

**DRAFT**  
**Vaughan Mall Blue Ribbon Committee**  
**Meeting Minutes**  
**September 4, 2020 11:30 AM**

**Members Present:** Doug Roberts, Chair; Ned Reynolds; Brian Murphy; Peter Vandermark; Ellen Fineberg, Mayor Becksted

**Excused:** Brian Murphy

**Absent:** Sam Winebaum

**Staff:** Nancy Carmer, Economic Development Manager

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Chairman Roberts opened the meeting and read a statement RE: NH RSA 91-A:2 III (b) which declares COVID-19 Outbreak an emergency and therefore he has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-17, and Emergency Order #12, Section 3. Members are participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

**Review/acceptance of draft meeting notes of August 6, 2020**

On a motion by Peter Vandermark, seconded by Ned Reynolds, the Committee unanimously voted by roll call to accept the draft minutes of August 6, 2020.

**Project Overview**

For the benefit of the public attending the zoom meeting, Ms. Carmer reviewed the Committee charge, project statement, and committee actions to date. The Committee's charge as defined in the project statement is to develop a "near-term, action plan to improve Vaughan Mall as a public space. Goals for this project include connecting the mall to nearby Portwalk and Chestnut Street as well as the areas contiguous with this property. Additionally, the improvements will be proactive, environmentally friendly and consistent with the 2017 vision for improvements to the Vaughan Mall and the Worth and Bridge Street parking lots."

Project constraints include:

- Improvements shall be limited to above-ground and not penetrate concrete or impact subsurface utilities due to the
- Improvements should be temporary, removable and modular in nature and concurrently incorporate and complement the existing landscape beds and trees.
- The project area has limited access to utilities; i.e. limited electrical capacity and no access to public water.
- Any area/project that requires structural changes or subsurface alterations are excluded.
- Improvements costs should be modest given the short-term timeline for the project.

In December 2019 the Committee hired Klopfer Martin Design Group to assist in developing a concept plan and budget for the near-term improvements. The goal of the current meeting is to review the current revised plan and make a final recommendation for implementation as soon as is feasible.

**Review of budget and improvements phasing**

The original FY 19 \$25,000 project budget was authorized by the previous City Manager

from the long term Vaughan/Worth/Bridge Project budget in the Capital Plan. The Committee reviewed the Capital Plan project expenditures to date and the available funding going forward as represented below.

FY 19 -Approved For Vaughan Mall Short term improvements

Expenditures to date: \$ 7,000  
Balance available: \$18,000  
Total: \$25,000

FY 20 Available for Vaughan Worth Bridge Longer Term Project – Requires City Manager Release

Expenditures to date: \$25,000  
Balance available: \$0  
Total: \$25,000

FY 21 Available for Vaughan Worth Bridge Longer Term Project – Requires City Manager Release

Expenditures to date: \$25,000  
Balance available: \$0  
Total: \$25,000

Additional funds may be available from private individuals who have indicated interest in funding elements that are able to be used in other parts of the City when the sewer work is done in the Mall.

**Presentation of revised plan by Klopfer Martin consultants**

Ms. Martin and Ms. Ng presented the plan revisions including the following elements from the project toolkit:

**Maximized Project:**

1. Pandora Light feature – A series of seven artistic light features designed by Portland, Maine-based artist Pandora are proposed in the large trees on Congress Street and at the trees adjacent to the stage. Public Works staff would need to assist in the installation as they did for the Pandora lights at Ceres Street. Cost is \$12,500.
2. Oversized planters – The consultants presented a selection of planters available in different sizes, materials and price points. Planters can be moved by forklift and re-used in other places in the City if Vaughan Mall is disrupted for the Fleet St drainage/sewer separation project in the future. Irrigation features can be added to the planter.
3. Stickers – installation of a simple, colorful array of stickers on ground plane to add an element of color and whimsy with a carpet-like feel that is not too busy, but fun and interesting. The 24 inch stickers would be placed at 6 inch intervals. Cost varies depending on size, brand and model.
4. Tree String Light Wrap – String lighting to create some consistency/continuum with the tree lights in Portwalk Place and Chestnut Street. The consultants have researched a model street lights designed for year round use in New England climates.

Cost for the maximized project is \$44,620.

#### Option A - Alternate Cost Engineered Plan

1. Pandora Light feature – This alternative removes the Pandora light features from the project and replaces them with string tree lighting wrapping.
2. Oversized planters – This alternative reduces the number of planters proposed.
3. Stickers: This alternative reduces the area for sticker installation to the center portion of the mall in front of the stage. Given the outdoor dining, it is unlikely the stickers would be installed until 2021.
4. Tree String Light Wrap - This alternative reduces the number of light strings per tree, but increases the number of trees wraps from 9 to 12.

Cost for the Option A project is \$24,000.

#### **Discussion/comments on plan**

The Committee reviewed the revised Klopfer Martin improvement plan for the Mall and commented on the various elements. The Committee preferred the Tournesol planter option over an alternate vendor. Rather than debate preferred planter color, the consultants will recommend 2-3 options to be selected by the Committee in an online poll. For budget reasons, tree string lighting was preferred over the Pandora light features.

After consideration of the budget, project element warranties and the project alternatives, the committee decided on Option A with minor modifications as described by the consultants. This option adds more extensive and durable lights for the mall trees; colorful planter pots large enough to hold small trees, especially at the Hanover end; and the potential installation next spring of 24" diameter colorful stickers, arranged in a grid in the central section of the mall. On a motion by Mayor Beckstead, seconded by Mr. Roberts, the Committee unanimously voted by roll call to implement Option A.

#### **Next Steps**

The Consultant will prepare planter color options, the Option A project budget, concepts and specifications for implementation.

#### **Adjourn**

Before ending the meeting, Chairman Roberts thanked the Committee and staff for their work on the project.

The meeting ended at 1:00 p.m.

Prepared by Nancy Carmer