

October 10, 2018

Notes from the Public Hearing regarding Gulf Brook Phase 2 and Phase 3, held Wednesday, October 10, 2018, at 6:00 PM, at the Keene Town Hall. The following individuals were present: 13 residents, Joseph P. Wilson, Jr., Supervisor, Teresa Cheetham-Palen, Councilwoman, Suzanna Randall, Governor's Office for Storm Recovery, Erik Sandblom, ESPC, Evan Fitzgerald, Hydrologist and Ellen Estes, Town Clerk.

The hearing began at 6:02 PM with the floor being turned over to Erik Sandblom.

Mr. Sandblom began by explaining the 3 different phases of the Gulf Brook projects.

- He said Phase 1 was done in 2013 saying he didn't have anything to do with the wall. He said he designed the second part of that phase, the river restoration project which was paid through NRCS funding, formerly known as NY Rising.
- He explained the planning for Phase 2, involving the upstream side of Bucks Lane Bridge to the AuSable River which had begun in 2015. He said this phase would go out to bid in late 2018 for construction in 2019.
- He said Phase 3 will begin upstream from where Phase 1 left off, upstream from the bend near the Auer property. He said there are five distinct areas between there and the Jackson Road that are involved. He said this phase still needs to pass the Environmental Review. He said the construction of Phase 3 would most likely happen in 2020.

Mr. Sandblom introduced the Phase 2 part of the project saying plans are to have a low flow channel and a high flow channel similar to Phase 1. He said this phase includes a new Bucks Lane Bridge which will double the span of the current bridge. He said that 4 or 5 feet of sediment would be dug out from under the Route 9N bridge and then they will continue the channel widening to the AuSable River.

He said a couple design changes have happened to the original design saying that channel right will have a natural stone wall to hold back the steep slope. He said this change is to minimize the aesthetics to the adjoining property.

He said there was some existing wetlands that will require some direct drainage. He spoke about adding more plantings to help stabilize the area.

He spoke about the manufactured wall near the bridge saying that 2 to 4 feet would be exposed.

Mandy Giampoalo asked about the slope of the bank across the brook from their property. Mr. Sandblom showed a diagram of that wall saying it would be natural stone and 4 to 6 feet high in 1 dimension.

Melissa Eissinger asked what was under the 9N bridge; Mr. Sandblom said there is 4 or 5 feet of sand and boulders saying originally a person could walk under that bridge.

Mr. Sandblom moved onto Phase 3 showing a map of the water shed. He said 5 areas have been targeted for this project saying they are unstable or full of sediment and debris. He said one area with a problem of sediment is at the juncture where 2 tributaries come together at the Jackson Road. He also talked about the higher grade upstream.

Mr. Sandblom showed and discussed the following 5 targeted areas:

- Area 1, 1 acre in size near the Auer property – Mr. Sandblom said this will involve cleaning out the floodplain to allow flood water room to flow. He said the plan is to recreate the natural overflow. Mr. Sandblom and Ms. Randall explained that these areas are conservatively large saying by starting large for Environmental Review the areas can later be downsized.
- Area 2, 1.7 acres in size between the Auer and the Hammond properties – Mr. Sandblom said the design called for cross veining the brook. He said

the plan is to raise the channel several feet and shore up the eroded bank to address stabilization.

- Area 3, 1.5 acres in size – Mr. Sandblom explained this was the tall slope going down to the brook on the side away from the road. He said the plan is to raise the bed of the channel and use large quarry stone to imbed a stabilized slope. He explained that large quarry stone is used because it has rough edges and locks in place.
- Area 4, .9 acres in size is just downhill from the Jackson Road intersection.
- Area 5, 4 acres in size along the Jackson Road – Mr. Sandblom said the wood and sediment needed to be removed from the floodplain. He said the bank along the Jackson Road will need stabilization. He said 2 borings had been drilled for data. He said it was possible the brook would need to be aligned (straightened) to provide more room for stabilization along the bank. He said vegetation and plantings would be incorporated.

Melissa Eissinger asked when area 5 would be constructed; Mr. Sandblom responded saying 2019 or 2020.

Mr. Sandblom explained how the easement process works saying a permanent easement is required when access is needed to maintain a project and a temporary easement is used only during construction.

Mr. Sandblom said that Mr. Wilson had handed out the Option Agreements to those residents present whose property is affected by Phase 3. Suzanna Randall went on to explain the difference between the donation waiver of appraisal which is quicker than the appraisal for permanent easement where an offer of compensation is made.

Ms. Eissinger asked about using structures (walls); Mr. Sandblom said that structures would minimize the area used and would require permits from the APA.

June Auer initiated a brief discussion asking a question about the overflow near her property.

Mr. Sandblom told those present that the option agreements and easement acquisitions for Phase 2 are done and the next step is to get the drafts from the County Attorney.

David Nethaway asked if there was a design plan for Phase 3 that he could look at; Mr. Fitzgerald said he had a hard copy he could show him later.

Jessica Hartley asked when the Phase 3 design would be finalized; Mr. Sandblom said it would be finalized this winter.

Ms. Randall explained that no funds would be made available until the Environmental Review is complete. She also said that easements had to be in place before the project could go out to bid. She went on to explain the easement and waiver process.

Mandy Giampoalo asked who or what dictates when permanent easements are required; Mr. Sandblom said that funding dictates that.

He also said that the sloped rock banks require permanent easements for maintenance. Ms. Randall explained that easements during emergency funding is different.

Questions and comments appeared to be satisfied and the meeting finished up at 7:20 PM.

Ellen S. Estes, Town Clerk
October 23, 2018

Joseph P. Wilson, Jr., Supervisor
Robert M. Biesemeyer, Michael J. Buysse, Jerry D. Smith and Teresa Cheetham-Palen,
Members of Council