

CPA APPLICATION (USE ONLINE FORM)

Part 1: COVER PAGE

DATE: 7/8/21

APPLICANT NAME: Jen Andersen

CoAPPLICANT NAME (if applicable): Leah Cameron

PHONE: 508-839-5335 EMAIL: andersenj@graffton-ma.gov, cameronl@graffton-ma.gov

Mailing Address: 30 Providence Rd., Grafton, MA 01519

SITE INFORMATION

PROJECT NAME: Ainsworth/Engvall Farm Memorial Conservation Area

Project Location: 95 North St., Grafton

ASSESSOR'S MAP 471 LOT# 158

PROPERTY OWNER'S NAME: Town of Grafton Conservation Commission

Deed recorded in the Worcester District Registry of Deeds in Book: 63533 Page: 269

Brief Project Summary (a detailed description will be required with your supporting information)

A request for funding for design services to develop a passive recreation park on donated land specifically for this purpose.

Estimated Start Date: Spring 2022

Estimated Completion Date: Fall 2024

CPA CATEGORY (check most appropriate)

Open Space Historic Preservation Recreation Community Housing

Total Project Cost \$50,000

CPA Funding Request \$47,000

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Part 2: Project Narrative

Please provide narrative responses to all relevant questions. Answers are required for questions marked with *.

* Describe the project, including location and the property involved:

1.

* **Consistency with CPA Objectives:** How does the project meet the general evaluation criteria and the priorities identified for the applicable program area? How does the project meet the specific criteria in the Community Preservation Act Funding Allowable Uses Table?

2.

* **Need met by the Project:** How does the project benefit the public? Does the project preserve a threatened resource? What populations will it serve? Has there been a public process, plan, or site evaluation to document the goals for this project? Is there demonstrated community support for the project?

3.

Feasibility: Identify any assessments or approvals that have been received or will be required for this project (i.e., Zoning, Conservation, Historical Commission, Historic District Commission, etc.), and any known barriers or potential impediments to project completion. Does the project meet ADA requirements, if applicable?

4.

Coordination: Identify partner organizations or entities that will be involved in the implementation of this project. Has the proponent consulted with the Development Team, relevant boards and committees, community partners, and immediate abutters? Have there been meetings or other initiatives to gather public input and support for this project? If the project is for open space or historic preservation acquisition, a Conservation Restriction (CR) or Preservation Restriction (PR) is required. A third party holder of the CR or PR must be identified.

5.

Project Timing: Is the timing of this project essential to preserve a threatened resource or to leverage an opportunity to create an asset?

6

* **Timeline:** Explain the steps of the project and the anticipated timeline for completion:

7

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The following narrative questions are to be completed only for the applicable program area:

Open Space

Natural Resource Value: Describe how the project will protect natural resources such as water quality, wildlife habitat, drinking water resources, wetlands, vernal pools, or agricultural land. Indicate whether the project is located within or near an identified natural resource area such as a Wellhead Protection Area, Area of Critical Environmental Concern (ACEC), Natural Heritage & Endangered Species Program (NHESP)/BioMap2, or Scenic Landscape Inventory.

8

Historic Open Space Resources: Will the project protect open space with historic significance or that contains archeological resources, memorials, stone walls, old roads, or scenic vistas, or that is adjacent to a scenic road? Please explain:

9

Connectivity: Does this project expand the connection of open space parcels to protect natural resources, create a greenway, or enable development of a trail network? Does this project improve public access to natural or historic resources, or expand opportunities for recreation or educational programming? Please explain:

10

Recreation

Amenities: Describe the amenities to be created or improved through this project, the types of programming that may be enabled, and the population that will be served.

11.

Access: Does this project expand opportunities for outdoor recreation or improve access to recreation facilities for all or a segment of Grafton's population? Does the project incorporate connectivity to surrounding neighborhoods and resources?

12

Historic Preservation

Historical Significance: Describe the significance of the historic asset that this project will protect or preserve. Indicate whether the asset has been identified in a local survey of historic properties, is located within a Local Historic District, or if it is eligible for listing on the National Register of Historic Places or State Historic Register.

13.

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* **Eligibility:** To be eligible under the category of Historic Preservation, projects must entail physical assets which are either listed on the National Register of Historic Places or State Historic Register, or have been determined by the Grafton Historical Commission to be of historical significance. Please attach documentation that the asset has received historic designation.

N/A

Historic Preservation: Describe how the project will prevent the loss or destruction of the historic asset. If applicable, how will the project comply with the U.S. Department of Interior's Standards for Historic Preservation? Will the project require approval from the Grafton Historic District Commission or from the holder of a Preservation Restriction?

Public Benefit: Describe how the project will ensure public access and/or enhance awareness of Grafton's history. Is the asset public or privately owned? How is the site or asset currently used, and will the project result in a change of use or accessibility?

14.

Affordable Housing

Project Description: Provide a project description or summary of action plan detailing how the requested funds will be used to create, preserve, or support affordable housing. List any involved public, private, or nonprofit partners.

N/A

Housing Needs: How does the project meet housing needs and preferences described in Grafton's Housing Production Plan? What population or income level will be assisted? (Note: CPA funds can assist households earning up to 100% of Area Median Income. In the case of mixed-income development, CPA funds can only be used for the affordable portion of a project.)

N/A

Land Use Preferences: Describe how the project aligns with goals articulated in Grafton's Master Plan or area strategic plans. Does the project entail historic preservation, adaptive reuse, or conversion of an existing building to affordable housing? Is a specific site located in an area served by water/sewer infrastructure, and/or convenient to public transit, retail, or other amenities?

N/A

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Part 3: Project Budget

Budget Summary

Total Project Cost	CPA Funds Requested	Other Funds Total	Other Funds: % of Total
\$ 50,000	\$ 47,000	\$ 3,000	6 %

Equipment is generally defined as an item with a useful life expectancy of more than one year.

Supplies are defined as an item with a useful life of less than one year.

Construction means all types of work done on a particular property or building including erecting, altering or remodeling.

Budget Categories (Leave any category blank if not applicable to your project)

	CPA FUNDS	OTHER FUNDS	TOTAL
Personnel			
Equipment			
Supplies			
Contractual	\$47,000	\$3,000	\$50,000
Construction			
Other			
TOTAL	\$47,000	\$3,000	\$50,000

Please attach quotes, estimates, or other supporting documents.

Budget Other Funds

Identify the amount of other (non-CPA) funds or resources to be contributed for this project. Sources include private, federal, state or local government, or any other sources.

Organization	Item	Amount	Type (cash, in-kind, etc.)

Is there an opportunity for other matching funding contingent upon the approval of CPA funds? If so, please explain. **No.**

Will the project require funding over multiple years? If so, please provide anticipated future funding requirements. The CPC cannot commit funding for future years. Requests for funding must be applied for each funding round. **IF FUNDING IS APPROVED FOR DESIGN SERVICES, WE ANTICIPATE SUBMITTING AN ADDITIONAL REQUEST FOR CONSTRUCTION FUNDING.**

Lifetime Cost: Is the project going to result in a requirement for ongoing maintenance? If yes, please explain how this will be managed. **YES, AND WILL BE MANAGED BY THE CONSERVATION, RECREATION, AND PARKS DEPARTMENTS.**

CPA APPLICATION FOR FALL 2021 TOWN MEETING

Part 2: Project Narrative

1. We are seeking funds for design services to develop a passive recreation park while preserving wildlife habitat and aligning with the Engvall family's requests who recently donated this 17-acre parcel of land.
2. This project meets the General Evaluation Criteria by being consistent with the Community Preservation Committee Plan Goals and Priorities as well as the Open Space and Recreation Plan.

This project meets the Open Space and Recreation criteria by preserving open space and natural resources including wildlife habitat and forest, and expanding recreation facilities to serve residents of Grafton of all ages and abilities, and the Open Space and Recreation priority of preserving heritage landscapes and expanding opportunities for passive recreation.

This project meets the Allowable Uses Table Criteria by creating recreation and creating and preserving Open Space.

3. This project will benefit the public by offering a place unlike anything in town; an open gathering area, walking trails, picnic pavilion, and nature based opportunities all being ADA accessible and for all ages. Once a concept plan is produced, community input will be sought for further input. We know from the Open Space and Recreation Plan that there is a need and desire for such a project.
4. Due to a portion of the property's past use as an apple orchard, an environmental assessment was conducted to determine any presence of lead or arsenic. Presence was determined in a small area, however is not of a significant concern. Passive recreation is an allowable use for the area but will be avoided in the layout of the park and otherwise be inaccessible, and we will follow the recommendations to make sure that the use of the property is safe for all.
5. The Conservation Commission and Recreation Commission will work together to implement the project. Upon receiving approval of funding for design services, a concept plan will be produced and used to gather further public input.
6. No.
7. If funding is approved for the requested design services, we anticipate going out to bid by the spring of 2022. Once a landscape architect is contracted, we anticipate having a concept plan and public input completed by the fall of 2022. We would then reapply to CPC in either the fall of 2022 or spring of 2023 for construction funding and would expect construction completed within a year following.

8. The property preserves wildlife habitat including forests and fields, with the fields to become more open upon maintenance decided upon through this process. The property helps water quality because we have plans for little to no pavement or other impervious surfaces, allowing roughly 17 acres of natural infiltration and groundwater recharge.
9. The property was a historic family farm with several stone walls remaining on it today. It was donated to the town in honor of the Engvall's mother, Virginia Ainsworth, and thus to be named in her honor. Per the family's wishes, an old hitching post from the farm shall remain at the forefront of the property to mark its historical significance.
10. The property has the potential to connect a trail network to the common use area behind the newly created parcels in the Grafton Hill subdivision at Clearview St. Potential ideas for this parcel include a picnic area, community gardening, and multi-use trails to increase the available opportunities for passive recreation and access to natural resources in town while also presenting opportunities for future programming by the conservation and recreation departments.
11. The amenities intended to be created through this project include a parking area, ADA accessible multi-use trails, open lawn area, picnic pavilion, garden areas, and other nature based opportunities. This will serve the entire population of Grafton and will also encourage youth group gathering and outdoor classroom opportunities.
12. Yes, this project expands outdoor recreation opportunities, is near the North St. Elementary School and the property has the potential to connect a trail network to the common use area behind the newly created parcels in the Grafton Hill subdivision at Clearview St.
13. Although this property is not specifically identified as a historic, it is of historic value. The land was farmed by the Ainsworth family for four generations and served as a vegetable farm, apple and peach orchard, and Christmas tree farm. The Engvall family (Virginia Ainsworth's sons) who made the donation wishes for it to retain and acknowledge its history and signage can be installed to educate people about the historical context of Grafton's farm community.
14. The site of this project is currently inaccessible and unusable. This project will enable public access to this property and bring awareness about the property's history to its visitors. This property was privately owned and donated to the Town with the purpose of its preservation and development for passive recreation.

Engvall Family Land Donation Proposal

To Grafton Town Meeting

June 20, 2020

▶ The Proposal

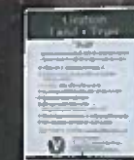
- The Engvall Family proposes for the consideration of the Town of Grafton our donation of approximately 17 acres of agricultural land and woodlot to the Town of Grafton, at no purchase cost to the Town. We envision that a deed restriction, to be monitored by the Grafton Land Trust, would be placed on these 17 acres. This land would be preserved as open space and wildlife habitat . Also, the public would have access to the land for passive recreation using multi-use trails.

Rough Sketch of Proposal



Advantages to the Citizens of Grafton

- Preserves open space in a rapidly-growing community.
- Creates passive recreational opportunities via multi-use trails and paths.
 - Walking
 - Jogging
 - Biking
 - Birdwatching
 - cross-country skiing
 - Other, similar activities
- Two environmental firms have reported that former orchard land is best suited for open space and passive recreation.
- Preserves habitat for many types of plants and wildlife.
- Provides opportunities for Scout projects.
- Land is being donated to the Town of Grafton.



The land was farmed by the Ainsworth family for four generations

- Vegetable farm



- Apple and peach orchard



- Christmas tree farm

Engvall Family Tree Farm
93 North Street
Grafton, MA 01519



"Four Generations of Farming in Grafton"



Virginia Ainsworth Engvall (1930-2019)



- Lifelong resident of Grafton.
- Spent her life at her beloved Farm.
- Was proud of her farmer heritage.
- She truly hoped that the Farm would not be used for development.
- Wanted to give back to the town that she loved.
- As her family, we are trying to honor her wishes by donating the remaining 17 acres of the Farm to the Town of Grafton.



Ms Jen Andersen, Recreation Director
Town of Grafton
30 Providence Road
Grafton, MA 01519

Re: Ainsworth / Engvall Farm Memorial Conservation Area

Dear Ms Andersen -

CBA Landscape Architects LLC is pleased to provide the following recommended scope of services and design budget for the preparation of a Master Plan to guide future detailed design and implementation of the Town's and the Engvall family's goals for the donated parcels at 95 North Street in Grafton. Per the materials shared with us and our conversation with you about the project, the Town expects to include most or all of the following elements as part of the park's design for this 17-acre site:

- Passive recreation including multi-use trails
- Wildlife habitat preservation
- Open lawn area(s)
- A picnic pavilion
- A small parking area
- Potential boardwalks or bridged pathways over environmentally-sensitive areas
- Butterfly and/or sensory gardens
- Community Garden space
- Nature-based programming and outdoor classroom environments
- Potential camping sites

Based on the proposed scope of the project, and the likelihood that construction of the overall vision will need to progress in phases, we recommend that the Consultant begin by coordinating with the Conservation Commission and other Town agencies and boards to address or identify any concerns they might have, then conducting a community outreach and public input process to define the shared vision for the site and identify the community's desires and needs. This would then be followed by the preparation of several Schematic Design Alternatives exploring possible approaches to addressing the programmatic goals of the project, and further discussion with the public to settle on a Preferred Master Plan, Preliminary Cost Estimate, and Proposed Phasing Plan. We propose the following scope of services would be sufficient to address these goals within the Town's budget:

Task 1 – Base Mapping and Kickoff:

Based on the fact that a full site survey is impractical for the project, the selected Consultant should plan to prepare a base map for the parcels using available information, such as GIS data, aerial photography, field investigations and site visits, the mapping provided in the

environmental report, any other property records, and any information provided by the Town. This synthesized base map would then serve as the foundation for the Consultant's site analysis and master planning design work. In addition, during this initial stage, the Consultant should meet with the Recreation and Conservation Commissions, the Town Administrator's office, and other interested key stakeholders to understand the various aspects of the Town's goals for the project.

Task 2 – Site Analysis and Initial Outreach:

To better understand the public's goals, we suggest that the Consultant should conduct online outreach, possibly combined with flyers at other key locations in the Town, to gather residents' opinions on potential program elements and concerns via an online survey. Meanwhile, the Consultant should prepare a detailed Site Analysis which summarizes both the existing conditions information and the potential limitations, challenges, opportunities, etc of the site, identifying key areas that would not support, or would be good places for, key program elements. This information should be presented, and further public input gathered, at an initial public meeting to introduce the project to the Grafton community.

Task 3 – Schematic Designs & Continued Outreach:

Drawing on the Town's goals and the public input received, the Consultant should then develop several Schematic Master Plan Options that explore different approaches to the program elements, including variations in features and character as well as placement of key elements. The Consultant should also prepare Preliminary Cost Estimates for each of the Schematic Master Plan Options, for Town review, to begin considerations about possible phasing, volunteer / in-kind portions of the project, etc. After Town review and approval, the Schematic Master Plan Options, along with key precedent images for aspects of the design, should be presented to the public at a second public meeting to gather reactions and further input, and a follow-up online survey should also be deployed.

Task 4 – Preferred Master Plan Development, Due Diligence, and Overall Cost Estimate:

The feedback gathered on the initial Schematic Master Plan Options will then be used to shape an overall Preferred Master Plan. The Consultant should, at this time, further explore the proposed details and features, and refine the design and cost estimate. The Consultant should also discuss the proposed plan with all applicable Town agencies and boards, to confirm any permitting requirements that would be needed when the project moves ahead. The Cost Estimate should be updated in greater detail at this time, and areas which will need a detailed site survey should be identified.

Task 5 – Recommended Phasing, Final Master Plan, and Summary Report:

Once the Town has accepted the Preferred Master Plan, the Consultant and the Town should discuss proposed phasing (if any), applicable grant programs and funding sources, and other aspects of the potential implementation of the project. The final product should be an illustrative Final Master Plan with accompanying precedent images, a Phasing Plan, a detailed Cost Estimate (including phasing of the work), and a Summary Report detailing the project process, anticipated permitting, proposed program, and other key information, for the Town's use in structuring future work and applying for funding.



Recommended Fee Breakdown:

Based on similar past projects and the scale of this project, CBA would expect that a competitive fee proposal for the tasks identified above could be broken down as follows (or similarly) to accomplish the Town's proposed goals for this initial phase:

<u>Task</u>	<u>Description</u>	<u>Fee Allowance</u>
1.	Base Mapping & Kickoff	\$5,500
2.	Site Analysis & Initial Outreach	\$6,500
3.	Schematic Designs & Continued Outreach	\$17,500
4.	Preferred Master Plan & Cost Estimate	\$12,500
5.	Recommended Phasing & Final Summary	\$8,000
TOTAL:		\$50,000

Please let me know if you have any questions about the recommended scope and fee allowances outlined in this letter. We wish the Town success on this exciting project, and look forward to potentially submitting a bid for Design Services should the project move ahead after receiving funding.

Sincerely,



D.J. Chagnon, Principal, ASLA CPSI
CBA Landscape Architects LLC

