

CPC USE ONLY:

Application #: \_\_\_\_\_

**COMMUNITY PRESERVATION ACT**  
**Town of Maynard**

**FINAL APPLICATION FOR FUNDING**

Please submit ten copies to:

Community Preservation Committee  
Maynard Town Hall  
195 Main Street Maynard, MA 01754

Project Title Marble Farm Park & Historic Site (Feasibility) Date: Jan 30, 2020

Applicant/Contact Person (please print) David A. Mark

Signature

Sponsoring Organization, if applicable none

Mailing Address 10 Maple Street, Maynard, MA 01754

Email damark51@gmail.com

Telephone 978-897-5853 cell:508-633-8061

CPA Category (check all that apply):

Open Space X

Historic Resources X

Community Housing \_\_\_\_\_

Recreation \_\_\_\_\_

CPA Funds Requested \$8,000 Total Cost of Project \$8,000

**PROJECT DESCRIPTION:** Provide answers to the questions listed below. A complete application must provide all relevant requested information. Include supporting materials and exhibits as needed.

**1. Goals:** What are the specific objectives of the proposed project? Who will benefit and why? How will success be measured?

The objective of the proposed project is to contact with a landscape architect consultant to determine an estimate cost for converting approximately 2/3 acres of town-owned land into an open space park and historic site. The deliverable will be a written report, with option for a presentation to the Town of Maynard. As a result, the Town will have an estimated cost for park/historic site creation and maintenance. A preliminary estimate for the actual park/historic site construction is \$100,000. This is derived from the projected cost of the Thomas Street Development Agreement for a similar sized piece of land.

**2. Community Need:** Why is this project needed? Does it address needs identified in existing Town or regional plans or non-profit organizations, or needs raised in community discussions? With the creation of the Assabet River Rail Trail in Acton and Maynard there is a large increase in foot and bicycle traffic through Maynard. This park/historic site concept would protect and make safely accessible the site of one of the first houses in Maynard as part of open space adjacent to the Rail Trail

**3. Community Support:** What is the nature and level of support and/or opposition for the project? In particular, with which Town Boards/Committees/Departments or community organizations have you consulted/collaborated.

I have presented this concept to Community Preservation Committee, Maynard Historical Commission, Department of Public Works, Town administration and Board of Selectmen. All have received the concept favorably.

**4. Budget:** What is the total budget for the project and how will CPA funds be spent? Provide written estimates to substantiate proposed costs. Include a 2- to 5-year budget, if appropriate. (NOTE: CPA funds may NOT be used for general maintenance purposes.)

The proposal is for a one year for up to \$8,000 to contract with a landscape architect. The preliminary proposal was for \$5,000. Justin DeMarco (Director, DPW) recommended increasing the proposal to \$8,000. Estimate for construction of the park: \$100,000 (not part of this proposal).

**5. Funding:** What other funding sources are committed or under consideration? Include any commitment letters or describes other efforts to secure funding for this project. Is there revenue potential for this project?

No other funding is being sought for this project. There is no revenue potential.

**6. Timeline:** What is the schedule for project implementation? Include a timeline for critical elements, expenditures, and receipt of other funds, if any.

If funded, a request for proposals (RFP) will be created, an applicant selected, a contract awarded and a report submitted. All will take place in one year.

**7. Implementation:** Who will be responsible for implementing the project? Who will manage the project? Does the proposed project manager have relevant experience? Who else will be involved in project implementation and what arrangements have been made with them?

Justin DeMarco, Director of Public Works, has agreed to be the Town project manager. He has an Associate Degree in Science/Landscape Architecture, a Bachelor's degree in Environmental Science and a Master's degree in Public Administration. I will assist as a volunteer. (I have no education or training in this or any related field.) No one else has been contacted.

**8. Maintenance:** If ongoing maintenance is required, who will be responsible and how will it be funded? Please include a 5-year budget and documentation of commitment.

Beginning in 2018, two non-profit organizations, Assabet River Rail Trail, Inc. and Trail of Flowers, have been able to muster volunteers to do light maintenance work at the site, to wit, mowing grass, raking leaves and planting flowers. Larger scale maintenance such as removing fallen trees would be the responsibility of DPW. Part of the conversion to park space would be the removal of all standing dead trees, reducing need for future work.

**ADDITIONAL INFORMATION** Provide the following additional information, if applicable:

**9. Further Documentation:** Show documentation that indicates your control over the site, such as a Purchase and Sale Agreement, option, or deed. Provide evidence of long-term deed restrictions where required for CPA funding.

The Marble Farm site is property of the Town of Maynard.

**10. Feasibility Reports:** Provide feasibility reports, renderings, assessor's maps, or other relevant studies and materials. Photos, detailed design renderings, and supporting documents such as historic structural and existing conditions reports, also will be helpful in defining the parameters of your project.

The purpose of this proposal is to fund a feasibility study. A drawing of the site is included with this proposal. The site has been partially cleared and planted with grass and flowers (daffodils) by volunteers. The remainder is wild growth – primarily sumac and bittersweet.

**11. Zoning Compliance:** Provide evidence that the project does not violate any zoning by-laws or any other laws or regulations, including environmental concerns. Include a list of permits or approvals that may be needed.

The planned park area does not contain nor is near wetlands.

**12. Other Information:** Include any additional information that might benefit the Community Preservation Committee in the evaluation of this project.

As part of the construction of the Assabet River Rail Trail in 2017, a plaque with history information and photographs was erected at the site. Text on next page.

**13. Applicants with multiple requests:** Please prioritize your proposals.  
This is only request.

Conflict of Interest: The CPC is governed by Massachusetts General Law Chapter 268A Conflict of Interest Law, which regulates the standards of conduct of all state, county and municipal employees and volunteers, whether paid or unpaid, full or part-time, intermittent or temporary.

Final Application for Funding Ver. 3.1

### **EXISTING PLAQUE: MARBLE/WHITNEY/PARMENTER HOMESTEAD**

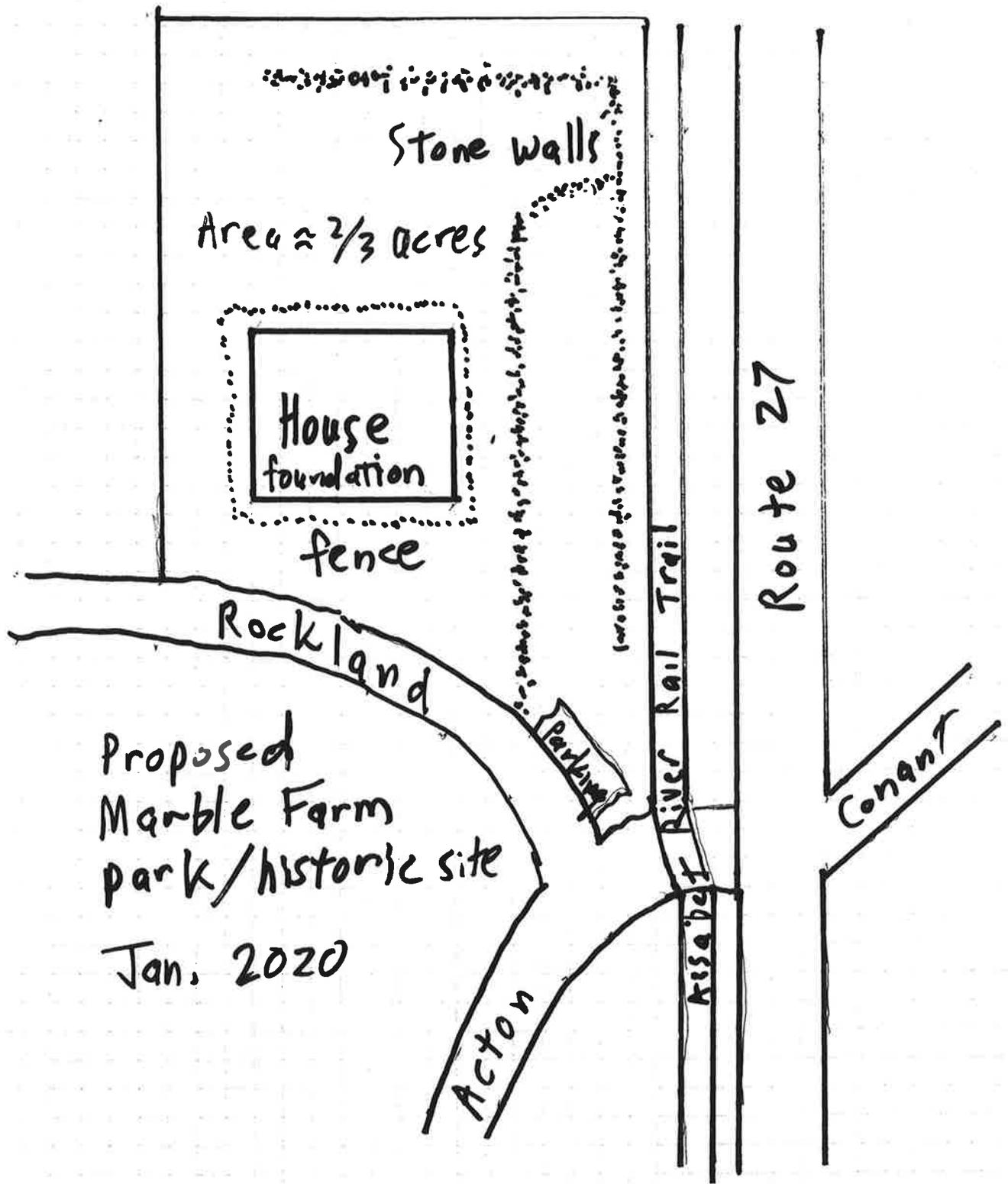
Historic maps show the property as the Marble, Whitney or Parmenter homestead, but the true history was the farm staying owned by one family for 220 years. The name changes reflect Sarah Marble marrying Daniel Whitney and their daughter Mary marrying Joel Parmenter. Through the years the farm was part of three different towns. Joseph Marble and his family moved from Andover, MA to 140 acres of what was then part of Sudbury in 1704. His son and neighbors petitioned to become part of Stow in 1730.

Then in 1871, with the creation of Maynard, this property became the northern border of the new town. The two family, Georgian colonial style house in the photo burned to its foundation in 1924. What you see is the 28' x 32' foundation, with stone steps to the basement and the crumbled bases of two chimneys.

Artemas Whitney (1815-1907), seated on right, was the sixth generation to live in the house. His parents were Daniel Whitney and Sarah Marble Whitney. With him are his daughter, Lucy Jane Whitney Case, his grandson Ralph Case, and his great-grandson Frank Case. The Case family owned W.B. Case & Sons, a large clothing and dry goods store on Nason Street. Artemas was in charge of construction of the Ben Smith Dam and the canal that conveyed water to the mill pond.

He was one of the signers of the 1871 petition to create the Town of Maynard. Prior to that, all land north of the Assabet River was part of Stow, and south of the river part of Sudbury. The fast-growing community, centered around the woolen mill, had been known as Assabet Village.

*Information and photos courtesy of Maynard Historical Society*



Stone walls

Area  $\approx 2/3$  acres

House foundation

fence

Rockland

Proposed Marble Farm park/historic site

Jan. 2020

Parking

Acton

River Rail Trail

Route 27

Conant