



TOWN OF WEST NEWBURY

APPLICATION FOR PROJECT FUNDING COMMUNITY PRESERVATION COMMITTEE

Applicants should file eight (8) copies of the completed Application and all accompanying documents with the Community Preservation Committee, Town Office Building, West Newbury MA 01985, and an electronic copy to cpc@wnewbury.org.

PROJECT NAME: _____

PROJECT ADDRESS: _____

MAP/LOT: _____

APPLICANT NAME: _____

(Group or Committee Affiliation)

CONTACT PERSON: _____

TELEPHONE: _____

ADDRESS: _____

EMAIL: _____

COMMUNITY PRESERVATION CATEGORY:

(Please check all that apply)

- ☐ **Community Housing**
- ☐ **Historic Preservation**
 - ☐ **Eligible/On State Registry**
 - ☐ **Designated by Historic Commission**
- ☐ **Open Space & Recreation**

The Committee may require, as a condition for funding, that the applicant grant to the Town or other authorized grantee certain restrictions, including: preservation restrictions on rehabilitated or acquired historic resources, conservation restrictions on preserved or acquired lands, and deed restrictions on affordable housing projects. If applicable, the restriction shall be recorded at the Southern Essex District Registry of Deeds.

REQUIRED NARRATIVE: PLEASE PROVIDE A NARRATIVE ON A SEPARATE SHEET WHICH ADDRESSES THE FOLLOWING REQUIREMENTS

PROJECT SUMMARY: Provide a description of the Project, including the property involved and its proposed use.

PUBLIC BENEFIT: Describe in detail the benefits West Newbury will receive from the Project and how the Project fulfills the Community Preservation Committee's Project Evaluation Criteria.

CONTROL OF SITE: Indicate whether the applicant owns or has a purchase agreement for the Project site. If the property is under agreement, include a description of the agreement and the timing and conditions. If the applicant does not have site control, explain.

SEE FOLLOWING PAGE FOR FULL RESPONSE TO FEASIBILITY QUESTION

FEASIBILITY: List all steps that may be required for completion of the Project, such as environmental assessment, zoning or other approvals, agreement on terms of any required conservation, affordability or historic preservation restrictions, and any other known issues. For projects that may impact abutters or the neighborhood, describe methods used to notify abutters of the proposal, and support or objections from those affected.

SUPPORT: Have the appropriate Town Boards and Commissions expressed support and/or approved the project? What is the nature and level of community support for this project?

PROJECT TIMELINE: Describe the anticipated steps or phases for completion of the Project. Demonstrate whether the Project will be ready to proceed in the coming fiscal year. Will this be a multiyear project?

FEASIBILITY: List all steps that may be required for completion of the Project, such as environmental assessment, zoning or other approvals, agreement on terms of any required conservation, affordability or historic preservation restrictions, and any other known issues. For projects that may impact abutters or the neighborhood, describe methods used to notify abutters of the proposal, and support or objections from those affected.

1. Procure survey, design, and permitting services: As part of developing this proposal, the project partners secured a fee proposal for survey, wetland delineation, landscape architectural, and permitting services from GPI. A Request for Qualifications with a detailed scope of work will be prepared to solicit at least three bids to complete the work.
2. Existing Conditions Survey, Wetland Delineation, Concept Development: Using the existing conditions survey, wetland delineation and guidance from the project partners, the selected consultant team will prepare at least three concepts for presentation at a public design workshop.
3. Public Meeting #1: Community engagement through public meetings will be an important component of the project to realize community consensus. The first public meeting will be held in the fall of 2021 at the lodge at Mill Pond to present several concepts for the path, the destinations along the path, and where people park to access the path. Each concept will have key questions for the public to consider when evaluating the options.
4. 25% Construction Plans: Based on feedback from the first public meeting and guidance from project partners, the consultant will prepare 25% Construction Plans that synthesizes the preferred concept(s) into one site plan. The development of the site plan will further test to concept to make sure it fits with the project's goals and is constructible.
5. Public Meeting #2: The revised site plan will be presented at a second public meeting to confirm the design is on the right track. The meeting will take place in the winter to make sure the public and the design team are able to evaluate how the site is used during the winter when skating and ice fishing are popular. The goal is to ensure universal access for these winter activities as well.
6. 50% Construction Plans / West Newbury Conservation Commission Permitting: Based on feedback from the second public meeting the consultant will prepare 50% plans suitable for permitting purposes with the West Newbury Conservation Commission.
7. Apply to WN Community Preservation Committee and the state's PARC or LWCF program to secure funds for final design and construction.

FUNDING:

- A. **Amount of Community Preservation Funding Requested:** \$ _____
- B. Include a full budget, including itemization of major components and breakdown of construction and maintenance costs. Describe the basis for your budget and the sources of information you used.

- C. **Other Sources of Funding Available:** If funding from other sources may be available for the Project, please complete the following table:

SOURCE OF FUNDING	AMOUNT REQUESTED	STATUS (COMMITTED Y/N IF NOT-WHEN)	CONTINGENT ON CP FUNDS (Y/N)

ATTACHMENTS: SEE GUIDELINES FOR PROJECT SUBMISSION AND ATTACHMENTS. YOU MAY BE REQUESTED TO PROVIDE ADDITIONAL INFORMATION.

SUBMISSION OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE OF A PROJECT

John Dodge

February 1, 2021 _____ Applicant Signature and Date

For questions contact: cpc@wnewbury.org, 978-363-1100 X131.



Town of West Newbury
381 Main Street
West Newbury, Massachusetts 01985

Angus Jennings, Town Manager
978-363-1100, Ext. 111 Fax 978-363-1826
townmanager@wnewbury.org

February 1, 2021

Amanda Lewis
MassTrails Program Manager
Department of Conservation and Recreation
136 Damon Road
Northampton, MA 01060

Dear Amanda Lewis:

The Town of West Newbury enthusiastically supports this proposal to the MassTrails program for the Mill Pond All-Access Trail. Planning for the Mill Pond All-Access Trail began nearly a year ago when the town began developing the update to its Open Space and Recreation Plan. The recreation area has tremendous potential to supplement the town's system of trails.

The Board of Selectmen and the Mill Pond Committee voted unanimously for the Town of West Newbury to submit the Mill Pond All-Access Trail proposal to the MassTrails program. This is a significant opportunity for the town to implement a thoughtful planning and design process to realize the untapped potential of the Mill Pond Recreation Area.

Again, the town supports the application to the MassTrails program to support the development of an all-abilities trail at Mill Pond. My office and other involved Town personnel are committed to the successful implementation of this project.

Sincerely,

Angus Jennings
Town Manager

From: Dave Rimmer dwr@ecga.org
Subject: Re: Mill Pond All Access Trail West Newbury
Date: January 20, 2021 at 4:22 PM
To: [preeser](mailto:preeser@comcast.net) preeser@comcast.net
Cc: ryan@little-king.com

DR

Pat,

This sounds like an interesting and worthwhile project. In the CR, paragraph B.10 allows trail construction. So as long as the project gets local approvals and is consistent with the PipeStave/Mill Pond Management Plan, it would be consistent with the CR and allowable in Greenbelt's opinion.

Dave

Dave Rimmer
Director of Land Stewardship
Greenbelt | Essex County's Land Trust
82 Eastern Avenue
Essex, MA 01929
dwr@ecga.org
(978) 768-7241 x14



On Mon, Jan 18, 2021 at 12:52 PM [preeser](mailto:preeser@comcast.net) <preeser@comcast.net> wrote:

Hi Dave: For further information, I attach the CPC application for eligibility which further describes the extent of the project for which grant funds are sought. Patricia

To members of the West Newbury Open Space Committee:

I am writing to express my enthusiastic support and gratitude for your ongoing efforts to develop accessible trails on West Newbury Town property. As a former Chair and long-time member of the West Newbury Open Space Committee, I know first-hand that the development of accessible trails has long been an OSC priority. I must admit, however, it never occurred to me during those long-ago Committee discussions that I would one day be among the disabled to benefit from the proposal to fill the accessibility gap in our trail system.

Since suffering a stroke in 2017, I have greatly missed my frequent forays into the woods for walks and all the associated benefits of time spent in nature.

I have worked very hard in the intervening years to regain the ability to walk with a cane, but have had to limit myself to walks along the roadside, because trail terrain makes it too difficult to maintain my balance. An accessible trail alongside the pond would allow me to return to my favorite and most familiar walking place. The chance to meet again with friends for a walk at Mill Pond would make my continuing efforts toward strength and recovery a joyful pleasure.

Having spent many hours in physical therapy at local rehab facilities, I now know many people who would benefit -- temporarily and over the long term -- from an accessible trail at Mill Pond. People, for example, who have undergone knee or hip replacements, those who have developed problems with balance from a wide-range of infirmities and injuries, or who are confined to a wheelchair, the elderly, as well as disabled children of all ages. People (such as myself) who don't have any idea yet when or if they might one day benefit!

I know you will consider all of us when seeking support for accessible opportunities within our Town's beautiful open spaces.

Thank you.

Leigh Stoecker

Brad Buschur

From: Ronald Headrick <rheadrick@gpinet.com>
Sent: Sunday, January 3, 2021 6:13 PM
To: Brad Buschur
Subject: Mill Pond Design
Attachments: FEE_Mill Pond Rec Area_01-03-2021.pdf; Survey Limits_01-03-2021.pdf

Hi Brad,

Happy New Year!

I developed a cost estimate for the Mill Pond and came up with a fee of about \$62K for survey, wetland flagging, 50% design and permitting – See attached.

A number of things that effect the design costs:

- Survey – Based on our site walk, I put together the attached plan showing approximate survey limits. This includes an area roughly 5-acres in size that includes 1,800 feet of shoreline (Bank) and at least 500 feet of BVW in the woods that will need to be flagged (possibly more along the shoreline). I searched for local bylaws but did not find much. I know we talked about how we might be able to reduce the amount of survey, but then I think about the types of things that we would need to design an accessible trail, but perhaps even more importantly what the Con Com may require such as shoreline edge, buffers, topo, trees over a certain size, etc. As such the survey and wetland flagging is about 40% of the fee. One way we can try to reduce the costs is to take a LIDAR scan of the project area and then extract info as we need it. That would save on field time and extra trips. We are doing this more and more on projects.
- Conceptual Design – includes time for development of three concepts showing different site arrangements as we discussed.
- Public meeting – I included time for one meeting. Let me know if you envision more or less.
- Design development – preparation of a preliminary set of plans suitable for Con Com. Includes time for stormwater design – we need to make sure we get survey in support of stormwater basins, etc.
- Preliminary Cost estimate
- NOI application prep, submission, and meeting attendance.
- Stormwater report.

I think this is what you were looking for. Let me know if you need more for your CPA application.

Ron

Ronald Headrick, R.L.A.
Assistant Vice President / Director of Landscape Architecture

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Engineering | Design | Planning | Construction Management

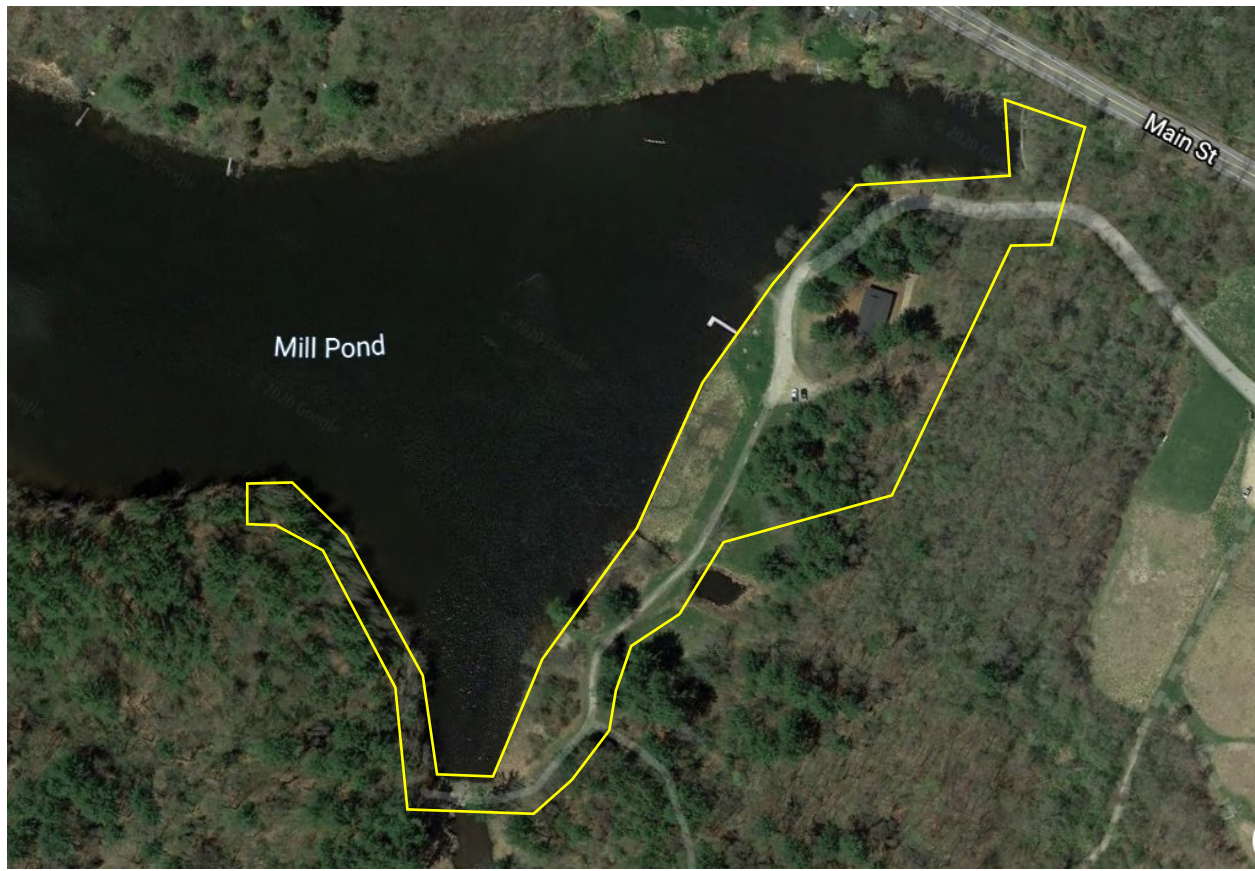
An Equal Opportunity Employer

Mill Pond Recreation Area
West Newbury, MA
 Estimated Design Fee

Task	Greenman-Pedersen, Inc.						Hours by Task	Labor by Task	Direct Expenses	Survey (TBD)	Wetland Flagging (TBD)	Total by Task
	Principal In-Charge	Project Mgr. / Landscape Architect 1	Landscape Architect 2	Landscape Architect 3	Lead Engineer Drainage	Environmental Permitting						
Hourly Rate (direct labor + 1.55 OH x 10% Fee)	\$ 265.00	\$ 182.00	\$ 98.00	\$ 78.00	\$ 142.00	\$ 104.00						
TASK 1: EXISTING CONDITIONS & SITE ANALYSIS												
1.1 Existing Conditions Field Survey ¹		2					2	\$ 364	\$200	\$16,500	\$7,500	\$24,564
1.2 Site Analysis		4	8		8	4	24	\$ 3,064	\$40			\$3,104
TASK 2: CONCEPT DEVELOPMENT												
2.1 Conceptual Alternatives		8	20	4			32	\$ 3,728				\$3,728
2.2 Public Meeting - Preliminary Design (includes prep time)		4	8		4		16	\$ 2,080	\$50			\$2,130
TASK 3: DESIGN DEVELOPMENT												
3.1 Preliminary Design Plans	2	12		40	24	4	82	\$ 9,658	\$100			\$9,758
3.2 Preliminary Cost Estimate		2	4	8	6		20	\$ 2,232				\$2,232
TASK 4: PERMITTING												
4.1 Notice of Intent Application	2	8	4	24	8	40	86	\$ 9,546	\$100			\$9,646
4.2 Stormwater Report	2				40	6	48	\$ 6,834	\$100			\$6,934
LABOR TOTAL	6	40	44	76	90	54	310					
Subtotal Cost	\$ 1,590	\$ 7,280	\$ 4,312	\$ 5,928	\$ 12,780	\$ 5,616		\$ 37,506	\$ 590	\$ 16,500	\$ 7,500	\$ 62,096

¹Estimate approx. 5-acres w/ 1800 ft bank/500 ft BVW Flagging

\$ 62,096



Estimated survey limits – includes approximately 5-acres of area with 1,800 feet of shoreline and 500 feet of BVW to flag.

Mill Pond All Access Trail

Creating a plan for an accessible route linking renovated amenities along the waterfront.



Mill Pond All Access Trail

Project Location



Mill Pond All Access Trail

Mill Pond Recreation Area



Mill Pond All Access Project

Existing dock and picnic area



Mill Pond All Access Project

Existing dock and picnic area



Mill Pond All Access Project

Existing trail and parking





Mill Pond All Access Project

Existing dog and horse beach



Mill Pond All Access Project

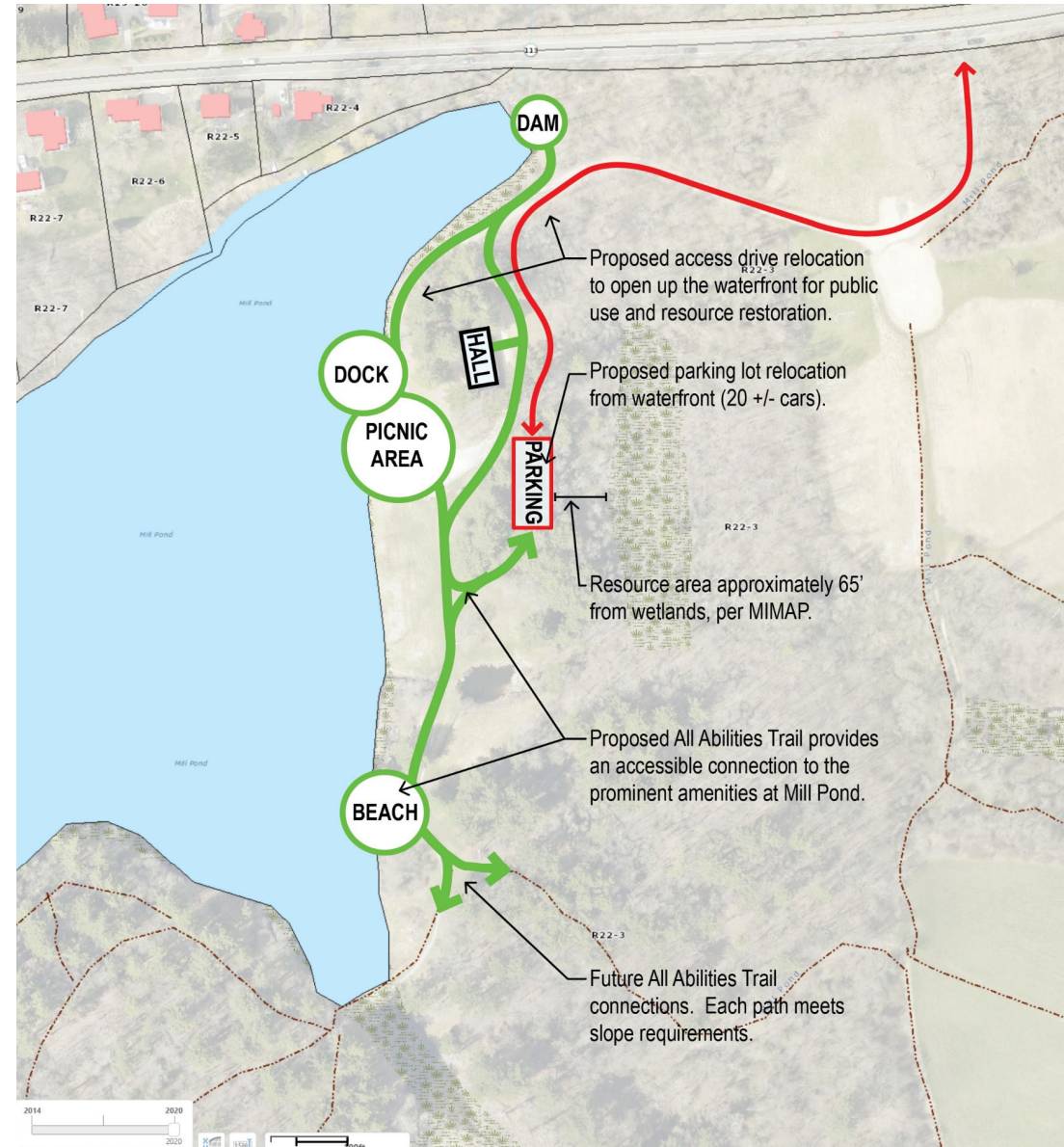
Winter view from the pond, note lodge on the hill



Mill Pond All Access Project

Phase 1 Goals

- Create a plan for an accessible route linking renovated amenities along the waterfront.
- Evaluate Mill Pond's entry sequence. Where is the HC parking and how do those with disabilities access the park's amenities (dock, beach, dam, picnic area, and the hall).
- Prioritizing a waterfront for people over vehicles.



Mill Pond All Access Project

Phase 1 Deliverables

1. Existing conditions survey
2. Wetland delineation
3. Concept development
4. Public Meeting(s)
5. Evaluation of CR alignment
6. 50% Construction plans
7. Permitting requirements
8. Construction cost estimate

