Town Staff & DISUC	Finalize Review of Preferred Riverwalk Park Concept and review Materials List for costing. Finalize Revised Boardwalk Alignments and Materials to be used in Visualizations.	8/23
10	Meeting Preparation & Interim Uses	Town Staff & DISUC	Preparation for Meeting with BOS and discussion on Interim Uses.	9/18
11	BOS Meeting	Board of Selectmen Town Staff & DISUC	Discuss status of DISUC work to date, outline next steps and garner BOS input.	9/26

*\*Dates and Meeting Topics in Italics are Tentative*

\*\* All meetings are open to the Public

<b>#</b>	<b>Description</b>	<b>Attendance/Invitees**</b>	<b>Purpose</b>	<b>Date*</b>
12	<i>Boardwalk Visualizations and Supplemental Info</i>	<i>Town Staff &amp; DISUC</i>	<i>Review Boardwalk Visualizations, discuss supplemental information required to accurately cost the Boardwalk.</i>	<i>TBD</i>
13	<i>Preferred Boardwalk Alignment, costing considerations and Interim Uses</i>	<i>Town Staff &amp; DISUC</i>	<i>Identify preferred Boardwalk alignment for costing. Discuss Interim Uses.</i>	<i>TBD</i>
14	<i>Review of Cost Information &amp; Meeting Preparation</i>	<i>Town Staff &amp; DISUC &amp; BETA</i>	<i>Review cost information provided by BETA with input from Town Staff and the further refined Presentation Drawings. Preparation for presentation to the BOS.</i>	<i>TBD</i>
15	<i>Presentation to BOS</i>	<i>Board of Selectmen Stakeholders Town Staff &amp; DISUC BETA</i>	<i>Review the three concepts, Preferred Alternatives and cost information with the BOS along with DISUC findings/input.</i>	<i>TBD</i>
16	<i>Review of BOS Input</i>	<i>Town Staff &amp; DISUC BETA</i>	<i>Review BOS input and discuss any modifications prior to preparation of Final Report</i>	<i>TBD</i>
17	<i>Final Report</i>	<i>Board of Selectmen Stakeholders Town Staff &amp; DISUC BETA</i>	<i>Present Final Report and DISUC recommendations to BOS</i>	<i>TBD</i>

Additional meetings may be held as needed. Some topics may take multiple meetings.

*\*Dates and Meeting Topics in Italics are Tentative*

**\*\* All meetings are open to the Public**

**RIVERWALK PARK AND BOARDWALK  
NOTED CONCERNS  
September 19, 2017**

NOTED CONCERNS	MITIGATION MEASURES/RESPONSES
<p><b><u>Impacts to Quality of Life for Abutters to the Marsh:</u></b></p> <ul style="list-style-type: none"> <li>● Impacts to Privacy and views</li> <li>● Location in close proximity to neighborhoods</li> <li>● Possible Reduction in Property Values</li> <li>● Noise from use of the Boardwalk</li> </ul>	<ul style="list-style-type: none"> <li>● Boardwalk across the marsh has been moved to 700 feet away from abutters along the Parkers River to minimize impacts.</li> <li>● Consultant preparing a photo-visualization of the three Boardwalk options from the Gateway Isles community.</li> <li>● Boardwalk would be closed from dusk to dawn with no lighting.</li> <li>● Property Value impacts are unknown, current Town Assessed Values based water access and water views, which would remain.</li> </ul>
<p><b><u>Impacts to Marsh and Wildlife:</u></b></p> <ul style="list-style-type: none"> <li>● Impacts to the salt marsh and the environment</li> <li>● Impacts to wildlife</li> <li>● Trash in Marsh</li> <li>● Environmental Concerns outlined in C. Erickson Memo</li> </ul>	<ul style="list-style-type: none"> <li>● Outreach to DNR and Conservation</li> <li>● Environmental Regulations allow for construction of Boardwalks through resource areas subject to appropriate design measures (i.e. height, decking materials, foundation, etc).</li> <li>● Boardwalk located to minimize disturbance of osprey poles/nests.</li> <li>● Nitrogen from septic systems is the greatest threat to the health of the marsh.</li> <li>● Trash receptacles to be located at both ends of Boardwalk (solar powered trash compactors).</li> </ul>
<p><b><u>Boardwalk Bridge over Channel to Lewis Pond:</u></b></p> <ul style="list-style-type: none"> <li>● Abutters note that sailboats have been known to use the channel to access Lewis Pond, which would be impacted by the Boardwalk Bridge.</li> </ul>	<ul style="list-style-type: none"> <li>● Sailboat usage is limited along this channel due to shallow depths and narrowness.</li> <li>● Only one dock on Lewis Pond for which sailboats are prohibited.</li> <li>● Bridge height determined during the environmental permitting process and will be a function of frequency of sailboat usage, shallow depth of the pond and channel, the close proximity of Nantucket Sound for sailing, input from the Harbor Master, and whether the boardwalk provides a greater public benefit. Public comment will be considered by the various permitting agencies.</li> <li>● Bridge height will need to accommodate DNR skiff for shellfish propagation within Lewis Pond. Located to minimize crossing.</li> </ul>

**RIVERWALK PARK AND BOARDWALK  
NOTED CONCERNS  
September 19, 2017**

NOTED CONCERNS	MITIGATION MEASURES/RESPONSES
<p><b><u>Bicycle Traffic:</u></b></p> <ul style="list-style-type: none"> <li>• Bicycle use on the Boardwalk may be dangerous.</li> </ul>	<ul style="list-style-type: none"> <li>• Bicycle usage on the Boardwalk should be prohibited due to the proposed 6' width. Provide bike racks at either end of Boardwalk.</li> </ul>
<p><b><u>Vehicular Traffic:</u></b></p> <ul style="list-style-type: none"> <li>• Negative traffic impacts from the project to an already congested Route 28.</li> <li>• Access in/out of the Riverwalk Park would be difficult, consider right turn only existing the Park.</li> </ul>	<ul style="list-style-type: none"> <li>• Entrance is lined up with parking entrance across Route 28.</li> <li>• Right &amp; Left turning lanes exiting the Park are proposed.</li> <li>• Traffic study to evaluate volume and potential improvements to Route 28 in this area will be required if the project moves forward.</li> </ul>
<p><b><u>Pedestrian Safety:</u></b></p> <ul style="list-style-type: none"> <li>• Unsafe for pedestrians to cross Route 28.</li> <li>• Speeding within the parking lot.</li> </ul>	<ul style="list-style-type: none"> <li>• Include Flashing Beacon pedestrian crosswalk across Route 28.</li> <li>• Include elevated walkways throughout the Riverwalk parking lot to slow traffic and provide safe access to Lot 2.</li> </ul>
<p><b><u>Security and Crime:</u></b></p> <ul style="list-style-type: none"> <li>• Riverwalk Park and Boardwalk may be a location where people congregate at night for parties, drug abuse, underage drinking or criminal activity.</li> </ul>	<ul style="list-style-type: none"> <li>• Riverwalk Park has been designed to allow for police to patrol the area from their vehicles.</li> <li>• Riverwalk parking area will have security lighting.</li> <li>• Landscaping to be designed to promote visibility.</li> <li>• Signage for Park Rules and limit hours of operation from dawn to dusk (similar to beaches)</li> <li>• Consider using security cameras.</li> <li>• Outreach to YPD and Mr. Larry Fennelly on security issues</li> </ul>
<p><b><u>Kayak Usage:</u></b></p> <ul style="list-style-type: none"> <li>• Boat traffic on Parkers River is busy now and may have safety concerns for added Kayak traffic due to the narrowness and shallow depth of the River.</li> <li>• Already a private kayak rental firm operating out of Skippy's Marina.</li> </ul>	<ul style="list-style-type: none"> <li>• Promote Kayak safety on River through an educational kiosk on paddle safety. Possible further education through on-site kayak rentals. Provide guidelines and rules of the river for those rental on-site kayak storage.</li> <li>• Provide landscaping to prevent access to the River through the saltmarsh.</li> <li>• Skippy's is a private marina and there is no public access for kayak launching.</li> </ul>

**RIVERWALK PARK AND BOARDWALK  
NOTED CONCERNS  
September 19, 2017**

NOTED CONCERNS	MITIGATION MEASURES/RESPONSES
<p><b><u>Purpose of the Project and Benefits:</u></b></p> <ul style="list-style-type: none"> <li>● Project would cost the Town money to construct and maintain and would not be self-sustaining, burdening taxpayers.</li> <li>● Drive-In site would be better used as a revenue generator for the Town.</li> </ul>	<ul style="list-style-type: none"> <li>● Create a destination location to energize Route 28 and use public investment to promote private investment in the area.</li> <li>● More visitors means more people using local businesses.</li> <li>● Article 97 issues may come into play for non-recreational use of the Drive-In property requiring legislative relief.</li> </ul>
<p><b><u>Cost of the Project to Build &amp; Maintain:</u></b></p> <ul style="list-style-type: none"> <li>● Increases to Property Taxes</li> <li>● Potential high costs to construct, maintain and repairs from storm damage to Boardwalk</li> </ul>	<ul style="list-style-type: none"> <li>● Feasibility Study includes cost estimating for development costs, construction and maintenance. DISUC working on defining the project for cost estimating purposes.</li> <li>● Potential for grants for construction (PARC, Seaport Grant).</li> <li>● Although there may be some opportunities for revenue generation (plank sales, kayak rentals, events), there may be a need for Town funding for maintenance.</li> <li>● Lot 2 also provides opportunities for revenue generation through interim uses or long-term uses for the site.</li> <li>● Materials and landscaping chosen to be low maintenance.</li> </ul>

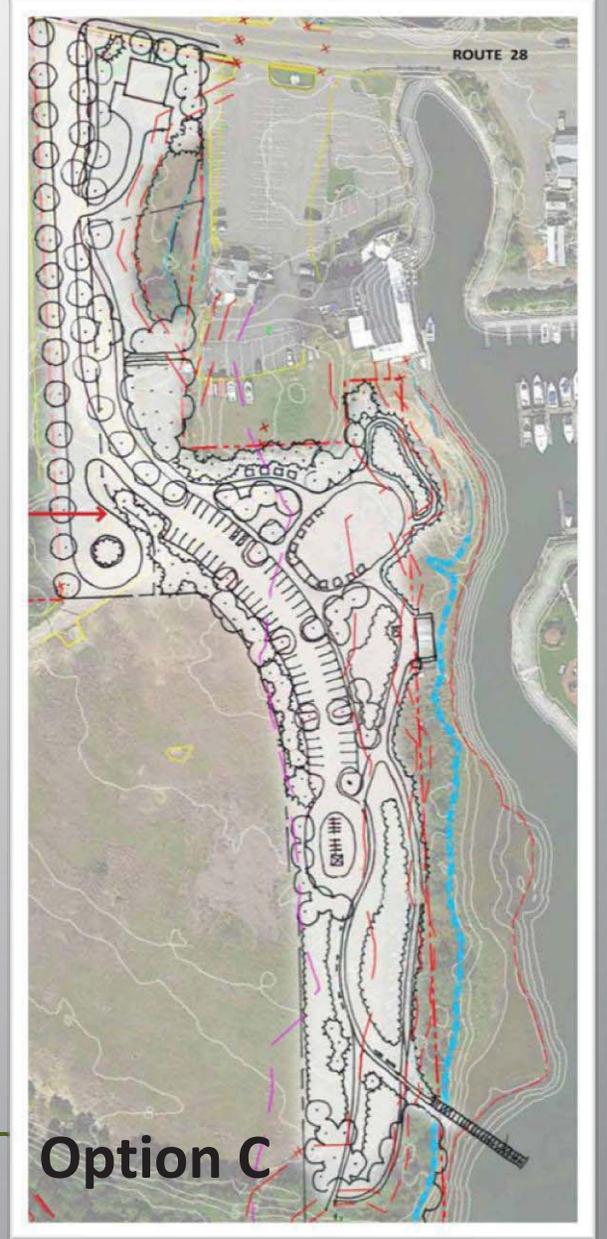
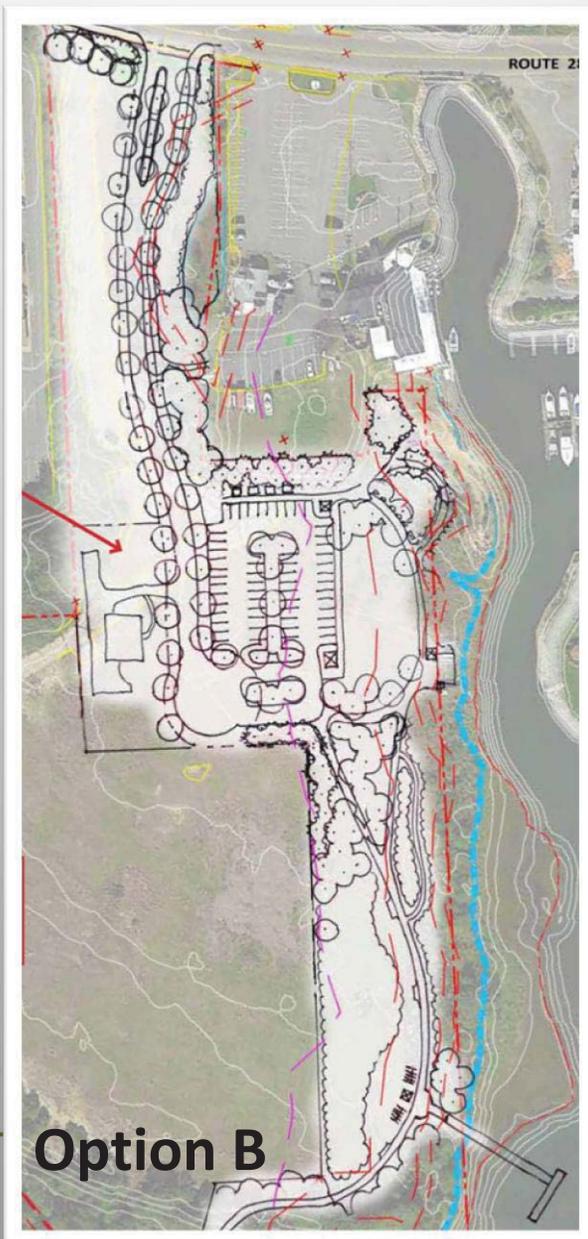
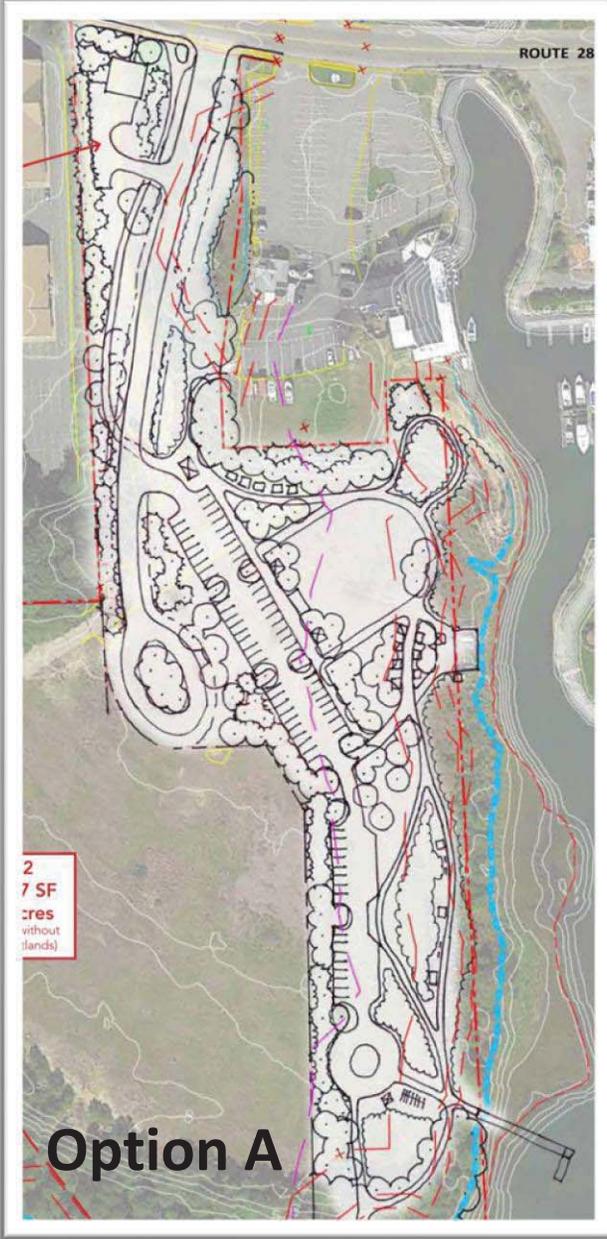
Notes:

1. These are concerns expressed at DISUC meetings as well as the two public input meetings. Please note that this table does not contain all comments/input from stakeholders. Many comments were readily incorporated into the design and not documented here, although they are noted in the meeting minutes.

## **RIVERWALK PARK:**

- Sketches Presented at the 5/2/17 DISUC Meeting
- Concept Sketches Presented at the 5/30 & 6/7/17 Public Meetings
  - DISUC Preferred Concept Sketch & Alternative Components Presented at 8/23/17 DISUC Meeting

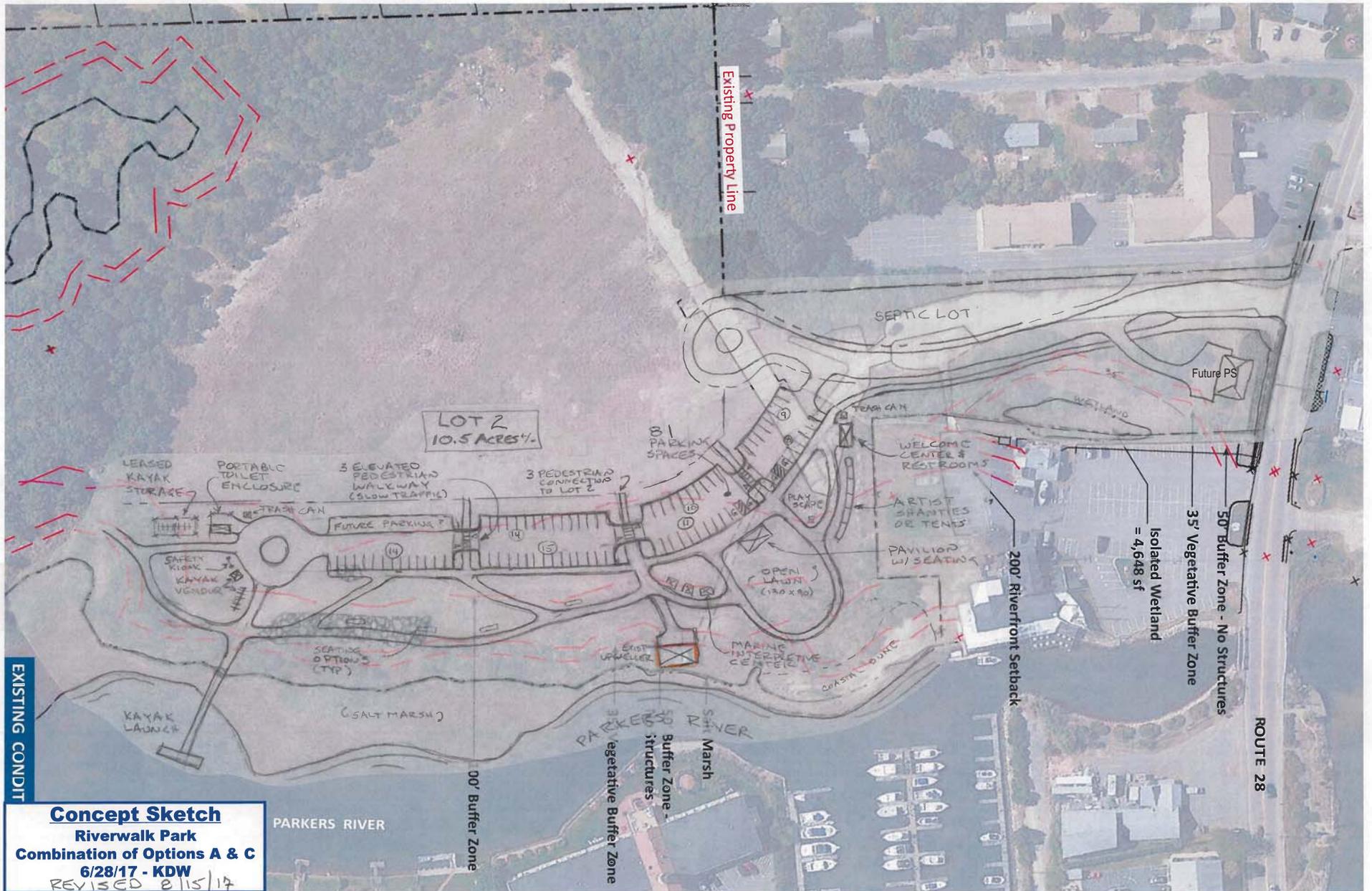
# Riverwalk Park Options



# Riverwalk Park Concept Sketches Presented at the 5/30 & 6/7/17 Public Meetings



# DISUC Preferred Concept Sketch Presented at the 8/23/17 DISUC Meeting



Riverwalk Park & Boardwalk  
Yarmouth, MA  
July - 2017



EXISTING CONDIT

**Concept Sketch**  
Riverwalk Park  
Combination of Options A & C  
6/28/17 - KDW  
REVISED 8/15/17

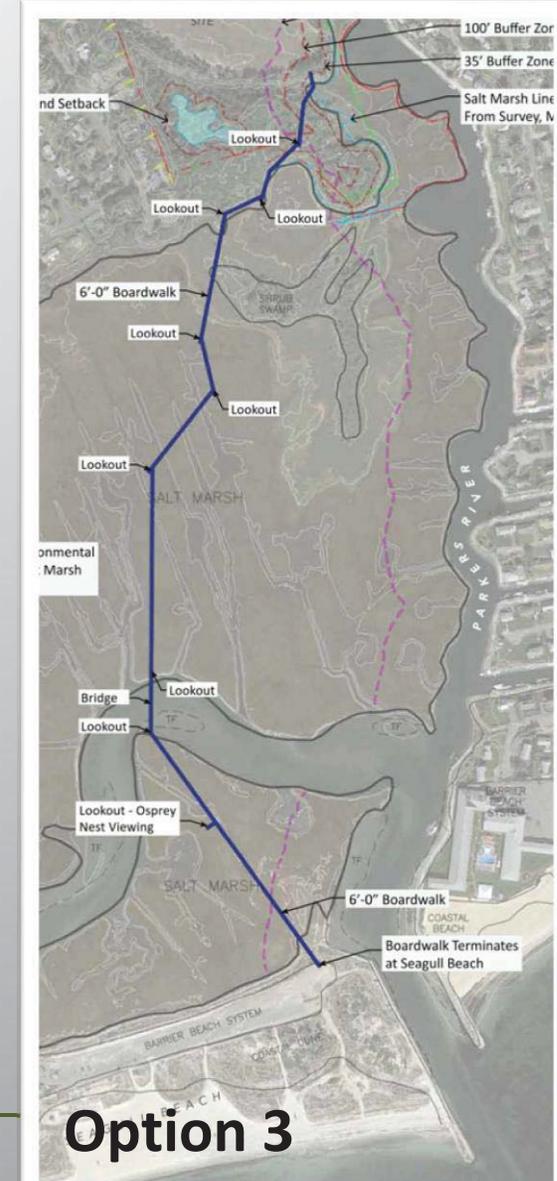
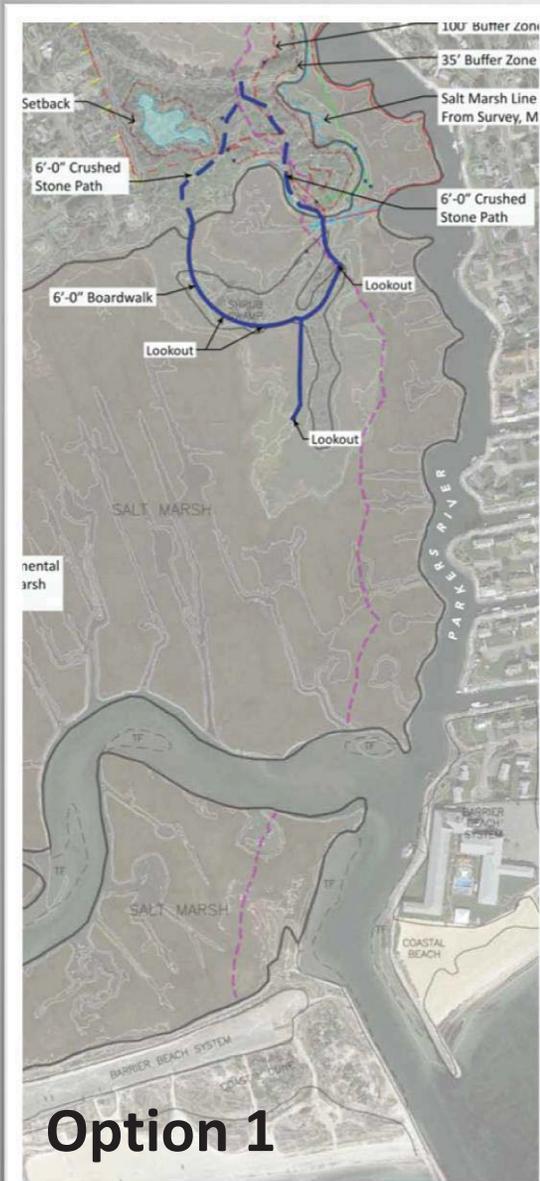
## **Preferred Riverwalk Alternative Components – August 17, 2017:**

1. **Entrance and Future Pump Station Location:** Entrance location to line up with main parking entrance to Captain Parkers and allows future Pump Station to be on the east side to minimize impacts to new access road. Curve provided in the entrance road to reduce speeds and locate leaching field on unbuildable lot to the west of the entrance. This is the location of the previously designed subsurface disposal system for the Marina project and can more readily accommodate a mounded system with required separation from the isolated wetland. Locating a septic system on a separate lot is allowed by current Title 5 Regulations, but the Town regulations are a little ambiguous and may require a formal variance request from the BOH (approval likely as there is common ownership).
2. **Parking:** Design of parking should ensure a vista view from the parking areas (those south of upweller access) so people can enjoy the area from their car in cooler weather or for a lunch break. This may require the parking area to be slightly elevated to view over landscaping, and choice of landscaping in the southern parking areas should be low growing to take this into consideration. The curved parking area mimics the river, allows for parking to extend to the kayak launch for easy access and turn around, provides 81 spaces (4 handicap), allows for easy policing of the Riverwalk Park from police cruisers, and maximizes remaining land for Lot 2. Also included are elevated walkways within the parking areas to reduce speeds and provide pedestrian access to future activities on Lot 2 from the parking area.
3. **Security and Safety Measures:** The parking design maximizes policing of the area by allowing police vehicles to patrol the length of the park. The addition of decorative lighting in the parking area provides additional security measures. May wish to consider adding security cameras. Signage should be provided noting that the Park is closed dusk to dawn and include park rules. Consider not allowing dogs at the park and on the boardwalk. Consider including a gate, even though it would not be locked daily.
4. **Restrooms:** Provide traditional restrooms by the parking area which can include general welcome center type information. Provide a portable toilet enclosure near the kayak launch (similar to Dennis Pond). Estimate number of fixtures required.
5. **Upweller:** Provide maintenance vehicle access, but keep pathways away from Upweller due to noise.
6. **Seating Options:** Provide for variety of seating options, including seating with/without shade structures and less formal seating, such as boulders. Locate to prevent impacts to views and minimize maintenance.
7. **Litter:** Install solar powered trash compactors throughout park that allow access with the trash truck.
8. **Landscaping:** Reduce the number of trees to maintain vistas, increase visibility for security and reduce maintenance costs. Keep one large grassed area for events, but reduce mowing and watering by having more maintenance free native vegetation. Use vegetation buffers to restrict access to the salt marsh. Foster butterfly and pollination. Include watering spigots throughout property.
9. **Kayaks:** Include space with stone pad area for private vendor trailer for rentals, leased storage corral with racks, and safety/educational kiosk on sharing the river.
10. **Artist Shanties:** Identify locations for potential future artist shanties or tents.
11. **Food Trucks:** Food trucks for special events only, can designate certain parking areas for food trucks during events. No special location is proposed.
12. **Public Art:** Provide opportunities throughout the park.
13. **Educational Opportunities and Interpretive Signage:** Provide opportunities throughout the park, especially at the upwell, and kayak launch and along the River.
14. **Interactive/Natural Playscapes:** Include play area close to the open green space with shade trees.
15. **Events/Activities:** Provide open lawn space with Pavilion/picnic tables for wide variety of events and activities.

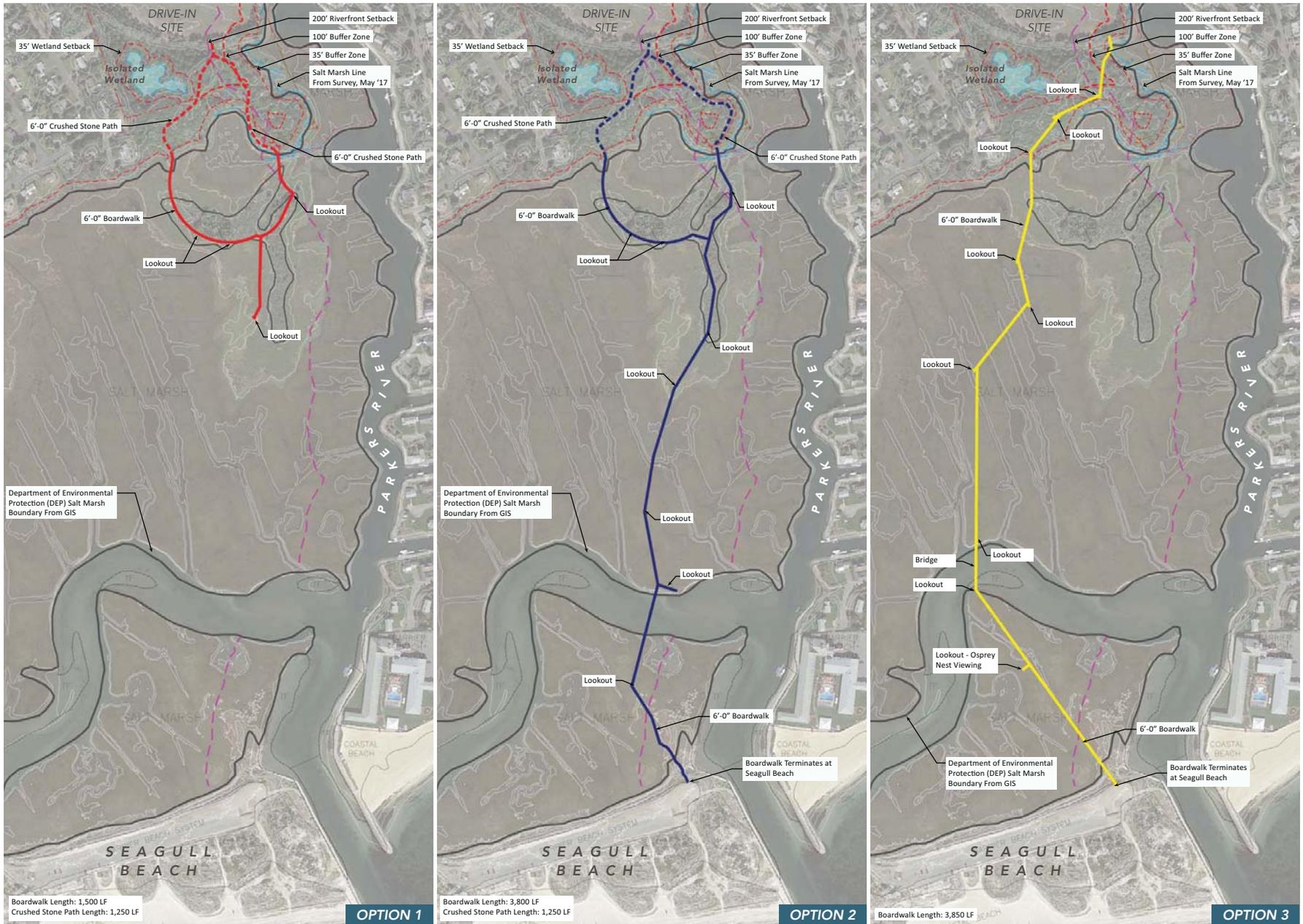
## **BOARDWALK ALIGNMENTS:**

- Sketches Presented at the 5/2/17 DISUC Meeting
  - Concept Sketches Presented at the 5/30 & 6/7/17 Public Meetings
- Revised Boardwalk Alignments Presented at 8/23/17 DISUC Meeting

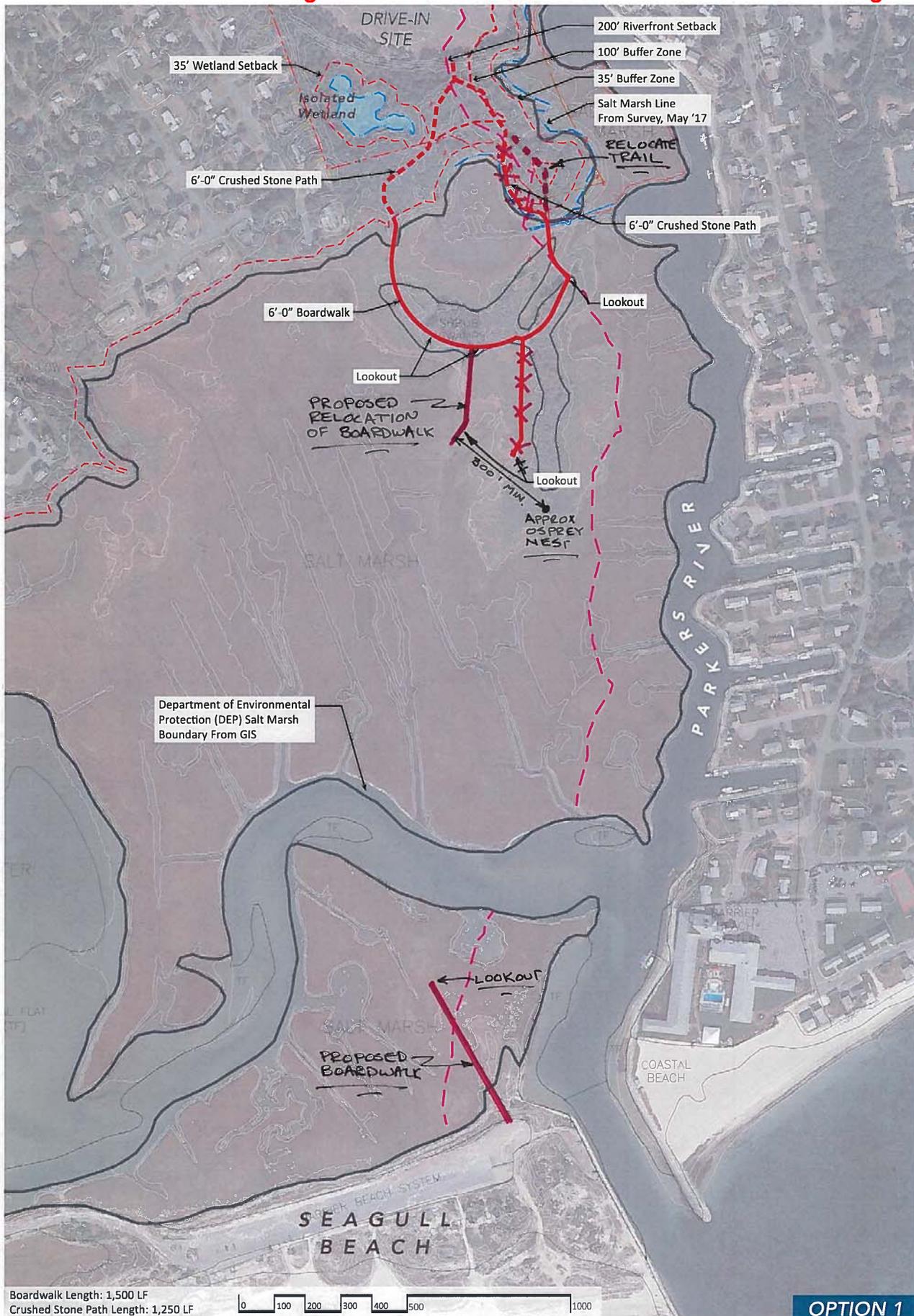
# Boardwalk Options



# Concept Sketches Presented at the 5/30 & 6/7/17 Public Meetings



# Revised Boardwalk Alignments Presented at 8/23/17 DISUC Meeting



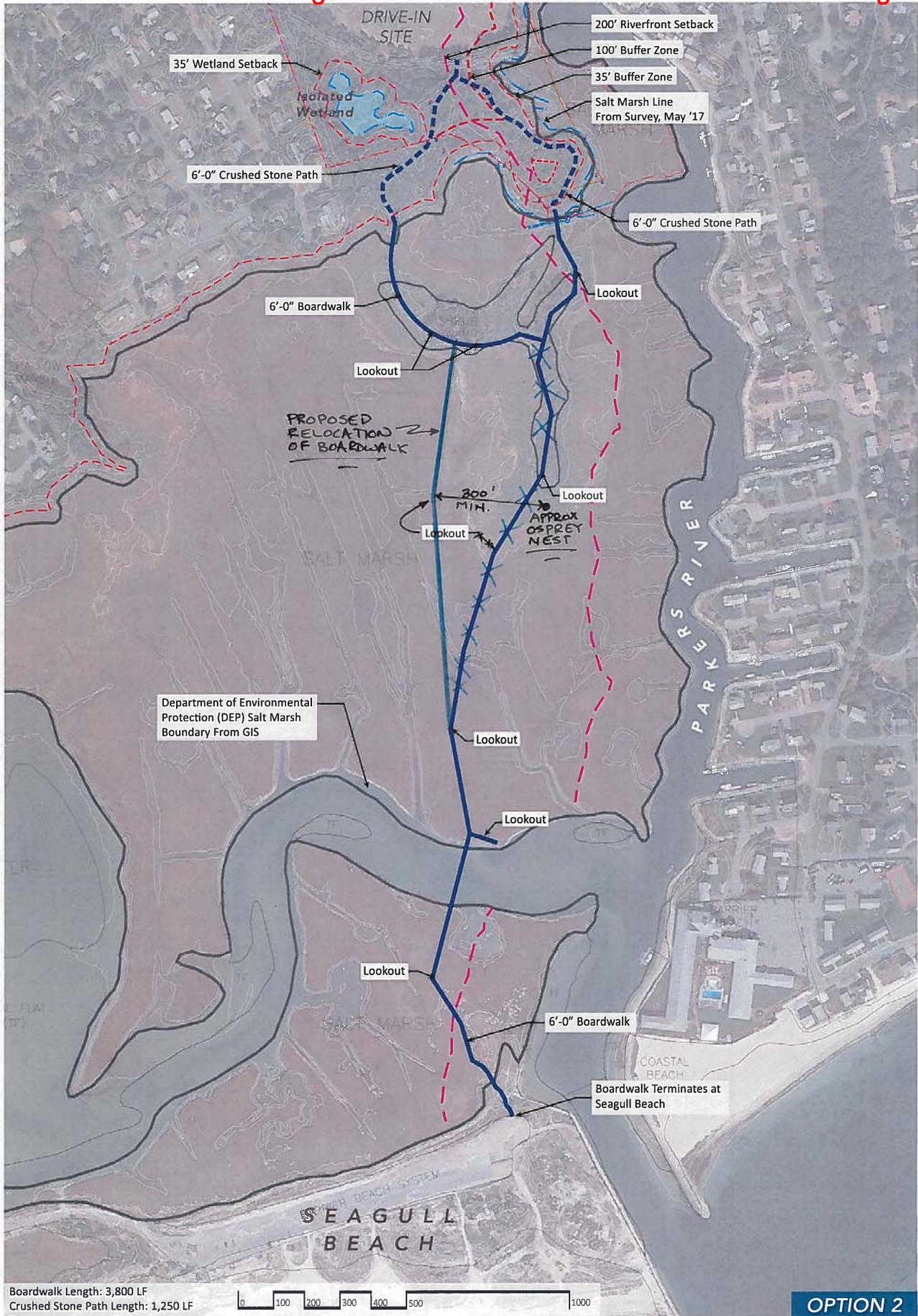
Boardwalk Length: 1,500 LF  
Crushed Stone Path Length: 1,250 LF



**OPTION 1**

**PROPOSED REVISION 8/16/17**

# Revised Boardwalk Alignments Presented at 8/23/17 DISUC Meeting



Boardwalk Length: 3,800 LF  
Crushed Stone Path Length: 1,250 LF



**OPTION 2**

**PROPOSED REVISION 8/16/17**



**Riverwalk Park & Boardwalk**

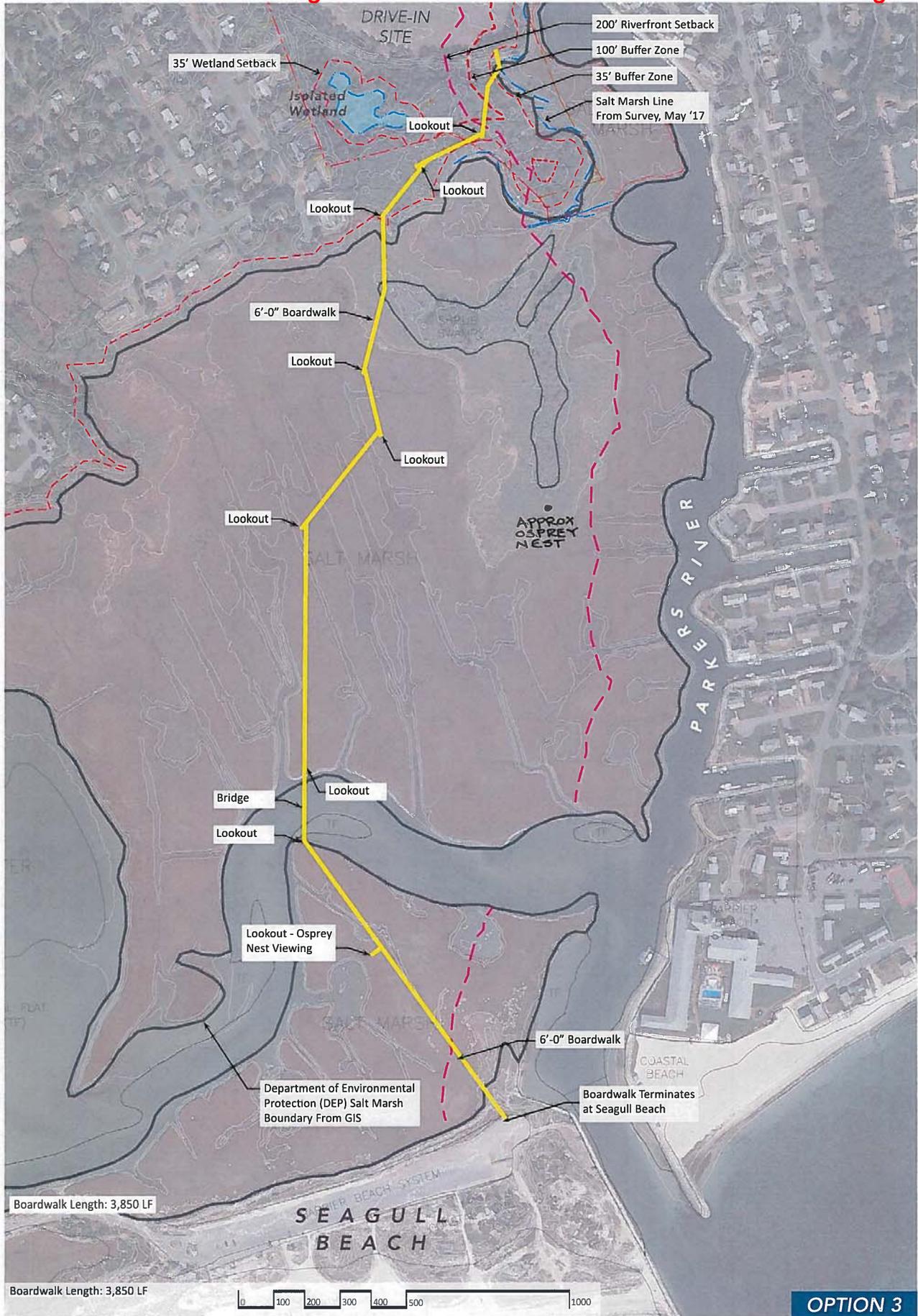
Scale: 1"=120'-0"

May 2017

Yarmouth, MA



# Revised Boardwalk Alignments Presented at 8/23/17 DISUC Meeting



## **MEETING MINUTES & NOTES:**

- 3/24/17 BETA Record of Meeting Notes
- 5/2/17 BETA Record of Meeting Minutes
- 5/30/17 & 6/7/17 Meeting Minutes of Public Input Meetings



ENGINEERING SUCCESS TOGETHER

## RECORD OF MEETING

---

Date: March 27, 2017 Job No.: 5562  
Date of Mtg: March 24, 2017 City: Yarmouth, MA  
Location of Mtg: Town Hall Hearing Room Prepared By: Kelly Carr, RLA  
Mtg Topic: Start-Up, Information Exchange

---

**ATTENDEES:** SEE ATTACHED SIGN-IN SHEET

### RECORD OF MEETING MINUTES:

- I. Introductions were made to the Town of Yarmouth Staff, Drive-In Site Utilization Committee members and the Consultants (Beta Group, Inc. and GEI Consultants, Inc.).
- II. Karen Greene, Director of Community Development, gave a summary of the project background and purpose for the project: To assess the feasibility & recommend concepts for the Riverwalk Park and Boardwalk (see agenda). Drive-In Site Utilization Committee Chair, Bob Churchill, summarized the importance of the water and passive recreation goals for the site.
- III. Kelly Carr, the Project Manager for consultant, Beta Group, Inc. gave an update on the study process:
  - A. The issues and constraints are currently being identified.
    - Information relevant to the survey, Drive-In Site Utilization documents, Wastewater Pump Station plans, Yarmouth Zoning By-Laws, Regulations Governing Subdivision of Land and wetland Protection Regulations, have been received from the Town.
    - Survey is underway and base map information is expected within two weeks.
    - Environmental Resources have been flagged and picked up by the surveyor.
  - B. An overview of the site context and concept considerations for the Riverwalk Park were presented by Arek Galle, RLA, and Kelly Carr, RLA of Beta Group. Of note are the possibilities that the site could serve as an incubator for ecotourism and that the site would create incentive for Route 28 travelers to get out of their cars to explore the site and to visit nearby businesses. A variety of Concept and design considerations for the boardwalk were presented by Blake Peters, PE, of GEI Consultants, Inc. (See agenda and Power Point presentation). Joe Freeman of Beta Group discussed environmental permitting requirements.
  - C. Stakeholder/Public comments (Input from meeting attendees was solicited to assist the Consultants in developing preliminary concept sketches). Some of these comments came out of the informal site visit conducted after the meeting which many meeting members also attended.
    - Kayak tours are given at Skippy's Boat Ramp across the way, although it was noted that this is a private ramp and any kayak launch at the Riverwalk Park would be open to the public.
    - An inquiry was made regarding the necessity for the new site survey. It was noted that new wetland delineations were necessary as wetlands are dynamic and delineations are only good for three years. There is also an isolated wetland near the entrance which needs to be mapped. The existing conditions survey will map these wetlands, update topographic data to NAVD88, expand the topography to include the southern end of the property, and identify existing utilities.

- The boardwalk design over the channel to Lewis Pond will need to accommodate the Department of Natural Resources (DNR) shellfish propagation skiff with a hoist. Use a possible 8' clearance for the bridge, which will be verified by Karl von Hone, Director of DNR. Some kayaks and jet skis currently use this channel.
- Channel crossing should be at a narrow location but allow for greater length due to the natural shifting of the channel. Minimize use of piles and consider use of grating as decking material to minimize upward force when flooding occurs. Lewis pond is only 2'-3' deep at low tide. There are no regulations for size of boats in Lewis Pond at this time.
- Consider 521 CMR 5 for handicap accessibility.
- Consider cost ranges for estimates.
- Use low maintenance and native plantings.
- Consider ways to incorporate eco-tourism.
- Design of the boardwalk should take into consideration sea level rise, use of grating in wider areas to provide sunlight to the marsh, railing options to reduce visibility, and minimizing the linear footage of the boardwalk to reduce impacts, but include some variation for interest.
- Consider an educational pavilion or shade area for school groups.
- To reduce potential of trash in the marsh, provide Bigbelly trash receptacles at either end of the boardwalk. It was noted that trash is not an issue at the Sandwich boardwalk or the Bass Hole boardwalk. Allow small vehicle access for picking up trash at south end of the park.
- The "Belly" at the southern end of park would be good for a kayak launch as it is away from the marina area across the river and outside the main channel of the river. Consider providing easier access to this area from the parking lot.
- Beach area at the northern end now has beach grass growing, which cannot be disturbed.
- Consider a scallop shaped kiosk at the shellfish upweller to have education/interpretation on shellfish ecosystem. Have interpretative signage at parking area too. Consider a roof over the upweller and allowing for viewing into one side of the upweller.
- Parkers River is the only waterway in Yarmouth that is controlled entirely by Yarmouth.
- Partner with businesses.
- Could offer future connection to the Cape Cod Rail Trail via Bog Rd.
- Consider expanding options on the Seagull Beach side of the boardwalk; such as music, bands, volleyball, and kite flying.
- Consider people living on the east side of Parkers River.
- Should be a four season park.
- Review the Village Center 1 Zoning By-Laws to tie park into the vision for this area and the desire to promote walking tourism with businesses sharing parking.
- As the entrance along Route 28 is narrow, will need to create a gateway to draw attention to the site. Incorporate pedestrian and bicycle access to Route 28 and consider connections to existing businesses/attractions. Entrance design also needs to take into consideration an isolated wetland and future wastewater pump station.
- Concerns about traffic were discussed. There is a traffic study from the Marina proposal. The Cape Cod Commission also has traffic information and a traffic count program, and may be able to assist in a traffic review. It was noted that traffic to the site would be dispersed throughout the day and that event-specific traffic has historically been successfully handled through police details.

- Discussed turning lanes in and out of the site. May be an issue to consider when developing the other parcel, but not included as part of the scope for this study.
- It was noted that the power point and other materials from the meeting will be placed on the Town Website.
- Design the park for all age groups. Provide varying trail options for those with different abilities.
- Discussed need for interpretive signage on the site.
- Provide shaded areas, pergola, fabric shelters (Smugglers Beach) or sail shaped shelters. Provide shade for picnic tables.
- Provide a variety of seating options (formal and informal). Consider a small amphitheater with grassed areas.
- Consider incorporating butterfly gardens in the landscape design.
- Discussed not allowing bikes on the boardwalk due to the design requirements. Provide bike racks at either end of boardwalk and consider a bike loop around the drive-in site for children to learn to ride their bikes.
- Provide lighting along the entrance drive and parking/shanty area only. Consider general beach regulations for when the park is open (sunrise to sunset).
- Discussed incorporating green infrastructure into the design such as rain gardens and bio swales, along with permeable pavements.
- Utilities to the site are currently accessed from Courtland, not from Route 28, but will need upgrading.
- Current ordinances do not allow for permanent vendor trucks in one area.
- Composting toilets were discussed, but may need a septic system (could be near Lobster Boat Restaurant raised field) and water service if have shanties or long term food vendors, which need hand washing facilities.
- Need to evaluate if a composting toilet with a self-contained tank is allowed in the flood plain. There are also other options such as removable toilets (in case of flooding) with tight tanks that are cleaned once per week. Due to costs, this may not work in Yarmouth. "Fancier" porta-john toilets on wheels have been used in other parks. This may only need to be a temporary solution as municipal wastewater is anticipated to be available eventually for this site.
- Check revenue potential and maintenance costs. Revenue could come from kayak rental, pay and display parking, artist shanty, sponsorship of boardwalk planks or business sponsorship of boardwalk nodes.
- Preliminary and Definitive Sub-Division Plan would only be required if a feasible project is identified.

IV. Yarmouth Planner Kathy Williams reviewed the attached draft Meeting and Public Input Schedule. The next meeting is tentatively scheduled to be the week of April 24<sup>th</sup> to review the Preliminary Concept sketches and provide input for Beta for further refinement prior to the Stakeholder Input Meeting. Development of a survey to garner more public input on the concept sketches was also discussed.

cc: Kathleen Williams, Yarmouth Town Planner

We believe this Record of Meeting accurately reflects what transpired at this meeting. Unless notified in writing to the contrary within ten (10) days after receipt, we will assume that all in attendance concur with the accuracy of this transcript.



ENGINEERING SUCCESS TOGETHER

## RECORD OF MEETING

---

Date: May 05, 2017 Job No.: 5562  
Date of Mtg: May 02, 2017 City: Yarmouth, MA  
Location of Mtg: Bridgewater State University Prepared By: Kelly Carr, RLA  
Mtg Topic: Review Park and Boardwalk Options

---

**ATTENDEES:** SEE ATTACHED SIGN-IN SHEET

### RECORD OF MEETING MINUTES:

- I. Introductions were made by the Town of Yarmouth Staff, Drive-In Site Utilization Committee members Consultant- (Beta Group, Inc.) and attendees from the public.
- II. Kelly Carr, the Project Manager for consultant, Beta Group, Inc. gave a Power Point presentation on three boardwalk and three park preliminary concept options along with photograph images of possibilities for materials and program elements. Input from meeting attendees was solicited on the presentation materials for the purpose of furthering the options for presentation at the Stakeholder/Public Input Meeting. Discussion points and comments are listed below.
  - Consider wind loads for shade structures on the boardwalk. Cloth shades may not be advisable on the boardwalk due to high winds. Consider cloth structures closer to the main area and trellis type on the boardwalk.
  - Consider tiger sand for walkway material and Mobi-Mat (roll-out portable accessible matting) for ADA access in some areas.
  - Trex lumber (recycled plastic) has been known to warp. Consider warping with fiberglass grating on the boardwalk.
  - Consider passive play elements like repurposing existing rocks for climbing.
  - The need and safety of kayaking on the river was discussed. Concerns were expressed by the public regarding the safety of encouraging additional kayaking on a heavily used narrow waterway. The new Parkers River Bridge at Route 28 will be wider but not higher, and the tide will need to be taken into consideration when kayaking under the bridge. It was noted that the Parkers River is a public waterway.
  - Concerns about traffic impacts from the project were discussed. A traffic study is not part of this feasibility study, but would be required should the project move forward.
  - Security and safety concerns were discussed including:
    - Low shrub bed heights and trim tree branches to promote natural surveillance.
    - Promoting visibility along the path through the dense wooded area and at boardwalk lookouts.
    - Consider lighting for security.
    - Consider limiting park access during off-hours.
    - Safety with the volume of boats on the Parkers River
    - Consider speed bumps or other ways to reduce speed through the parking lot
    - Safety of pedestrians crossing Route 28 may be an issue, consider pedestrian signal
  - The Town intends to close the park at dusk. Discussed lighting for security and foot candles when designing.

- Concerns were expressed by the public regarding the impacts to the quality of life and loss of privacy of those living across the river and that tourists may not respect the marsh.
- Proper trash disposal is important.
- Good to accommodate biking through the park. Consider loops to help children learn to ride their bikes.
- Good to have centralized parking closer to Route 28 that can also be readily closed off at night.
- Interim uses of the remainder of the site should be investigated.
- Musical events or concerts were discussed and how sound travels along the water. Periodic outdoor music would need to be approved by the Board of Selectmen through the Use of Town Property process. 60 parking spaces for a concert may be small. Seaview Beach has about 50 parking spaces for comparison, whereas Bass Hole has about 75.
- The kayak launching area was chosen at the wide bump out in the river to provide a safer location.
- Limit bituminous pavement. Use porous pavement.
- Consider playground/picnic area.
- Passive Recreation for this park is appropriate.
- Grills or fire pits were discussed, but generally found to not be appropriate for safety reasons.
- Show how the entrance drive lines up with the entrance drives across the street and at surrounding properties.
- Coordinate outlook locations with Conservation Commission and include interpretative signage.
- Potential impacts on the marsh from the boardwalk were discussed. There could be scouring at the piles that are in the channel water. There is a slight temporary impact when installing the helical piles for the boardwalk. Designing the boardwalk to allow for light penetration minimizes impacts to marsh plants. Boardwalk Option 2 with the shortest length across the marsh is preferred to Option 3 to minimize impacts. The use of greenheart wood is preferred if use wood. Do not use CCA, ACO. Use grating where feasible to reduce shading.
- Vegetation: Use dense vegetative plantings along the edge of the wetlands to keep people from sensitive areas. Make sure developed areas are outside of the 35' vegetative buffer zone.
- Contact Yarmouth Fire Department for their input on the concept options.
- Food trucks would need sinks and grey water disposal. May need to limit the menu depending on sanitary facilities provided. Currently push carts and food trucks are not allowed by the health regulations except at limited special events. Extended food truck uses would need a change to the health regulations.
- Number of bathrooms will be based on number of parking spaces. See Plumbing Code Regulations.
- Concerns were expressed about litter along the boardwalk. Currently boardwalks on Cape Cod do not appear to have this problem.
- It is expensive and inefficient to build the future Pump House away from Route 28. Options A and C are preferred because they are adjacent to Route 28.
- Adjust Option B to move the Pump House adjacent to route 28 (on the eastern side), add more parking to the central lot by rotating it and bring the turnaround to the kayak area with a separate path for pedestrians.

III. Yarmouth Planner Kathy Williams reviewed dates for the Stakeholder/Public Input Meeting. The next meeting is tentatively scheduled to be May 31<sup>st</sup> or June 7<sup>th</sup>. Development of a survey to garner more public input on the concept sketches was also discussed and a motion and vote was taken to not have a survey but allow for more discussion at meetings since a survey was previously conducted.

Record of Meeting (Continued)  
Review Park and Boardwalk Options  
May 05, 2017  
Page 3 of 3

cc: Kathleen Williams, Yarmouth Town Planner

We believe this Record of Meeting accurately reflects what transpired at this meeting. Unless notified in writing to the contrary within ten (10) days after receipt, we will assume that all in attendance concur with the accuracy of this transcript.

# Submitted by Larry Fennelly at 5/2/17 DISUC Meeting

## Boardwalk Report

I was asked to submit a report by the President of Gateway Isle Association, Mr. Brian Koelbel on the security aspects of the proposed Boardwalk to be built on the marshlands of the Bass River.

This report is based on Crime Prevention Through Environmental Design (CPTED) known as CPTED (Sep-TED), concepts and strategies of ***“Improving the Quality of Life for the Community.”***

The main question is, “Will the proposed Boardwalk Improve the ***Quality of Life*** for the Community?” For discussion purposes, the community in question is specific to those families living on the Bass River across from the marsh.

In my opinion, as a security and former law enforcement (retired) professional and based on my review of this property as also based on my living a block away, “NO,” it will not improve the ***Quality of Life*** for the Community.

Additionally, consider SPACE and take into consideration the families living along the Bass River who each have private space on their decks and in their yard areas.

- **Private Space** is defined as space restricted for use by residents of a single dwelling unit, their invited guests, and service people, with access generally controlled by locks and other physical barriers. Unauthorized use is always challenged when the opportunity for challenge presents itself.

The proposed Boardwalk will take away this private space and turn the area into semi-private space.

- **Semi-Private Space** is defined as space restricted for use by residents, guests, and

service people on legitimate assignments. In multi-family housing, semi-private space is usually protected by security officers (or doormen), locks or other forms of physical barriers. Strangers can be expected to be challenged as potential trespassers.

What I'm saying is when individuals walking up and down the proposed Boardwalk, they will be looking over into the area across from the marsh and on to the neighboring decks and yards. The private space of these families is lost.

If fishing is allowed off of the proposed Boardwalk, the fisherman will be staring across the way, making families feel uncomfortable and upset because a stranger is observing them. Their solution to this will be to install a 6' or 8' white vinyl fence or a wooden fence as a means of getting their private space back. Some of these families may even sell their homes in disgust.

I have several questions. Assume that several people decide to walk on the proposed Boardwalk and have a few beers and then discard the bottles in the marsh. Who will be cleaning up this area? Will it be checked by someone or does the association have to do this for the town?

Peeping Toms may also be an issue. The police may get a call from someone in the neighborhood that a man using binoculars is looking toward their house. When the police respond, the man says that he was bird watching.

How will this area be patrolled? Will wireless cameras be installed for the safety of those walking the proposed Boardwalk? Teenagers on bicycles riding up and down the Boardwalk may also be a problem. Let's assume an elderly woman is injured at the far end of the Boardwalk and police and EMS must walk a mile or two to get to the end of the boardwalk to respond.

Additionally, I checked with a local realtor who told me that based on what he has read in my report he feels property values will go down. If this is the case, I recommend to the homeowners in this neighborhood that their homes be reassessed to see if their taxes can be reduced because of lower home values. The result will be less tax dollars paid to the Town of Yarmouth.

An inspection was made of the Boardwalk in Dennis, which overlooks the tide coming and going, a small beach with benches and a small parking lot. No homes in the area are affected by this Boardwalk. It is a totally pleasant environment. This is not what the neighborhood along the Bass River will be getting.

It's my understanding the "Drive-in Site Utilization Committee," a group of 2 Town Reps, 3 Real Estate Agents, a Builder and a restaurateur proposed this complex in the first place and have a financial interest in this complex. It's also my understanding that they don't live in the Bass River neighborhood so the Quality of Life concepts explained by a national and international criminologist are not their concern. They also are not concerned about de-valuing property. Don't we have enough restaurants on Cape Cod? Why do we need one in the drive-in area?

The largest assets the community of folks living on the Bass River have is the sunset and the colors of the sky. It's a spectacular sight! This is a part of the community's Quality of Life and actually *why* they bought their houses in the first place.

I also have a concern about the height of the Boardwalk; because of the full moon and high tide in the marsh my guess is it will be 15 to 25 inches above the top of the marsh. I mention this because coyotes are living in the marsh and do swim to shore and walk down the streets. My point here is the height will also be a problem and obstruct the visibility of the Bass River

Community and thereby have a negative effect in its design. I have no information at this time if there will be lights on the proposed Boardwalk. If there are lights, the glare could be a problem for residents.

### **Environmental Security**

Elements of the environment can inadvertently become a generator of crime. Specifically, the location and relationship of certain people generate the interaction of people, some of whom will be victims and some offenders.

Environmental crime generators not only play a role in the environmental crime phenomena as the actual generator but can be the cause factor of opportunistic crimes. One could argue there is very little crime in that area now. This is true based on a very small population of people/visitors, but this will change with the proposed Boardwalk.

A word on Environmental Security - you have a group concerned with Territoriality (the community) and also concerned with standards of behavior and a "Natural Evolution of Proactive Human Behavior and Environmental Change." This group is concerned about the effects on the Environment, about a decrease in property values and the negative effects of the proposed Boardwalk. Environmental Security should be the number one concern of the Town of Yarmouth, but instead it is only the concern of that particular community.

Brian, you asked me if I was available to go to court or attend town meetings on this issue. My answer is, "Yes I am."

If you have any questions, please do not hesitate to contact me.

LAWRENCE J. FENNELLY

Security Consultant

On 6/19/17, on a motion by Peter Slovak, seconded by Gerry Manning, the committee voted 5-0-0 to approve these minutes.

Town of Yarmouth

MEETING MINUTES DRIVE-IN SITE UTILIZATION COMMITTEE MEETING OF  
May 30, 2017

The Yarmouth Drive-In Site Utilization Committee held a Business Meeting at 6:00 p.m. on Tuesday, May 30, 2017 in the Hearing Room of the Yarmouth Town Hall Offices located at 1146 Route 28, South Yarmouth, MA.

**Committee Members Present:** Tom Roche, Gerry Manning, Ken Driscoll, and Jim Saben

**Committee Members Absent:** Peter Slovak

**Other Attendees:** Various Town Staff (including Karen Greene, Kathy Williams, Jeff Colby, Karl von Hone, Kelly Grant, Mark Grylls, Amy von Hone, and Patricia Armstrong); Kelly Carr, Blake Peters and Joe Freeman of BETA Consultants; and Members of the Public were in attendance. Please see the attached attendance list.

WJ  
YARMOUTH TOWN CLERK

'17JUN20PM12:01 REC

Committee Chairman Jim Saben opened the meeting at 6:02.

1. Riverwalk Park and Boardwalk Feasibility Study – Public Information Meeting:

- a. **Committee Introductions:** Jim Saben introduced the Drive-In Site Utilization Committee members.
- b. **Background:** Karen Greene, Director of Community Development, gave a brief history of the drive-in site, the formation of the Committee, the recommended phased approach and the general scope of the current Riverwalk Park and Boardwalk Feasibility Study, as outlined in the attached powerpoint presentation.
- c. **Meeting Structure and Purpose:** Jim Saben gave an overview of how the meeting would be conducted, emphasizing that the Committee was here to listen to comments and answer questions. He also noted that the meeting was being recorded and televised and that Public Comment would be taken at the end of the presentation on the Riverwalk Park and again at the end of the presentation on the Boardwalk. All those wishing to speak were directed to the podium and asked to state their name and address.
- d. **Riverwalk Park Presentation:** Kelly Carr of Beta Engineering gave the attached powerpoint presentation related to the Riverwalk Park including possible uses (i.e. kayaks, artist/rental shanties, food trucks, public art, educational opportunities/signage, natural playscapes and special events or activities); and outlined potential park elements (i.e. seating and shade structures, restroom options, landscaping, stormwater mitigation and parking). She then presented and reviewed in detail the three Riverwalk Park Options A, B & C.
- e. **Public Comments on the Riverwalk Park:** After the presentation, the Committee members did not have any comments or questions and the meeting was opened to public comment as follows:
  - 1) Steve Walsh – 21 Cape Isle Drive:

**On 6/19/17, on a motion by Peter Slovak, seconded by Gerry Manning, the committee voted 5-0-0 to approve these minutes.**

- Proposals sound nice but did not think they were practical.
  - Seagulls would be an issue with those using the picnic tables and benches.
  - Concerned with maintenance issues of crushed stone walkways and weeds and suggested lower maintenance/more durable materials be used to limit maintenance.
- 2) Larry Fennelly – 172 Pawkannawkut Drive:
- Boardwalk will have a negative impact to wildlife and the environment.
  - He noted the report on security he presented to the Committee at the meeting on May 2<sup>nd</sup>.
  - Vehicular traffic along Route 28 and boat traffic on the Parkers River is a concern and is important to review. The amount of boat traffic on the River needs to be taken into consideration regarding Kayak Rentals and increased kayak traffic.
  - Seven people raised their hands when asked if they thought the boardwalk would improve the quality of life.
- 3) Dave Helberg – 7 Swordfish Drive:
- Questioned how this project would Revitalize Route 28 and how other proposed or recent projects have improved Route 28.
- 4) Rich Bilski - 15 Pawnee Rd:
- Likes Riverwalk Park Options A and C.
  - Emphasized the need to think of long-term maintenance
  - Recommended the use of HMA porous pavement for parking area.
  - Likes the use of granite blocks for seating rather than wood. The granite blocks are available from the site and from bridge projects like the Parkers River Bridge and the Cape Cod Rail Trail bridge over the Bass River. They would also be good for use in an amphitheater.
  - Likes the artist shanties similar to Hyannis.
- 5) Toni Cabot – 65 Neptune Lane:
- Lives across from proposed Kayak launch.
  - Feels the area is too narrow for a launch at low tide.
  - Kids swim in the river which can be dangerous with motor boats.
  - Concerned about peace and tranquility and impacts to those living on the river.
- 6) Barry Lass – 7 Tide Lane:
- The River has navigation issues at low tide, need to wait for high tide to turn around.
- 7) Steve Zaimes – 10 Barkentine Circle:
- Questioned the overall cost and return on revenue for the project.
  - Parking turnover/rotation will need to be controlled for revenue.
- 8) Diane Cloutier – 105 Pawkannawkut Drive:
- Although artist shanties sound nice, questioned whether they would make any money. We won't have same clientele here that would spend the money.
  - Questioned cost of maintenance.
  - Suggested high quality luxury condos which would general revenue and not impact the marsh or river.

**On 6/19/17, on a motion by Peter Slovak, seconded by Gerry Manning, the committee voted 5-0-0 to approve these minutes.**

- Suggested checking into Sea Grants for free lectures, education and tech assistance.
- Town needs to address issues like flood insurance. Yarmouth does not belong to the Community Rating System (CRS) which would reduce flood insurance costs.
- Security is important

Prior to moving to the Boardwalk Presentation portion of the meeting, Jim Saben emphasized that the Committee is currently fact finding and getting input prior to making any recommendation to the Board of Selectmen (BOS).

- f. **Boardwalk Presentation:** Kelly Carr and Joe Freeman of Beta Engineering, and Blake Peters of GEI Consultant, presented the three Boardwalk Options as outlined in the attached powerpoint presentation. Options 2 & 3 take varying routes across the marsh to Seagull Beach and Option 1 loops along the north side of the marsh. They outlined the various construction and design options (i.e. trail and boardwalk materials, railing types, decking materials and overlook locations); and detailed permitting requirements.
- g. **Public Comments on the Boardwalk:** After the presentation, the Committee members were allowed an opportunity to comment and/or ask questions. Jim Saben inquired about why the boardwalk encroached within the 200' riverfront area. The consultants noted that certain limited activities are allowed within the riverfront area. The meeting was then opened to public comment as follows:
- 1) **Elaine Ferrara – 8 Tide Lane:**
    - How is the permitting for a boardwalk different than the marina project? Joe Freeman noted that the Marina project required a variance from the Wetlands Protection Act (WPA) as salt marsh would be destroyed. The WPA allows for a boardwalk structure to be constructed in a salt marsh and no variance is required.
  - 2) **Brian Koelbel - 16 Swordfish Drive (President Parkers River Marsh Advocates):**
    - Questioned the make-up of the committee. Jim Saben noted that the BOS chose the Committee make-up.
    - Questioned the accuracy of the name of the DISUC as it involves more than the Drive-In site.
  - 3) **Barry Lass - 7 Tide Lane:**
    - Inquired about the cost of the Boardwalk. Jim Saben noted that we needed to know what we were incorporating into the project prior to development of cost information.
    - Inquired about the pink dashed line on the Boardwalk plans and the distance of the boardwalks from the river. The Consultants indicated:
      - Pink dashed line is the Riverfront Area line which is 200' from the river.
      - Option 2 Boardwalk is 500' from the west side of the river.
      - Option 3 Boardwalk is 1000' from the west side of the river.
      - Crushed Stone Path is shown as a dashed.
  - 4) **Bonnie Browning – 125 Pawkannawkut Drive:**
    - Inquired about the estimated cost for permitting and that 1 million dollars has already been spent on the Marina project. The Consultants indicated that the cost for permitting was not known at this preliminary stage.
    - Boardwalk would be extremely expensive to construct & maintain.

**On 6/19/17, on a motion by Peter Slovak, seconded by Gerry Manning, the committee voted 5-0-0 to approve these minutes.**

5) Paul Deignan- 4 Baldwin Lane:

- Excited about the project and seeing development. Troubled by too many vacant spaces. We are competing with other Towns for visitors.
- Benefits of public use need to be considered when looking at revenue generation. It's tough to do both.
- Excited to see public use for kayaks and education.
- Grays beach boardwalk is magical.
- He imagines a similar discussion went on 100 years ago with the start of the National Parks. It's best to have public use.
- Does not want to see luxury condos for a privileged few.
- Kayaks often, mostly high tide kayaking.
- Kayaks are less detrimental than motor boats.
- Inquired as to whether the June 7th meeting would be a repeat of this presentation, which it will be.

6) Steve Walsh – 21 Cape Isle Drive:

- Inquired about the helical anchors to support the Boardwalk and whether soil studies have been conducted. He hears the peat is 30 feet deep. The Consultant noted that a Geotechnical Study hasn't been completed yet.
- Felt Option 2 was a disaster and too close to his property. Jim Saben indicated the Committee was considering adding stakes to mark the boardwalk locations. The Committee is fact finding and identifying pros and cons and the project would ultimately need to go to a Town Meeting vote.

7) Richard Pomroy -31 Barkentine Circle:

- Inquired as to where we were in the Feasibility Study process and what would be the next steps, including cost information. Kathy Williams noted that it is a process, one step at a time. We are getting input now so we have an idea of what the Town wants, and then we look at cost, identify what additional information is needed such as a traffic study or geotechnical data, and evaluate if the project should go forward. If yes, then move to the next step.
- The Boardwalk won't provide an income stream but will provide more public access.
- Questioned whether the parking area should be restricted to residents only or open to the general public.
- Inquired whether the purpose of the Boardwalk was for beach access or nature study. Feels it's too long for beach access. Suggested that nature access could be accomplished with Option 1 from the park and a short viewing platform from Seagull Beach and take out the middle to avoid going over the waterway and the majority of the marsh. This would eliminate the bridge and issues with handicap accessibility.
- Inquired as to whether bikes would use the Boardwalk. Suggested walking bikes.
- Kayak ramp needs more room, river gets choked at low tide.
- Not opposed to the Riverwalk but opposed to the boardwalk.

8) Diane Cloutier – 105 Pawkannawkut Drive:

- Noted that the Sandwich boardwalk had a problem with a storm.
- Would like to see the Boardwalk taken out of consideration.
- Use Sea Grant experts to explain impacts to marsh and wildlife. Wildlife goes away when people come. Will provide Sea Grant contact information to the Town.
- More users and speeding boats cause problems.

**On 6/19/17, on a motion by Peter Slovak, seconded by Gerry Manning, the committee voted 5-0-0 to approve these minutes.**

9) Rich Bilski - 15 Pawnee Road:

- As a property owner abutting the west side of the marsh, would like to see a hybrid option with the boardwalk shown between Options 2 and 3, to locate the boardwalk more evenly from all abutters.

10) Dave Helberg – 7 Swordfish Drive:

- Has concerns about the conduct of people using boardwalk, including fireworks, litter and access during hurricanes.
- Inquired as to whether anyone had been awarded the contract for specifications. Jim Saben noted that no decisions have been made in any shape or form. The Committee is looking into it now and are keeping an open mind to see the pros and cons prior to making any recommendations. The Consultant is only engaged to work on the Feasibility Study at this time.
- Feels the concerns of the taxpayers are being overlooked to benefit visitors.

11) Jack McCormack – 43 Briar Circle:

- Noted that the land where Gateway Isles is located used to be full of wildlife. The Gateway Isles subdivision could not be built today under the current environmental regulations due to the impacts of the project to wildlife and the environmental.
- In favor of both concepts, the Riverwalk Park and Boardwalk.
- Noted that the ramp for kayaks at Skippy's Marina is not public. His grandchildren recently tried to use it and were turned away.
- This project is good for the public. We should have a boardwalk on the south side of the Cape as they do on the north side. This is low impact and benign development.

12) Tim Sarmadelos (sp?) - Lives on west side:

- Expressed concerns about the impacts to the salt marsh and trash.
- Questioned the return on investment of this project for economic development. Jim Saben noted that quality of life and bettering our community are also important.

13) Steve Zaimes – 10 Barkentine Circle:

- Inquired as to the material of the at grade trail. The Consultant indicated it was a dense graded crushed stone in the wooded areas, but not in marsh
- Yarmouth has four parks off Route 28. This one doesn't have to be as elaborate.
- Questioned whether people would use the Riverwalk parking area to gain access to Seagull Beach.

h. Written Comments:

- 1) Correspondence: Karen Greene read into the record the attached e-mail from Joseph Guide, Donna Ferico, Bonnie Reusing and Adam Reusing of 14 Heritage Drive. The e-mail expressed support for the boardwalk which would be a positive amenity for the neighborhood and for viewing nature, and could be as beautiful as the north side boardwalks. Felt the boardwalk would increase property values and decrease vacancies.
- 2) Sticky Notes left on the plans: After the meeting, the Consultant suggested additional comments could be provided on sticky notes on the presentation boards at the side of the room. The following notes were received:
  - Global warming: The flood tides will prevent a low profile boardwalk.
  - Remember the hurricane of 1990!

**On 6/19/17, on a motion by Peter Slovak, seconded by Gerry Manning, the committee voted 5-0-0 to approve these minutes.**

2. **Adjournment:** On a motion by Tom Roche, seconded by Ken Driscoll, the Drive-In Site Utilization Committee voted unanimously (4-0) to adjourn at 7:50 PM.

**ATTACHMENTS:**

- May 30, 2017 Agenda
- May 30, 2017 Meeting Sign In Sheet
- Public Meeting Outline
- Riverwalk Park Options A, B & C, dated May 2017
- Boardwalk Options 1, 2 & 3, dated May 2017
- Powerpoint Presentation dated May 30, 2017
- May 30, 2017 e-mail from Joseph Guide

On 6/19/17, on a motion by Gerry Manning, seconded by Ken Driscoll, the committee voted 4-0-1, with Tom Roche abstaining, to approve these minutes.

Town of Yarmouth

MEETING NOTES DRIVE-IN SITE UTILIZATION COMMITTEE MEETING OF  
June 7, 2017

The Yarmouth Drive-In Site Utilization Committee held a Business Meeting at 6:30 p.m. on Wednesday, June 7, 2017 in the Hearing Room of the Yarmouth Town Hall Offices located at 1146 Route 28, South Yarmouth, MA.

PLEASE NOTE THAT THE FOLLOWING ARE MEETING NOTES. AS THERE WAS NO QUORUM OF THE COMMITTEE, NO OFFICIAL ACTIONS WERE TAKEN BY THE COMMITTEE.

**Committee Members Present:** Gerry Manning, Ken Driscoll, and Jim Saben

mw  
YARMOUTH TOWN CLERK  
'17JUN20PM12:01 REC

**Committee Members Absent:** Peter Slovak and Tom Roche

**Other Attendees:** Various Town Staff (including Karen Greene, Kathy Williams, Karl von Hone, Kelly Grant, Mark Grylls, and Amy von Hone); Kelly Carr, Blake Peters and Joe Freeman of BETA Consultants; and Members of the Public were in attendance. Please see the attached attendance list.

1. **Riverwalk Park and Boardwalk Feasibility Study – Public Information Meeting:**

- a. **Background:** Karen Greene, Director of Community Development, gave a brief history of the drive-in site, the formation of the Committee, the recommended phased approach and the general scope of the current Riverwalk Park and Boardwalk Feasibility Study, as outlined in the attached powerpoint presentation.
- b. **Committee Introductions & Meeting Structure/Purpose:** Jim Saben introduced the Drive-In Site Utilization Committee members and gave an overview of how the meeting would be conducted. He emphasized that the Committee was here to listen to comments and answer questions. He also noted that the meeting was being recorded and televised and that Public Comment would be taken at the end of the presentation on the Riverwalk Park and again at the end of the presentation on the Boardwalk. All those wishing to speak were directed to the podium and asked to state their name and address.
- c. **Riverwalk Park Presentation:** Kelly Carr of Beta Engineering gave the attached powerpoint presentation related to the Riverwalk Park including possible uses (i.e. kayaks, artist/rental shanties, food trucks, public art, educational opportunities/signage, natural playscapes and special events or activities); and outlined potential park elements (i.e. seating and shade structures, restroom options, landscaping, stormwater mitigation and parking). She then presented and reviewed in detail the three Riverwalk Park Options A, B & C.
- d. **Public Comments on the Riverwalk Park:** After the presentation, the Committee members did not have any comments or questions and the meeting was opened to public comment as follows:

**On 6/19/17, on a motion by Gerry Manning, seconded by Ken Driscoll, the committee voted 4-0-1, with Tom Roche abstaining, to approve these minutes.**

1) Toni Cabot – 65 Neptune Lane:

- Questioned the buffer zone and what it was protecting. The Consultant noted it referred to the 35' buffer from the salt marsh which does not allow for any structures per the Town of Yarmouth Wetland Regulations.
- Location of the kayak launch is too narrow.

2) Vida Morris – 74 Shaker House Road:

- Noted her concern for the perceived misuse of taxpayer dollars.
- Inquired as to who appointed the Committee and whether they were residents of the area. Jim Saben noted that the Committee was appointed by the Board of Selectmen (BOS) and he was not a resident of the area.
- Indicated Route 28 is supposed to be a commercial area but only 7% of town property taxes come from commercial properties. Does not see much revenue coming in from this project.
- Felt the Riverwalk should be for commercial development. Jim Saben noted that there was a large section of the Drive-In property that could be for possible commercial development, but the property was originally taken for recreation and need municipal wastewater for larger developments. The Committee is also looking at temporary interim uses for this area. He noted the indirect revenue from the project comes from people visiting our community (more people staying in hotels and restaurants and additional room/meal taxes).
- Expressed concerns about maintenance costs.
- Inquired to whether comments from this meeting would result in any changes to the project or keep it from happening. Jim Saben noted that no decisions have been made and the Committee is gathering information.

3) Paul Huggins – 39 Squirrel Run:

- He noted his appreciation for the hard work of the Committee. He's waited a long time to see something happening.
- Favors Option A of the Riverwalk.
- Noted that access to the water is important with limited existing opportunities.
- He would also like a public boat ramp to launch power boats.
- Would like to be able to bring his own kayak to launch at the site.
- Likes naturalized options like butterfly garden
- He would like the project to go through and felt the Committee was doing a great job planning it.

4) Ron Ludvigsen – 11 Cape Isle Drive:

- Expressed concerns about traffic and noted this project would increase traffic at peak times on Route 28, especially between the Cavalier and the 99 Restaurant.
- Felt the entrance was fairly narrow and could be dangerous. Suggested limiting the exit to right turn only.
- Inquired as to whether the park would be open 24 hours/day or closed at night. He would like it to be closed at night.

5) Cris Luttazi - 22 Park Ave:

- She likes Option B as it has the fewest number of parking spaces, is centrally located and compact, and is easier to police. The location encourages people to walk.

**On 6/19/17, on a motion by Gerry Manning, seconded by Ken Driscoll, the committee voted 4-0-1, with Tom Roche abstaining, to approve these minutes.**

- Would like a locked gate with limitations on hours of operation.
  - Expressed concerns about kids congregating and partying.
- e. **Boardwalk Presentation:** Kelly Carr and Joe Freeman of Beta Engineering, and Blake Peters of GEI Consultant, presented the three Boardwalk Options as outlined in the attached powerpoint presentation. Options 2 & 3 take varying routes across the marsh to Seagull Beach and Option 1 loops along the north side of the marsh. They outlined the various construction and design options (i.e. trail and boardwalk materials, railing types, decking materials and overlook locations); and detailed permitting requirements.
- f. **Public Comments on the Boardwalk:** After the presentation, the Committee members were allowed an opportunity to comment and/or ask questions. Jim Saben inquired about the change in elevation of the bridge crossing the channel. The Consultant noted that it would be a few feet higher than the rest of the boardwalk and would need to be sloped at either end to meet handicapped access requirements. Mr. Saben also asked if there would be additional permitting associated with the crossing. The Consultant noted that there would not be additional permitting, that it would be an additional feature in the permit applications. The meeting was then opened to public comment as follows:
- 1) **Cris Luttazi - 22 Park Ave:**
- Damage to the environment should be minimized. She noted that some of the pilings at the Gray's Beach boardwalk have silt build up with limited or no vegetation surrounding the pilings.
  - Encouraged incorporating educational plaques and add an Osprey nest pole.
  - Noted that the angled railings help to accommodate the disabled, small children, and the blind and make it easier to pass by.
  - Felt bikes should be walked across the boardwalk and not ridden.
  - She noted that there is an osprey pair nesting on the marsh close to the 200' riverfront setback.
  - Doesn't want the use of greenheart wood because of depletion of the rainforest.
  - Noted that the 35' setback was a minimum, but should try for more. Need to take into account that salt marshes are in danger and the project needs to be designed to have the least amount impact.
  - Noted that the Gray's Beach boardwalk is well managed.
- 2) **Toni Cabot - 65 Neptune Lane:**
- Read excerpts from the attached e-mail from Karen Taylor Howell at 50 Neptune Lane:
    - Did not want the project to go ahead
    - More people would come to the public meetings if interested
    - Expressed concerns about security, safety, noise, lighting, traffic, damage to the ecosystem, trash, crime, parking, and invasion of neighbor privacy.
    - Suggested developing a better plan or leaving it alone
  - Comments from Toni Cabot:
    - Noted that the marshes are made of peat and agrees with other piling comment.
    - Bridge over creek needs to be very high to withstand storms and hurricanes. Expressed concerns about liability to the Town from kayaks, motor boats and swimmers.
- 3) **Larry Fennelly – 172 Pawkannawkut Drive:**

**On 6/19/17, on a motion by Gerry Manning, seconded by Ken Driscoll, the committee voted 4-0-1, with Tom Roche abstaining, to approve these minutes.**

- Expressed thanks to the Committee.
  - Noted that Mr. Brian Koelbel could not be here due to a family emergency, but at a Gateway Isles Association meeting on Saturday, they voted on the project with 68 saying no and 1 abstention. Jim Saben inquired as to whether this vote was for the Boardwalk only or the entire project. Mr. Fennelly noted that it was for the entire project.
  - Submitted the attached three reports on the value of salt marshes to the Committee.
  - He noted that the Conservation Dept. was recently in the Gateway Isles neighborhood and extended an invitation for a site visit noting it was important to see all the streets.
  - Traffic on 28 and river boat traffic are both a concern.
  - Parkers River is a small river and it is difficult to traverse if going in the wrong direction at high tide.
  - Read excerpts from the attached letter from Andrea Ceselski from Yarmouth Port:
    - Noted she was a year-round resident who enjoyed the beauty of Cape Cod and birdwatching.
    - Noted the marsh for its wide variety wildlife, feeding ground and nursery benefits.
    - Felt a boardwalk would have negative impact on the marsh and cause disturbances.
    - Once the marsh is gone, it is impossible to replace.
- 4) Cathy Romboli – 6 Capt Stanley Rd:
- Voiced support for the overall project. See attached Letter.
  - Sees this project as a positive step for the town and is something that both residents and visitors can enjoy.
  - This project will continue on with the new improvements in the area for the replacement of the Parkers River Bridge and the new Whydah Pirate Museum.
  - Prefers Option C for the Riverwalk Park.
  - Prefers Boardwalk Option 1 to start to document any problems and serve as somewhat of a test site. If successful, it can always be expanded in the future.
  - Questioned whether the Drive-In site was even safe to leave as is. Jim Saben noted that the rest of the Drive-In (Lot 2) is in a later phase, but will look at how to tie in with this project.
  - We need to move forward.
- 5) Raoul Chalifoux - 49 Neptune Lane:
- There used to be carnivals at the drive-in site, which okay with him. There was trash and noise but it was limited.
  - Inquired about the whether the park and boardwalk would be open for the whole summer.
  - He indicated he does not like the whole project and thinks the boardwalk is too long and does not need to connect to Seagull Beach. It would be too long for a family to walk.
  - Inquired as to the amount of money spent already. Jim Saben noted that the Town approved spending up to \$84,000. Kathy Williams noted that the current Beta contract is for \$65,000.
  - Noted that \$1 million was spent on the Marina project. Karl von Hone, Director of Natural Resources, noted later in the meeting that the permitting cost for the Marina was approximately \$300,000, not \$1 million.

**On 6/19/17, on a motion by Gerry Manning, seconded by Ken Driscoll, the committee voted 4-0-1, with Tom Roche abstaining, to approve these minutes.**

- Seems like the Town is looking for ways to spend tax payer's money.
- 6) Paul Huggins – 39 Squirrel Run:
- Questioned whether the invitation for a site visit at Gateway Isles was open to the public. Jim Saben noted that all meetings of the DISUC are public meetings.
  - Noted the value of boardwalks to children. Kids love them and they are a tremendous educational opportunity.
  - Inquired as to whether this project would go to Town Meeting. Jim Saben indicated that it would if the project proceeds that far
  - Prefers Option 2 or 3. People can benefit from the exercise
  - Suggested studying and gathering information on impacts and operation of the Gray's Beach boardwalk. It is well used and seems like Gray's is highly respected. Jim Saben noted that all aspects, pros and cons, of boardwalks will be investigated by the DISUC
- 7) Patty Hughes- 178 Springer Lane:
- Indicated she was in favor of the whole project.
  - Likes Option B for the Riverwalk and Option 2 for the Boardwalk.
- 8) Richard Pomroy- 31 Barkentine Circle:
- He has not been to Grays beach, but noted that most boardwalks have a destination.
  - Seagull Beach has adequate parking.
  - He is against crossing over the channel,
  - Suggested going with Option 1 and a small observation area at Seagull Beach.
  - Suggested a 3-D rendering of the boardwalk at the proposed elevation would helpful.
  - Noted that small sailboats would not be able to go through to Lewis Pond if the bridge is construction.
  - Questioned why do the boardwalk at all.
  - Questioned whether we should be discussing a boardwalk if it is not located on the drive-in site and is this outside the Committee's purview.
- 9) Tom Nickenello- 76 Beach Road:
- Enjoys kayaking and canoeing on the river, its peaceful and tranquil.
  - The 1985 Town Meeting voted to purchase the drive-in site for recreation. Many people wanted this but nothing has been done in 32 years. Recreation is why we bought the property and we need to honor the decision.
  - Boardwalks and Riverwalks are terrific. Luxury condos are not terrific.
  - Would like to use the park and boardwalk in the winter.
  - He likes all options and doesn't want to wait another 32 years.
- 10) Vida Morris – 74 Shaker House Road:
- There is a movement to enlarge committee with two gentlemen asking to be placed on the committee at the BOS meeting. She ask that they are added before the next meeting. Jim Saben noted that he would also like a full committee.
- 11) Ron Ludvigsen- 11 Cape Isles:

**On 6/19/17, on a motion by Gerry Manning, seconded by Ken Driscoll, the committee voted 4-0-1, with Tom Roche abstaining, to approve these minutes.**

- Inquired as to the proposed width and height of the Boardwalk. The Consultants noted that the current proposal is for 6' wide and 6' above the salt marsh.
- As a taxpayer, he is opposed to the Boardwalk.
- Need some type of ballpark cost for the project.
- The project is a "nice to have", but what happens with maintenance costs and storm damage. Have difficulty maintaining our coastal structures. Karl von Hone, Director of Natural Resources, noted that coastal improvements dollars were for repairs to revetments and seawalls. The Boardwalk would be in addition to this. The Park Department maintains the existing boardwalk and we can look into the costs to maintain that boardwalk.

**12) Police Chief Frank Frederickson:**

- Important to get a view from the residents on the east side of the river. East bank resident are more sensitive to this than others in town. Supports the project but we need to listen to the residents.
- Shell fisherman should be consulted.
- Bird hunters as well as bird watchers.
- Traffic along Route 28 is an issue.
- Route 28 has its issues, but the Town owns this jewel in the center of Route 28 and can do something special with it. The Town doesn't own all of the properties.
- Security is important.
- Only waterway in town we have complete control over. It is important for this to address all of the community.
- Supportive of what this project is conceptual and the possibility of stimulating the economy.

**13) Frank May (sp?) – 11 Compass Drive:**

- His property is located on the Parkers River.
- Concerned with ruining the salt marsh during construction and with activity.
- Noted his current beautiful sunset views and was concerned about a boardwalk obstructing his view if it's 6'-8' above the marsh.
- He was okay with the Riverwalk Park, but opposed to the Boardwalk.
- Noted the cost to get through permitting.

**14) David Helberg – 7 Swordfish Drive:**

- A Feasibility study addresses costs and return on investment. Beautiful concepts but what is the cost? Jim Saben noted that we can't estimate costs without knowing about what we want to do first. This is a process.
- Will be at least a \$1 million cost. Owe it to the taxpayers to look at every angle.
- Indicated that we can't compare this proposed boardwalk to other boardwalks. What happens there won't necessarily happen here.
- Some people who support the Boardwalk don't live in the area.

At the end of the presentation, Jim Saben noted that this is a fact gathering process. The Committee will gather information, get answers to questions, and make information available to the public.

**g. Written Comments:**

- 1) Correspondence: All letters submitted at the meeting were noted in the Public Comment section above and are attached to these minutes.

**On 6/19/17, on a motion by Gerry Manning, seconded by Ken Driscoll, the committee voted 4-0-1, with Tom Roche abstaining, to approve these minutes.**

- 2) Sticky Notes left on the plans: After the meeting, the Consultant suggested additional comments could be provided on sticky notes on the presentation boards at the side of the room. The following notes were received:
- I think Residents need to see the Minutes from the 1985 Town Meeting.

2. **Adjournment**: N/A as no quorum was present. The meeting ended at 8:30 pm.

**ATTACHMENTS:**

- June 7, 2017 Agenda
- June 7, 2017 Meeting Sign In Sheet
- Public Meeting Outline
- Riverwalk Park Options A, B & C, dated May 2017
- Boardwalk Options 1, 2 & 3, dated May 2017
- Powerpoint Presentation dated May 30, 2017 and June 7, 2017
- June 7, 2017 e-mail from Karen Taylor Howell to Brian Koelbel
- June 6, 2017 Letter from Andrea Ceselski to Brian Koelbel
- Undated Letter from Cathy Romboli to the DISUC
- Information from Larry Fennelly:
  - Article on salt marsh plant being key to reducing coastal erosion and flooding from Cambridge Network
  - Chapter 49 – Salt Marshes – 2016 United Nations
  - Information on salt marshes

**No formal approval of these meeting notes was conducted as a quorum of the Drive-In Site Utilization Committee was not present on June 7, 2017 and no DISUC business was conducted.**