

## 11. CPA PROJECT APPLICATION FORM

[CPC Use Only: Date Received 1/18/2018 By: Robin Eibye  
Assigned CPC #2019 - 03]

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 Jennings First Mary  
Organization(s) (if appropriate) Friends of Prescott, Inc. and Groton Board of Selectmen
- b.) Regional Project: Yes ? or No? X If Yes, Town/Organization: N/A
2. Submission Date: 18 January 2018
3. Applicant Address: St. 62 Blossom Lane  
City/ State: Groton, MA ZIP: 01450-1339
4. Ph. # (978) 448-5381 Email: atheyjennings@gmail.com
5. CPA Purpose. Check all that apply:  
Community Housing      (Affordable Housing:     ) Historic Preservation: ✓ Open Space:       
Recreation
6. Town Committee or boards participating: Groton Board of Selectmen
7. Project Location/Address: 145 Main Street, Groton, MA 01450-1272
8. Project Name: Prescott School Preservation Project Phase III
9. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	Town of Groton	173 Main St, Groton, MA	(978) 448-1111	mhaddad@townofgroton.org
Project Manager	Mark Haddad	173 Main St, Groton, MA	(978) 448-1111	mhaddad@townofgroton.org
Lead Architect	N/A	N/A	N/A	N/A
Project Contractor	To be determined	To be determined	TBD	TBD
Project Consultants	N/A	N/A	N/A	N/A
Other:	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A

10. As appropriate, indicate if proposal requires P&S agreement No Deed No  
Option agreement No Other-describe: N/A
11. a.) Assessor info. (map/ block/ lot id.(s)): 133/43 b.) Tax classification type: Municipal
12. Permits required: Zoning: No Historic Preservation: Yes Other: N/A
13. Historic Commission Approval signoff (when required): Not Required Date: N/A
14. Funding: a.) Requested from CPC: \$279,180 b.) Committed from other sources: \$0  
c.) Annual anticipated total income: \$35,000 d.) Annual anticipated total expense: \$35,000  
d.) Anticipated net income (loss): \$0 e.) Estimator name/company: MCP\*
15. CCP Objectives - use codes from **Section 5** to indicate all that apply: 5.1.1 and 5.1.2
16. Project Timelines: Proposed Start Date: 1 July 2018 Projected Complete Date: 30 June 2020
17. Estimated Delivery Date of Completion Report to CPC: 30 June 2019

18. Project description and explanation (attach additional sheets as needed): This Prescott School Preservation Project Phase III proposal is to continue the process of upgrading Groton's historic Prescott School. These upgrades are part of the Town's overall plan to create a vibrant multi-use community center in the heart of Groton's central historic district that will house retail, commercial and non-profit businesses. Before that plan can be fully implemented, the building needs to be upgraded to meet the new Massachusetts building code. Currently the building can be used only for education purposes. Other uses trigger a "change of use" under the building code which requires that the building be immediately brought into compliance with all aspects of the current building code, a multi-million dollar undertaking. Until those funds become available, Friends of Prescott, Inc. and the Groton Board of Selectmen would like to continue the incremental process of bringing the building  
(continued on page 3)

19. Feasibility: This project is entirely feasible as it involves only building upgrades that are routinely performed on historic buildings within the Commonwealth of Massachusetts.

20. List of attachments: The list of attachments is shown on page 9.

21. Additional Information: none

22. Management Plan: The project management plan is shown on page 10.

23. Applicant Signature: \_\_\_\_\_

Friends of Prescott  
Co Applicant Signature: \_\_\_\_\_

Co Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: 1/18/2018

Date: \_\_\_\_\_

up to code. The scope of work being proposed here is to install an automatic sprinkler system for the entire building and to install a new door with an automatic opener for the entrance at the top of the existing wheelchair ramp.

An automatic sprinkler system is a requirement of the current building code and one will have to be installed as part of the overall building upgrade at some point. Installing the sprinkler system now has two important advantages. The first is that the building will be protected during the full-scale renovation. Many wood-framed buildings are damaged or destroyed by fires that occur during the construction or renovation process. A recent example was an apartment complex under construction in Waltham which was destroyed by fire on 23 July 2017. The automatic sprinkler system had yet to be installed and the building was a total loss. The latest example occurred on 26 July 2017 when the Treadmark Building in Dorchester was severely damaged by fire. The fire occurred while testing a new emergency generator and the sprinkler system was not yet operational. Prudence suggests that an operational automatic sprinkler system is essential before renovations begin on a wood-framed building. Although Prescott's exterior walls are brick, all of the floors and the roof structure is wood frame and if these were lost or partially lost in a fire, the building would be a total loss. The second advantage of installing the sprinkler system is that it reduces the cost of the future full-scale renovation by not having to install the sprinkler system at that time.

The proposed new door and automatic door opener will make the building more accessible to people entering and leaving the building in a wheelchair. Currently the door at the top of the wheelchair ramp is difficult to open. A new door with opener will allow someone to easily enter the building without assistance by simply pressing a button. Like the sprinkler system, an automatically operated door will be required as part of any full-scale renovation.

## **Background**

Prescott School, located at 145 Main Street in Groton, was built in 1927 to serve as the town's high school. Owned by the town, Prescott has educated children at the high school, junior high school and elementary school levels. The building is currently being used by the Groton-Dunstable Regional School District (GDRSD) for administrative offices. For 89 years, this stately, historic brick building has been an integral piece of the character of Groton Center.

In 1870, Andrew Robins donated land to the town with the stipulation that it be used for educational purposes. The town's first high school, the Butler School, was built on the site in 1871. Fire destroyed part of the original building in 1925. Haynes and Mason Architects were contracted to rebuild the school. They removed a portion of the building in the front near Main Street, and removed interior partitions, but retained the core of the building. The architects added a front wing and rear assembly hall to the original building, and the school reopened as The Groton High School in 1928. The school was subsequently renamed Prescott School after Groton Native Colonel William Prescott, Commander of the American Forces at Bunker Hill.

In 1964, Prescott School was placed on the Massachusetts Register of Historic Places. In 2010, it was placed on the National Register of Historic Places with the help of a Groton CPA grant, which was submitted by a group of interested citizens/parents. The building was recognized for its architecture, and today is one of a limited number of remaining Main Street schools in the country.

This Colonial Revival and Georgian Revival brick building is simple yet sophisticated with its monumental pilasters at the center bay, central arched window, and cast stone swag above the central Window. The scrolled pediment above the east entry door, stone quoins at the corners of the east wing, and oval window in the main pediment are defining features. The exterior shell is in very good condition due to the ongoing maintenance and a recent renovation. In 1997, the Carell Group performed accessibility upgrades by adding the entrance stair and handicap ramp on the north side of the building.

A major exterior renovation was undertaken in 2006 by Helene Karl Architects. They replaced the existing roof with a single-ply membrane roof, removed existing roof exhaust turbines and abandoned chimney, replaced the basement and rear doors, re-pointed and repaired deteriorated masonry, removed existing rear canopies on the west elevation, replaced the gym windows with a Kalwall system and replaced the original wood windows with new aluminum framed windows.

The existing gas-fired steam boiler was replaced in 2010. There are beautiful maple wood floors and pressed tin ceilings throughout the building. In most of the rooms, vinyl tiles and carpet are covering the wood floors and acoustical suspended ceilings are covering the metal ceiling.

The sanitary system for the building discharges to the rear of the building to a tank with duplex grinder pumps. The pumps discharge the sanitary water to the sewer main in the street. The pump system is approximately 15 years old, and the pumps were rebuilt approximately 4 years ago.

When the GDRSD consolidated the district elementary schools in 2008, the school administration offices were moved into Prescott. The GDRSD currently has a lease with the Town of Groton to maintain their offices at Prescott through August 2018. Since 2008, there has been an ongoing discussion about the best future use of Prescott. Two committees have been formed by the Board of Selectmen since that time to make recommendations. The latest committee, the Municipal Building Committee for Prescott School, was formed in January 2015 presented its final report and recommendations to the Board of Selectmen in January of 2015. Now that the building has recognition on both the Massachusetts and National List of Historic Places, it is eligible for funding from various sources for the preservation of historic sites. The total amount spent in the last 20 years prior to 2017 on Prescott is \$683,000.

### **Friends of Prescott**

Friends of Prescott, Inc., a registered Massachusetts non-profit organization, was initially formed in the fall of 2014 after Town Meeting voted not to sell the building for a second time. It was time for citizens to not just vote their opinion, but get involved and act in order to help the town determine the

best use for Prescott School. The mission of the organization is to preserve the Prescott School as a community asset for community use. Friends of Prescott seeks to raise public awareness about potential uses for the property as well as possible sources of funding to secure its long term future. Friends of Prescott believes that the location of the building in the center of our historic town, along with its size and history as an education facility, make it ideal for a mixed use facility open and accessible to all citizens, (mixed use including but not limited to options such as office space, community event/recreation space and commercial space. Whatever the final use is determined to be, Prescott School is an important historical asset and anchor building in the center of town.

### **Funding Proposal**

Any future use of the building, as well as long term preservation of the value of this vital asset, will require the installation of a fire suppression system, to protect the building and its occupants. It will also need to be brought into compliance with current building code for handicap accessibility. There is no fire suppression system in the building right now. The town is currently and actively in the process of making a long term decision about Prescott School. Any expanded use by the town is going to require a fire suppression system and improved handicap access. Therefore, it makes sense to begin to secure funds to be available for use when building design plans are being put in place. In recent years the Town has witnessed the tragic loss of another historic Main Street property in Groton, the Stagecoach Inn, due to the lack of a fire suppression system, making it all the more important that the Town prioritize this important historical town asset to have one. Friends of Prescott and the Groton Board of Selectmen are currently requesting funding for a fire suppression system for the entire building as well as for new doors and on automatic door opening system for the doors at the top of the existing handicap access ramp. (See page 10 for the scope of work and cost estimates)

The Groton Board of Selectmen (BOS), as the building owner and as co-applicants for this proposal support this application indicating they believe "The Prescott School is a valuable community asset, one that should be maintained and protected by the Town". The improvements requested by this application will allow the Town to address two very important needs in the building; fire safety and handicapped accessibility. These are crucial needs that should be addressed immediately for both the public using the building and the tenant occupying the building, the Groton-Dunstable Regional School Administrative Offices. Additionally, while a final recommendation has not yet been made regarding the future of the building, all of the recommended building improvements in this application will survive any renovations needed in the future, regardless of the final recommended use.

The reuse of the Prescott School building offers the Town of Groton a unique opportunity to shape its future and help define a sense of community. The renovated building will contribute to the revitalization of the town center by bringing people downtown, provide residents with desired services and resources, and encourage residents to engage with one another in our town center. It will preserve, maintain and bring back to life a venerable building in the heart of Groton center.

## **Prescott School and Town Objectives**

In January 2015, the Municipal Building Committee for Prescott was formed with the following charge:

" ...The Committee shall be responsible for providing a vision for the future use of the Prescott School, gathering input from citizens, users and potential users, reviewing conceptual designs, making recommendations and acting in an advisory capacity for the Prescott School..."

The Committee will also " ...study the uses of similar historic buildings in comparable communities, including transitions to usage...develop and recommend a plan to the Board of Selectmen that maximizes the best uses of the building and site for the short (next 5 years) and long term (next 20+ years) ..."

On May 2, 2015 100 residents attended an Open House/Public Forum held at Prescott to discuss ideas for the future use of the building. A Public Survey was mailed to Town residents in July to solicit additional input and nearly 200 responded. The survey results indicate 2:1 support for public use and town ownership.

The Committee has researched how other communities have utilized similar buildings; have studied business models on how to operate them and financial options on how to upgrade such facilities.

## **Prescott School and the CPA Planning Objectives**

This funding request falls under Section 5.1 Historic Preservation. Specifically,

### **Section 5.1.1 - *Pursue adaptive reuse of historic properties***

By incrementally bringing the historic Prescott School building up to code the building will eventually be able to be used for activities beyond just educational uses. Expanding the allowable uses of the building allows adaptive re-use as a location for retail, commercial and non-profit business activities in the heart of Groton.

### **Section 5.1.2 *Protect cultural and historic resources***

Upgrading the Prescott School building makes it economically feasible for the Town of Groton to continue to own and operate the building for the benefit of Groton's residents. Without the needed upgrades, the building will likely become a drain on the Town's finances thereby making it more likely that, at some time in the future, the Town will decide to sell the building to a private entity. At that point, the new owner can, after waiting out the Town's demolition bylaw delay time, demolish the historic building and replace it with only a historic-looking modern building. That would result in a significant loss to Groton's inventory of historic buildings.

This project will adhere to the secretary of the Interior's Standards for Historic Preservation during all phases of construction, as the building is located in a historic district and is listed on both the Massachusetts (Inventory No. GRO.147) and National (Ref No. 10000057) Register of Historic Places.

### **Prescott and the Town of Groton's Master Plan**

The proposed preservation of Prescott School and the proposed uses currently being considered by the Municipal Building Committee for Prescott School are 100% in alignment with the Town of Groton's Master Plan. The following are excerpts the Groton's 2011 Master Plan with their associated page numbers. From the Cultural and Historic Resources section:

"Groton needs to cultivate a stronger sense of stewardship for historic resources, similar [sic] that which exists for natural resources" (p 27)

"Historic preservation efforts such as...protecting the character of historic retail centers can complement and contribute to the towns economic development interests." (p 27)

"Historical buildings can be adapted for new uses" (p 27)

"The Town of Groton owns an impressive collection of historic buildings, but many need restoration and repair. Town Hall, The Public Library, The Old Burying Ground, Fitch's Bridge and the Prescott School are just a few examples of Groton's diverse historic properties." (p 39)

"Groton has a need for stronger awareness of and support for historic preservation initiatives. Despite Groton's wealth of historic resources and the important role they play in the visual character of the town, residents and officials seem hesitant to strengthen and expand preservation regulations and initiatives." (p 39)

The Goals and Recommendations section states:

"Continue to seek funding for reuse and preservation of Town-owned historic resources. Groton should continue to pursue funding for historic preservation of municipal structures." (p 40)

"... Groton has few opportunities for non-competitive sports or recreation programs for adults, and the town needs more affordable recreation activities" (p 43)

Clearly the rehabilitation of Prescott School is identified as an important objective in the Groton Master Plan. The fact that, once restored, portions of the building will be used to provide recreational opportunities that the Master Plan has identified as lacking meets a second important goal identified in the Master Plan.

## **Groton's Open Space and Recreation Plan**

The following is excerpted from the first page of Groton's 2012 Open Space and Recreation Plan's Plan.

"Since the 2005 Open Space and Recreation Plan, Groton's municipal recreation department has been cut due to budgetary constraints. There is a desire among some community members to expand the recreational offerings in town (currently offered by private providers) to include a more diverse range of activities, including programs for adults, seniors, and disabled populations, as well as more affordable options. Also, there is concern that without a municipal recreation department, there is no public entity focused on long-term capital needs for recreation. While additional, targeted planning is required to determine the demand for new programs and whether a municipal recreation department should be reinstated, in the short term Groton needs to find a way to address the need for recreation facility capital planning."

Since September of 2017 Friends of Prescott, Inc. has been offering classes in Prescott School to the public on topics including landscaping, geology, history, film, dance, exercise and religion. The first semester (September through December 2017) saw over one hundred people sign up for the 15 class section offerings. 45 class section offerings are planned for the spring of 2018 as Friends of Prescott begins building upon its initial success. These classes provide some indoor recreational opportunities that the 2012 Open Space and Recreation plan identified as lacking. Keeping the ownership of Prescott School in municipal hands is essential to Friends of Prescott's being able to provide these recreational activities. Funding Prescott School's building upgrades is essential to making it economically justifiable to keep Prescott School a publicly owned municipal building.

On page 79 of the Goals and Objectives chapter of the Open Space and Recreation Plan contains the following.

- |   |  |
|---|--|
| <b>3. Provide recreational opportunities for all Groton residents</b> | <ul style="list-style-type: none"><li>• Expand recreational and educational program offerings.</li><li>• Develop facilities to support programming and serve future growth areas of town.</li><li>• Update facilities to meet Americans with Disabilities (ADA) requirements.</li><li>• Explore special opportunities for recreational facilities.</li></ul> |
|---|--|

Upgrading and restoring Prescott School for retail, commercial and non-profit activities clearly creates opportunities for recreational and educational program offerings. Right now Friends of Prescott offers recreational activities that are educational in nature. The number and variety of offerings can be greatly expanded when the building is fully up to code. The installation of the proposed doors and automatic door opener helps improve the buildings access to persons with disabilities. The next significant improvement in that area is the installation of an elevator but that will have to wait for a



future CPA application submitted along with other state and federal grant applications.

Page 83 of the Seven Year Action Plan chapter of the Open Space and Recreation Plan contains the following.

- |   |   |
|---|---|
| <p>3.1 Expand recreational<br/>and recreational<br/>program offerings</p> | <ul style="list-style-type: none"><li>• Work to implement new programs desired by residents.</li><li>• Support non-profits' and schools' efforts to incorporate environmental education into programs on conservation land or other natural areas</li></ul> |
|---|---|

Bringing Prescott School up to code will help accomplish both of these action plan goals. Adding an automatic sprinkling system and automatic door opener will help make that possible by reducing the cost and duration of the expected final code upgrade project.

## **Conclusion**

The Friends of Prescott came into being as a direct result of what makes our town special and unique: town meeting form of government, unique historical assets and the Community Preservation Fund. We heard the need for citizens to become involved in helping to determine the future of this historic building at town meeting and we responded to the call. We are a group that is advocating for the preservation of the building as well as the historic face of downtown Groton. We are honored to have the opportunity to work with the Municipal Building Committee for Prescott and the Board of Selectmen who share our dedication to preserve this treasure of our town.

## **List of Attachments**

1. Bargmann Hendrie & Archetype report on code recommendations (relevant pages)
2. Town of Groton Master Plan (referenced pages)
3. Town of Groton Open Space Plan (referenced pages)
4. Recognition on National Register of Historic Places
5. Recognition on Massachusetts Register of Historic Places
6. Copy of the original deed to the Town of Groton for the Prescott School
7. Letters of support (forthcoming)
8. Friends of Prescott website screen shot

## **Cost Estimate - Prescott School CPA Project Application**

### **Scope of Work and Cost Estimate Worksheet for Prescott School Phase III**

Sprinkler system for entire building	\$200,200	from Rustic Fire Protection bid dated January 2017 plus 10%
Bring in new larger water service line	\$15,000	estimate from water superintendent
Water service fee for 6" water line	\$30,000	Groton water department
Architect to update sprinkler design	\$3,500	estimate from Halsey Platt
Automatic door actuator with switches	\$1,100	Norton Door Controls catalog
New door including installation	<u>\$4,000</u>	engineering estimate
Subtotal	\$253,800	
10% contingency	\$25,380	
Total project budget	<u>\$279,180</u>	

### **Prescott School Phase III Project Management Plan**

Mark Haddad, Town Manager, has agreed to manage the project on behalf of the Board of Selectmen to insure the CPA Project Timeline is met and to ensure compliance with municipal procurement laws.

Project management involves the following:

- 1) Preparing a Request for Proposal (RFP) for Scope of Work that meets the requirements of the Groton Board of Selectmen and the current tenant, the Groton Dunstable Regional School District.
- 2) Releasing the RFP, receiving the proposals from the responding contractors and selecting the winner in a way that conforms to the state's municipal procurement laws.
- 3) Act as the Town's primary contact person with the selected contractors. This includes answering questions and monitoring the project progress against the performance timetable in the selected proposal.
- 4) Act as the contact person to the Community Preservation Committee and provide a monthly update on the progress of the project.
- 5) Ensuring that the project complies with the Secretary of the Interiors Standards for Historic Renovation

- 6) Act as contact person to coordinate with the GDRSD administrative offices regarding progress of the project and temporary office moves if necessary to accommodate installation
- 7) Presenting copies of all invoices as well as the project final report to the Community Preservation Committee. This includes answering any questions from the public or Community Preservation Committee members about the completed project.

Supporting Mark Haddad in the management of the project will Halsey Platt and Mary Jennings on behalf of Friends of Prescott who will:

- 8) Facilitate sharing of information from the Bargmann engineering reports and other research on the building structure conducted by the Municipal Building Committee for Prescott
- 9) Assist with preparing monthly updates on the progress of the project to the Community Preservation Committee
- 10) Assist with preparing a project final report for the Community Preservation Committee.

Project cost overruns will be handled through the raising of additional private funds by the Friends of Prescott. The RFP will specify that the project will be a fixed price contract so cost overruns are extremely unlikely. If the responses to the RFP are significantly above the \$279,180 requested, and sufficient additional private funding cannot be found to make up the difference, then the scope of work will be adjusted.

### **Massachusetts Preservation Project Fund Application**

As part of this project, Friend of Prescott, Inc. will be writing and submitting an application to the Massachusetts Historical Commission for a Massachusetts Preservation Project Fund grant. Prescott School is eligible for funding as the building is already on the Massachusetts Registry of Historic Places. The grant submission deadline is 23 March 2018 and the award notification is expected on 13 June 2018. The CPC and Town Meeting will not know whether or not the grant has been received prior to their Town Meeting vote.

The grant is a 50% reimbursement grant so Friends of Prescott and the Board of Selectmen will need to fund the full amount of the project up front and then submit the paperwork to the Massachusetts Historical Commission for reimbursement. Chapter 44B of Massachusetts General Laws (Community Preservation) allows funding of CPA accounts through two mechanisms, a local real estate tax surcharge and a match from the state's Community Preservation Trust Fund. It is not clear that it is possible to return reimbursed grant money to the CPA. There may be two possible work-arounds for this.

1. Establish a capital fund for Prescott School, place the reimbursement money (about \$139,000) into this account and then use this account for future year funding for Prescott School improvements.

2. Identify a source for short-term borrowing of 50% of the project cost so that the full project cost never leaves the CPA account. When the reimbursement arrives then the short term note is paid off. This creates certain interest and administrative costs but ensures that the CPA funds remain with the CPA accounts and under the care of the Community Preservation Committee.

### **Previous Prescott School CPA Funded Projects**

At the spring 2016 Town Meeting voters approved \$165,071 to replace the external stairs to the gymnasium, add egress lighting, install fire doors in the front and back stairwells, install automatic door closures, re-locate handrails, correct stair trend geometry, stripe the parking lot and install handicap parking signs. Included in that amount was \$42,188 for installing an automatic sprinkler system to the top floor and \$16,750 for installing a new water line from Main Street. The bids that came in for the sprinkler system were higher than what was budgeted for so the sprinkler system and water line items were not done. That project (2017-05) is mostly done at this point with a total of about \$124,000 being expended. About \$40,000 is expected to be returned from project 2017-05 to the CPA bins upon project closeout.

At the spring 2017 Town Meeting voters approved an additional \$15,350 to enclose the front and rear staircases on the bottom floor, install traffic limit bars on the second floor of both staircases, and upgrade the fire alarms in both stair cases. That project (2018-09) is just beginning to get underway.

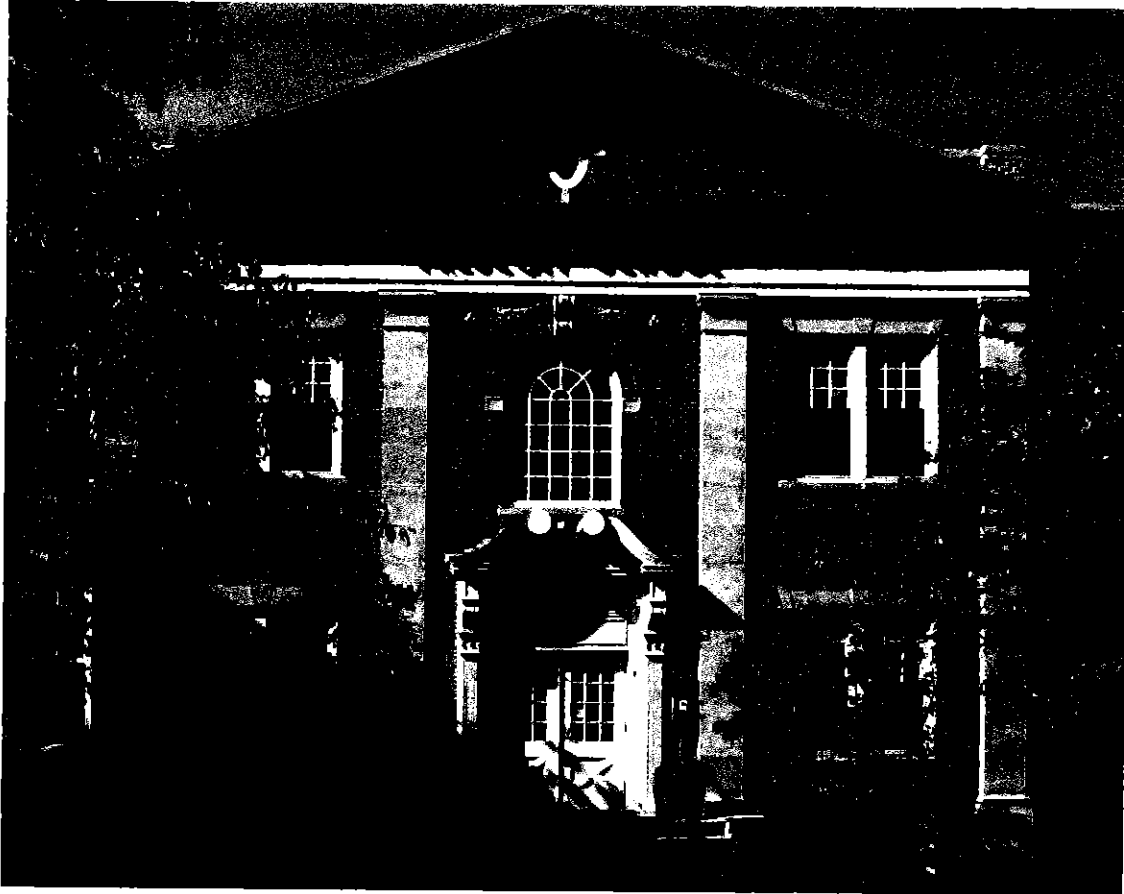
### **Prescott School Phase III Project Timeline**

Mark Haddad, Town Manager, has agreed to manage the project on behalf of the Board of Selectmen to insure the CPA Project Timeline is met and to ensure compliance with municipal procurement laws.

18 January 2018	Submit first draft of full Prescott School Phase III proposal
12 February 2018	Attend public hearing to receive feedback from public on proposal
15 March 2018	Submit final draft of Prescott School Phase III proposal to CPC
23 March 2018	Submit application to Massachusetts Historical Commission for Massachusetts Preservation Projects Fund money for 50% cost reimbursement
23 April 2018	Present information about proposed project and answer questions at Town Meeting

13 June 2018	Receive notification of Massachusetts Preservation Project Fund award for 50% cost reimbursement
1 July 2018	Begin drafting bid documents for installation of automatic sprinkler system, doors and automatic door opener
12 July 2018	Attend Massachusetts Preservation Project awardee workshop
1 September 2018	Release bid documents in accordance with municipal procurement requirements
15 September 2018	Sign funding agreement with Massachusetts Historical Commission for Massachusetts Preservation Project Fund money
15 October 2018	Review received bids and award sprinkler contract and door contract
1 December 2018	Procure all needed permits from Planning Board, Fire Department, Building Inspector, Historic Commission, Historic Districts Commission, Commission on Accessibility, Massachusetts Historical Commission, Water Department and others
1 January 2019	Begin sprinkler and door installation
15 January 2019	Complete door and automatic door opener installation
1 April 2019	Complete interior portion of sprinkler system installation
1 May 2019	Complete trenching and system tie-in with Main Street water main
1 June 2019	Commission sprinkler system and obtain all required signoffs from Fire Department, Building Inspector and others
30 June 2019	Submit project final report to Community Preservation Committee

# PRESCOTT SCHOOL REUSE STUDY



GROTON, MASSACHUSETTS

## **DRAFT REPORT**

March 6, 2012

### Exterior Recommendations

Retain existing brick walls, window and door openings, broken scrolled pediment above the door, canopy above the north entry door, cast stone window lintels and sills, stone pilasters and quoins, and wood trim mold around the pediment and parapet at the east façade.

The main entrance stair on the east elevation is not code compliant because of high risers of varying dimensions, no handrails, and an elevation change at the door threshold. A new main entrance stair and ramp with a large landing should be installed. This addition may alter the cast stone retaining walls on either side of the stair.

The ramp and stairs at the north entrance is code compliant and may be retained.

The two wood egress stairs on the west elevation of the Auditorium/Gym are roped off and are not structurally sound. These stairs should be removed and one new egress staircase is recommended to meet code requirements.

The three concrete stairways leading to the basement are not code compliant because of high risers and non-compliant handrails. These stairways and railings will most likely be able to remain with a variance from MAAB. The corrugated plastic enclosure on the south concrete basement stair is recommended to be removed and replaced with a more permanent roof and wall system to match the other stair enclosures.

The ramp at the west elevation leading to the basement is not code compliant because of a steep slope and lack of handrails. A new accessible ramp should be installed to meet current code requirements.

All of the original windows have been removed and replaced with windows to match the existing. The existing windows are in good condition and should be retained.

The Kalwall windows on the west elevation and the north and south elevation on basement level of the Auditorium are rusting and are in fair condition. Depending on the use of the Auditorium and Cafeteria, it is recommended that they be replaced with windows that resemble the original glass pane windows and doors.

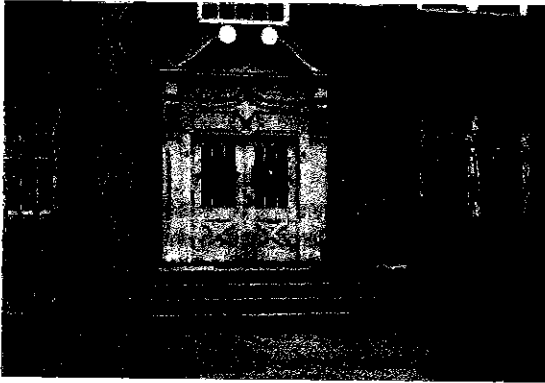


Fig 28. East entry non-compliant stairs

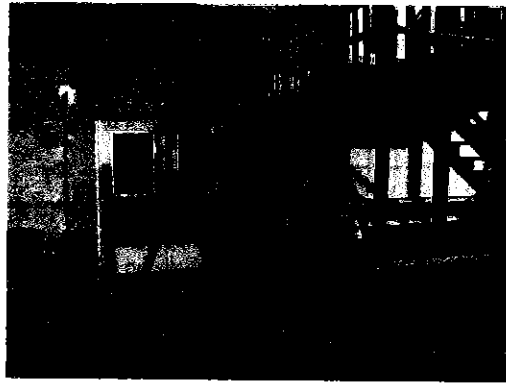


Fig 29. West basement entry, non-compliant ramp

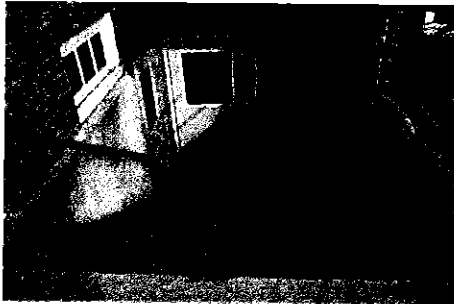


Fig 30. South concrete stairs leading to basement.

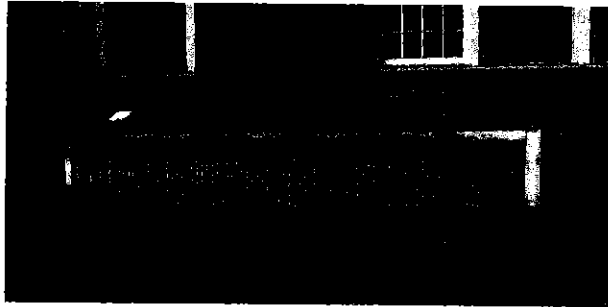


Fig 31. Other south concrete stairs leading to basement. This enclosure is recommended to be removed and replaced.



Each fixture group will be capable of isolation by means of a valved distribution system with valves located at access panels located near each fixture group. The isolation system will allow service to be performed to each fixture group without disturbing water supply to other areas.

#### Grease Recovery Unit

If the kitchen is fitted out as a commercial kitchen, the grease laden waste from the commercial kitchen shall be recovered through the use of a grease interception system. The Grease recovery unit shall be by Thermaco, model Big Dipper W-250-IS Point Source Automatic Grease Removal System. Grease recovery unit sizing shall be finalized upon approval of the commercial kitchen equipment and fixture schedules.

#### Service Sizes

Based on Massachusetts State plumbing code water fixture unit standards for plumbing fixtures, the existing 2" domestic water service is adequate to serve the requirements of the senior center/commercial space.

Based on Massachusetts State plumbing code drainage fixture unit standards, the existing 4" building sanitary drain is adequate to serve the drainage loads of the senior center/commercial space. However, given the problems with the existing line out of the building and the need for the tank and pumps, we recommend installing a new 6" sanitary service to the building from the street. This will eliminate the need to replace the existing underground and the need for and maintenance of the pumps.

### **Fire Protection Recommendations**

#### **All Options**

Provide a new automatic sprinkler system in accordance with NFPA 13. The system shall be zoned by floor with floor control assemblies on each floor. Provide a wet system alarm check valve and all accessories.

Provide a new 4" fire service with 4" double check valve assembly.

All sprinkler pipe shall be black steel with threaded or grooved joints. CPVC may be used where applicable in accordance with its listing.

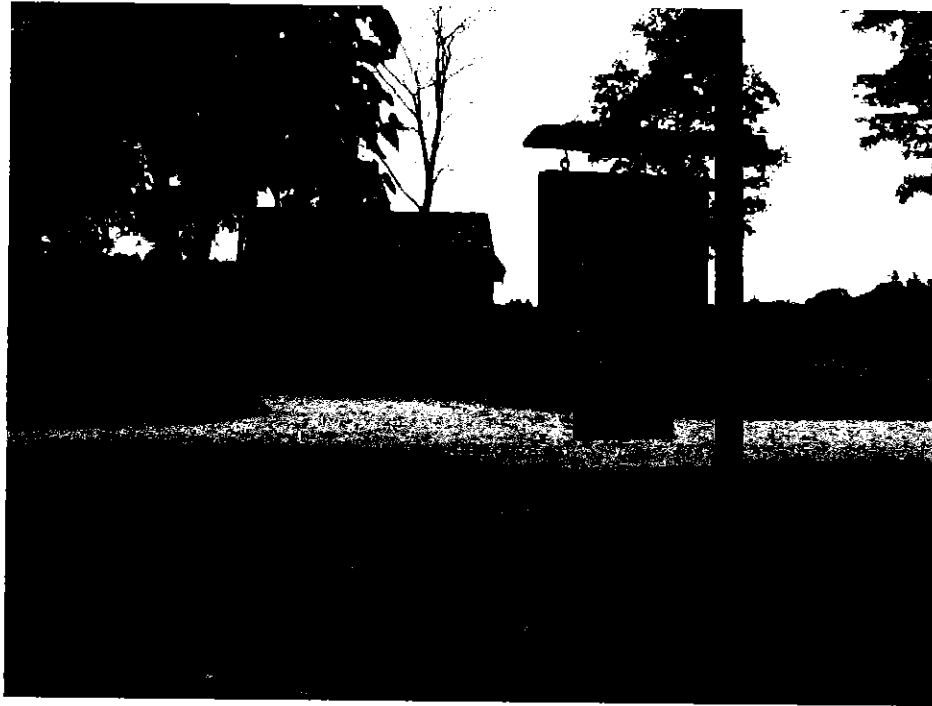
In areas where the ceilings are not being removed, the pipe shall be run exposed and be painted.

All sprinkler heads shall be quick response type, recessed.

#### **Fire Station**

Provide a dry valve zone to serve the apparatus bays area.

# groton master plan



town of groton, massachusetts

Prepared for:  
Groton Planning Board  
Land Use Department

Prepared by:  
Community Opportunities Group, Inc.  
Dodson Associates, Ltd.  
Fay, Spofford & Thorndike, Inc.

September 2011



## cultural & historic resources

### What is this element about?

#### Scope

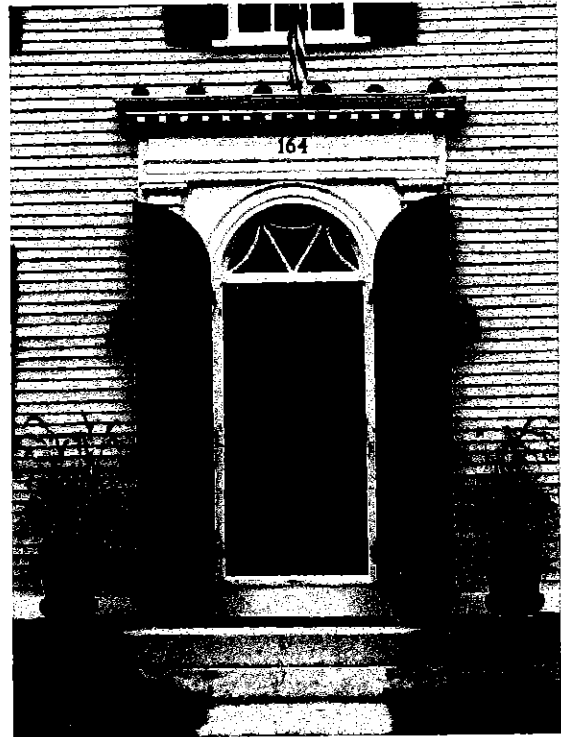
- Review Groton's existing inventories of cultural and historic resources.
- Map the town's historic sites and cultural landscapes.
- Identify types of cultural and historic resources that need further protection.
- Review existing procedures and methods for storage or archival materials and permanent records.
- Assess risks to cultural and historic resources and identify those that need further protection.
- Identify potential actions and strategies to limit the impacts of future development on cultural and historic resources.

#### Key findings

- Groton needs to cultivate a stronger sense of stewardship for historic resources, similar that which exists for natural resources.
- An effective preservation program hinges on understanding and appreciating historic resources - buildings, structures, objects, landscapes, archaeological sites, and historic records and artifacts.
- Historic preservation efforts such as creating heritage tourism programs and protecting the character of historic retail centers can compliment and contribute to the town's economic development interests.
- With proper standards and oversight and municipal regulations in place, historic buildings can be adapted for new uses.

#### Ideas for sustainability

- Provide zoning flexibility to encourage the reuse and restoration of historic buildings. Reusing historic buildings



lessens the need for new building materials and limits the amount of waste generated by new construction. In addition, older buildings often occupy less land than structures built to newer zoning requirements.

- *Work with residents to identify and create additional local historic districts.* Pursuing historic preservation initiatives that strengthen existing town centers and villages is a primary tenet of sustainable development. Though preservation efforts are often considered at the site or building level, they can be part of a larger effort to make existing activity nodes more pedestrian-friendly and economically vibrant. In this way, they are part of a process of concentrating development in existing areas, reducing auto-dependency, and providing economic and social opportunities within walking distance.
- *Make information about Groton's cultural and historic character, buildings, districts, cemeteries, and other heritage treasures widely available to residents and visitors in formats that are attractive and easily understood.* Cultural and historic preservation can be a crucial

preservation restrictions under G.L. c. 184, §§ 31-32, or formally determined eligible for the National Register by the National Park Service. The MHC updates the list annually. Table 2.1 identifies Groton properties currently listed on the State Register.

#### NATIONAL REGISTER OF HISTORIC PLACES

Established by the National Historic Preservation Act of 1966, the National Register of Historic Places is the official federal list of districts, sites, buildings, structures, and objects that have been deemed significant in American history, architecture, archaeology, engineering, and culture. Properties may be listed individually or as part of a district. The National Park Service administers the National Register, but nominations usually begin at the local level. Though listing is primarily an honorary designation, it does provide some protection under Section 106 of the National Historic Preservation Act, which requires federal agencies to consider the effects of their

projects on historic properties. Any development or construction project seeking federal funding, licenses, or permits must be reviewed by the State Historic Preservation Officer (MHC). Mitigation is required for any proposal that may have an adverse effect on a National Register property.

As shown in Table 4.1, Groton has five properties listed individually on the National Register (NRIND) but no National Register districts. Although the individual designations indicate a property's discrete significance in the history of Groton and the Commonwealth, many are located within historically significant areas that merit district designation such as Groton Center and West Groton. Recognizing individually listed properties within the context of their surroundings would illustrate the important interrelationship that resources play in defining Groton's historic and architectural character.

**Table 4.1: Properties Listed on the State Register of Historic Places**

Historic Name	Address	Designation*	Date of Designation	Number of Properties
District 7 School	366 Chicopee Row	NRIND	01/29/2008	5
First Parish Church	1 Powder House Rd	LHD	07/09/1964	1
		PR	04/15/1986	1
Governor George S. Boutwell House	172 Main Street	LHD	07/9/1964	5
		NRIND	01/05/2005	5
Groton Historic District #1	Main St from Old Ayer Rd to Court St	LHD	07/09/1964	45
Groton Historic District #2	Main St from Court St to School St	LHD	03/22/1965	54
Groton Historic District #3	Farmers Row (Rt. 111) Pleasant St to Joy Lane	LHD	07/09/1964	27
Groton High School (Prescott School/ Butler School)	145 Main Street	LHD		1
		NRIND		
Groton Leatherboard Company (Rivencourt Residences)	6 West Main Street	NRIND	04/18/2002	8
Groton Inn	130 Main Street	LHD	07/09/1964	4
		NRIND	08/03/1976	4
Joseph Bennett – Arthur Shattuck House	653 Martins Pond Rd	PR	08/30/2000	1
		NRIND	02/33/2006	5
Residence next to Town House Lot (William Prescott House)	Main Street	LHD	07/09/1964	1
		PR	05/07/1981	
Samuel Williams Barn	164 Chicopee Row	PR	03/28/2000	1

Source: Massachusetts Historical Commission, State Register of Historic Places 2009 (2009). Acronyms: NRIND: National Register of Historic Places; LHD: Local Historic District; PR: Preservation Restriction.

identifying a suitable site. As many Massachusetts communities have discovered, a six-month delay does not accommodate all of these steps.

In addition to issues with demolition delay, Groton's local historic districts need attention. The existing district boundaries do not encompass the entire parcel of each resource, leaving features located outside of the district vulnerable to alteration or loss.

The Local Historic District rules and regulations need revision and updating. The GHDC's existing rules and regulations are more than twenty years old, and they do not include design guidance for historically appropriate alterations and materials. Design guidelines should contain both written and graphic illustration of materials, design concepts, and energy improvements appropriate for historic buildings. This would provide property owners with clear direction for developing alterations that will be compatible with the architectural character of their historic buildings. While the GHDC recognizes the need for design guidelines, the all-volunteer board has been unable to prepare them.

Groton's Local Historic Districts are limited in their geographic distribution. Groton designated its local historic districts more than forty years ago. Since then, the Town has neither expanded these districts nor created new ones, despite recommendations in previous plans. Currently, historic resources on the periphery or outside existing LHDs are vulnerable to inappropriate alterations. Groton's 1989 Preservation Plan identified several areas where additional local historic districts should be pursued, including West Groton. Other areas, such as Lost Lake, also have significant historic resources that are worthy of LHD protection.

**Archives.** There is no central facility or database for historic records and archives. Groton's historic records and artifacts are stored in various locations throughout the town. The Town wants to develop a central repository for historic artifacts and records for preservation and public access. Using CPA funds, the Town has preserved some historic documents and records and made them available online. However, Groton does not have a facility to store and exhibit larger artifacts such as the rolling stock currently stored at the Boutwell House.



**Archaeological Resources.** Groton lacks a process or mechanism to protect archaeological resources. Despite Groton's wealth of archaeological sites and artifacts, the town is only now beginning to gain an understanding of the resources found within its borders. The Archaeological Reconnaissance Survey provides a framework for protecting archaeological resources from inappropriate development. Groton needs to consider regulatory measures to protect these resources from disturbance or destruction.

**Municipal Historic Buildings.** Many of Groton's Town-owned historic buildings are in need of repair. The Town of Groton owns an impressive collection of historic buildings, but many need restoration and repair. Town Hall, the Public Library, the Old Burying Ground, Fitch's Bridge, and the Prescott School are just a few examples of Groton's diverse historic properties. Groton has been a good steward of its historic resources, but it has not taken important preservation steps such as adopting consistent procedures to employ the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties when it considers renovation work for public buildings. The Town has also not established an administrative rule requiring boards, commissions, and departments to seek GHC review as part of the project planning process.

**Public Awareness.** Groton has a need for stronger awareness of and support for historic preservation initiatives. Despite Groton's wealth of historic resources and the important role they play in the visual character of the town, residents and officials seem hesitant to strengthen and expand preservation regulations and initiatives. Local preservation groups conduct educational activities to promote Groton's historic buildings and landscapes, yet these

resources remain less recognized than the town's natural and open space resources.

## Goals and recommendations

### GOAL: PURSUE ADAPTIVE REUSE OF HISTORIC PROPERTIES.

#### Recommendations:

- **Provide flexibility in zoning to encourage the reuse and restoration of historic buildings, particularly for housing.** Regulatory barriers - particularly zoning regulations - often prevent the successful reuse of historic structures. Groton's Zoning Bylaw could be amended to allow reuse of non-residential structures such as historic barns, carriage houses, and mill structures for uses not permitted within the underlying zoning. In addition, the Town should also ensure that its zoning regulations do not interfere with the conversion of larger, single-family homes to multi-unit buildings. Though Groton allows conversions of single-family structures to a maximum of three units, this is only possible in a few cases. For any proposed adaptive use of an historic structure, the town should ensure that the redevelopment proposal is designed for compatibility with Groton's visual character.
- **Require projects that affect Town-owned historic structures to adhere to the Secretary of the Interior's Standards for Historic Preservation.** The Secretary of the Interior Standards establishes guidelines for modifying historic buildings in a manner that does not impact historic features and architectural character. Adopting these standards would not only provide specific advice for the treatment of historic structures, but would also demonstrate Groton's leadership in historic preservation.
- **Continue to seek funding for reuse and preservation of Town-owned historic resources.** Groton should continue to pursue funding for historic preservation of municipal structures. While the CPA is one funding mechanism, this money is limited to the amount raised by the community and the available match from the state. Also, there are competing community needs for CPA funds. While preservation grants are often available from MHC for restoration of public buildings, the program is competitive and available only on a year-to-year basis. Other preservation grant programs are also limited. Private fundraising may be an option, but it would involve competing with other community needs and may involve

legal issues, too. Seeking donated restoration services may be another option.

- **Identify appropriate reuse options for Town-owned historic structures through collaborative problem-solving between the GHC and other Town boards and departments.** Groton should solicit input from a range of Town boards and departments on historic preservation options for its vacant and underutilized historic municipal properties. Groton could also host community forums such as design charrettes, where Town officials, residents, design professionals, and community leaders explore various reuse and design options for historic buildings, as another means to determine viable preservation options.

### GOAL: PROTECT GROTON'S CULTURAL AND HISTORIC RESOURCES.

#### Recommendations:

- **Review Groton's existing preservation bylaws for opportunities to strengthen and expand resource protection.**
  - *Strengthen the Demolition Delay Bylaw.* Groton's existing demolition delay bylaw has a delay period of only six months, which is rarely enough time for a successful preservation strategy. A twelve-month delay period (typical in a number of Massachusetts communities) would allow time for the GHC to work with property owners to explore and pursue alternatives to demolition.
  - *Develop historic design guidelines.* The GHDC should pursue the creation of design guidelines for use by district property owners as well as other local residents. While the GHDC reviews all aspects of each designated property regardless of the historic district boundary, the criteria for review should be stated clearly in design guidelines to provide transparency and predictability for developers and property owners. Groton could contract with a preservation professional to develop design guidelines or work with a university program to utilize student services. CPA funds, MHC's Survey & Planning Grant Program, and other funding sources are available for this type of project.
  - *Work with residents to identify and create additional local historic districts.* Groton has not expanded its historic districts since they were first adopted in 1963, nor has it created any new districts despite recommendations in previous plans. With-

## open space & recreation

### What is this element about?

#### Scope

- Identify Groton's existing open space and recreational resources and the organizations responsible for their protection and management.
- Explore the Town's municipal policies and regulations affecting these resources.
- Examine the challenges faced by the town in its efforts to protect, promote, manage, and use its open space and recreational resources.
- Present opportunities for future conservation and recreation efforts.

#### Key findings

- Groton has a long and successful history of protecting open space, but ecologically significant parcels remain unprotected, particularly along waterways. Finding new ways to protect them will remain challenging due to competing demands for funding.
- By identifying and protecting some key parcels, Groton could develop a connected trails system that supports both passive recreation and alternatives to driving within the town.
- Groton is trying to manage conservation land and address issues such as invasive species, abutter encroachment, and sustainable forestry management. However, the town's collection of small, scattered open space parcels and the timber harvesting concerns residents have raised in the past will continue to make land management a challenging endeavor.
- Groton's private recreation groups provide a significant benefit through programming and field maintenance. However, Groton has few opportunities for non-competitive sports or recreation programs for adults, and the town needs more affordable recre-



ation activities. A municipal recreation department would provide a better way to meet these needs.

- Despite local interest and effort, Groton has not been able to develop and sustain a community garden. This remains an important open space goal.

#### Ideas for sustainability

Some key Open Space and Recreation recommendations that will increase Groton's sustainability include:

- *Protect priority open space parcels.* The concept of sustainability directly relates to the irreplaceable nature of natural resources and the importance of protecting them from degradation or loss. Preserving and protecting open space is one way to balance the use of natural resources with nature's ability to replenish them.
- *Pursue development of a town-wide trail system.* Creating a town-wide trail system would not only promote public enjoyment of open space and the natural environment, but also provide an alternative to vehicular transportation. Groton.
- *Develop management strategies and individual management plans for the town's conservation lands.* Preserving and enriching biodiversity requires more than preventing new development. It also depends on consistent land management practices, tailored to the needs

of each tract of open space, to ensure that conditions such as invasive species and abutter encroachment do not compromise the fragile resources that comprise these landscapes.

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## Existing conditions and trends

### Open space inventory

Saving open space has been a high priority in Groton for many years. Today, Groton has 7,970 acres of protected land - more than 30 percent of the town's total area. However, some important parcels with limited or no protection remain vulnerable to future development.

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### Open space by type and function

**Conservation Land.** Groton's conservation lands include open fields, woodlands, and water resources. Over the years, the Groton Conservation Commission, the state, and several non-profit conservation organizations have protected many tracts of land through outright purchase, land donations, and conservation restrictions. The Planning Board has also played a role by negotiating with developers for concessions during the permitting process. Groton continues to expand its open space inventory by successfully advocating for land protection, maintaining the local conservation fund, using Community Preservation Act (CPA) funds, and obtaining land acquisition grants from the state.

**Agricultural Land.** Groton began as a farming community but gradually lost much of its agriculture to farm abandonment and residential development. However, the Town and its non-profit partners have made concerted efforts to protect land for agricultural use - vegetable and livestock operations, orchards, tree farms, equestrian facilities, and hayfields. Private initiatives, Agricultural Preservation Restrictions (APRs), and conservation land leases to farmers have helped to preserve Groton's agricultural heritage. Beyond the economic and cultural value of farming, working landscapes also contribute to Groton's scenic beauty. Groton residents say they value local agriculture, and the demand for local, organic food sources is rising. New production and purchasing arrangements such as Community Supported Agriculture (CSA) help farmers operate more profitable businesses. As fuel prices and demand for quality local food increase, small farms have more opportunities to thrive. Still, it remains unlikely that the value of land for crop production will be able to compete with its value for new development. Protecting agricultural lands as working landscapes will continue to

require the involvement of town government and non-profit organizations.

**Forested Land.** Woodlands play a vital role in the health of Groton's ecological and water resource systems as well as the town's rural character. They provide visual interest, critical wildlife habitat, and passive recreation opportunities because many trails cross through the woods. During the eighteenth and early nineteenth centuries, large portions of western and central Groton were cleared for farming. As agricultural operations ceased or diminished in scale, cleared lands reverted to forests. This evolution is evident in the presence of stone walls that once defined the boundaries of farm fields but now lie within wooded parcels. Today, Groton's protected open space includes three significant forests: the 500-acre Groton Memorial Forest in West Groton near the Shirley town line, the 700-acre Wharton Plantation in the northeast corner of Groton, and the 506-acre J. Harry Rich Tree Farm State Forest in the northern part of Groton along the Nashua River and Pepperell Pond. In West Groton, an area known as The Throne is one of the largest, most important contiguous undeveloped tracts in town with hardwood and softwood forest, vernal pools, wild cranberry bogs, and wetlands. The Town, state, Groton Conservation Trust, and New England Forestry Foundation protect much of the land in The Throne area.

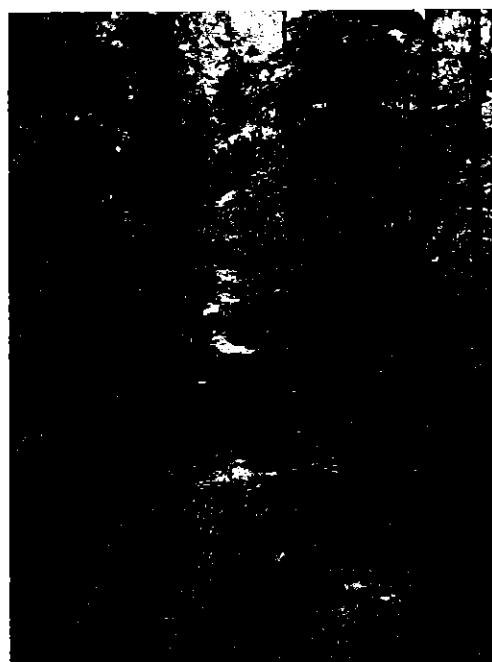
**Public Parks and Recreation Areas.** Groton maintains eight town commons - Badger, Firemen's, Legion, Minuteman, New Town, Prescott, Orchard, and Sawyer - and a few small parks including Carole Wheeler Memorial Park, Cutler Memorial Park, and Christine Hanson Memorial Playground.<sup>1</sup> Groton also has more than a dozen municipal and privately owned recreation facilities. The Town's recreation complexes include baseball, softball, football, and soccer fields at the Cow Pond Recreation Facility, and ball fields and a track at the Groton-Dunstable Regional High School. The Groton School and Lawrence Academy also maintain their own playing fields.

**Trails.** Groton has an extensive network of trails on public and private property, including conservation lands owned by the Conservation Commission and Groton Conservation Trust, the Town Forest, and privately owned parcels. Some additional trails on private land are protected through easements. The Groton Trails Committee is responsible for managing trails and has carried out many projects to clear, establish, mark, and map trails in the town. The Nashua River Rail Trail, an eleven-mile bicycle and walking path that runs between Ayer and

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<sup>1</sup> Town of Groton Park Commission, [www.townofgroton.org/main](http://www.townofgroton.org/main).  
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# Open Space and Recreation Plan

2012 – 2017

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Town of Groton

July 2012

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## 1. PLAN SUMMARY

The Town of Groton is transitioning from a rural farming community to a suburban bedroom community. Balancing growth demands with the preservation of the rural characteristics that Groton's residents value is a constant challenge. Maintaining scenic vistas, agricultural landscapes, and natural resources is important to the community, and Groton has an impressive legacy of protecting open space. The Town's open space inventory now includes 8,254 acres of open space, approximately 42 percent of the town's total land area. Additional parcels have some degree of protection through Chapter 61 designations or are owned by institutions and, while not legally protected, are unlikely to be developed.

Since the 2005 *Open Space and Recreation Plan*, Groton has added thirty-six parcels and approximately 1,700 acres to its open space inventory. This includes notable parcels such as The General Field/Surrenden Farm, the Rocky Hill Wildlife Sanctuary owned by the Massachusetts Audubon Society, the eastern shore line of Baddacook Pond, the Academy Hill Conservation Area, and Gamlin Crystal Spring. The protection of The General Field/Surrenden Farm property is particularly noteworthy. The property, which includes considerable frontage on the Nashua River; extensive agricultural fields, wetlands, and forested areas; and a collection of historic buildings, was slated for the development of 130 new homes. The Town, Groton School, The Trust for Public Land, the Groton Conservation Trust, and many private individuals contributed to the acquisition and protection of this invaluable resource.

Groton has also improved several recreation facilities since 2005 and accomplished many items from the 2005 Action Plan, including: hiring a Town Forester and planning for sustainable forestry management on conservation lands; forming an Agricultural Commission to encourage farming activities; acquiring land for a new municipal well; passing the Stormwater Management—Low Impact Development regulations; completing GIS mapping of trails; and maintaining an up-to-date inventory of conservation lands.

The 2012 *Open Space and Recreation Plan* builds on the work conducted as part of Groton's 2011 Master Plan, which outlines the community's long-term vision. The 2012 *Open Space and Recreation Plan* focuses on a shorter term vision for open space and recreation in Groton and responds to the current needs and desires of the town's residents as expressed through meetings, surveys, and public forums conducted as part of the master planning process and for this open space and recreation plan update. The goals, objectives, and action plan outlined in this plan complement the Master Plan and will serve as the framework for open space and recreation planning in Groton over the next five years. The community's dual desires to enhance recreational opportunities and maintain Groton's rural character by protecting its agricultural landscapes and natural resources form the foundation for this plan. The Five-Year Action Plan (Section 9) outlines specific actions the Town can take to accomplish these overarching goals.

Critical needs, recommendations, and action items included in this plan include the following:

Goal	Objective	Action	Responsible Party	Timeframe
opportunities for all Groton residents.	educational program offerings.	• Consider merging parks and recreation functions into Park Commission.	Selectmen, Park	Ongoing
		• Explore reinstating municipal recreation department.	Selectmen, Park	Ongoing
		• Support nonprofits' and schools' efforts to incorporate environmental education into programs on conservation land or other natural areas.	Conservation	Ongoing
		• Separate soccer and baseball uses and develop additional fields at existing recreation areas. • Study future uses of Hemlock Grove Park	Park, Hemlock Grove Planning Committee	2012-2017
	3.2. Develop facilities to support programming and serve future growth areas of town.	• Negotiate with Regional School System to utilize recreational facilities (soccer and baseball).	Selectmen, Park	Ongoing
		• Continue good working relationship with private schools for facility use.	Selectmen, Park	Ongoing
		• Target population and growth areas for development of neighborhood recreation facilities (Lost Lakes, E. Groton).	Park, Planning	Ongoing
		• Add lighting to appropriate fields for night use.	Park, Highway	2013-2019
		• Maintain Groton Pool & Golf Center as a recreation facility and open space.	Groton Pool & Golf Center Dept., Selectmen	Ongoing
		• Explore futures use and ownership of Groton Pool & Golf Center.	Town Manager, Selectmen, Groton Pool & Golf Center Dept.	Ongoing
		• Acquire additional land for active recreation fields.	Selectmen, Park	Ongoing
		• Explore options to address lack of recreation capital planning.	Selectmen, Park	Ongoing

Goal	Objective	Action	Responsible Party	Timeframe
	3.3. Update facilities to meet Americans with Disabilities (ADA) requirements.	<ul style="list-style-type: none"> <li>Incorporate Section 504 recommendations into capital improvements for Town recreation and conservation properties, as well as school associated facilities and complete.</li> </ul>	Selectmen, School, Commission on Accessibility	Ongoing
		<ul style="list-style-type: none"> <li>Adopt ADA compliance policy.</li> </ul>	Conservation, Trails	2013
	3.4. Explore special opportunities for recreational facilities.	<ul style="list-style-type: none"> <li>Explore developing a river walk along the Nashua and Squannacook Rivers.</li> </ul>	Selectmen, Nashua River Watershed Association, Greenway, Trails, Park, Conservation, Planning	Ongoing
		<ul style="list-style-type: none"> <li>Explore opportunities to consolidate playing fields.</li> </ul>	Park	Ongoing
		<ul style="list-style-type: none"> <li>Consider Fitchs Bridge for a trail connection between W. Groton and Groton, working with abutting landowners to develop a trail system.</li> <li>Explore funding opportunities for renovation of a pedestrian and equestrian crossing at the old Fitchs Bridge.</li> </ul>	Greenway, Conservation	2012-2015
4. Promote the efficient management and maintenance of the open space and recreation areas and structures of Groton.	4.1. Improve management of conservation lands.	<ul style="list-style-type: none"> <li>Monitor conservation and conservation-restricted parcels for encroachment and abuse.</li> </ul>	Conservation, Trails	Ongoing
		<ul style="list-style-type: none"> <li>Manage inappropriate use of public trails by motorized vehicles using public education, signage, and enforcement techniques.</li> </ul>	Conservation, Conservation Restriction Monitoring Sub-committee, Trails, Groton Conservation Trust, New England Forestry Foundation, Greenways Committee, Police	Ongoing
		<ul style="list-style-type: none"> <li>Increase trail markings and signs.</li> </ul>	Conservation, Trails	2012-2015

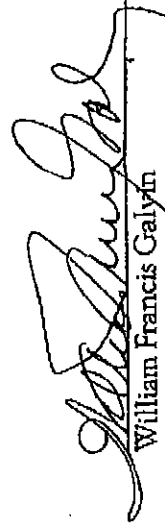



*Groton High School*  
*Groton, Massachusetts*

was accepted on *March 2, 2010* for inclusion in the

*National Register of Historic Places*

The National Register is the nation's official list of buildings, districts, sites, structures, and objects that retain their historical character and are important to our local, state, or national history. The National Register was established under the National Historic Preservation Act of 1966 and is administered in the Commonwealth by the Massachusetts Historical Commission.

  
William Francis Galvin  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical Commission




  
Brona Simon  
State Historic Preservation Officer

MASSACHUSETTS HISTORICAL COMMISSION  
A Division of the Secretary of the Commonwealth

# Massachusetts Cultural Resource Information System

## MACRIS

For more information about this page and how to use it, [click here](#).

**Inventory No:** GRO.147  **Historic Name:** Groton High School  
**Common Name:** Prescott School - Butler School  
**Address:** 145 Main St  
**City/Town:** Groton  
**Village/Neighborhood:** Groton  
**Local No:** 113-43;16;188  
**Year Constructed:** 1871  
**Architect(s):** Francis, Henry Martyn; Hartwell, Benjamin F.; Haynes and Mason; Smith, J. B.; Works Project Administration  
**Architectural Style(s):** Classical Revival; Colonial Revival  
**Use(s):** Administration Office; Other Educational; Other Governmental or Civic; Public School; Sports Arena  
**Significance:** Architecture; Community Planning; Education  
**Area(s):**  [GRO.A: Groton Historic District #1](#)  
 [GRO.Y: Groton Center](#)  
**Designation(s):** Local Historic District (07/09/1984); Nat'l Register Individual Property (03/02/2010)  
**Building Material(s):** Roof: Synthetic Other; Tar, Built-up  
Wall: Brick; Cast Concrete; Cast Stone; Sandstone; Wood; Stone, Cut  
Foundation: Brick; Concrete Unspecified



[MHC Home](#) | [MACRIS Home](#)

Prescott, Son

1118

Robbins

to  
Inhabitants of  
Groton

No. 8  
Rev. Stamp  
\$2.50  
L. R.  
April 22, 1870

condition

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Know all Men by these Presents

Andrew Robbins of Groton in the county of Middlesex and State of Massachusetts in consideration of the sum of one hundred dollars to me paid by the Inhabitants of the Town of Groton, the receipt whereof I do hereby acknowledge, I do hereby grant, bargain, sell and convey unto the said Inhabitants of the Town of Groton, their successors and assigns forever a certain parcel of land situated in the village called Groton in the said Groton and bounded and further described as follows: Beginning at the northeasterly corner of the said parcel on the westerly side of the Main Street in said Groton, thence at a right angle, feet south thirty one and three fourths degrees east to a stone fast set in the ground, the said stone being the northeasterly corner of the Leong estate, so called, and from said point beginning running by said Main Street south thirty one and three fourths degrees east, thirteen and forty four hundredths rods to a stake marked with stones about it; thence south fifty eight and one fourth degrees west by my land, seventeen rods to a stake and stone on a knoll, southerly of an old cellar or pit; thence southerly, more or less, half degrees west by my land, eleven and seven eighths hundredths rods to a stake and stone thence south fifty three degrees east, seventeen rods to the place of beginning, containing about two hundred and sixteen square rods of land, and being a part of the said Leong Estate, conveyed to me by deed of Charles F. Swan, dated April 3<sup>rd</sup> A.D. 1869, and recorded with Middlesex South District Deeds Book 1069 Page 216, I do hereby and reserving to myself the stones lying on the said parcel and so much of the soil and gravel of the said parcel as may require and remove, with the said stones, within three years from date hereof, doing as little detriment as possible to the use of the said parcel as a site for a school house; Provided that and this conveyance is upon three express conditions namely: That the said grantee shall build upon the said parcel, within a reasonable time, a good and substantial school house to accommodate the Towns free Public High School, and other inferior schools as may be convenient, and shall maintain a suitable fence about the premises, and shall improve the said parcel for the purposes of schools and for educational purposes connected therewith, and shall not erect any dwelling house upon the said premises. To have and to hold the above granted premises with all the rights and appurtenances thereto in full and forever unto the said Inhabitants of the Town of Groton, their successors and assigns forever.

appurtenances thereto belonging to the said Inhabitants of the Town of Boston—the grantee, their successors and assigns to their own use and behoof forever excepting and upon conditions as aforesaid. And I the said Andrew Robbins for myself and my heirs executors and administrators do covenant with the said grantee, their successors and assigns, that I have lawfully seized in fee simple of the above granted premises, that they are free from all incumbrances, except as aforesaid; that I have good right to sell and convey the same to the said grantee, their successors and assigns forever as aforesaid; and that I will, and my heirs executors and administrators shall warrant and defend the same to the said grantee their successors and assigns forever, against the lawful claims and demands of all persons excepting and on conditions as aforesaid. In witness whereof I the said Andrew Robbins and I Matilda S. Robbins wife of the said Andrew, who join in this deed in token of my and our release of all right, claim and estate of both donors and beneficiaries in the granted premises have hereunto set our hands and seals this twenty second day of April in the year of our Lords eighteen hundred and seventy Andrew Robbins (seal) Matilda S. Robbins (seal) Stamped signed seal and delivered, in presence of Josiah H. Bennett, Commonwealth of Massachusetts Middlesex ss. April 22<sup>nd</sup> A.D. 1870 then personally appeared the above named Andrew Robbins and acknowledged the above instrument to be his free act and deed before me Josiah H. Bennett Justice of the Peace.

Middlesex ss. June 2. 1870 Recd and Recorded

Attest Chas. A. Stone Jg

Potter  
to  
Barbor

Ch. S.  
Rev. Stamp  
\$1.00  
J. P.  
May 21. 70

Know all Men by these Presents That I Ira Potter, of Boston in the County of Suffolk and Commonwealth of Massachusetts, in consideration of seven hundred fifty nine  $\frac{3}{4}$  dollars paid by J. Wesley Barbor of said Boston the receipt whereof is hereby acknowledged do here by give grant bargain sell and convey unto the said J. Wesley Barbor and his heirs and assigns forever all that parcel of land situated in that part of Newton in the County of Middlesex called Saly Newton corner on "Mount Ida" and being a part of lot numbered eight (8) on a plan of land drawn by E. Woodward Surveyor recorded in Book 5 Plan 9. in the Middlesex Co. Dist. Registry of Deeds bounded and described as follows viz. Beginning at the southwest corner of said lot No 8.





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FOLLOW:

#### UPCOMING EVENTS

##### Shake Your Soul®

January 22, 2018 at 10:00 am – 11:00 am  
Instructor Deb Busser

##### Ballet

January 23, 2018 at 10:00 am – 10:45 am  
Instructor Caitlin Brandt

##### Hip Hop

January 24, 2018 at 4:00 pm – 5:00 pm  
Instructor Eva Correia

##### SPA® Bliss Yoga

January 24, 2018 at 6:30 pm – 7:45 pm  
Instructor Shagufta Rahman

#### CONTACT US

145 Main St  
 P.O. Box 1213  
 Groton MA  
 978-877-6933  
[info@prescottscc.org](mailto:info@prescottscc.org)

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By submitting this form, you are granting: Friends of Prescott, 62 Blossom Lane, Groton, MA, 01450, permission to email you. You may unsubscribe via the link found at the bottom of every email. (See our Email Privacy Policy (<http://constantcontact.com/legal/privacy-statement>) for details.) Emails are serviced by Constant Contact.

#### ANNOUNCEMENTS



CLASSES / SPRING 2018 JANUARY 14, 2018

### Preview Part 2

Registration for our Spring 2018 classes is one week away! Here is another peak at some of the classes we will be offering.



DONATIONS JANUARY 10, 2018

### Shoot! Score! Bobby Orr!

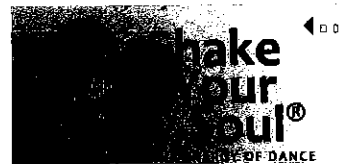
Remember those days? Maybe one of the children pictured here – or another child from our town – will be the next Bobby Orr. And thanks to a donation of a Youth Hockey Easy...



CLASSES / SPRING 2018 JANUARY 9, 2018

### Can't Wait?

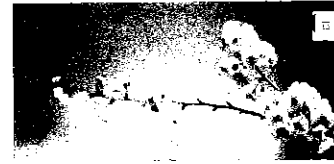
Registration for our Spring 2018 classes opens January 21. But if you want a sneak peek of just a few of our upcoming classes, here you go!



CLASSES JANUARY 6, 2018

### Need To Get Warm?

Drop in on one (or more) of our Shake Your Soul® classes! \$15 per class. Mondays 10 – 11 am Jan 8, 22, 29 Feb 5, 12, 26 Contact: Instructor Deb Busser [ShakeYourSoulDeb@gmail.com](mailto:ShakeYourSoulDeb@gmail.com) See...



CLASSES / SPRING 2018 JANUARY 6, 2018

### Spring Lineup

Spring is around the corner, right? Well, registration for spring classes is. Please keep your eye open for upcoming info on our spring classes. We have a bunch of them ready to go!

MORE



Registration begins  
January 21, 2018

3

days to go.

#### SPRING PREVIEW



Preview Part 2



Can't Wait?



Spring Lineup

