

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

Date: Oct 26, 2020

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

Signature

Sponsoring Organization, if applicable none

Mailing Address 10 Maple Street, Maynard, MA 01754

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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 \$83,991.06 Total Cost of Project \$100,000

Other Funding Sources Assabet River Rail Trail and Trail of Flowers organizations

Proposed timeline Funded in 2021, completed in 12 months

Brief Description of Project, including goals and community needs (use additional pages if needed):

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.

In the 2019 fiscal year, CPC funded up to \$8,000 to contract with a landscape architect firm to determine an estimated cost for converting approximately 2/3 acres of town-owned land adjacent to Rockland Avenue and the Assabet River Rail Trail into an open space park and historic site. The site is the property of the Town of Maynard. The project was awarded to CBA Landscape Architects LLC, 24 Thorndike Street, Cambridge, MA 02141, Phone 617-945-9760 www.cbaland.com. A schematic design and itemized budget for \$83,991.06 are attached. CBA will do a presentation for CPC and/or Select Board if so desired.

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

The goal is to convert approximately 2/3 acres of town-owned land adjacent to Rockland Avenue and the Assabet River Rail Trail into an open space park and historic site. It would become the third park immediately adjacent to the Trail (Tobin Park, Ice House Landing). Already, what with an informal gravel-covered parking area, creation of lawns, an informational plaque and planting of more than 2,000 daffodils, this has become a popular open-space site. The historic site preservation aspect refers to this being one of the oldest homesteads in what became Maynard, circa 1705 (perhaps as early as 1685). The stone walls and stone house foundation will be preserved, the latter by being enclosed within a metal fence.

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.

In 2019, CPC funded contracting with a landscape architect firm to provide a design and cost estimate for the park. As part of the process, the concept was presented to Community Preservation Committee, Maynard Historical Commission, Department of Public Works, Town administration and Select Board. All 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 request is for \$83,991.06 to do the work described in the attached itemized budget. The request is a scaled back version of an initial proposal for \$153,794 which included installation of benches, bicycle rack, construction of a wood bridge from the rail trail to the site, and extensive landscaping and plantings. The benches, bike rack and bridge deferred. Landscaping will be continued by volunteers. Overview of the CBA proposed budget:

- Removal of dead & declining trees, and pruning lower branches of remaining trees.
- Removal of large brush/branch piles that date back to the initial site clearing in 2009.
- Removal of the existing brick entranceway (not a Town-approved structure). The access from the Trail to the park becomes the level grassy area at the south end of the stone wall and ditch that separate the trail from the park. At a later date, a wood bridge may be constructed where the brickway is now, and benches installed.
- Removal of the pumphouse structure and filling in.
- Four foot tall black fence (steel or aluminum) around the foundation, with gate.
- Stone dust pathways around the foundation and from parking area to Rail Trail.
- The interior of the foundation will be cleared of vegetation, covered with plant impermeable landscaping cloth, that covered with six inches of peastone. Otherwise, vegetation (Japanese knotweed and other) completely obscures the foundation every summer.

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?

There is no revenue potential. Modest landscaping and plantings will be the responsibility of volunteers, with funding from the Assabet River Rail Trail (ARRT) and Trail of Flowers (TOF) organizations, both of which have contributed time and money to the site starting in 2018. An estimate of \$16,000 is put on past and future funding and volunteer work at the site, which included removing understory vegetation and creation of the lawns that currently cover more than half the site, and also planting thousands of daffodils at the back border of the lower lawn.

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 in 2021, the contract will be awarded to CBA Landscape Architects LLC. All work will be completed in one year from the contract signing.

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?

It is expected that Justin DeMarco, Director of Public Works, will agree to be the Town's 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.)

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 organizations, Assabet River Rail Trail, Inc. and Trail of Flowers, have been able to muster volunteers to do light maintenance work at the site: 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 and dying trees, reducing need for future DPW maintenance.

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.

ADDITIONAL INFORMATION Provide the following additional information, if applicable:

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.

CBA Landscape Architects LLC provided a rendering of the proposed project. See attached.

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.

Maps created at the time of construction of the rail trail show that a part of the north side of the proposed park overlaps a wetlands vegetation 100-foot buffer zone. Kaitlin Young of the Conservation Commission has been kept informed of the project.

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 my 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.

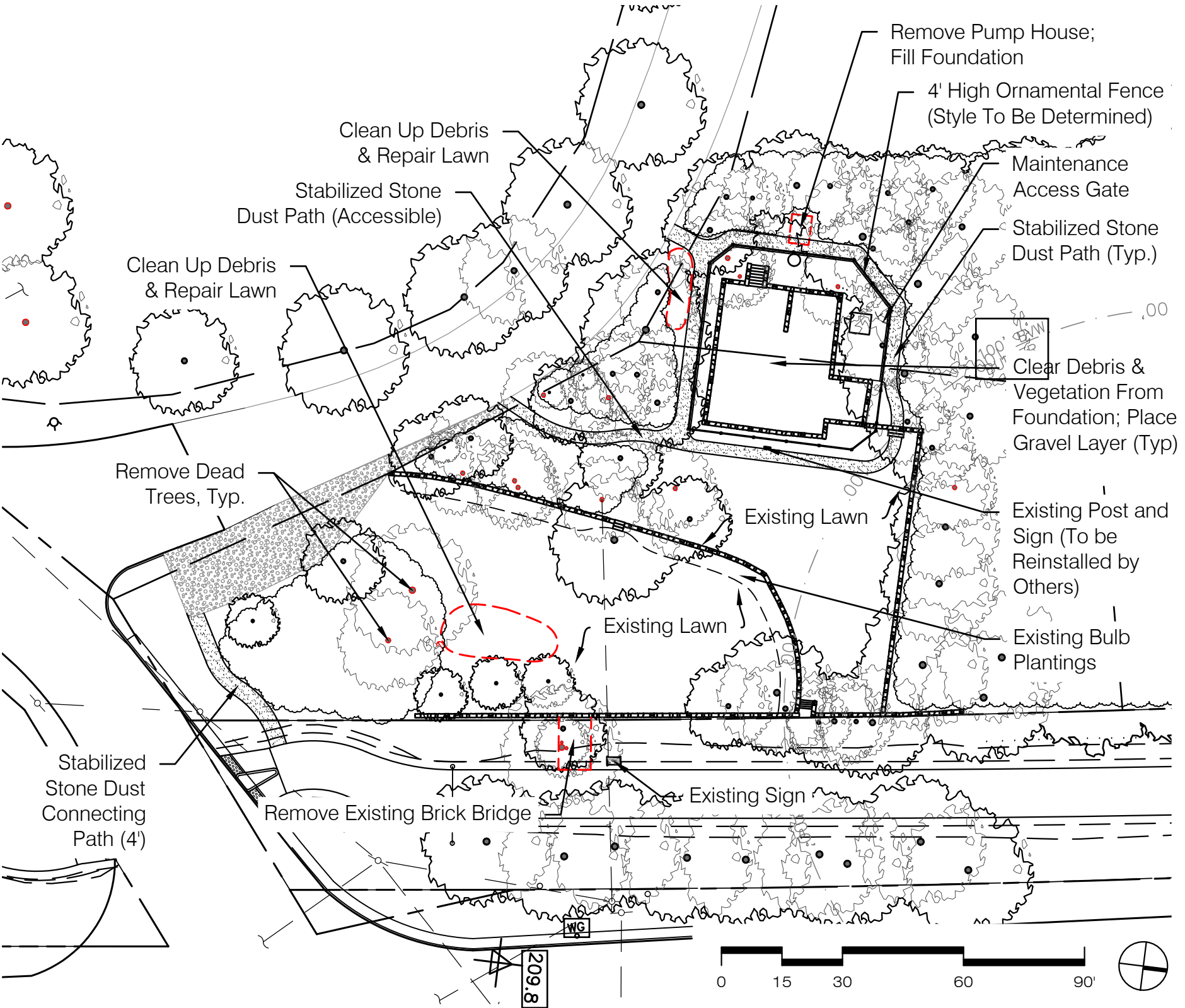
Then in 1871, with the creation of Maynard, this property became the northern border of the new town. The two family, Georgian colonial style house in the photo burned to its foundation in 1924. What you see is the 28' x 32' foundation, with stone steps to the basement and the crumbled bases of two chimneys.

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

MARBLE FARM HOMESTEAD PARK						Maynard, MA
Preliminary Schematic Design Cost Estimate						Prepared by CBA Landscape Architects, LLC
						09/21/20
Items in italics / red not included in totals; shown for reference only. Line items below assume bond costs of 2.5%, Contractor's Overhead/Profit of 15%, and Contingency / Bid Variability of 15%, total of:						32.50%
Demolition and Site Preparation						
	Quantity	Unit	Unit Price	Subtotal	w/ B/OH&P/C	Total
#1	Mobilization / Logistics / Site Fencing	1	LS	\$7,500.00	\$7,500.00	\$9,937.50
#2	Removal & Disposal of Dead/Declining Trees	20	EA	\$550.00	\$11,000.00	\$14,575.00
#3	Removal of Large Brush Piles	50	CY	\$25.00	\$1,250.00	\$1,656.25
#4	Clearing & Grubbing of Understory Vegetation	340	SF	\$1.25	\$425.00	\$563.13
#5	Remove Brick Bridge	1	LS	\$1,750.00	\$1,750.00	\$2,318.75
Total Construction Cost, Demolition and Site Preparation:						\$29,050.63
Foundation Stabilization & Cleanup						
	Quantity	Unit	Unit Price	Subtotal	w/ B/OH&P/C	Total
#6	Clearing & Removal of Vegetation within foundation	1075	SF	\$1.50	\$1,612.50	\$2,136.56
#7	Removal & Disposal of Pump House	1	LS	\$1,000.00	\$1,000.00	\$1,325.00
#8	Backfill Pump House with Clean Fill	200	CF	\$1.75	\$350.00	\$463.75
Total Construction Cost, Foundation Stabilization & Cleanup:						\$3,925.31
Paving, Surfacing, & Edging						
	Quantity	Unit	Unit Price	Subtotal	w/ B/OH&P/C	Total
#9	Stabilized Stone Dust Paving – Upper Paths	875	SF	\$5.00	\$4,375.00	\$5,796.88
#10	Stabilized Stone Dust Paving – Lower Path	157	SF	\$5.00	\$785.00	\$1,040.13
#11	Stone Surfacing (within foundation, 6" depth, peastone)	1075	SF	\$1.25	\$1,343.75	\$1,780.47
Total Construction Cost, Paving, Surfacing, & Edging:						\$8,617.47
Fencing & Furnishings						
	Quantity	Unit	Unit Price	Subtotal	w/ B/OH&P/C	Total
#12	4' High Tubular Steel Fence	170	LF	\$90.00	\$15,300.00	\$20,272.50
#13	Tubular Steel Gate (4'h x 5'w)	1	EA	\$1,200.00	\$1,200.00	\$1,590.00
Total Construction Cost, Fencing & Furnishings:						\$21,862.50
Plantings & Lawn						
	Quantity	Unit	Unit Price	Subtotal	w/ B/OH&P/C	Total
#14	New Lawn (Seeded)	1375	SF	\$0.75	\$1,031.25	\$1,366.41
#15	Prune Existing Trees To Remain	15	EA	\$250.00	\$3,750.00	\$4,968.75
Total Construction Cost, Plantings & Lawn:						\$6,335.16
Total Construction Cost						\$69,791.06
Design & Survey Costs:						
#16	Topographic Site Survey (estimated)					\$6,000.00
#17	Design Development & Construction Documents					\$4,600.00
#18	Construction Administration Services					\$3,600.00
Total Project Cost including "Soft Costs"						\$83,991.06



MARBLE FARM PARK
 Maynard, Massachusetts
 PHASE 1 SCHEMATIC DESIGN

DATE: Oct. 6, 2020
 SCALE: 1" = 30' - 0"
 FILE: MarbleFarm-SD-Base
 DWN BY: JW/DC
 CKD BY: DJC
 PROJ. #: 2020