

[CPC Use Only: Date Received 2/18/2021 By: SAMMIE KUL  
Assigned CPC #2022- 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 **Black** First **Donald**

and Organization(s) (if appropriate) **Groton Park Commission**

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

2. Submission Date: **February 18, 2021**

3. Applicant Address: St. **573 Longley Road**

City/ State: ZIP: **Groton, MA 01450**

4. Ph. # **508-864-7242** Email: **d.r.black@charter.net**

5. CPA Purpose. Check all that apply:

Community Housing: Historic Preservation\*: Open Space: **X** Recreation **X**

\* 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: **N/A**

7. Project Location/Address: **173 Main Street**

8. Project Name: **Feasibility Study for Cow Pond Fields; Woitowicz Field; Cutler Field.**

9. Additional Responsible Parties (If applicable):

**Property Owner – Town of Groton.**

**Project Manager – Donald Black, 573 Longley Road, 508-864-7242, [d.r.black@charter.net](mailto:d.r.black@charter.net)**

**Project Consultant – Landtech Consultants Inc., 515 Groton Road, Westford, MA., 978-692-6100, [info@landtechinc.com](mailto:info@landtechinc.com).**

**Project Administrator – Kara Cruikshank, 978-448-1109, [kcruikshank@grotonma.gov](mailto:kcruikshank@grotonma.gov).**

10. As appropriate, indicate if proposal requires P&S agreement   N   Deed   N  

Option agreement   N   Other-describe:

11. a.) Assessor info. (map/ block/ lot id.(s)): **248-40; 135-54; 103-1**

b.) Tax classification type: **9300**

12. Permits required: Zoning: **N** Historic Preservation: **N** Other: **N/A**

**Groton Park Commission**

13. Historic Commission Approval signoff (when required): **N/A** Date:

14. Funding:

a.) Project Cost: \$ **20,000.00** Estimate: \$ **20,000.00** Professional Quote: \$ **14,400.00**

b.) Requested from CPC: \$ **20,000.00**

c.) Committed from other sources: \$ **0.00**

d.) Annual anticipated total income: \$ **0.00**

e.) Annual anticipated total expense: \$ **0.00**

f.) Anticipated net income (loss): \$ **0.00**

g.) Estimator name/company: **D.R. Black**

15. CCP Objectives - use codes from Section 5 to indicate all that apply: **9.5.3;9.6.1; 9.6.2**

16. Project Timelines: Proposed Start Date: **July 1, 2021** Projected Complete Date: **December 31, 2021**

17. Estimated Delivery Date of Completion Report to CPC: **March 1, 2022**

18. Project description and explanation (attach additional sheets as needed):

In January of 2013, after an extensive study, the Park Commission submitted an application to the CPC, requesting \$350,000.00 in funding for the development of a project known as Ledge Rock Athletic Field Project. The application cited the need to develop new playing fields due to the growing popularity and population growth of our sports and recreational programs. The combined cost of this project including a State PARC Grant Reimbursement and a Town Warrant article was just shy of One Million Dollars, bringing the total project cost to approximately \$1.3 million. For that sum, we would have been able to construct three fields measuring 225' X 330'. The other benefit is that the design would have created ample parking for the facility. The project, albeit worthwhile, was just too costly.

In the years since, we have given much thought to how we might improve our field space and provide safe egress to and from our facilities. We have also given thought to how we might improve our sanitary facilities and search for alternatives to porta-potties.

It has become evident that technology has vastly improved since 2013, where we can now employ the use of GIS and Google Maps, along with the expertise of our local Engineering Consultants and create conceptual drawings that are not only to scale but can recreate field layouts which help us maximize our field space to our greatest economic benefit without having to construct new fields.

Secondly, through the same process, we can examine our parking problem. Both Cow Pond and Woltowicz Field have parking issues. Neither property currently has enough parking, and what it does have is not safe. The problem at Woltowicz is a lack of parking, but there is room for expansion.

A third piece to the equation, is to explore the possibility of a walking/jogging track around the perimeter of Cow Pond Field. Such a track would be similar to the one constructed at Larter Field in Dunstable. It is estimated that the Cow Pond Track could be one mile in length and also connect with Groton's expansive Trail System.

The Ledge Rock Project was one that would require all work going out to public bid and thus having to pay Prevailing Wage Scale. The improvements we propose under the Feasibility Study can be performed by our own DPW Department and thus a tremendous cost savings to the Town.

The Park Commission's course of action is to carry out a Feasibility Study that would include Cow Pond Fields, Woltowicz Field, and Cutler Memorial Field, to determine that we are providing maximum and safe playing surfaces on our acreage while correcting the issue of parking and egress to our properties.

The Park Commissioners appreciate your recognition regarding the importance of this project and its benefit to the Town for years to come.

Groton Park Commission



## 19. Feasibility:

The result of this study will provide the information necessary to derive a conceptual plan which can compare the current assets we have, to those we could have through minor changes and improvements in our current layouts. The cost to provide an accurate plan is \$ 4,800.00 per Field. This study will address maximum usage of field space, location of walking trails, safe parking scenarios, and proper egress to parking areas. Lot testing will also be performed to determine ground water levels.

## 20. List of attachments: Please See Attachments.

1. Field Layout Maps.

2. Letters of Support.

## 21. Additional Information: N/A

## 22. Management Plan:

This project would commence as soon as approved by the Town Meeting. A proposed starting date would be July 1, 2021.

The majority of this study will fall upon the Engineering Consultant's shoulders with input from the User Groups and The Park Commission.

The Groton Park Commission, through its Project Manager, will maintain regular contact with the CPC Liaison. A list of itemized expenses will be provided monthly to control project costs and prevent cost overruns.

## 23. Applicant Signature:



Date: 2-17-21





# Cow Pond Fields

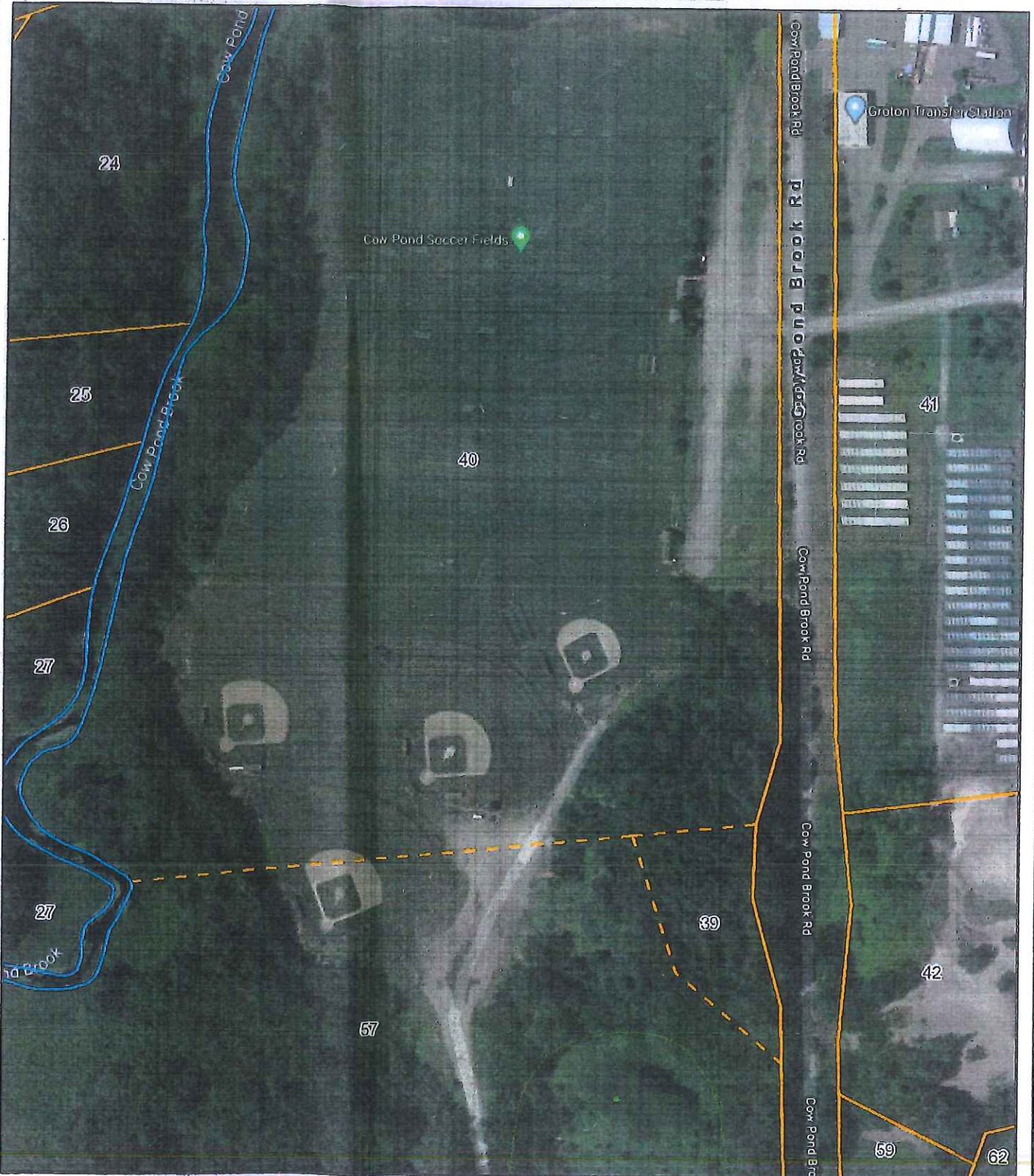
Groton, MA

1 inch = 200 Feet



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## Groton, MA

1 inch = 100 Feet



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# Cutler Memorial

Groton, MA

1 inch = 200 Feet



January 10, 2021



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500 m

2000 ft

For informational purposes only.

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## TOWN OF GROTON

173 Main Street  
Groton, Massachusetts 01450-1237  
(978) 448-1111  
FAX: (978) 448-1115

### Groton Trails Committee

February 16, 2021

Community Preservation Committee  
Attn: Kara Cruickshank  
Land Use Administrative Assistant  
173 Main St.  
Groton, MA 01450

Dear CPC,

The members of the Groton Trails Committee, at their February 16, 2021 meeting, unanimously approved a motion to support the Park Commission's "Field and Recreation Feasibility Study (Project 2022-02)" funding request. This money will allow the Park Commission to pay for a Feasibility Study to determine the best and maximal playing surfaces and facilities that can be provided for the recreational programs that the Commission supports. The Park Commissioners also plan to use the money to determine ways to improve traffic access and parking capacity at the Cow Pond, Woitowicz, and Cutler Memorial fields. They will also investigate ways to integrate the recreational opportunities at the Cow Pond Fields, such as the addition of a walking path, with the trail system in that area.

The Groton Trails Committee supports the Park Commission's efforts to improve outdoor recreational opportunities and experiences for the citizens of Groton. We believe this project will provide the Commissioners with an independent and expert set of recommendations to guide their strategic planning. A high-quality recreation program requires an equally good strategic plan for the Town of Groton's playing fields.

The Trails Committee encourages the CPC to recommend the Park Commission's "Field and Recreation Feasibility Study (2022-02)" to the 2021 Annual Town Meeting.

Sincerely yours,



Paul G. Funch, Chair





# TOWN OF GROTON

173 Main Street  
Groton, Massachusetts 01450  
Tel: (978) 448-1105  
Fax: (978) 448-1113  
[Planning@townofgroton.org](mailto:Planning@townofgroton.org)

Office of the  
PLANNING BOARD

February 16, 2021

Mr. Bruce Easom, Chair  
Community Preservation Committee  
173 Main Street  
Groton, MA 01450

RE: Park Commission application for FY22 CPA Funding

Dear Mr. Easom and CPC members:

The Groton Planning Board voted unanimously on January 28, 2021 to support the Park Commission's application for Community Preservation Act (CPA) funding in FY22. The Planning Board recognizes that the Park Commission needs a strategic plan to help prioritize spending on its recreational programs and opportunities.

The Park Commissioners' CPA application is requesting funds to carry out a Feasibility Study that would include Cow Pond Fields, Woitowicz Field, and Cutler Memorial Field to determine if the Town is providing adequate and safe playing surfaces and facilities, and to undertake site surveys to help make much needed improvements to parking and access.

The Planning Board urges you to act favorably on the Park Commission's application for CPA funding in FY22

Sincerely yours,

Takashi Tada  
Land Use Director/Town Planner  
For the Groton Planning Board



Hi Ana,

I'm happy to write a letter on behalf of GD Youth Baseball in support of the Feasibility Study.

In terms of improvements specific to baseball fields, I had the following goals in mind:

- Driveway from Cow Pond Brook Drive to CP baseball fields - have dirt road smoothed out and gravel applied.
- Parking Lot for CP Baseball Fields - Create designated parking areas/spaces to avoid safety hazards of aimless parking. Smooth out/fill large holes that collect rainwater. Add gravel to avoid muddy conditions. (As with the driveway I assume it's not feasible to pave this area)
- Bathroom Facility - This would be a welcome alternative to the porta potties.
- Pavilion area for shelter from rain/sun - The Cow Pond fields don't get much shade and the only areas to shelter from rain are the dugouts
- Town Field - needs new infield and pitchers mound (see work done recently to VFW field in Westford outside Forge Village).
- Signage - a wood sign at the top of the driveway at Cow Pond Brook Road directing cars to the baseball fields.

These are just some general thoughts. One of my goals with these enhancements is to make Cow Pond a popular destination for tournament play in the future and thereby to enhance the prestige of our program and hopefully generate extra revenue for the league.

Please let me know how I can be of further assistance with the letter.

-Cormac





## TOWN OF GROTON

173 Main Street  
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## Select Board

Alison S. Manugian, *Chair*  
Joshua A. Degen, *Vice Chair*  
Rebecca H. Pine, *Clerk*  
John R. Giger, *Member*  
John F. Reilly, *Member*

**Town Manager**  
Mark W. Haddad

February 9, 2021

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

RE: CPC# 2022-02  
Field and Recreation Feasibility Study

Dear Members of the Community Preservation Committee:

On behalf of the Groton Select Board, I am writing to you to inform you of the Select Board's position on the project *CPC#2022-02 Field and Recreation Feasibility Study*. The application was submitted with vague and unspecified projects that appears to be cut and pasted from previous applications. This has left the project with contradictory and incorrect dates. There is not a clear definition of the work to be accomplished with this project request of \$120,000. In addition, there is a request in the application to install a new irrigation well. The Finance Committee has already approved funding for the well and it should not be funded again. Finally, the Select Board is concerned with the proposal to install bathroom facilities at Cow Pond Brook Field. There are many unanswered questions with this proposal, most importantly there is no plan how these facilities will be maintained and monitored to ensure the safety of the building in an isolated part of Town.

For these reasons, the Select Board voted unanimously not to recommend this project and would urge the Community Preservation Committee to not fund this project at the requested amount of \$120,000. That said, the Select Board, during their deliberations on this project, discussed the possibility of funding a Feasibility Study to further study what needs to be done at Cow Pond Brook Field, Waitowicz Park and Cutler Field. A study, in the amount of \$20,000 would be a better use of community preservation funds at this time.

Thank you for the opportunity to comment on this project. We hope the Community Preservation Committee considers these comments during your deliberations.

Sincerely,

Mark W. Haddad  
Town Manager

MWH/rjb

cc: Select Board  
Park Commission





**TOWN OF GROTON**  
Conservation Commission  
173 Main Street  
Groton, MA 01450  
(978) 448-1106  
Fax: 978-448-1113  
[ngualco@townofgroton.org](mailto:ngualco@townofgroton.org)



February 10, 2021

Bruce Easom, Chairman  
Community Preservation Committee  
Town Hall - 173 Main Street  
Groton, MA 01450

Dear Chairman Easom,

On February 9, 2021 the members of the Groton Conservation Commission took a vote that recognized the Groton Park Commission's need for a strategic plan to help prioritize spending on its recreational programs and opportunities. The Park Commissioners' CPA application is requesting funds to carry out a Feasibility Study that would include Cow Pond Fields, Woitowicz Field and Cutler Memorial Field to determine that we are providing maximum and safe playing surfaces and facilities, and to address through surveys, corrections to parking and traffic access.

The Conservation Commission voted by roll call vote to support this CPA application and urges both members of the CPC as well as the Town at large to vote to support this proposal.

Sincerely yours,

Nikolis Gualco  
Conservation Administrator