

TOWN OF STOW COMMUNITY PRESERVATION COMMITTEE

APPLICATION

ATM DEADLINE IS DECEMBER 1ST

Submitter: Maura Siller

Submission Date: 11-14-22

Group or Committee Affiliation (if any): Gleasondale Steering Committee
overseen by Recreation Dept.

Submitter's address and phone number:

528 Gleasondale Rd.
Stow, MA 01775

Purpose (please select all that apply):

- ☒ Open Space / Recreation
☐ Affordable Housing
☐ Historic

Submitter's email address: maura-raussrau@gmail.com

Project Name: School Lot

Project Description:

Beautification of current vacant lot -
replace fence, picnic tables, benches, flowers,
historical plaque, marked parking.

List Departments/Boards you have spoken with:

Recreation, Town Administrator Denise Dembroski

Total Estimated Cost (include estimate sign cost)	CPA Funds Requested	Other Funding Sources
<u>25,000</u>	<u>24,000</u>	<u>1,000</u>
		<u>es will apply for '24</u> <u>C.C. grant.</u>

Benches fundraiser's
bake sale
yoga event
hopeful partner w/ Nans to
fundraise

Gleasondale School Lot CPC Application

A-1 Organizational goals and Objectives of the Applicant.

Our goal is to beautify an existing space, which has been vacant for 50+ years. The School Lot has been maintained by neighbors of the lot with no formal plan for maintenance until now. Our hope is that the lot can be better utilized as a gathering space for our neighborhood and become a pocket park for people of all ages to enjoy. The lot has a lovely view of the river and we feel that this space is a hidden gem that could better be enjoyed.

A-2 History of the Applicant within the organization.

The Steering Committee has been working with the Planning Board and Conservation Commission for several years to complete the Kane Land Trail, which we successfully applied for CPC funding for. The Steering Committee's objectives include finding ways to improve and better utilize existing spaces in Gleasondale for the enjoyment of our community.

A-3 Names of the members of governing board of organization (if applicable).

Recreation Director Laura Greenough

Gleasondale Steering Committee-

Meg Costello

Eve Fischer

Joanna Miller

Maura Sieller

A-4 Legal and tax status of applicant and organization.

The Recreation Department will be working with the Gleasondale Steering Committee, which is tax exempt. We will also take care of any permitting that maybe needed to complete this project.

A-5 Description of previously completed projects similar to proposed project.

We have been fortunate to be granted funding from CPC to complete the following projects, Stow Community Park purchase and construction of the facility. We received funding from a

beautification project at Pine Bluff Recreational Area. We also received funding from the design and construction of Town Center Park.

Project Description

P1- Summary and Goals: Provide an Executive Summary of the Project, including but not limited to: 1) a description of the property involved and its proposed use 2) a description of how the project meets the requirements of the Community Preservation Act 3) a description of the project and its benefits to Stow 4) information indicating how this project can be used to achieve additional community benefits.

The Gleasondale School Lot is a .25 acre lot located across from 464 Gleasondale Rd. Currently the lot is surrounded by a wire fence and by private lots, which overlook the Assabet River. Attached is a 2013 survey done by UMass as a study of how the Gleasondale neighborhood could be better utilized. The plan includes a proposed renovation of the Mill and at the time the residents of Gleasondale were surveyed to ask how they felt the School Lot would best be used. The Gleasondale Steering Committee and the Recreation Department put out a survey during the summer of 2022 to ask citizens of Stow what features they would want included in the renovation plan. The top choices included parking, a plaque to commemorate the history of the lot, picnic tables, benches, and a free library. We have included these items and more in the renovation plan. The Steering Committee and Recreation Committee are well aware that parking is an essential feature to this plan and there will be parking included, so visitors can visit the lot since there are no sidewalks for people to safely access the space. Below is the outline for features to be included in the renovation and attached is a proposed design.

Phase 1-

Marked parking

Historical plaque

Land acknowledgment plaque

Free library

Replace front of wire fence with white picket fence

Create a fence barrier between the open space and parking lot

Benches

Picnic Benches

Flower pots

Trail running along the perimeter

Phase 2-

Play features

Story walk

The proposed renovation meets CPC funding criteria as it will:

Preserve Stow's rural and agricultural character

Provide opportunities for passive recreation and environmental education

Preserve scenic views

Serve a significant number of residents

Maximize the utility of land already owned by Stow

P2- Community Need: Why is this project needed? Does it address needs identified in existing Town Plans? The proposed School Lot renovation provides a long-term plan for maintaining the space, so the lot doesn't become overgrown and unsightly. Town Administrator Denise Dembowski has met with Laura Greenough and the two have come up with a plan for mowing and general maintenance of the lot. This project would offer the neighbors in Gleasondale a space for children to run, for folks to gather, and for residents to enjoy the beautiful view of the Assabet River. Currently no other space exists like this in our neighborhood.

P3- Community Support: What is the nature and level of support for this project? Include letters, petitions, and other documentations of support. Provide information about how the project will involve public outreach, and seek to disseminate information on project goals, results, project partners, and the sources of funding and other support provided, or otherwise compliment or encourage other local projects.

The Recreation Department and the Gleasondale Steering Committee have already conducted a town-wide survey to gather feedback on how the lot could best serve the community. We received over thirty responses and have integrated the provided feedback into our design plan. We will be running fundraising events where we plan to host tables to answer any questions people may have about the project and provide materials which will educate the community on the proposed renovation.

P4 Timeline: What is the schedule for the project implementation, including a timeline for all critical elements including commencement and completion dates?

Our hope is for phase one to be completed during the summer and fall of 2023. If the project gets approved at Town meeting, we would immediately start the permitting and bidding process for the project. The lot is vacant, so we would be able to start construction once all of the permitting and construction is complete. Target date for completion would be October 1st, 2023.

P5- Credentials: How will the experience of the applicant contribute to the success of the project?

Laura Greenough has worked on countless projects to improve the recreation space in Stow. The Gleasondale Steering Committee has full faith in Laura to guide us through this simple renovation.

P6- Success Factors: How will the success of this project be measured? Be as specific as possible.

The project will be a success when phase one is completed and the residents of Gleasondale are able to utilize the space to gather, or just stop by for a visit to enjoy the view.

P7- Budget: What is the total budget for this project, and how will the CPA funds be spent? All expenditures must be clearly identified. Provide detail specifying if the funds will be used for actual project implementation or program support such as administration. Include actual project quotes if possible.

Phase 1-

Design cost	\$1500
Marked parking	\$500
Historical plaque	\$500
Land acknowledgment plaque	\$500
Free library	\$0 (Eagle Scout Project?)
Replace front of wire fence with white picket fence	\$3500
Create a fence barrier between the open space and parking lot	\$1000
Benches	\$2550 (3 benches)
Picnic Benches(tables)	\$2200 (2 tables)
Flower pots (Planting plan)	\$2750
Trail running along the perimeter & Earth work	\$3000
<u>10% contingency</u>	<u>\$2000</u>
Total cost	\$20,000

P8- Other Funding: What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.

The Steering Committee is working on planning several different fundraisers to help raise funds such as:

Donor sign (Stow citizens and local businesses)

We will apply in 2023 for a Stow Cultural Council grant

Lemonade stand and bake sale (Choose your own price) at School Lot with information on design plans (Spring 2023)

Reaching out to Xhale to do a Yoga at the School Lot fundraiser (Spring 2023)

Reaching out to Nan's to ask them if they would do a night to benefit the School Lot (Whenever they want)

P9- Multi-Year Funding: If the project is expected to continue over more than one year or if bonding the project is anticipated, detail the phasing of the cost of the project. If applicable include source of Matching Funds with documentation supporting whether the match is promised, in-hand, or requested. Include a work plan showing the anticipated milestones or phases for completion of the Project, the timing, and estimated costs associated with each milestone.

Since this project is small, we are not anticipating plans for multi-year funding. If we decide to go forward with phase 2 (Play features, story walk), then we will create a plan for additional funding.

P10- Maintenance: If on-going maintenance is required for your project, how will it be funded?

Laura Greenough has had a formal discussion with Town Administrator Denise Dembowski on the long-term plan for maintenance of the lot. Denise has agreed to take on the cost of mowing and maintaining the lot.

P11- Control of Site: Documentation that you have control over the site, such as a Purchase and Sales agreement, option or deed. If the applicant does not have site control, please explain how public benefits will be protected in perpetuity.

At Town Meeting 2022, the town voted to move control of the School Lot from the Conservation Commission over to the Recreation Department. The suggested change came with the full support of the Recreation and Conservation commissions, as it made more sense for the lot to fall under Recreation given the Steering Committee's proposed design plans.

P12- Deed Restrictions: Provide a copy of the actual or proposed restrictions that will apply to this project.

Dogs must be leashed. The park will be open from dawn to dusk.

P13- Acquisitions: For acquisition projects, attach appraisals and agreements if available. Please set forth the name of the current owner, property address, assessor's identification Map, Block, and Lot Numbers. N/A

P14- Feasibility: Provide a list of all further action or steps that will be required for completion of the project, such as environmental assessments, zoning or other approvals, agreement on terms of any required conservation, affordability or historic preservation restrictions, and any other known barriers to moving forward.

Once we receive the final design for the project, we may have to reach out to Conservation Commission if any construction is going to take place within the 100ft buffer from the river.

P15- There is no P-15 on application

P16- Permitting: Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions, or other laws or regulations. What permits, if any, are needed for the project? Provide list and expected dates of receipt of those permits. Provide copies of any permits already acquired. When applicable, consultation with Conservation Commission, Highway Department, Planning Board, Historical Commission, Board of Selectmen, etc is strongly recommended.

There will be no building or bathroom facilities on site. This will be a minimal plan to beautify the property and add parking. Once we receive the final design we will make sure that the right boards and departments are notified if need be and all permitting if needed will be done.

P17- Further Attachments as applicable: Assessor's maps, list of abutters, photographs, renderings/design plans, Historic reports/inventory sheets, names and addresses of contractors/consultants, etc.

Please see the attached U Mass Gleasondale Village Design Plan.

P18- The applicant is responsible for the design, cost and placement of a permanent sign at the project site when work has been completed. The sign draft needs to be approved by the CPC and the sign also must list the Community Preservation Committee as a contributor.

We would be very happy to include a sign that the renovation was funded by CPC funds.