



Clarksburg MVP Planning Committee Meeting

Held on: Thursday, March 19th, 2026 at 3:30 pm

Held at: Clarksburg Community Center, 712 W. Cross Rd. Clarksburg, MA 01247

ATTENDEES

- Clebe Scott, Conservation Commission
- Ron Boucher, Town Administrator (zoom)
- Jim Brandon, Geologist
- Susan Brandon, Historical Commission
- Britney Danials, BRPC
- Courtney Morehouse, BRPC
- Genevieve Lawlor, RDG (zoom)
- Terry Renolds, Engineering (zoom)
- Meg Bandarra, Unpaved Trails for All (zoom)
- Lauren Norcross, Senior Center Director
- Bob Norcross, Committee Member

Notes

- The meeting started at 3:40 pm.

Carson Ave Bank Erosion project update:

- No new updates

Briggsville Water District project update:

- bids for the Briggsville Water District project are due on the 23rd.

Four Corners

Playground Workshop

- Genevieve provided a summary of the recent playground workshop, which included approximately 18 participants, including children. The discussion focused on how Town Field should support play and recreation.

- Participants showed strong agreement around adding basic site amenities, including bike racks, water stations, waste bins, lighting, and tables. In addition to these foundational elements, the group expressed interest in several specific playground features. These included a balance course, slide, swings, climbing wall, and a lookout tower.

FloodPlain Mapping

- The team discussed a critical discrepancy between FEMA flood maps and actual site elevations. Terry explained that the current design line (1,046.5 feet) is based on a 1988 datum, while FEMA maps reference 1,047 feet using a 1929 datum. This mismatch means the design team has been working with an incorrect floodplain boundary. The corrected boundary is closer to the road, which introduces new constraints. This has several implications:
 - It may limit future development within the Town Field area
 - It directly affects decisions about parking and driveway access
 - It changes how much usable space is realistically available
- Terry clarified that any filling within the floodplain requires compensatory storage at the same elevation. This requirement significantly complicates design options.
- The group also discussed the FEMA map revision process and explored potential strategies for meeting flood storage requirements. One option included identifying other town-owned properties that could provide compensatory storage.

Community Center Design

- Genevieve presented a design concept for the community center area. The proposal includes updates to parking layout, revegetation strategies, resizing of catchment basins, and changes to mowing practices to reduce maintenance. The MassDOT sidewalk project remains uncertain and could influence final design decisions.
- Parking emerged as a major concern. Bob noted that during events such as Bingo, the site experiences overflow parking along the driveway and road. This creates safety risks and indicates that the current capacity is insufficient.
- Terry explained that expanding the existing parking lot is difficult due to its configuration. The current layout uses 18-foot parking spaces with two-way traffic circulation. Converting to angled parking would only yield minimal additional space, estimated at about four extra feet, which does not meaningfully increase capacity.
- Several alternatives were discussed:
 - Expanding into the septic system leach field area, which would require careful evaluation of impacts to existing green space
 - Introducing a road loop to increase parking efficiency, which was determined to be infeasible due to space limitations
- The team agreed to explore revised configurations that could accommodate up to 45 vehicles while maintaining the existing lawn area for recreational use.

Town Field Configuration and Recreational Use

- The committee reviewed a broader configuration for Town Field that includes improvements to access, circulation, and parking. Key elements of the proposal include:
 - Safer entry and exit points
 - Permanent parking areas
 - Expanded accessible parking
 - Use of reinforced turf for overflow parking
- The group also discussed adding pickleball courts and considered the stormwater implications of increasing impervious surfaces. The team considered whether to formalize areas for specific sports, such as baseball or soccer, or to maintain flexible, informal space. The group ultimately decided not to formalize the field as a Little League field. Instead, the design will maintain open, adaptable space that can accommodate multiple uses.

Park Layout and Circulation Strategy

- The group discussed the layout of the park area in more detail, focusing on how people move through the space and how different uses are organized. The design includes boardwalks, trails, and gathering areas. A key strategy is to cluster high-use elements, such as the playground, pavilion, and memorial area, near the accessible entrance to the school.
- Terry explained that the positioning of stairs and switchbacks has been adjusted to align with this primary access point. This ensures that circulation routes are intuitive and that emergency access is maintained.
- The group raised a question about whether the gym entrance could also be made accessible, which would further strengthen overall site connectivity.
- The group debated whether stairs should be included alongside the accessible route and highlighted concerns such as winter maintenance challenges and whether surfaces need to be paved to ensure year-round accessibility
- Meg provided guidance on trail accessibility standards, explaining that outdoor trails do not need to be paved to be accessible for wheelchair users. However, the surface must be stable and compacted, and it must meet minimum width and usability standards, and trail grades not exceed 8% for short sections to remain accessible.

Approval of February meeting was tabled until next meeting due to running over time.

Next Meeting was set for April 16th, 2026 at 3:30 pm

Meeting minutes recorded by Britney Danials.