

CPA Project Application Form

[CPC Use Only: Date Received 1/10/24 By: KBerry
Assigned CPC #2025- 02]

If possible, use word processor to fill out form. Please answer all questions, use "N/A" if not applicable.

1. a.) Applicant Name and Organization: Last Park Commission First _____
Organization(s) (if appropriate) _____

b.) Regional Project: Yes ? or No? If Yes, Town/Organization:
Park Commission

2. Submission Date: Jan 10, 2024

3. Applicant Address: St. 173 Main Street
City/ State: Groton ZIP: 01450

4. Ph. # 978-448- Email: Kberry@grotonma.gov

5. CPA Purpose. Check all that apply:
Community Housing ☐ (Affordable Housing ☐ Historic Preservation* ☐ Open Space ☐
Recreation ☒

* As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's registry of historic places require a determination by the Groton Historic Commission that the proposed project is of historic significance.

6. Town Committee or boards participating: Park Commission

7. Project Location/Address: town owed land between Cow Pond Brook Rd and Hoytes Warf Road

8. Project Name: currently called Cow pond Brook Play Fields

9. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	Town	173 Main Street	9784481100	ry@grotonma
Project Manager	Park Commission	same	same	same
Lead Architect	design bid			
Project Contractor	Park Commission	same	same	same
Project Consultants	unteer user group			
Other:	ic safety departm			
Other				

10. As appropriate, indicate if proposal requires P&S agreement ☐ Deed ☐
Option agreement ☐ Other-describe: N/A

11. a.) Assessor info. (map/ block/ lot id.(s)): 19180-429 b.) Tax classification type: town owned

12. Permits required: Zoning: NA Historic Preservation: NA Other: upon design completion

13. Historic Commission Approval signoff (when required): NA Date: _____

14 a.) Project cost \$ 30,000.00 : Estimate ☒ Professional quote ☐ b.) Requested from CPC:
\$ 30,000.00 c.) Committed from other source: \$ volunteer contril If applicable: annual anticipated total
income: \$ NA Annual anticipated total expense: \$ NA Anticipated net income
(loss): \$ NA Name of Estimator name/company: NA

15. CCP Objectives - use codes from **Section 5 of Community Preservation Plan** to indicate all that apply: GCPP 5.3 & Groton PSRP

16. Project Timelines: Proposed Start Date: July 2024 Projected Complete Date: May 2025

17. Estimated Delivery Date of Completion Report to CPC: May 2025

18. Project description and explanation (attach additional sheets as needed): To design a Master plan for the large area owned by the town between Cow Pond road and Hoytes Warf Road. This area is currently used by volunteer sports groups who have invested large sums of money on it. With funds from CPA application 2022-2, the Park Commissioners have applied to MEPA for a "Site Assessment" dated 10/21/22 and "Concept Plan C" dated 8/8/23 by Land Tech Consultants. The Park Commission is currently engaged with the Groton Con Com to be part of the project. The Con Com owns a parcel within the scope of a design and will be an integral part of the Park Commission goal is to have a qualified recreational facilities designer to work with the public safety departments and the state (MEPA) to design a facility that meets the growth needs of the people of Groton.
There is a safety need to redesign traffic. A public request to build a playground for family sports events and to create an educational and ecological wetland area.

19. Feasibility: In the planning stage. User groups are currently investing in infrastructure.

20. List of attachments: Site Assessment dated 10/21/22 and Concept Plan C - overall site plan. Athletic fields dated 8/8/23 by Land Tech Consultants. Support letters by user groups. Area Maps, prior submissions to CPA dating back to 2014.

21. Additional Information: Vital infrastructure is in disrepair as well as the safety concerns for the area. A major housing development adjacent to this property is currently before the ZBA and the town trust has a plan to develop a portion of this property for affordable housing. The proximity to the transfer station creates a significant traffic concern. The Commission is assessing the needs of users as well as out of town visitors. If we work collaboratively there is the potential for many town benefits.

22. Management Plan: To coordinate with DPW, Con Com, User groups and volunteers who have diligently been giving time and money to enhance the recreation facilities that exist there

23. Applicant Signature: Paul S. Melnyk Date: 1/10/24
Co Applicant Signature: _____ Date: _____
Co Applicant Signature: _____ Date: _____



PARKING SUMMARY
EXISTING PARKING SPACES = 115 SPACES

REPRODUCTION OF THIS PLAN IN WHOLE OR PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGN ENGINEER AND/OR FIRM.

JOB NO. 21-105
DWG. NO. XXXX
SHEET 2 OF 3



CONCEPT PLAN A
COW POND ATHLETIC FIELDS
COW POND ROAD
GROTON, MA 01450

SCALE: 1" = 40'

PREPARED FOR:
PARK COMMISSION
173 MAIN STREET
GROTON, MA 01450

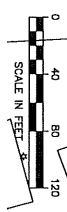
DESIGN MAW	DRAFT MAW	CHECK MAW
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OCTOBER 4, 2021

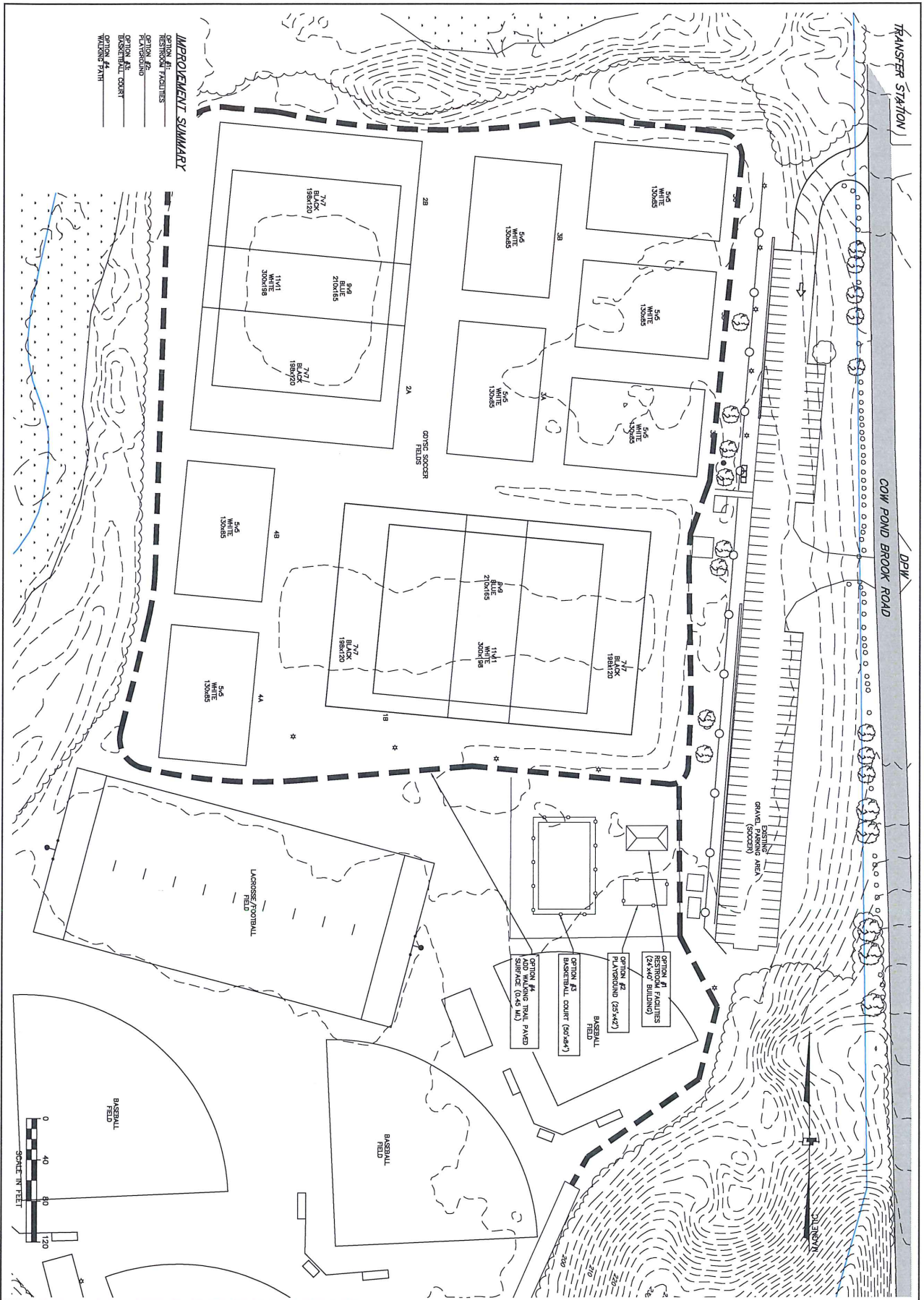
DATE	REVISION	BY



PARKING SUMMARY
 EXISTING PARKING SPACES = 115 SPACES
 PROPOSED PARKING SPACES = 112 SPACES
 TOTAL PARKING SPACES = 227 SPACES



JOB NO. 21-105		LandTech Engineering/Design/Service/Permitting 515 Groton Road, - Watford, MA 01886 PH: (978) 892-6100 - landtechinc.com		CONCEPT PLAN A COW POND ATHLETIC FIELDS COW POND ROAD GROTON, MA 01450		PREPARED FOR: PARK COMMISSION 175 MAIN STREET GROTON, MA 01450			
DWG. NO. XXXX				SCALE: 1" = 40'		DESIGN MAW		DRAFT MAW	
SHEET 3 OF 3				OCTOBER 4, 2021		CHECK MAW			
						DATE		REVISION	
								BY	



JOB NO.
21-105

DWG. NO.
EXHIBIT

SHEET
1 OF 1

LandTech
 consultants
 Engineering/Design/Surveying/Permitting
 315 Gorton Road - Watford, MA 01450
 Ph: (508) 822-4110 - landtechinc.com

CONCEPT PLAN D
COW POND ATHLETIC FIELDS
 COW POND ROAD
 GROTON, MA 01450

PREPARED FOR:
 PARK COMMISSION
 173 MAIN STREET
 GROTON, MA 01450

DESIGN MAW
 DRAFT MAW
 CHECK MAW

DATE REVISION BY

SITE ASSESSMENT

Date: October 21, 2022

Project Location

Cow Pond Fields
Cow Pond Road
Groton, MA

Re: Hoyts Wharf Access Road

LandTech inspected the former gravel access road at the Cow Pond Fields to provide baseline information and recommendations. The access road is associated with the former gravel removal operations and connects the existing baseball access road to Hoyts Wharf Road. The following items summarize the existing site features.

- Slopes are moderate to level
- Soils are Udorthents, Sandy, which are defined as areas that have been cut to a depth of 2 feet or more.
- Vegetation is mixed deciduous trees
- Gravel access road is slightly overgrown but well defined.
- Length is approximately 800 feet.
- Environmental
 - Bordering Vegetated Wetlands located 100 feet to the southwest.
 - Intermittent Stream Crossing approximately 5 feet wide.
 - 100-year floodplain located 250 feet to the southwest.
 - Three (3) Certified Vernal Pools located 150 feet to 350 feet away.
 - Located within a Natural Heritage Endangered Species Program (NHESP) Priority Habitat of Rare Species (PH 2043).
 - Small portion along Hoyts Wharf Road is located within an Areas of Critical Environmental Concern (ACEC).
- Site Distance (approximate)
 - Baseball Access Road
 - 150' – Facing Northwest
 - 350' – Facing Southeast
 - Hoyts Wharf Road
 - 350' – Facing Northwest
 - 500' – Facing Southeast

Figure 1 – Gravel Access Road

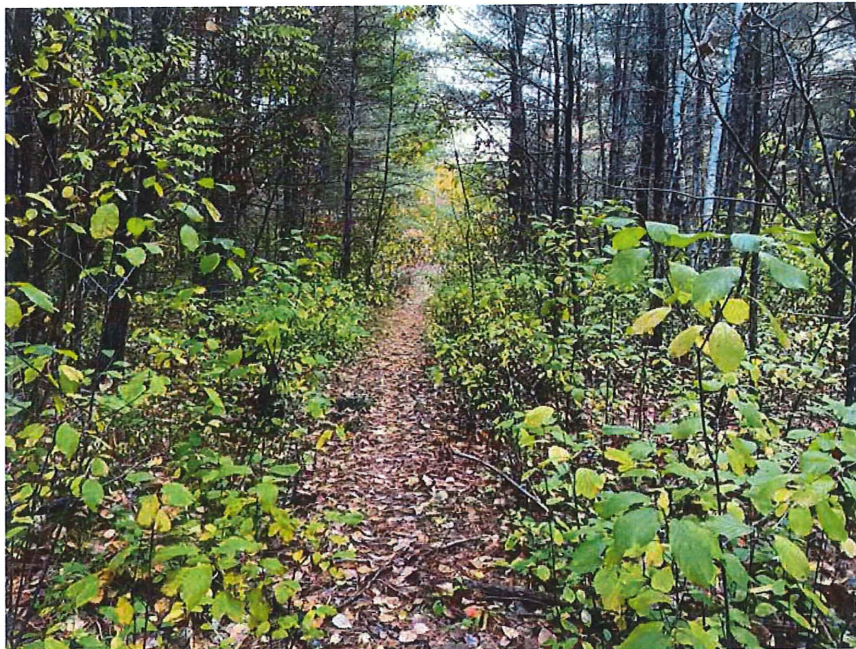


Figure 3 – Intermittent Stream Crossing



Figure 3 – Sight Distance – Hoyts Wharf Road – Facing Northwest

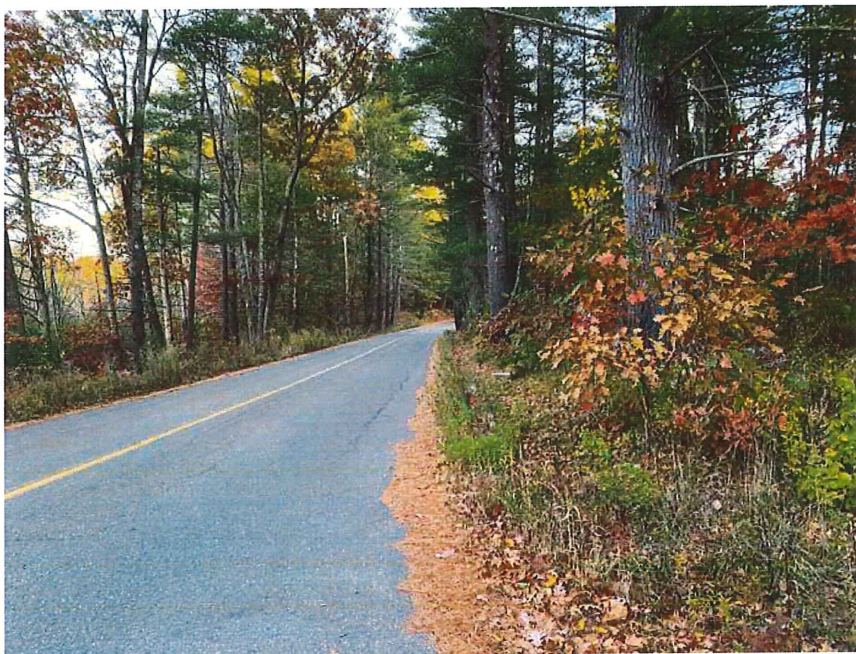


Figure 4 – Sight Distance – Hoyts Wharf Road – Facing Southeast



Hoyt's Wharf Access Road

Historical Imagry - 2001
Google Earth Pro

Legend

- Cow Pond Baseball Fields
- Feature 1
- Hoyts Wharf Rd



April 20, 2023

Natural Heritage & Endangered Species Program
MassWildlife Field Headquarters
1 Rabbit Hill Road
Westborough, MA 01581

Re: Pre-filing Consultation
NHESP Tracking No.: 21-40636
Cow Pond Brook Road, Groton, MA
Map 248, Parcels 39 & 40
Map 249, Parcels 51 & 57

To Whom May Concern:

Please accept this letter as a formal request for a Pre-filing Consultation with the Natural Heritage Endangered Species Program (NHESP) for the above referenced property. The property is owned by the Town of Groton and is being considered for development. The property is located within a NHESP Priority Habitat of Rare Species and a NHESP Estimated Habitat of Rare Wildlife and requires a determination from your office. NHESP previously issued an Information Letter, NHESP Tracking No.: 21-40636, see attached species determination. The enclosed submittal includes a brief project description and conceptual plans for your consideration.

The property is located on the westerly side of Cow Pond Brook Road and is comprised of four (4) separate parcels that are approximately sixty-four acres (64 Ac.). The town is looking to develop a portion of the property while maintaining critical wildlife corridors and buffer areas. The enclosed conceptual plan includes the following items for consideration which were designed to be as far from the onsite resource areas as possible.

- A single-family residential building lot.
- Modify the access road for the facility.
- Construct a new athletic field and parking area.
- Clearing for future gravel removal.

Single-Family Residential Building Lot

The proposed building lot is located directly adjacent to existing residential lots, with similar dimensional criterion, and direct access onto Hoyts Wharf Road to minimize the impacts to the onsite resource areas. The site improvements, including the limit of clearing, for the lot would be greater than one-hundred feet (100') to a wetland area.

Modified Access Road

The modified road would connect the soccer parking area and the baseball parking area with a new access onto Hoyts Wharf Road. This will eliminate the current dead-end configuration of

Cow Pond Brook Road and the associated concerns for emergency response vehicles. This would also eliminate the existing access road for the baseball fields onto Cow Pond Brook Road which is an area previously observed to be a nesting habitat in previous studies.

New Athletic Field and Parking Area

The proposed athletic field and parking area is located directly adjacent to the modified access road in an area that is greater than one-hundred feet (100') to a resource area. Clearing and grading would be minimized, to the extent practical, to help minimize impacts. Detailed plans will be prepared and submitted for final review prior to any construction.

Clearing for Future Gravel Removal

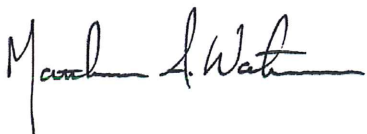
The proposed clearing for future gravel removal is located directly adjacent to the existing parking areas and recreational fields. Access would be directly from Cow Pond Brook Road. Detailed plans will be prepared and submitted for final review prior to any construction. Construct a new athletic field and parking area.

It is also anticipated that any project will include a detailed wildlife study to develop additional measures to maintain and improve upon the critical migration routes and nesting areas for the parcels. This would most likely include box culverts, turtle fencing, habitat restoration, and a variety of native plantings designed in accordance with best management practices.

Due to the size and scale of the project, we would respectfully request an in-person or virtual meeting with a review biologist to discuss the project in more detail and the potential MESA issues.

Please feel free to contact me if you have any questions or comments.

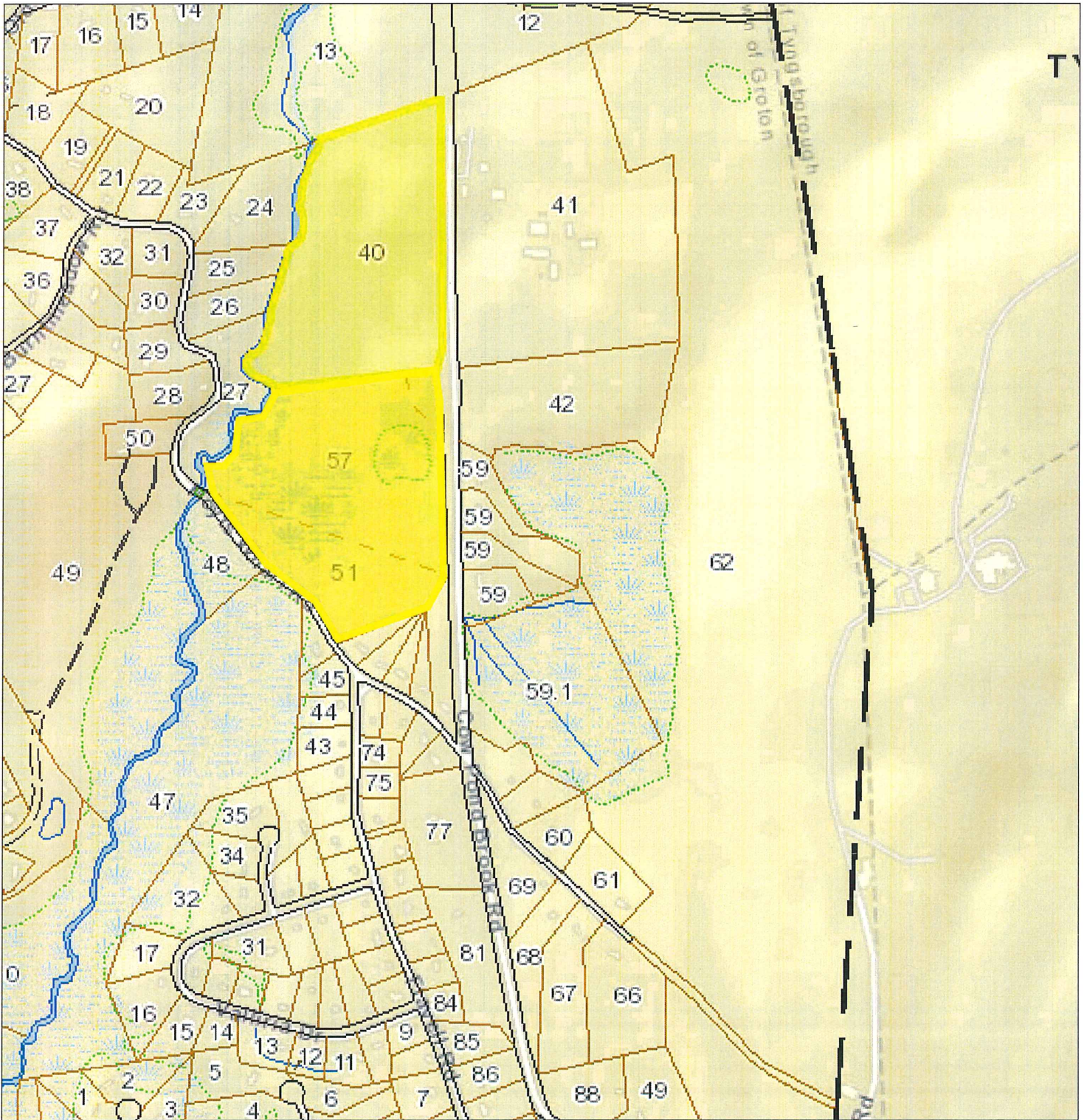
Sincerely,
LandTech Consultants Inc.



Matthew A. Waterman, P.E.
Senior Project Engineer

Cc: Groton Park Commission

Attachment 1 - Locus Map



LOCUS MAP
GROTON ATHLETIC FIELDS

Scale: NOT TO SCALE

APRIL 20, 2023

COW POND BROOK ROAD
GROTON, MA

Prepared for: PARK COMMISSION
173 MAIN STREET
GROTON, MA 01450



LandTech
Consultants

515 Groton Road • Westford, MA 01886 • (978) 692-6100 • www.landtechinc.com

Draft MAW

Job No. 21-105

Attachment 2 – NHESP Species List



MASSWILDLIFE

DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581
p: (508) 389-6300 | f: (508) 389-7890
MASS.GOV/MASSWILDLIFE

November 23, 2021

Dan Wells
LEC Environmental Consultants, Inc.
380 Lowell Street, Suite 101
Wakefield MA 01880

RE: Project Location: Cow Pond Brook Road
Town: GROTON
NHESP Tracking No.: 21-40636

To Whom It May Concern:

Thank you for contacting the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for information regarding state-listed rare species in the vicinity of the above referenced site. Based on the information provided, this project site, or a portion thereof, is located **within** *Priority Habitat 2043* (PH 2043) and *Estimated Habitat 1306* (EH 1306) as indicated in the *Massachusetts Natural Heritage Atlas* (15th Edition) for the following state-listed rare species:

<u>Scientific name</u>	<u>Common Name</u>	<u>Taxonomic Group</u>	<u>State Status</u>
<i>Data Sensitive Species*</i>		Plant	Endangered
<i>Emydoidea blandingii</i>	Blanding's Turtle	Reptile	Threatened

The species listed above are protected under the Massachusetts Endangered Species Act (MESA) (M.G.L. c. 131A) and its implementing regulations (321 CMR 10.00). State-listed wildlife are also protected under the state's Wetlands Protection Act (WPA) (M.G.L. c. 131, s. 40) and its implementing regulations (310 CMR 10.00). Fact sheets for most state-listed rare species can be found on our website (www.mass.gov/nhesp).

*This species is considered a "Sensitive Species". This species is highly susceptible to collection and is therefore of high concern to Natural Heritage. Information about this species (including presence/absence) cannot be released to anyone (especially including release to third parties or published) unless such release is agreed to in writing by the Natural Heritage Program (See Massachusetts Public Records law: M.G.L. chapter 66 section 17D).

Please note that projects and activities located within Priority and/or Estimated Habitat must be reviewed by the Division for compliance with the state-listed rare species protection provisions of MESA (321 CMR 10.00) and/or the WPA (310 CMR 10.00).

Wetlands Protection Act (WPA)

If the project site is within Estimated Habitat and a Notice of Intent (NOI) is required, then a copy of the NOI must be submitted to the Division so that it is received at the same time as the local conservation commission. If the Division determines that the proposed project will adversely affect the actual

MASSWILDLIFE

Resource Area habitat of state-protected wildlife, then the proposed project may not be permitted (310 CMR 10.37, 10.58(4)(b) & 10.59). In such a case, the project proponent may request a consultation with the Division to discuss potential project design modifications that would avoid adverse effects to rare wildlife habitat.

A streamlined joint MESA/WPA review process is available. When filing a Notice of Intent (NOI), the applicant may file concurrently under the MESA on the same NOI form and qualify for a 30-day streamlined joint review. For a copy of the NOI form, please visit the MA Department of Environmental Protection's website: <https://www.mass.gov/how-to/wpa-form-3-wetlands-notice-of-intent>.

MA Endangered Species Act (MESA)

If the proposed project is located within Priority Habitat and is not exempt from review (see 321 CMR 10.14), then project plans, a fee, and other required materials must be sent to Natural Heritage Regulatory Review to determine whether a probable Take under the MA Endangered Species Act would occur (321 CMR 10.18). Please note that all proposed and anticipated development must be disclosed, as MESA does not allow project segmentation (321 CMR 10.16). For a MESA filing checklist and additional information please see our website: <https://www.mass.gov/regulatory-review>.

We recommend that rare species habitat concerns be addressed during the project design phase prior to submission of a formal MESA filing, as avoidance and minimization of impacts to rare species and their habitats is likely to expedite endangered species regulatory review.

This evaluation is based on the most recent information available in the Natural Heritage database, which is constantly being expanded and updated through ongoing research and inventory. If the purpose of your inquiry is to generate a species list to fulfill the federal Endangered Species Act (16 U.S.C. 1531 et seq.) information requirements for a permit, proposal, or authorization of any kind from a federal agency, we recommend that you contact the National Marine Fisheries Service at (978)281-9328 and use the U.S. Fish and Wildlife Service's Information for Planning and Conservation website (<https://ecos.fws.gov/ipac>). If you have any questions regarding this letter please contact Melany Cheeseman, Endangered Species Review Assistant, at (508) 389-6357.

Sincerely,



Everose Schlüter, Ph.D.
Assistant Director

Attachment 3 – Site Photographs

Figure-1 - Abandoned Access Road at Hoyts Wharf Road



Figure 2 - Abandoned Access Road

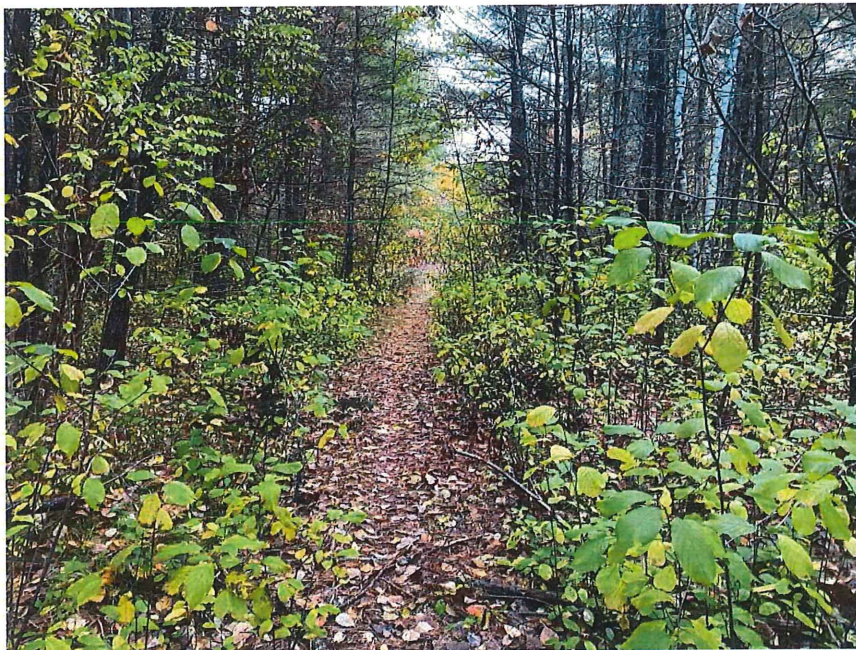


Figure 3 – Stream Crossing for Abandoned Access Road



Figure 4 – Area to be Cleared for Future Gravel Removal



Attachment 4 – Conceptual Plan

GDYSC - President David Pitkin, 517 Pepperell Road, Groton dpitkin@gdyisc.org Dec 19, 2023

Community Preservation Committee
Town of Groton
173 Main Street
Groton, MA 01450

Subject: Support for the Cow Pond Playing Fields Upgrade Project (Project Proposal #2025-02)

Dear Members of the Community Preservation Committee,

I am writing to express my support for Project Proposal #2025-02, the Groton Parks Commission's initiative to upgrade the facilities at the Cow Pond Playing Fields. As a resident and active member of the sporting community within Groton, I believe that investing in our recreational spaces is crucial for the well-being and enjoyment of all residents.

The Cow Pond Playing Fields hold a special place in our community, serving as a hub for various recreational activities. The proposal to upgrade these facilities aligns perfectly with the accessible suggestions outlined in the 2019 Open Space and Recreation Plan. I would like to specifically highlight and endorse the inclusion of accessible parking and accessible bathrooms in the project.

Ensuring that our recreational spaces are accessible to all members of the community is not only a matter of inclusivity but also a demonstration of our commitment to creating an environment that caters to the diverse needs of our residents. The provision of accessible parking and bathrooms will undoubtedly make the Cow Pond Playing Fields more welcoming and usable for individuals with disabilities, allowing them to fully participate in and enjoy the recreational opportunities our town has to offer.

As we evaluate the needs of the town and recreational spaces it is also worth noting that middle school Football does not plan to return to Cow Pond. It would be good to remove the scoreboard, goal posts, and shed before they become an eyesore. Other inclusive additions to the space for consideration the addition of a playground (like at Larter) and a walking track around the perimeter of the playing fields. Upgrading the lights to light up more of the soccer practice fields in the Fall when the sunset makes later practice hard and more efficient LEDs to save electricity costs. Another reasonable upgrade would be An AED, or automated external defibrillator available near high-usage fields.

I am confident that Project Proposal #2025-02 will contribute significantly to the overall enhancement of the Cow Pond Playing Fields and foster a sense of community among residents of all ages and abilities. I believe that supporting this project is an investment in the well-being and happiness of our community members, and I urge you to give it your full consideration.

Thank you for your time and commitment to the betterment of our community. I trust that the Community Preservation Committee will recognize the value of this project and allocate the necessary resources to bring these enhancements to fruition.

Sincerely,

A handwritten signature in black ink that reads "David Pitkin". The signature is written in a cursive, flowing style. It is positioned above a horizontal line of small, light-colored dots.

David Pitkin, President Groton-Dunstable Youth Soccer



TOWN OF GROTON
Conservation Commission
173 Main Street
Groton, MA 01450
(978) 448-1106
Fax: 978-448-1113
csteeves@grotonma.gov

Community Preservation Committee
Groton Town Hall
Groton, MA 01450

Dear Members of the CPC-

I am writing this letter to express support on behalf of the Groton Conservation Commission for the proposed Park Commission's project to create a concept plan for Cow Pond Field.

After a vote of the Groton Conservation Commission, this letter supports the CPA Application 2025-2 for the Park Commission to design the recreation area at Cow Pond Brook Road. The Conservation Commission has been granted property under consideration and looks forward to working with the Park Commission to design the improvements.

The property between Cow Pond Brook and Hoytes Warf Road includes an ecologically sensitive area and the Conservation Commission would like to participate in the design.

Thank you,

Eileen McHugh
Chair
Conservation Commission