

Parks & Rec Meeting:

July 17, 2018

Objective of the Meeting is to Discuss the Expansion of the Dunn Property to include Active Recreational Activities

1. Background on Why West Newbury needs more Active Recreational Space?
2. Key Milestones and Time Line for Meetings and Approvals
3. Prioritization of Active Recreational Activities for Phase 1 and Future Development
4. Engineering Study Key Components

Background:

Expanding Pipestave Facility to include the

Dunn Property :

VISION: Provide the West Newbury Community with a Premier All-In-On Active Recreational Environment


Dunn Property 75 acres, Purchased November, 2000 for \$1.75M

Payments Annually: \$100,000 with the last payment \$95,000 in 2020

Survey Objective: West Newbury Residents input on recreational needs and desires.

Percentage of Residents Responding to Survey Sent Out: approximately 30% to 40%

Results:

Recreational Components	Status
Outdoor Basketball Court	Funds Approved and Built next to Action Cove
All-Purpose Athletic Field Preferably Artificial Turf	
Retreat Dog Park	
Walking/Fitness Trails	
Senior Center: Indoor Swimming Pool	
Tennis Court/Paddle Ball Court	
More and Better Boating Access/Facilities	

Bachelor Street and Pipestave Sports Activities

SPORT	NUMBER OF PARTICIPANTS		Number of Days per Week (est)	Avg. Number of Hours per Week (est)	Number of Weeks (est)
	Fall-2013 and Spring-2013	Fall-2016 and Spring-2017			
West Newbury Youth League: (Grades 1- 6)					
Flag Football (Pipe Stave)	No Program	140	4	8	10-12
Little League Baseball (Bachelor Street)	125	150	7	21-24	17
Lacrosse (Pipe Stave)	120	250	4	6.5	10-12
Rugby (Pipe Stave)	70	50	4	6.5	10-12
Soccer (Pipe Stave and Bachelor)	250	300	Fall: PS: 4; BA:3 Spring: PS 2	PS: 24; BA: 15 PS 12	10-12 10-12
Softball (Page School)	40	40	4	8	10-12
Pentucket Middle School (Grades 7-8)					
Babe Ruth Baseball (Pipe Stave)	80	60	6	15-18	17
Rugby (Pipe Stave)	55	40	4	6.5	10-12
Pentucket High School (Pipe Stave)					
Freshman Baseball	Data not collected	15	5-6	15-18	10-12
Cross Country	Data not collected	90			
Lacrosse	Data not collected	90	6	18	10-12
Rugby	Data not collected	65	4	6.5	10-12
Soccer	Data not collected	110	5	25 to 30	10-12

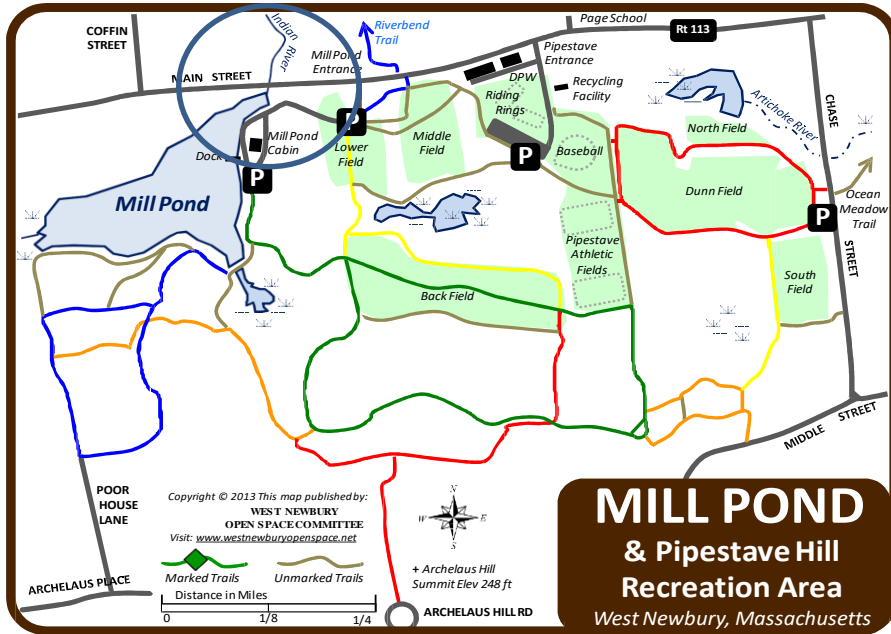
General:

- **Bachelor Street** has 3 Baseball Fields and they are used for Elementary School Soccer as well
 - **Pipe Stave** has 3 Fields and a Baseball Field. The Baseball Outfield is used for sporting activities as well
 - **Page School** has 2 Softball Fields
-
- **For the past 4 to 5 years, Grades 1-6,** Number of Participants in different sports has increased from 605 to 930 (approx. 50% increase w/ Flag Football and 30% without)
 - **Pentucket High School** is using the Fields in the Fall and Spring 5 to 6 days/20-24 hours/per week. The New High School could alleviate some of the field usage (this is an unknown variable).
 - **Retreat Dog Park** is great place for dogs to run around, exercise, and socialize. **2016/17 583 Dog Licenses**
 - **Fitness/Walking Trail** would be user friendly for a variety of different ages and abilities ... possibility Garden Club participation to showcase native plantings
 - **Tennis Court and Paddle Ball**
 - **Senior Center** might include inside swimming pool, exercise area

Pipestave Sports Activity Estimated Total Hours: Fall 600 to 700 and Spring 850 to 950

Potential Active Recreation Areas

	Parking	All Purpose Athletic Field	Retreat Dog Park	Walking-Fitness Trail	Tennis Court/Paddle Ball	Sr. Center
Dunn Property	+	+	+	+	+	+
Mill Pond Lower Field	+	×	+	×	×	×
Action Cove	×	×	+	×	×	×
Brake Hill	+	×	×	+	×	×
Mullin Property	×	×	×	×	×	+



Mill Pond Lower Field – Retreat Dog Park:

1. **January 10, 2018 Mill Pond Committee voted 5-2** “be open to seeing a formal proposal for a Dog Park for the area adjacent to the lower field and Rt. 113/Main Street”
2. **February 8, 2018 Essex County Greenbelt Association Denied the Request** for a formal proposal for a Dog Park (Manage Conservation Restriction Agreement) paragraph A.9 on page3 prohibits “Active recreation activities (defined by the need for fixed facilities), including the creation and maintenance of playgrounds, soccer fields, ball parks, football fields, or active recreation facilities of any kind.”. It is our conclusion that a dog park retreat as described in your report falls within the definition of activities prohibited by this language.



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Pipestave Active Recreation:



Utilization	Hours	Fall, 2017	Spring, 2018
Weekday	3:00pm-5:30pm	100%	75%
Weekday	5:30pm-8:00pm	100%	100%
Saturday	8:00am-5:00pm	44%	100%
Sunday	8:00am-5:00pm	67%	89%
Overall Utilization		81%	82%
Notes		3 of the 4 Fields Active	4 Fields Active

2017: Overall Pipestave Field Utilization is > 80% ... Weekday Utilization is 100%
2018/2019: Fall Utilization will increase due to the expansion of Flag Football to include 7th Graders in 2018 and 8th Graders in 2019



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Milestones and Time Line


Month/2018	Activity	Action
End of July	Discuss Engineering Study with Engineering Firm	Engineering Firm to Provide Feedback on Cost for Engineering Study by mid-August
Mid-August	Meet with Town Manager	Review Engineering Study Quote
3 rd or 4 th Week in August	Meet with CPC for approval for Engineering Study Funds	If approved, move forward. If not meet with Town Manager and BOS to discuss
September	If Engineering Study Approved to move forward by the CPC	Warrant article to be written and meetings with BOS and Finance committees for discussion
October	Town Meeting	Approval of Warrant Article to move forward with an Engineering Study
November	<p>Before the Engineering Study Commences, the decision on the Expansion of the Parking at Pipe Stave/Dunn Property Upper Main Field <u>should be completed</u>. This decision will feed into the design concepts for the Dunn Property</p> <p>P&R to send out mailers to West Newbury Residents and all abutters have to be served written notice of the public meetings and agenda regarding the Public Hearings/Workshop (Hampden, Maine Example) for the different Design Concepts</p>	Public Hearings/Workshop to review the different Dunn Property Expansion Active Recreation Expansion Design Concepts
Date to be Determined	Engineering Study Complete	One Active Recreation Expansion Option is provided to BOS to go to the Spring/Fall 2019 Town Meeting
Spring or Fall, 2019	Town to Vote on the Expansion of Dunn Property	
July 2019 or November, 2019	PARC Grant to be submitted	Note: Open Item on Turf Field and other Open Space and Rec Plan needs to be updated and Status Active by Spring, 2018
Jan, 2020	Dog Park Grant to be submitted	

Prioritization of Active Recreational Activities

CPA Funds (Estimate as of July, 2019)

Open and Rec: \$400k
Undesignated Funds: \$1.4M
Overall: \$2.4M

Grants Opportunities

Grant	Grant for which Active Recreation	Date Needed for Submittal	Grant Range	Information Needed	Comment
PARC	Development of New Parks or Improvement to Existing Parks	July, 2019	\$100,000	Open Space and Rec Plan with Div of Conservation Resources by applications deadline. Currently, WN is Expired Status. Planning on submitting by Fall, 2018	Town will need to vote to appropriate 100% of the total project prior to PARC Contract. Town to Vote either Spring, 2019 or Fall, 2019
Stanton Foundation (Design Grant)	Dog Park	Application Period open every year on Jan 1	\$10,000 to \$25,000	Application period opens every year on January 1	Town must provide water lines, basic infrastructure,. Town must provide 10% match on hard construction costs. Town must fund on-going maintenance
Stanton Foundation (Construction Cost)	Dog Park	Application Period opens every year on Jan 1	\$100,000 to \$225,000 up to 90% of Cost		
USA Football	Turf Field	Closed for 2018	\$50,000		

Pipestave Hill Expansion Parking

Parking Facilities are used for

1. Equestrian Events sponsored by the West Newbury Riding and Driving Club

- Summer Pipestave Hill Horse Trails
- Derby Cross (no plans in 2018)
- Adventure Trail Day
- Fall Pipestave Hill Horse Trails

2. West Newbury Youth Leagues and Pentucket High School

- Pipestave Sports Facility (4 Fields and 1 Baseball Field) is used in the Fall - 600 to 700 hours and in the Spring - 850 to 950 hours. WN Lacrosse Team used the Middle School fields in the spring approximately 6 hours per week.
- Each Field (depending on the sport) attracts between 25 to 50 cars or approximately 100 to 200 cars parked with the high number occurring on the weekends as shown below



Engineering Study Design or Future: Active Recreation Activities and Needs for Expansion

	Engineering Study or Future Consideration	Potential Source of Funding
Entrance/Parking/Roads ¹	Engineering Study Design	CPA
Grass Athletic Field ²	Engineering Study Design	CPA
Multi-Use Athletic Field ²	Engineering Study Design	Town or Grants
Retreat Dog Park	Engineering Study from a Marked Out Area only. Internal Design of the Dog Park is not included	CPA and Grants
Fitness Loop	Not in Engineering Study. Fitness Loop to be considered as part of the Active Recreation Area	CPA
2 Tennis Courts	Engineering Study Design	CPA
Concession Stand	Engineering Study Design	CPA
Restroom Facilities	Engineering Study Design	CPA
Sr. Center- Community Center	Not in Engineering Study or part of initial Active Recreation Area Design. It may be considered for Future Development.	CPA

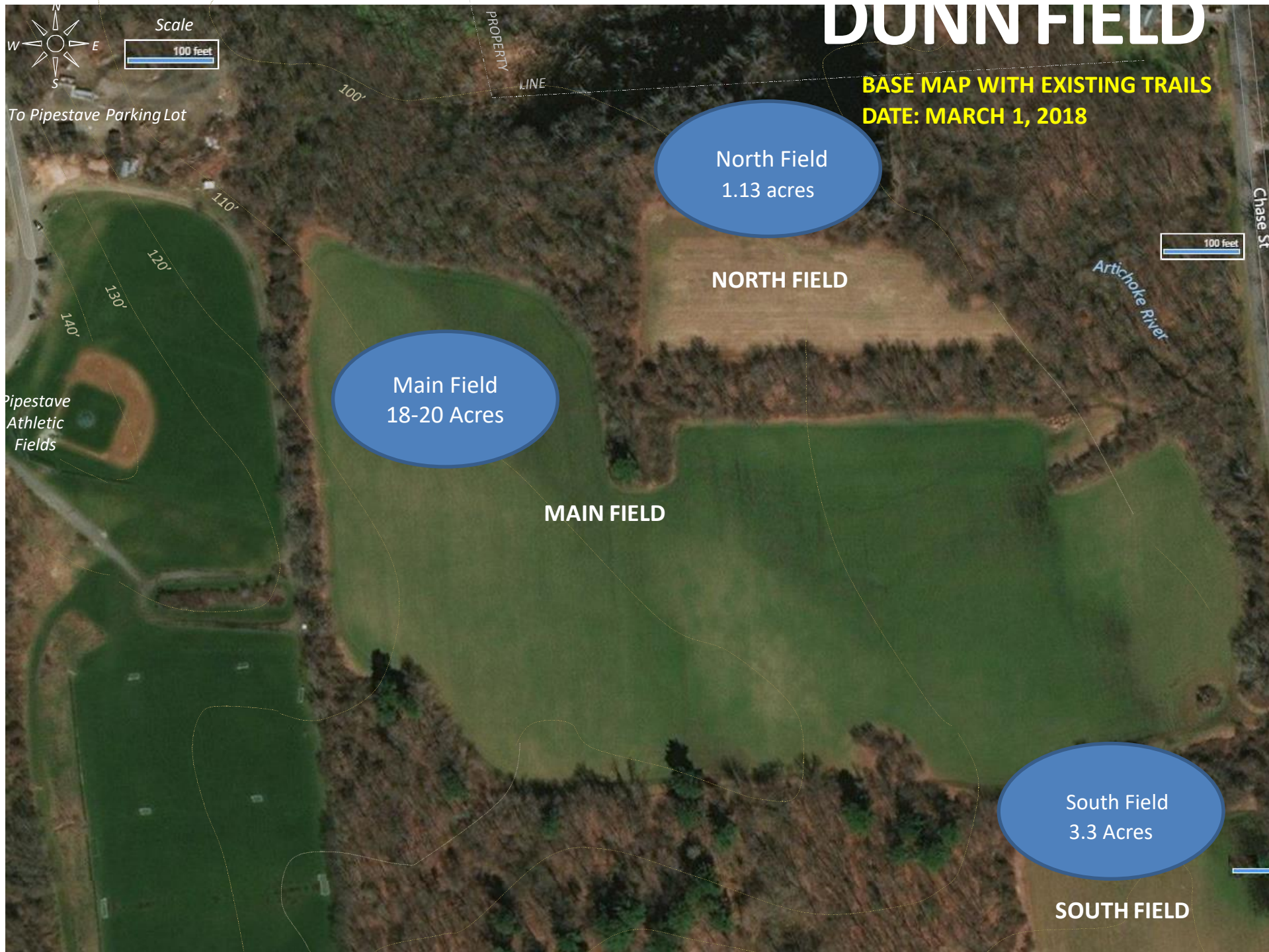
Notes:

1. Decision on Expansion of the Parking at Pipe Stave/Dunn Property Upper Main Field should be completed before the Engineering Study starts. This decision will feed into the design concepts of the Engineering Study.
2. Engineering Study should include two Athletic Fields. Both Fields could be Grass or one Field could be Grass and the other field could be Turf.

Engineering Study Overview

Key Components for Engineering Study

- 1. At least 2 Engineering Design Concepts for Active Recreational Layout including**
 - ✓Traffic Study on Chase Street and Main Street,
 - ✓Parking and Road Entrances, and
 - ✓Civil and Site Work
- 1. Installation and Maintenance Cost Estimation for Each Item**
- 2. Estimated Project Time Line for Installation**
- 4. Decision on Expansion of the Parking at Pipe Stave/Dunn Property Upper Main Field should be completed before the Engineering Study starts. This decision will feed into the design concepts for the Dunn Property**



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Potential Natural Land Constraints

1. Wetland Delineation
2. Municipal Area Defined from Pipestave/Mill Pond Conservation Restriction Agreement
3. Test Wells near South Field

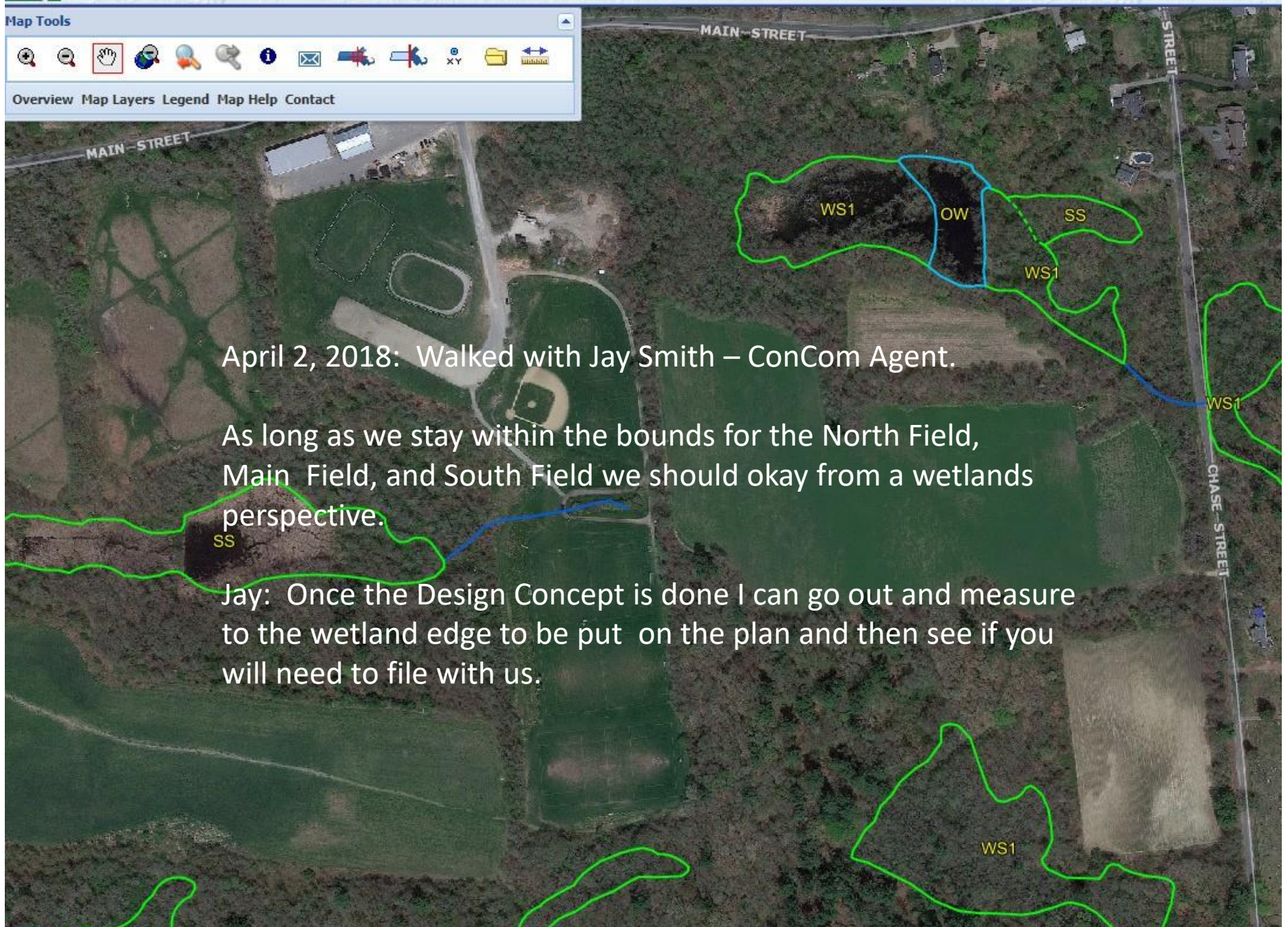


Wetland and Wetland Change Areas Map

Map Tools



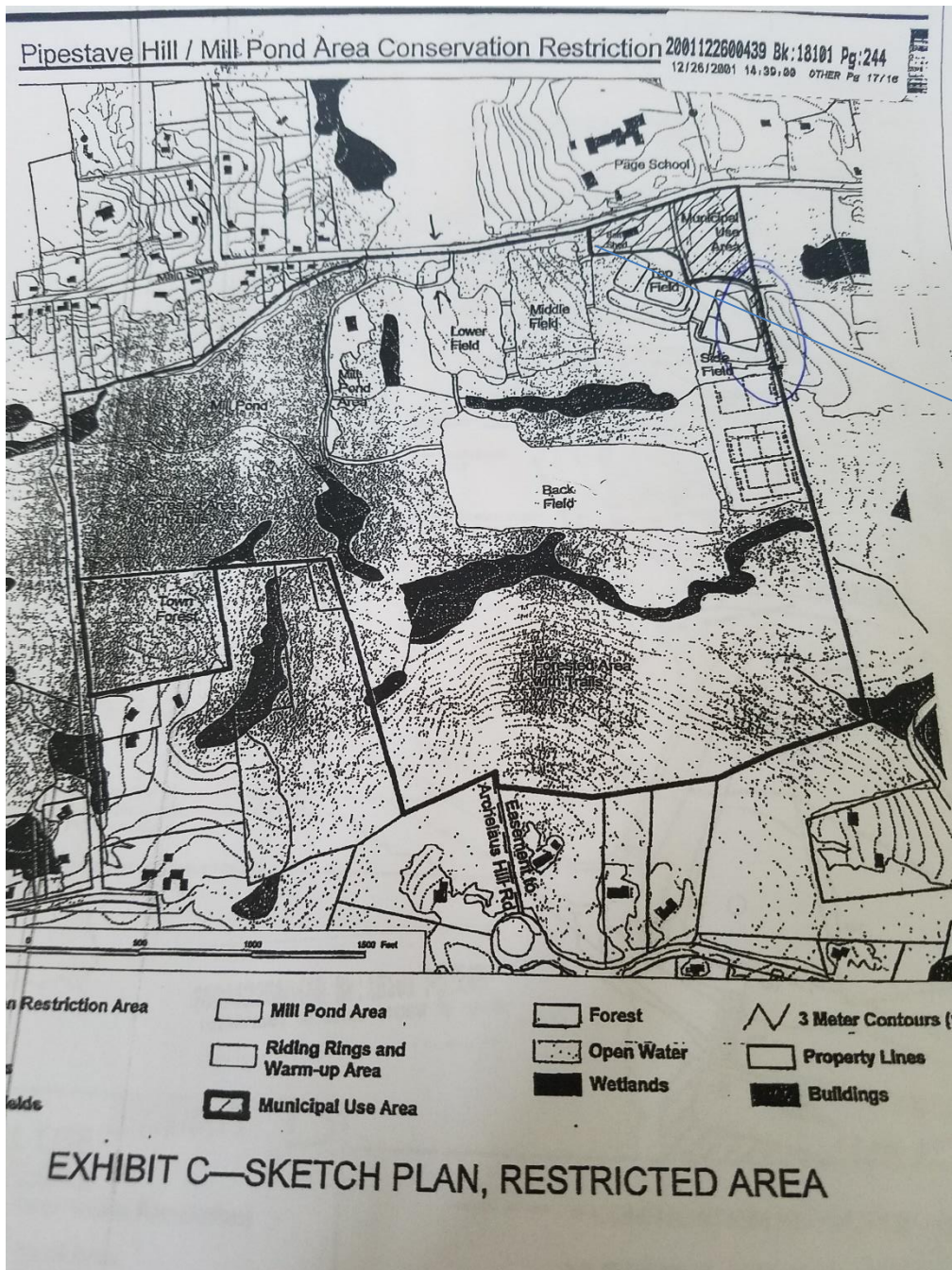
Overview Map Layers Legend Map Help Contact



April 2, 2018: Walked with Jay Smith – ConCom Agent.

As long as we stay within the bounds for the North Field, Main Field, and South Field we should be okay from a wetlands perspective.

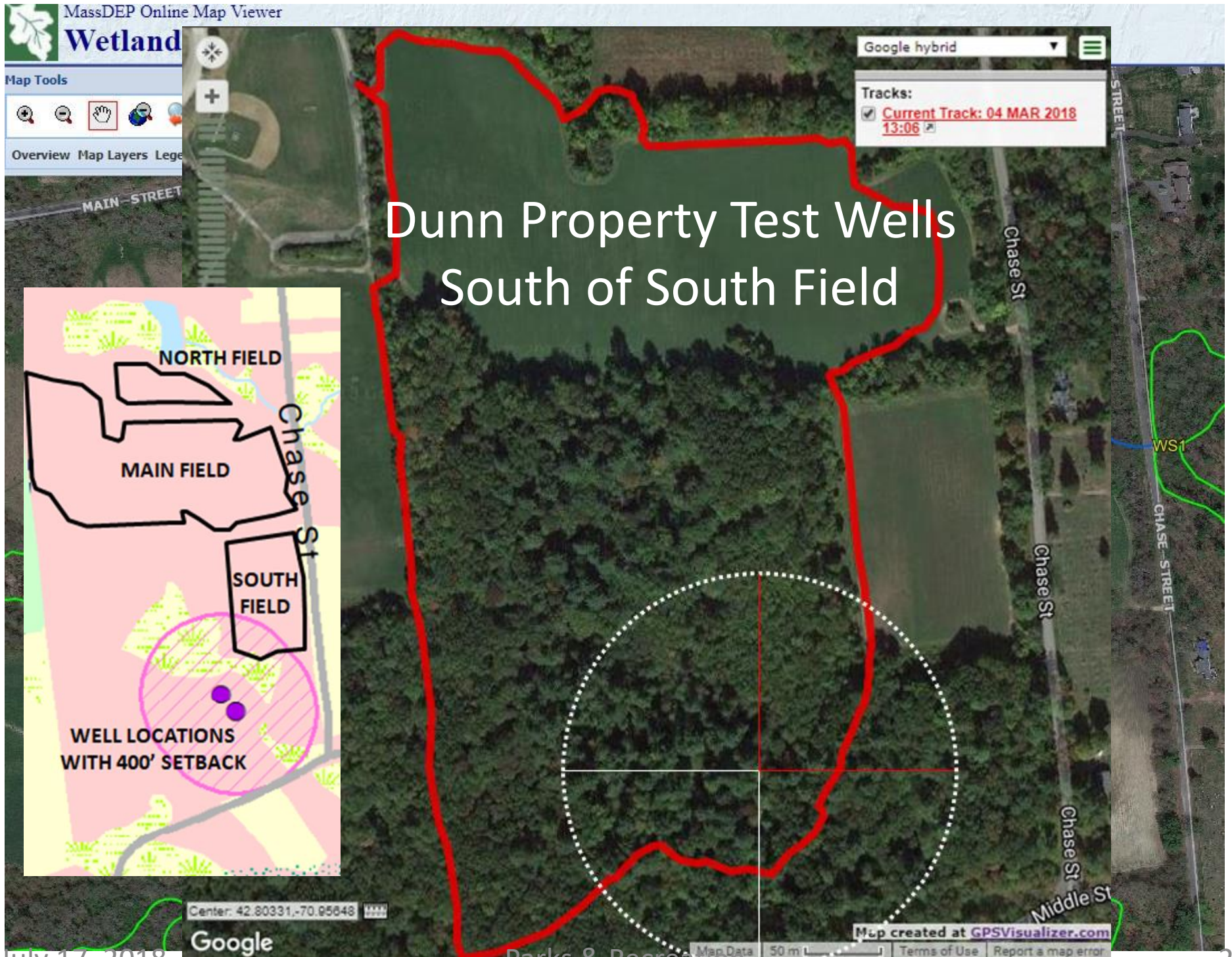
Jay: Once the Design Concept is done I can go out and measure to the wetland edge to be put on the plan and then see if you will need to file with us.



The dirt road is Municipal Use Area.

Anything associated with the “Municipal Area” is outside the jurisdiction of Greenbelt and the CR, and “unpaved associated roadways” are permitted in connection with the fields





Possible Locations for Active Recreations Activities and Infrastructure

	North Field	Upper Main Field	Lower Main Field	South Field	Trail
Entrance/Parking/Roads	No	Yes	Yes	No	No
Grass Athletic Field	No	Yes	Yes	No	No
Multi-Use Athletic Field	No	Yes	Yes	No	No
Retreat Dog Park	Yes	No	No	Yes	No
Fitness Loop	No	No	No	No	Yes
Tennis Court	Yes	No	No	Yes	No
Concession Stand	No	Yes	No	No	No
Restroom Facility	No	Yes	No	No	No

Reviewing Different Areas in Town for Active Recreation:

Tom Flaherty, John McGrath, Frank Sisto, Steve Greason, Pat Higgins, Jack Foley, and Jack Duggan

Information Gathering - Correspondence or Meetings:

- Mill Pond Committee (Lower Mill Pond)
- Essex County Green Belt Association (Lower Mill Pond)
- Open Space Committee
- Board of Health (Action Cove)
- ConCom (Jay Smith)
- Water Department (Mike Gootee)
- Highway Department (Gary Bill)
- High School (Dan Thornton)
- Pentucket Youth Sports Leagues
- West Newbury Riding and Drive Club
- West Newbury: Mike McCarron and Joe Anderson

Thank You