



TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE
 141 KEYES ROAD, CONCORD, MA 01742
 TEL. (978) 318-3290 FAX (978) 318-3291

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SEP 16 2022

PLANNING DIVISION
 TOWN OF CONCORD MA

Application for CPA Funding
Due no later than 4:00pm on Friday, September 17, 2022

Applicant: Friends of Kennedy's Pond

Co-Applicant (if applicable): Evan Brender and Adrienne Boardman

Project Name: Hillcrest Conservation Trail Repair

Project Location/Address: Parcel 2891-82; 3A Hillcrest Road

Purpose: (Select all that apply)

- Open Space Community Housing Historic Preservation Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 63,752.91
 Amount from Other Funding Sources: \$ 0
 Total Project Budget: \$ 63,752.91
 (If multi-year project, note current phase only)

Please check which of the following is included with this Application:

- | | |
|---|---|
| <input checked="" type="checkbox"/> One Paragraph Project Summary * | <input checked="" type="checkbox"/> Timeline * |
| <input checked="" type="checkbox"/> Map (if applicable) | <input checked="" type="checkbox"/> Architectural plans, site plans, photographs (if appropriate) |
| <input checked="" type="checkbox"/> Narrative * | <input type="checkbox"/> Copy of Audit or most recent Financial Information (<u>Non Profit Organizations Only</u>)* |
| <input checked="" type="checkbox"/> Selection Criteria and Needs Assessment | <input type="checkbox"/> Letters of Support (if any) |
| <input checked="" type="checkbox"/> Detailed Project Budget * | |
| <input checked="" type="checkbox"/> Feasibility Assessment | |
| <input type="checkbox"/> Statement of Sustainability (if applicable) | |

* Required Documentation

The Contact Person for this Project is: Evan Brender

All Correspondence should be mailed to: 195 Hayward Mill Rd. Concord, MA 01742

The Contact Person can be reached by phone at: (407) 461-8892 or by email at: Kennedyspondconcord@gmail.com

Signature of Applicant:

Signature of Property Owner (if different): _____

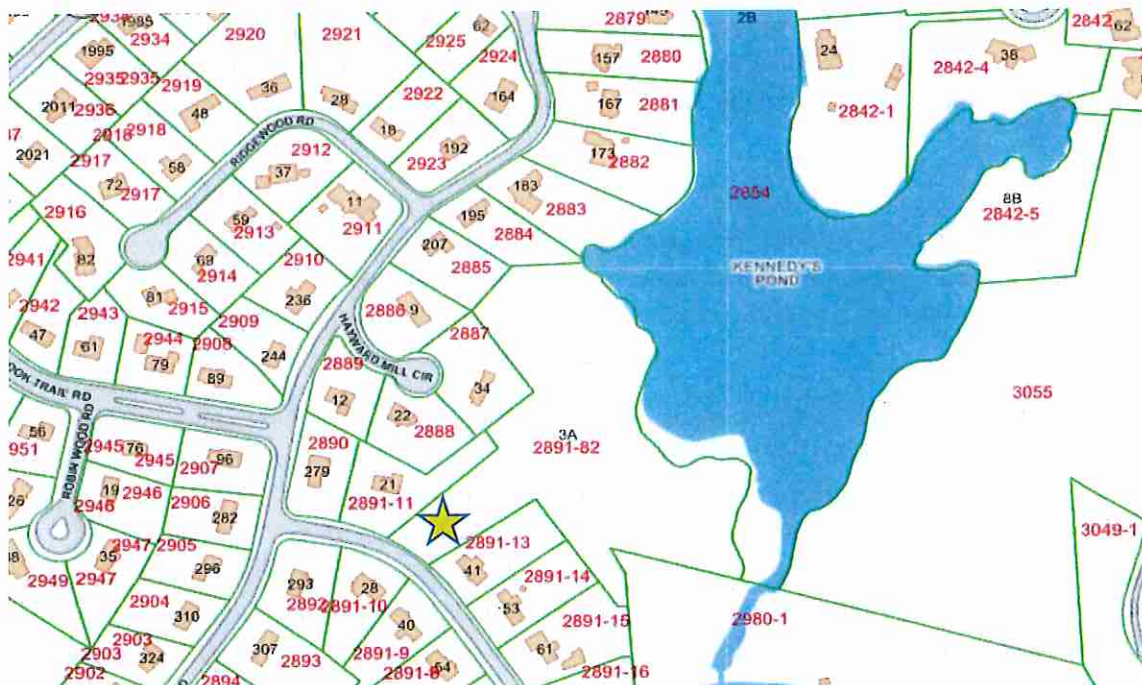
For Historic Preservation Projects Only – please check the box below left and acknowledge:

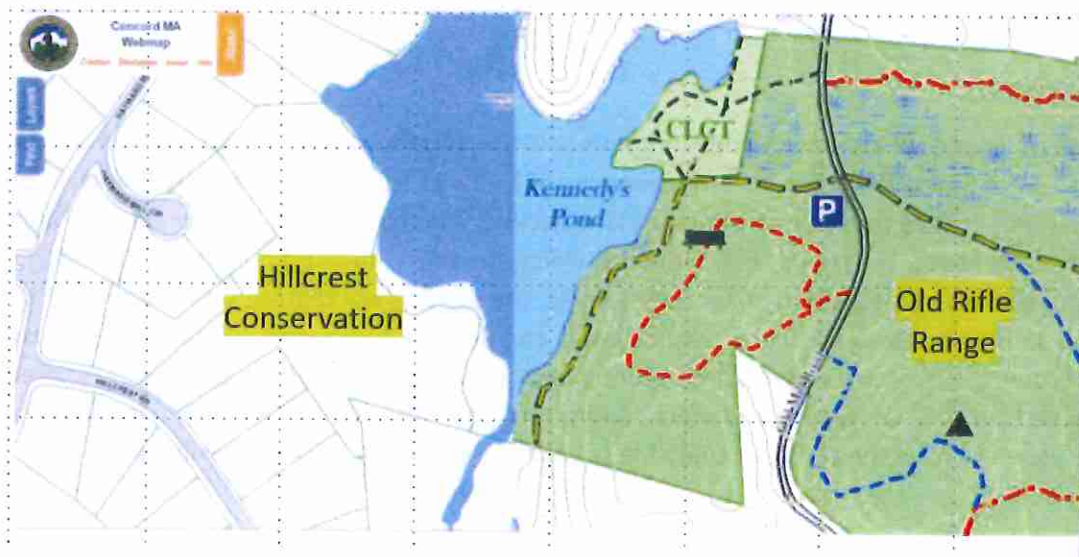
- I/We have read the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and understand that planning for and execution of this project must meet these standards.

Project Summary

On behalf of 'Friends of Kennedy's Pond', a community organization dedicated to the care and conservation of Kennedy's Pond, we are requesting \$63,752.91 from the Community Preservation Coalition (CPC) in FY23 to repair conservation land accessibility from Hillcrest Conservation (Parcel 2891-82; 3A Hillcrest Road). The proposal includes rebuilding the stairs, adding a railing, and restoring the trail leading to, and around, a portion of Kennedy's Pond. The existing wooden log stairs between 21 Hillcrest Road and 41 Hillcrest Road are loose, washed away, and not safe to traverse. Without safe access, the trail is becoming overgrown and requires clearing to be preserved. Addressing this neglected area of town-owned land will immediately connect hundreds of Concord residents directly to the pond trails and everyone will have the ability to enjoy the sizeable conservation land and wildlife surrounding Kennedy's Pond.

Map - Parcel 2891-82; 3A Hillcrest Road





History

Around 1850, the Hayward family owned significant land in the Second Division area of Concord. They dammed 16 acres of water, creating what is known today as Kennedy's Pond. Henry David Thoreau's journals refer to this area as "mill pond" and it was later used by the Concord Ice Company for harvesting ice.

Nearly 50 years later, the Musketaquid Club was formed and built dams forming an additional two ponds in 1900 and 1920. Kennedy's Pond is part of this chain of three ponds on the Second Division Brook watershed. Local residents John and Elsie Kennedy, who operated the South Bridge Boat House and owned property on Old Mill Road, purchased the pond in 1948. The Kennedy family revitalized the pond to demonstrate boats and to run a children's camp. In 1975, the U. S. Geological Survey officially changed the name to Kennedy's Pond, recognizing the family's use of the pond and surrounding land as a community summer camp in the 1950s. The pond was a premier swimming hole for Concord Residents for many years.

Friends of Kennedy's Pond was established in 2021 as a community organization dedicated to the care and conservation of Kennedy's Pond. There are currently 52 members (with membership continually growing!) who share an interest in revitalizing access and enjoyment of this historical natural asset in West Concord. Reestablishing safe public access around the pond is a critical component to its future preservation.

While the pond itself is still currently privately owned, the area surrounding the pond is Concord-owned conservation land which includes the Old Rifle Range on the Eastern shore. Unfortunately, one of the public access points, located between 21 Hillcrest Road and 41 Hillcrest Road, is in disrepair and no longer provides safe access to the various beautiful trails that follow the shore. There is a steep elevation change from the road down to the conservation land with wooden stairs (spanning roughly 70-feet) that were built by an Eagle Scout troop in the mid-1980s. Those steps have not been maintained and are not usable in their current condition. As a result, the trail access itself has become overgrown and more of the stairway those Eagle Scouts built washes away every year.

Without addressing the repairs required to revitalize access, the Town would be forfeiting a natural asset in West Concord that has the potential to be enjoyed by residents and visitors alike.

Narrative

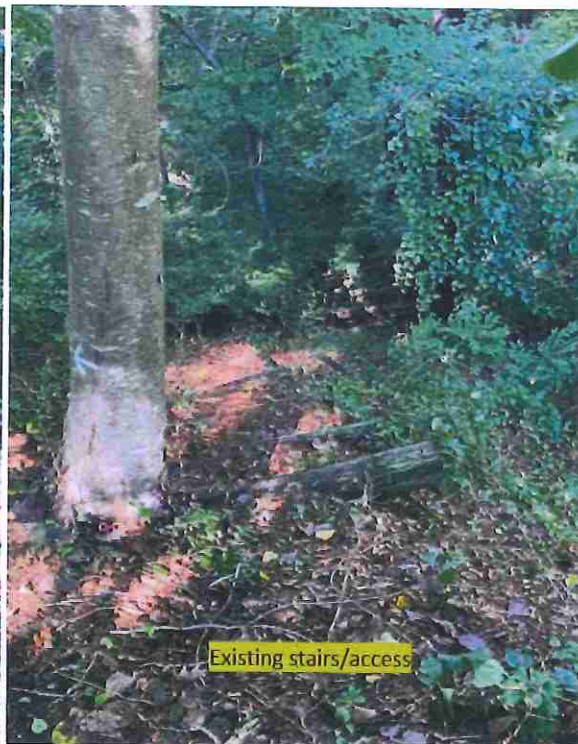
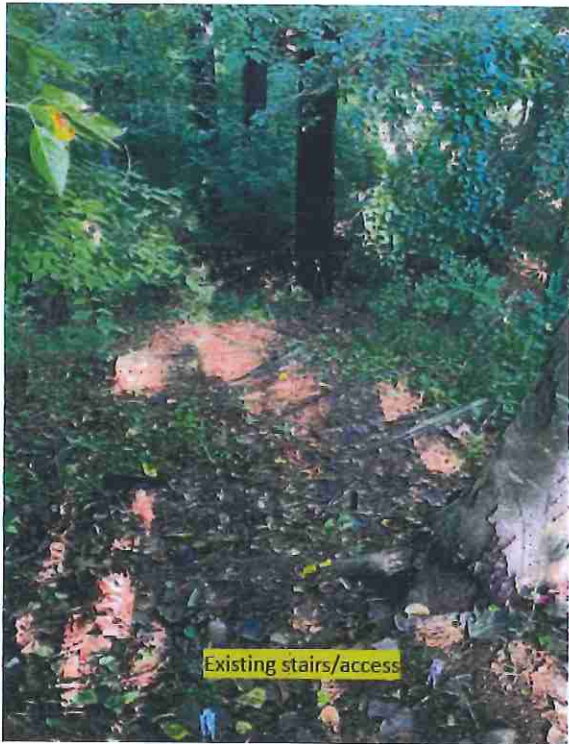
Friends of Kennedy's Pond has met with several local landscaping companies and has received quotes to rebuild, repair, and preserve the Hillcrest Conservation Land Trail. The recommended quote is available for reference as an appendix to this application. We are also in contact with Delia Kaye at the NRC as this project would fall under her purview if it is approved.

Friends of Kennedy's Pond has alerted the immediate abutters and several Hillcrest Road neighbors and there has been widespread support for this project. As of submission, not a single person notified has dissented. Future outreach could also include the 100+ houses in the Thoreau Hills neighborhood, all with easy access to the trail point.

The following images provide a sense of the current condition of the stairs and trail, both from the upper street view and from the lower conversation land. The photos below also show the effort local residents and trail enthusiasts have gone through to try and preserve the trail. This is evidence that, after professional clean-up and rebuilding, the neighborhood is capable of maintaining the trail through the support of Friends of Kennedy's Pond volunteers, and future rallying efforts.



Note: Observe the white trail markers on the trees. The sign has been painted and preserved several times by anonymous neighbor.



Note: There are exposed, sharp, metal support struts that use to hold wood steps. They were marked white by another anonymous neighbor to prevent tripping and falling down the path.



NOTE: Some of the downed trees blocking the path have been cut by motivated neighbors to keep the trail passable.

CPC's Selection Criteria and Needs Assessment

This application meets the following Selection Criteria found in the 2022 Community Preservation Plan:

- Eligibility for CPA funding under CPA legislature
- Consistency with Town-wide planning efforts to preserve, protect and enhance existing Town-owned, open space; pertaining to a space that provides public access and use
- Provide connections with existing public and private trails with potential for additional trail linkages to the Old Rifle Range
- Direct support and encouragement from immediate abutters, Thoreau Hills residents, and several Musketaquid members as well as vocal support from various town committee members.
- Engagement of local, reputable landscape and engineering vendors to ensure CPA money promotes local businesses in the Concord community.

Budget

As part of the preparation of this CPC application, members of the Friends of Kennedy's Pond met with several local landscape companies and town staff to assess feasibility, approach, and cost. Given the town already owns the entirety of the property housing the Hillcrest trail, funding for this project would be provided by the CPA entirely and would not require any land acquisition expenditures. It is our understanding that the town already has the legal team, frameworks, and rights established in place from previous conservation projects to account for any legal concerns.

Friends of Kennedy's Pond has plans in place to support maintenance efforts through local volunteer efforts. FKP plans to host "clean-up days," a rallying of volunteers bi-annually to hike the trail together and bag trash, clear debris, and rake leaves in the immediate path in order to preserve the trail after the project is complete. The volunteers and surround community would finish the day with a BBQ. This would eliminate the need for consistent maintenance efforts and extend the life of the trail. This proposal does not account for major blockages to the trail by "acts of God." Those would be submitted to the appropriate town committee for remedy consideration if they occur.

As a result of conversations with local, reputable landscape companies, we have concluded the following for budget:

Trail Repair - \$1755.68

- Adjustment of all downed logs and branches that are on the trail, cutting them to the length of the trail, and lining them on the side of the trail
- Weeding and clearing of overgrown trail sections within conservation guidelines
- Trail repair estimates at one day of labor with two workers to complete the trail repair.

Steps down the Hillcrest hill - \$47,489.23

- Removal and disposal of all existing steps and metal stakes
 - A waste disposal container and one two-axle vehicle would be parked on the curb.

- Build new steps with pressure treated 8 inch by 8 inch by 8 foot long pressure treated Hemlock timbers (Material will change if needed to fit conservation guidelines)
- About 30 steps
- Each piece of timber will be anchored straight down with two, 2-foot-long, .5-inch-thick rebar pieces (subject to change per town engineering feedback)
- Each step will be 3 feet long by 18 inches deep, landing will be filled with 3/4 crushed stone for traction.
- Step construction would

Railings \$14,508.00

- Installation of single pipe galvanized railing on the downhill side with poles set in the ground 2' deep (Material will change if needed to fit conservation guidelines)

Feasibility

While preliminary estimates have been received by four local landscape companies with certain assumptions outlined, the issue of permitting, building code and liability was referenced by each of them. This suggests that Town Staff will need to engage throughout the submission and approval process so that we can work to finalize the specifications of the stairs and railing being built. Our requested budget also assumes that a Town Engineer will support the project as a cost saving measure and that the landscape companies will not need to retain their own engineer. It is our understanding that the town already has the legal team, frameworks, and rights established in place from the previous Hillcrest Conservation project to account for any legal or approval concerns.

The exciting part of the Hillcrest Conservation Trail project is the minimal footprint, timeframe, and disruption required. The project scope is precise, easily measurable, with limited chance of cost overrun unless the town itself adjusts the requirements of the project.

Given that Hillcrest conservation land trail is a "primitive trail," Local and Federal Forest Service Trails Accessibility Guidelines (FSTAG) additionally do not apply because such guidelines would fundamentally destroy the purpose of the trail.

Timeline

We are targeting Fall 2023 for work to begin, with an expected duration of 6 to 8 days. 30 percent of the funds would be required at the start of the project for materials acquisition and planning. The remaining 70 percent would be due at the conclusion of the project. The timeline is directly tied to the earliest date of distribution of funds and, as such, could be moved forward or backward with ease.



**FRIENDS OF KENNEDY'S POND
HILLCREST ROAD
CONCORD, MASSACHUSETTS 01742**

Sales: Marcelo Madrona
Steps and Clearing
Hillcrest Road Concord, Massachusetts 01742

Est ID: EST3444761
Date: Sep-09-2022

Email: kennedyspondconcord@gmail.com
Phone: 978-505-5607

NOTE: The pricing in this estimate is valid for 10 days.

Clearing of trail \$1,755.68

Cut all logs and branches that are on the trail, cut them to the length of the trail, and stack them on the side of the trail.

This quote is for one day of labor of 2 workers

Steps down the hill \$47,489.23

Remove and disposal of all existing steps and metal stakes.

Build new steps with pressure treated 8" by 8" by 8' long Hemlock timbers.

About 30 steps

Each piece of timber will be anchored straight down with 2' long 1/2" rebar (2 pieces of rebar per piece of wood)

Each step will be 3' long by 18" deep, landing will be filled with 3/4 crushed stone.

Railings \$14,508.00

Installation of galvanized pipe railing, with poles set on the ground 2' deep.

If drawing is needed it will be an additional of \$750.00

Subtotal	\$63,752.91
Taxes	\$0.00
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Estimate Total	\$63,752.91

