PROJECT APPLICATION FORM

Applicant: Acton-Boxborough Youth Baseball, representing the Acton-Boxborough Regional School District **Submission Date: 11/13/06**

Applicant's Address, Phone Number and Email

36 Charter Road
Acton, MA 01720
Michael Coppolino, 978-264-0045
copp@verizon.net

Purpose: (Please select all that apply)

- O Open Space
- O Community Housing
- O Historic Preservation
- (x) Recreation

Town Committee (if applicable):

Project Name: Athletic Field Lighting

Project Location/Address: MAP F2-PCL 49/50 ABRHS Central Campus

Amount Requested: Not to exceed $ 150,000

Project Summary: In the space below, provide a brief summary of the project.

This application requests funds for the installation of sports lighting at the Acton-Boxborough Regional High School (ABRHS), to illuminate the varsity baseball field, practice football/soccer field and five tennis courts.

The funds will be used to:

1. Excavate and build/install concrete anchors
2. Install electrical panel and lighting control box
3. Install wiring from electrical transformer to lighting control box and pole locations
4. Erect galvanized poles of various heights and affix lighting fixtures (lamps) to poles
5. Add pulverized clay to infield dirt areas to improve drainage and reduce maintenance
6. Install protective netting to improve safety for tennis players

Estimated Date for Commencement of Project: April 2007

Estimated Date for Completion of Project: June 2007

Narrative:

Project Summary and Scope

The Acton- Boxborough Regional School District (ABRSD) would like to install lighting on the high school varsity baseball field in an effort to meet the ever-increasing demands of youth and adult sports in Acton. Lighting for this baseball field, adjacent practice football/soccer field and adjacent tennis courts will provide added recreational opportunities for the citizens of Acton. CPA funds are needed to supplement private funding and future expenditures for ongoing utility and maintenance costs, which will be borne by ABRSD, to increase the availability of existing recreational facilities owned by the Region. These facilities are used extensively by the Acton community and surrounding towns.

Currently, Acton-Boxborough Youth Baseball (ABYB) players, in addition to the three high school teams and one Jr. High team play baseball in the spring, summer and fall seasons, mostly on the high school baseball fields and Jones Field. Also, a large number of citizens use the five tennis courts at the high school from April through October. There are also two adult baseball teams in Acton that will benefit from this project, in addition to A-B Youth Soccer and Pop Warner football. The public's use of these facilities is limited only by weather and availability of daylight.

This proposal is to purchase and install a total of eight (8) galvanized poles with light fixtures, which will illuminate the varsity baseball field, practice football/soccer field and adjacent tennis courts at ABRHS. In fact, ABYB Babe Ruth baseball players (ages 12 – 17) will garner most of the benefit from this project in that their practice and play times are limited severely in the spring and fall due to demands of school teams and abbreviated natural light. The three A-B High School baseball teams and Jr HS team use this and one other field daily from 3pm to 6pm, starting in early April through early June. School teams' practices and games generally finish at 6pm, leaving little time for ABYB players and coaches to use that space during the week. Hence, spring season games are usually limited to four (4) innings, and practices are essentially non-existent.

This project will effectively create additional recreation space in that usage will increase by up to 100% in the spring and fall, as currently play must stop at approximately 6PM (having begun weekdays at 3PM), but with lights, can be extended to 9PM. During the summer, the use of these resources will be extended by approximately 2 hours per day (from 8PM to 10PM) and will now be able to accommodate those who work late and are unable to attend their children's baseball games or play tennis, during the early evening hours.

Also, two other community youth groups will benefit from this project: Pop Warner Football and A-B Youth Soccer. Both organizations are growing, and having access to lighted playing space will extend their abilities to support more participants in their programs. Additional lighting fixtures attached to Poles C1 and C2 (please see Appendix D3 - Conceptual Field Layout) will readily illuminate the adjacent practice football/soccer field for added usage, primarily in the spring and fall.

In addition to creating more time for playability for baseball, soccer, football and tennis players, the safety of tennis players will improve due to netting which will be hung

between poles A2 and B2 to prevent foul balls from landing onto courts 1 and 2, possibly injuring tennis players. Also, an improved play surface will be added to the baseball field that will improve water retention, mitigate loss of infield mix blown away as dust, and decrease ongoing maintenance costs for users.

The Regional School District is amenable to entering into an inter-municipal agreement with the Town of Acton, similar to that which governs the use of Leary Field.

Acton Town Counsel has provided an opinion on the eligibility of this project for CPA funds and has determined that this project is eligible (please see Appendix A).

All vendors have provided equipment that will adhere to Acton's lighting restrictions as detailed by the Outdoor Lighting Advisory Group (OLAC).

In summary, lighting the varsity baseball field, practice football/soccer field and adjacent tennis courts at ABRHS will increase the recreational opportunities and improve safety for the citizens of Acton.

The scope of work for this project is as follows:

- Purchase eight (8) galvanized poles and associated metal halide light fixtures, including all equipment to control lighting.
- Install equipment panel and lighting control boxes.
- Excavate ground and pour concrete for pole bases (or install such pre-cast).
- Lay all wiring and conduit from transformer to equipment shed, and to poles at various locations on and outside the field.
- Install and aim light fixtures and erect galvanized poles onto pole bases.
- Add pulverized clay to infield dirt areas to improve drainage and reduce maintenance time and cost.
- Install protective netting to improve safety for tennis players.

Consistency with the Acton Community Preservation Plan Goals

The Athletic Field Lighting Project meets, in essence, many of Acton's Community Preservation goals:

Recreation
To increase the availability of space for the growth of recreational programs
To improve facilities for active recreation and organized programs
To address community need and fill a void
To maximize the number of people benefiting from the use of this property

Consistency with Town Planning Documents

The development of the Athletic Field Lighting Project is consistent with all relevant Town of Acton planning documents:

a. 1998 Master Plan Update

The Athletic Field Lighting Project at the regional high school implements the following broad Master Plan goals and objectives:

- Develop, maintain, and encourage the use of Acton's recreational resources
- Provide recreational opportunities for families with young children
- Encourage entertainment opportunities for teenagers
- Preserve open spaces which have value as ...recreational resources
- Plan for new and expanded facilities as needed to serve the community

These are long-standing Acton planning goals that help develop the town's recreational potential.

b. 2002-2007 Open Space and Recreation Plan

In 2002-2007 OSRP identified in Action Recommendation 15: Identify additional sites for future athletic field development.

" With growing, powerful public interest in open space and recreation, and the constraints we face in addressing Acton's monetary needs for field expansion, the Committee recognizes the need to request preservation funding in order to accomplish the long-term goals of the Open Space and Recreation Plan. As town funds become more and more difficult to obtain for recreational projects, alternative funding sources, such as the CPA, will be critical to ensure the town's ability to address recreational needs."

c. Outdoor Lighting Advisory Group

Representatives for this project met with the Outdoor Lighting Advisory Group to discuss the optimal way to implement the lighting of these facilities so that established guidelines will be met. This group will be kept informed as the project progresses. Its members were extremely supportive of the effort and pleased they were consulted prior to installation. They foresee no major issue with obtaining a special permit for this installation.

Feasibility and Competency

The project is economically feasible to implement. ABRSD has the proven ability to implement the proposed installation based on other successful field enhancement projects. In addition, ABYB, its representative, has highly useful experience in this regard, based on its successful installation of lights at Veterans' Field six years ago, which were then gifted to the Town of Acton. Both entities have demonstrated the ability and competency to implement this project.

Serving Multiple Populations and Needs

The new lighted fields and courts at the high school will allow for an increase in the Town of Acton's community-wide usage. The baseball and practice football/soccer fields and tennis courts will be available for three seasons each year, meeting the growth needs of ABYB, ABYS, Pop Warner Football, and the tennis community in Acton. The total number of individual participants for the sports leagues that will benefit from this project is estimated at:

- **ABYB:** **1,800 youth**
- **ABYS:** **3,100 youth, 300 adults**
- **Pop Warner:** **200+ players, 125 cheerleaders**
- **Tennis:** **300 – 500 youth and adults (estimated)**

Total: **approx. 6,000 participants**

Numbers for ABYB and ABYS include all age levels for both spring and fall seasons. However, a large portion of them will benefit in the future when they reach the Babe Ruth level of baseball and/or play on a large field for soccer.

With the installation of lighting at ABRHS, leagues will be able to increase their opportunities to have more practices and play more games on the lighted play surfaces. Overall, this project will significantly expand the number of users by extending hours of usage for approx. 6,000 participants in the Acton-Boxborough community.

Site Control

The Athletic Field Lighting Project will be installed at the varsity baseball field, practice baseball/soccer field and adjacent tennis courts on the ABRHS campus, which is under the control of the Acton-Boxborough Regional School District. ABRSD has designated ABYB to be its representative in presenting this proposal to the Community Preservation Committee (please see Appendix B).

Cost Estimates

Three separate quotes were procured for purchase of the lighting equipment as well as one for its installation. The figures below are an estimate of the project costs. ABRSD will absorb the ongoing utility costs for the Athletic Field Lighting Project, which is estimated at approximately $8,000 to $10,000 annually.

Though the Regional Schools will receive very little direct benefit from this project, in that community youth groups and adults will play under the lights far more often than school-sponsored teams, ABRSD has agreed to pay all future utility and maintenance costs. **The future value of this offer, in addition to its pledge of $15,000, will exceed $75,000 over a six-year period, which will make it the largest single contributor, given the State's 100% match of the Town's 1.5% tax surcharge for CPA funds.**

Additionally, in-kind donations will be solicited to defray certain expenses listed below.

The total project cost is estimated to be in the range of $255,000 to $290,000, detailed as follows (please see Appendix E for quotes):

Lighting equipment: $115,000 to $150,000
Installation of lighting equipment and electrical wiring: $130,000
NStar fees for 480V transformer: $3,000
Pulverized clay – 15 tons, incl. installation labor: $6,000
Protective screening and rigging: $2,500

Private Funds

This proposal anticipates a minimum of 40% of the total project cost will come from private funding sources. These sources include Acton-Boxborough Youth Baseball, Acton-Boxborough Youth Soccer, Pop Warner Football, and A-B Community Education, whose pledges currently exceed $60,000. This amount does not include solicitation of individual and business donations. It is expected that total donations will be $110,000.

The balance will be supported by Community Preservation Funds, which will not exceed $150,000. If the project cost is greater than $260,000, the applicant and its agent will be responsible for the difference.

Attachments:

Appendix A: Town Counsel Opinion

Appendix B: Letter designating ABYB as proposal representative

Appendix C: Letters of Support:

1. Acton-Boxborough Youth Baseball
2. Acton-Boxborough Youth Soccer
3. Pop Warner Football
4. Acton Tennis community representatives
5. Acton-Boxborough Regional School District
6. Acton-Boxborough Community Education

Appendix D: Maps and Plans:

1. Book and Page (2 sided sheets)
2. Deed
3. Conceptual Field Lay-Out
4. Acton Zoning By-Law Chart
5. Aerial Photo
6. Locus
7. Property Map
8. Town Atlas Wetland/Floodplain Map

Appendix E: Quotes

1. Equipment - Reflex Lighting/USL
2. Equipment - Musco Lighting
3. Equipment – Ferguson/J.D. Daddario
4. Installation of Equipment - Island Lighting
5. Pulverized Clay - Read Soils
6. Installation of Clay - Noble Athletic Field Maintenance
7. Protective Screening - Memphis Net & Twine

Notes on Quotes:

Appendix E-1: Reflex Lighting reduced one of the pole heights to 85' but did not forward a revised quote by the application deadline. The reduction in cost is minimal.

Appendix E-3: Ferguson/J.D. Daddario has not forwarded a revised quote to include lamp shielding visors or remote control access of the lighting (i.e. internet access to control ON/OFF switches). This quote is included for reference only, and is not an accurate cost of final equipment requirements.

MEMORANDUM

TO: Acton Community Preservation Committee

FROM: Stephen D. Anderson, Town Counsel

DATE: September 25, 2006

RE: Acton/CPA - Use of CPA Funds for Lighting the Acton-Boxborough Regional Varsity Baseball Field and Adjacent Tennis Courts

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The Chairman of the Board of Selectmen has forwarded to me a request for a determination of eligibility for CPA funding of a proposed project involving the lighting of the Acton-Boxborough Regional varsity baseball field and adjacent tennis courts. As described and conditioned below, I conclude that the project is eligible for CPA funding.

FACTS

The Acton-Boxborough Regional School District, a regional school district created under M.G.L. c. 71, §§ 15, *et seq.* (the "District"), owns the real property located in Acton, MA, known as the Acton-Boxborough Regional School District Central Campus (the "Campus"). The Campus contains an existing varsity baseball field and several adjacent tennis courts. Neither the varsity baseball field nor the tennis courts are lit. As a result, opportunities for community use of the fields are limited, particularly in the spring and fall when community use of these recreational resources competes directly with extra-curricular school use because of the limited number of after-school daylight hours.

Acton-Boxborough Youth Baseball ("ABYB") and community tennis players propose to purchase and install six (6) seventy foot poles with light fixtures which will provide additional playing time and improve safety conditions at these recreational facilities on the District's Campus. In return, the District is reportedly amenable to entering into an inter-municipal agreement to allocate use of these recreational resources between the District and the Town, similar to the agreement which governs the use of Leary Field.[1]

This project will effectively create additional recreation space by increasing usable weekday hours by up to 100% in the spring and fall: Currently play must stop at approximately 6 PM (having begun weekdays at 3 PM) but with lights, play can be extended to 9 PM. During the summer, the use of these resources will be extended by approximately 2 hours per day (from 8 to 10PM).

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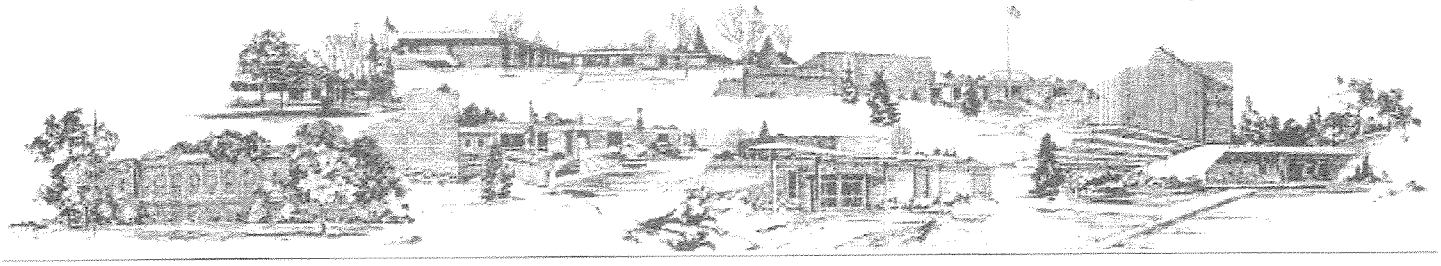
[1] The use of the new Leary Field is allocated between the District and the Town in accordance with an inter-municipal agreement under G.L. c. 40, § 4A (which authorizes an inter-municipal agreement between a town and a regional school district for any services, activities or undertakings which any of the contracting units is authorized by law to perform).

LAW

Under G.L. c. 44B, § 5, CPA Funds can be used for "the acquisition, creation and preservation of open space," where "open space is defined under G.L. c. 44B, § 2, to include, "land for recreational use," and "recreational use" is defined under G.L. c. 44B, § 2, to include "noncommercial youth and adult sports, and the use of land as a park, playground or athletic field." As described above and conditional upon the execution of an Inter-Municipal Agreement between the District and the Town allocating the use of the varsity baseball field and the tennis courts between the District and the Town, the proposed project involves the acquisition of open space for recreational use including noncommercial youth and adult sports, and the use of land as athletic fields.

Without limitation, the Town and the community – which currently enjoy comparatively few opportunities to use the varsity baseball field and adjacent tennis courts particularly in the spring and fall - will be allocated substantial amounts of time for direct recreational use of these resources pursuant to an enforceable Inter-Municipal Agreement. The Town will therefore enjoy a substantial return on its CPA investment through its acquisition land for recreational use. The project is thus eligible for CPA funding.

Because the District did not acquire the varsity baseball field and adjacent tennis courts using CPA funds, the "rehabilitation and restoration" of these resources *per se* would not be eligible for CPA funds under the provision of the statute limiting "the rehabilitation and restoration of open space [and] land for recreational use" to resources "acquired or created using monies from the fund." G.L. c. 44B, § 5. However, the current proposal includes not only a significant expansion of the usable hours of the varsity baseball field and adjacent tennis courts but also involves a proposed enforceable Inter-Municipal Agreement between the District and the Town allocating the use of these resources between them. By assuring that the Town will acquire significant new access to and use of the recreational land in return for its CPA investment, the proposed project qualifies as "the acquisition … of open space" from the Town's perspective. G.L. c. 44B, § 5.



ACTON PUBLIC SCHOOLS ❖ ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT
16 Charter Road Acton, MA 01720-2995 *Phone:* 978-264-4700 *Fax:* 978-263-8409 *Email:* bryan@mail.ab.mec.edu

William L. Ryan
Superintendent of Schools

November 9, 2006

Ms. Catherine Coleman, Chairperson
Community Preservation Committee
c/o Roland Bartl
Acton Town Hall
Acton, MA 01720

Dear Ms. Coleman:

Mr. Michael Coppolino, Vice President of Acton-Boxboro Youth Baseball and Chair of the Acton-Boxboro Regional School Committee, will be representing the various community groups and the regional school district regarding the Athletic Field Lighting Project application that will be submitted to the Community Preservation Committee.

Mr. JD Head and Mr. Steven Desy from our staff are also available to answer questions or provide additional information that you may need.

We appreciate your consideration of our proposal.

Sincerely,

William L. Ryan
Superintendent

Bruce Sabot, *Vice Chairperson*
Acton-Boxborough Regional School Committee

Cc: Michael Coppolino
George Frost
Steven Desy
JD Head

Acton-Boxborough Youth Baseball

November 10, 2006

Ms. Catherine Coleman, Chairperson
Community Preservation Committee
c/o Roland Bartl
Acton Town Hall
Acton, MA 01720

Dear Ms. Coleman,

Acton Boxborough Youth Baseball (ABYB) wishes to convey our unequivocal support for the Athletic Field Lighting Project. Partial funding through the Community Preservation Act is the key to the project's success, which would enable the expansion of field resources and increase field availability for the youth of Acton and Boxborough.

The ability to illuminate these fields would benefit youth baseball players in the 13-18 year old range and would effectively increase our large diamond field capacity between 30% and 35% overall. Presently the two fields, including Jones Field, are playable only during daylight hours. The lighting would allow two games (or practices) per night during weeknights in both the Spring and Fall, as well as additional field capacity during the weekend evenings. Currently, we are only able to play one game during weeknights in the Spring and no games in the Fall. ABYB's Babe Ruth program has grown 20% and 25% respectively in the past two years alone and it is becoming increasingly difficult to provide field time for the numerous teams and at times in the Spring, we are unable to schedule any practices. These large diamonds are shared with High School and Junior High teams as well as adult baseball, which places these fields in high demand.

Our goal, shared by other youth sports programs, is to provide opportunities for children, particularly at this sensitive stage of development, not only just to play baseball but to instill traits of character, courage and loyalty, building the foundation for adult life. I don't think there is any question baseball in our community would benefit enormously by the expansion of field space through implementation of the Athletic Field Lighting Project. ABYB is prepared to support private contributions and pledge a minimum of $30,000, in addition to the contributions of the other user groups. We are excited at the prospect of funding from CPA and the development of open space for recreation use. We feel this would be an ideal opportunity and an enormous benefit to our community.

Respectfully,

Stephen J. Mielke
President, Acton-Boxborough Youth Baseball

Acton-Boxboro Youth Soccer

November 11, 2006

Acton Community Preservation Committee members,

On behalf of Acton-Boxborough Youth Soccer I write to tell you about our support of the High School Lighting Project plan which is seeking partial funding through the Community Preservation Act.

Providing lighting for the baseball field, the football/soccer practice field, and the five hard court surfaces at the Regional High School will increase the number of Acton residents who are able to play in the early evenings, and improve the safety for those playing at or after dusk.

At ABYS there is a need for evening practice time especially in the fall, as it is sometimes difficult for our coaches who do not work close to Acton to get back to town in time to coach before dark. We currently have six teams practice at Leary Field on Monday night under the lights, but this is our only practice night at a lighted field. After daylight savings time most teams cannot practice at all due to the limited lighted space.

We are supporting this project with a significant monetary contribution. We also believe ABYS will benefit by having practice time at a field to which we have previously not had access. We are pleased that this plan will provide increased opportunities for soccer, tennis and baseball for all ages in Acton.

We urge your to support this project. Thank you,

Sincerely,

Dave Wilson

Dave Wilson
ABYS Board Member
Town/School Liaison

Acton-
Boxborough
Pop Warner
Football

To Whom it may concern:

As the President of Acton Boxborough Pop Warner, I am pleased to offer our support to the lighting project at the Acton Boxborough Regional High School lower athletic field. Acton Boxborough Pop Warner consists of more than 200 boys and girls in the football program and more than 125 girls in the cheerleading program. Our parents and volunteers are some of the most dedicated people to their children and to our great program.

In the spirit of cooperation that AB Pop Warner shares with all other youth organizations in our towns, we fully support this project. The addition of lights to this field will enhance the ability of all programs to better utilize the limited available field space in our towns and enable more children to participate in youth sports.

Sincerely,

Gerry McGavick
President- Acton Boxborough Pop Warner Football & Cheering

November 12, 2006

To the Acton Community Preservation Committee,

As active members of the local tennis community and taxpayers in the Town of Acton, we support wholeheartedly the Athletic Field Lighting Project plan for partial funding through the Community Preservation Act.

Providing lighting for the five hard court surfaces at the Regional High School will increase the number of Acton residents who are able to play early evenings, and improve the safety for those playing at or after dusk. In addition, hanging safety netting to prevent baseballs, which currently fly unimpeded into these courts, will improve everyone's sense of security when playing tennis.

We have been involved in the planning, with representatives having attended the Q&A session which the CPC conducted mid-September, and are pleased that the plan will provide increased opportunities for current tennis players throughout Acton, as well as those who would like to play in the evenings from April through October, but are unable to because there are currently no lit courts in Town.

Thank you.

Yours truly,

Mary Wynne Burns
Jill Flavin
Richard Gaughan
Frank McCammon

ATHLETIC DEPARTMENT
ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT

Steve Desy
Director of Athletics

November 8, 2006

Community Preservation Committee
Town of Acton
Acton, Massachusetts 01720

Committee Members,

On behalf of the Acton-Boxborough Regional School District's athletic department, I would like to extend our full support to the Acton-Boxborough Youth Baseball proposal for lights on the varsity baseball field.

The addition of lights on the baseball field and tennis courts will extend the usage of these locations by community groups and will support the use of the school campus as a community meeting place. The lights will also increase the amount of time that events can be scheduled in coordination with inter-scholastic activities.

Sincerely,

Steven A. Desy

36 Charter Road Acton, MA 01720 Phone: 978-264-4700 x 3420 Fax: 978-266-2521 E-mail: sdesy@mail.ab.mec.edu Web: ab.mec.edu/abrhs

Acton-Boxborough Community Education

Administration Building
15 Charter Road
Acton, MA 01720
(978)266-2525
Fax (978) 266-2540

November 6, 2006

Michael Coppolino
14 Isaac Davis Way
Acton, MA 01720

Dear Mr. Coppolino:

Acton- Boxborough Community Education would like to lend its support to the proposal to light the High School baseball field and tennis court area using Community Preservation funding, Lighting this area would greatly increase the opportunity for Acton residents to utilize these facilities. Youth leagues as well as adult groups would benefit from this proposal.

If there is any additional information that I can provide in support of this project, please contact me at (978) 266-2525.

Sincerely,

Linda S. Mathinos

Linda S. Mathinos, CPP
Director

Property Location: 108 HAYWARD RD REAR
Vision ID: 3565

MAP ID: F2/ 49/ / /
Other ID: 000F2 00049 00000

Bldg #: 1 *Card* 1 *of* 1 *Print Date:* 10/31/2006 14:47

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ACTON-BOXBORO REG SCHOOL DIST 472 MAIN STREET ACTON, MA 01720				

SUPPLEMENTAL DATA

Account #		SBU	
Occ Perm		Hist Dist	
Photo		BStat	
Ward		P.Plan#	771 OF 64
Prec		Lot#	A
Sew Zone			
GIS ID:			

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
EXM LAND	9033	751,500	751,500
	Total	751,500	751,500

201
ACTON, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ACTON-BOXBORO REG SCHOOL DIST	10567/0011	06/29/1964			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	9033	348,600	2005	9033	313,400	2004	9033	313,400
	Total:	348,600		*Total:*	313,400		*Total:*	313,400

EXEMPTIONS

Year	Type/Description	Amount

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	751,500
Special Land Value	
Total Appraised Card Value	751,500
Total Appraised Parcel Value	751,500
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	**751,500**

NOTES

REG SCHOOL LAND

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
1/1/1988	LS	00	Measur+Listed

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	9033	PUB-SCHOOL	00R	2	40		43,560.00	SF	4.83	1.15	5	1.50	150	1.50		12.46	542,800
1	9033	PUB-SCHOOL	00R	2			8.09	AC	10,000.00	1.15	5	1.50	150	1.50		25,800.00	208,700
						Total Card Land Units	9.09	AC	*Parcel Total Land Area:*			9.09 AC				*Total Land Value*	751,500

Property Location: 108 HAYWARD RD REAR
Vision ID: 3565

MAP ID: F2/ 49/ / /
Other ID: 000F2 00049 00000

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 10/31/2006 14

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	83		Schools-Public
Model	00		Vacant
Grade			
Stories			
Occupancy			
Exterior Wall 1			
2			
Roof Structure			
Roof Cover			
Interior Wall 1			
2			
Interior Floor 1			
2			
Heating Fuel			
Heating Type			
AC Type			
Bedrooms			
Bathrooms			
Total Rooms			
Bath Type			
Kitchen Style			

Commercial Data Elements

Element	Cd.	Ch.	Description
Heat & AC			
Frame Type			
Baths/Plumbing			
Ceiling/Wall			
Rooms/Prtns			
% Common Wall	0		
Wall Height	0		

CONDO/MOBILE HOME DATA

Element	Code	Description	Factor
Complex			
Floor Adj			
Unit Location			
Number of Units			
Number of Levels			
% Ownership			

COST/MARKET VALUATION

Unadj. Base Rate	85.00
Size Adj. Factor	0.00000
Grade (Q) Index	0.00
Adj. Base Rate	0.00
Bldg. Value New	0
Year Built	0
Eff. Year Built	0
Nrml Physcl Dep	0
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	0
Deprec. Bldg Value	0

MIXED USE

Code	Description	Percentage
9033	PUB-SCHOOL	100

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
Ttl. Gross Liv/Lease Area		0	0	0	Bldg Val:	

SKETCH

Property Location: 94 HAYWARD RD REAR
Vision ID: 3566

MAP ID: F2/ 50/ / /
Other ID: 000F2 00050 00000

Bldg #: 1 *Card* 1 *of* 2 *Print Date:* 10/31/2006 14:47

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ACTON-BOXBORO REG SCHOOL DIST 472 MAIN STREET ACTON, MA 01720				

SUPPLEMENTAL DATA

Account #		SBU	
Occ Perm		Hist Dist	
Photo		BStat	H
Ward		P.Plan#	245 OF 62
Prec		Lot#	
Sew Zone			
GIS ID:			

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
EXM LAND	9033	743,000	743,000
EXEMPT	9033	33,053,100	33,053,100
EXEMPT	9033	232,300	232,300
Total		34,028,400	34,028,400

201
ACTON, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ACTON-BOXBORO REG SCHOOL DIST	09993/0475	02/28/1962			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	9033	345,000	2005	9033	309,800	2004	9033	309,800
2006	9033	16,703,700	2005	9033	16,703,700	2004	9033	16,703,700
2006	9033	235,400	2005	9033	235,400	2004	9033	235,400
	Total:	17,284,100		*Total:*	17,248,900		*Total:*	17,248,900

EXEMPTIONS

Year	Type/Description	Amount

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	33,053,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	232,300
Appraised Land Value (Bldg)	743,000
Special Land Value	
Total Appraised Card Value	34,028,400
Total Appraised Parcel Value	34,028,400
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	**34,028,400**

NOTES

ABRHS

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
15580	4/2/1998			3,000		0		TENT
15507	1/21/1998	RE	Remodel	3,000		0		ALTERATIO

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
1/1/1988	LS	00	Measur+Listed

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	9033	PUB-SCHOOL	00R	2	1186		43,560.00	SF	4.83	1.15	5	1.50	150	1.50		12.46	542,800
1	9033	PUB-SCHOOL	00R	2			7.76	AC	10,000.00	1.15	5	1.50	150	1.50		25,800.00	200,200
						Total Card Land Units	8.76	AC	*Parcel Total Land Area:*			8.76 AC				*Total Land Value*	743,000

Property Location: 94 HAYWARD RD REAR
Vision ID: 3566

MAP ID: F2/ 50/ / /
Other ID: 000F2 00050 00000

Bldg #: 1 *Card* 1 *of* 2 *Print Date:* 10/31/2006 14

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	83		Schools-Public
Model	94		Commercial
Grade	06		Excellent
Stories	2		2 Stories
Occupancy	01		
Exterior Wall 1	20		Brick/Masonry
2			
Roof Structure	01		Flat
Roof Cover	04		Tar & Gravel
Interior Wall 1	03		Plastered
2			
Interior Floor 1	06		Inlaid Sht Gds
2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bedrooms	00		Zero Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms			
Bath Type			
Kitchen Style			

Commercial Data Elements

Element	Cd.	Ch.	Description
Heat & AC	00		NONE
Frame Type	03		MASONRY
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	06		CEIL & WALLS
Rooms/Prtns	02		AVERAGE
% Common Wall	0		
Wall Height	10		

CONDO/MOBILE HOME DATA

Element	Code	Description	Factor
Complex			
Floor Adj			
Unit Location			
Number of Units			
Number of Levels			
% Ownership			

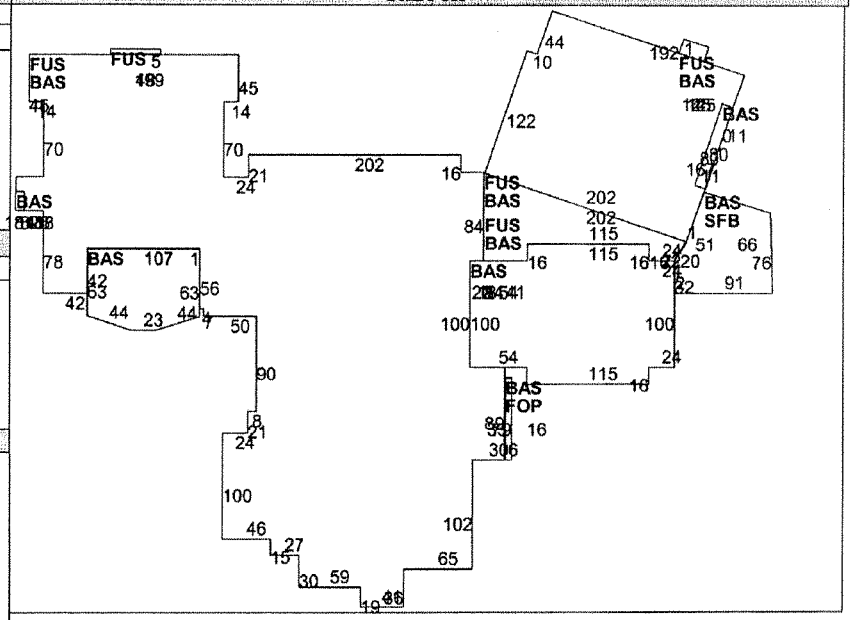
COST/MARKET VALUATION

Unadj. Base Rate	85.00
Size Adj. Factor	0.80207
Grade (Q) Index	1.53
Adj. Base Rate	104.31
Bldg. Value New	40,308,620
Year Built	1964
Eff. Year Built	(VG) 1995
Nrml Physcl Dep	18
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	82
Deprec. Bldg Value	33,053,100

MIXED USE

Code	Description	Percentage
9033	PUB-SCHOOL	100

SKETCH



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
PAV1	PAVING-ASPHALT	L	225,000	0.90	1965	0	50	101,300
TEN	TENNIS COURT	L	31,200	2.50	1973	0	50	39,000
SPL1	POOL-INGR CONC	L	3,150	18.00	1973	0	50	28,400
LT1	LIGHTS-IN W/PL	L	58	690.00	2004	50	100	40,000
LT2	W/DOUBLE LIGHT	L	15	1,100.00	2004	50	100	16,500
FN1	FENCE-4' CHAIN	L	235	6.00	2004	50	100	1,400
FN3	FENCE-6' CHAIN	L	500	9.00	2004	50	100	4,500
IMP	IMPLEMENT SHED	L	150	4.00	2004	75	100	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	209,821	209,821	209,821	104.31	21,886,429
FOP	Porch, Open, Finished	0	474	119	26.19	12,413
FUS	Upper Story, Finished	170,774	170,774	170,774	104.31	17,813,436
SFB	Base, Semi-Finished	5,717	7,146	5,717	83.45	596,340
Ttl. Gross Liv/Lease Area		386,312	388,215	386,431	*Bldg Val:*	40,308,620

Property Location: 94 HAYWARD RD REAR
Vision ID: 3566

MAP ID: F2/ 50/ / /
Other ID: 000F2 00050 00000

Bldg #: 1 *Card* 2 *of* 2 *Print Date:* 10/31/2006 14:47

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION

SUPPLEMENTAL DATA

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
Total		34,028,400	34,028,400

201
ACTON, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
	Total:			Total:			Total:	

EXEMPTIONS

Year	Type/Description	Amount

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	
Appraised XF (B) Value (Bldg)	
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	
Special Land Value	
Total Appraised Card Value	
Total Appraised Parcel Value	
Valuation Method:	
Net Total Appraised Parcel Value	

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
						Total Card Land Units	0.00	SF	Parcel Total Land Area:							Total Land Value	0

Property Location: 94 HAYWARD RD REAR
Vision ID: 3566

MAP ID: F2/ 50/ / /
Other ID: 000F2 00050 00000

Bldg #: 1 *Card* 2 *of* 2 *Print Date:* 10/31/2006 14

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type			
Model			
Grade			
Stories			
Occupancy			
Exterior Wall 1			
2			
Roof Structure			
Roof Cover			
Interior Wall 1			
2			
Interior Floor 1			
2			
Heating Fuel			
Heating Type			
AC Type			
Bedrooms			
Bathrooms			
Total Rooms			
Bath Type			
Kitchen Style			

Commercial Data Elements

Element	Cd.	Ch.	Description
Heat & AC			
Frame Type			
Baths/Plumbing			
Ceiling/Wall			
Rooms/Prtns			
% Common Wall			
Wall Height			

CONDO/MOBILE HOME DATA

Element	Code	Description	Factor
Complex			
Floor Adj			
Unit Location			
Number of Units			
Number of Levels			
% Ownership			

COST/MARKET VALUATION

Unadj. Base Rate	
Size Adj. Factor	
Grade (Q) Index	
Adj. Base Rate	
Bldg. Value New	
Year Built	
Eff. Year Built	
Nrml Physcl Dep	
Funcnl Obslnc	
Econ Obslnc	
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	
Deprec. Bldg Value	

MIXED USE

Code	Description	Percentage
9033	PUB-SCHOOL	100

SKETCH

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
IMP	IMPLEMENT SHED	L	150	4.00	2004	75	100	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
Ttl. Gross Liv/Lease Area		386,312	388,215	386,431	*Bldg Val:*	40,308,620

10567 Pg 11

T 7.50

QUITCLAIM DEED

JUN 29-64 PM 2:42 #36082 ***7.50

We, RICHARD C. SISSON and PETER R. WHITCOMB, both

of Acton, Middlesex County, Massachusetts,

being ~~unmarried~~, for consideration paid, grant to ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT, a body politic and corporate organized under and pursuant to Chapter 71 of the General Laws of the Commonwealth of Massachusetts,

~~of~~

with ~~quitclaim covenants~~

~~the land in~~ said Acton situated on the southwesterly side of Hayward Road and shown as Parcel A on a plan entitled "Plan of Land in Acton, Mass. Owned by: Richard C. Sisson & Peter R. Whitcomb", dated June 18, 1964, by Veo & Wheeler, to be recorded herewith, containing 9.091 Acres according to said plan, and bounded and described as follows:

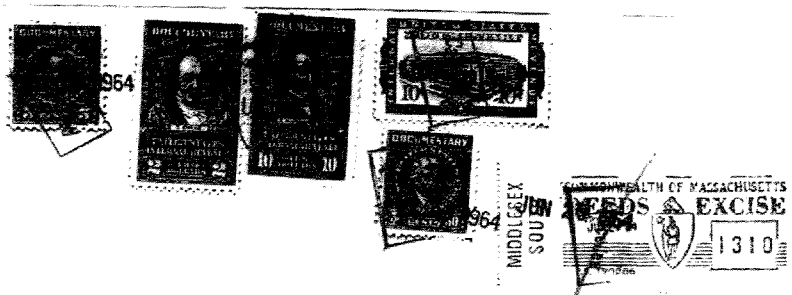
NORTHEASTERLY	by Hayward Road, eighty-five and 95/100 (85.95) feet;
SOUTHEASTERLY	by a curved line at the junction of Hayward Road and land now or formerly of Martell, shown as Lot 3 on a plan entitled "Land in Acton owned by Richard C. Sisson and Peter R. Whitcomb", dated July 30, 1956, by Harlan E. Tuttle, ~~recorded~~ with Middlesex South District Deeds as Plan No. 1407 of 1956 in Book 8796, Page 266, thirty-two and 85/100 (32.85) feet;
SOUTHEASTERLY	again by said land now or formerly of Martell, one hundred eighty and 97/100 (180.97) feet;
NORTHEASTERLY	by the same two hundred ninety-three and 93/100 (293.93) feet;
EASTERLY	by other land of the grantee, eight hundred twenty-four and 26/100 (824.26) feet;
SOUTHERLY	by the same, three hundred eight and 39/100 (308.39) feet;
WESTERLY	by land now or formerly of Jenks Realty Trust, one thousand forty-six and 50/100 (1046.50) feet;
NORTHEASTERLY	by land now or formerly of Otto, shown as Lot 2 on the plan last above mentioned, two hundred twelve and 58/100 (212.58) feet;
NORTHWESTERLY	by the same, one hundred eighty-nine and 04/100 (189.04) feet; and
SOUTHWESTERLY	by a curved line at the junction of Hayward Road and said land now or formerly of Otto, thirty-nine and 22/100 (39.22) feet.

SEE PLAN IN RECORD BOOK 10567 PAGE 11

For our title, reference may be had to a deed from Bertram D. Hall to the grantors, dated May 16, 1956 and recorded with said Deeds, Book 8726, Page 290, the granted premises being the same premises conveyed thereby and shown on the plan therein referred to and recorded with said deed except so much thereof as is shown as Lots 1, 2 and 3 on said plan dated July 30, 1956.

United States documentary stamps in the amount of $12.65 and Massachusetts deed excise stamps in the amount of $13.10 have been affixed hereto and canceled.

BK10567 PG012



We, MARGARET W. SISSON, wife of said Richard C. Sisson, and NANCY G. WHITCOMB, wife of Peter R. Whitcomb, ~~husband~~ ~~wife~~ ~~respectively~~

release to said grantee all rights of ~~curtesy or dower~~ dower and homestead and other interests therein.

~~Witness~~ our hands and seals this 24th day of June 1964.

Margaret W. Sisson
Margaret W. Sisson

Richard C. Sisson
Richard C. Sisson

Nancy G. Whitcomb
Nancy G. Whitcomb

Peter R. Whitcomb
Peter R. Whitcomb

The Commonwealth of Massachusetts

Middlesex ss. June 24, 1964

Then personally appeared the above named Peter R. Whitcomb

and acknowledged the foregoing instrument to be his free act and deed, before me

Clyde J. Horne
Clyde J. Horne
My Commission Expires

Notary Public
My commission expires September 12, 1964

PL. 205 of 59

ACTON

Bk 9993 Pg 475

57-04

MAR -2 02 AM 1964 OTR [illegible]

I, JOHN J. LEARY, of Boston, Suffolk County, Massachusetts, being unmarried, for consideration paid, grant to ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT, with QUITCLAIM COVENANTS, the land in Acton, Middlesex County, Massachusetts, situated on the westerly side of Charter Road, bounded and described as follows:

EASTERLY by said Charter Road, one hundred fifty (150) feet;
SOUTHERLY two hundred (200) feet;
WESTERLY one hundred fifty (150) feet, and
NORTHERLY two hundred (200) feet; said last three bounds being all by land now or formerly of William C. Kazokas and Jennie A. Kazokas.

Said parcel of land is shown on a plan entitled, "Land in Acton owned by William C. Kazokas and Jennie A. Kazokas", by Harlan E. Tuttle, Surveyor, dated January 19, 1959, and recorded with Middlesex South District Deeds, Book 9320, page 16.

Intending to convey and hereby conveying all and the same premises conveyed to me by deed of William C. Kazokas and Jennie A. Kazokas, dated February 26, 1959, recorded with said Deeds, Book 9320, page 16.

Said parcel of land is hereby conveyed subject to the lien for taxes assessed thereon by the Town of Acton as of January 1, 1963, which taxes the grantee, by acceptance of this deed, hereby assumes and agrees to pay.

W I T N E S S my hand and seal this 14th day of February, 1962.

THE COMMONWEALTH OF MASSACHUSETTS

February 14, 1962

Suffolk, ss.

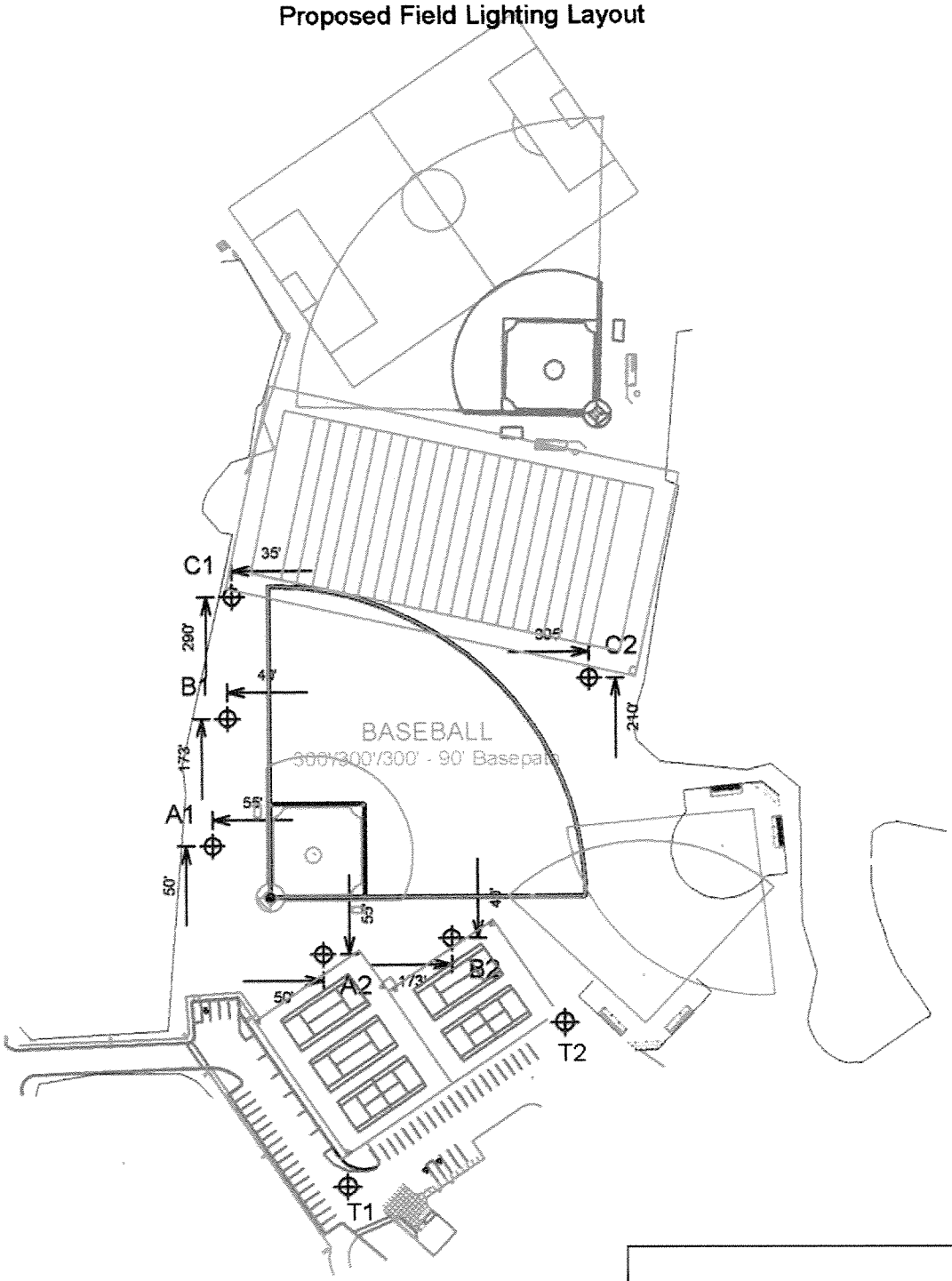
Then personally appeared the above-named John J. Leary and acknowledged the foregoing instrument to be his free act and deed, before me,

Notary Public

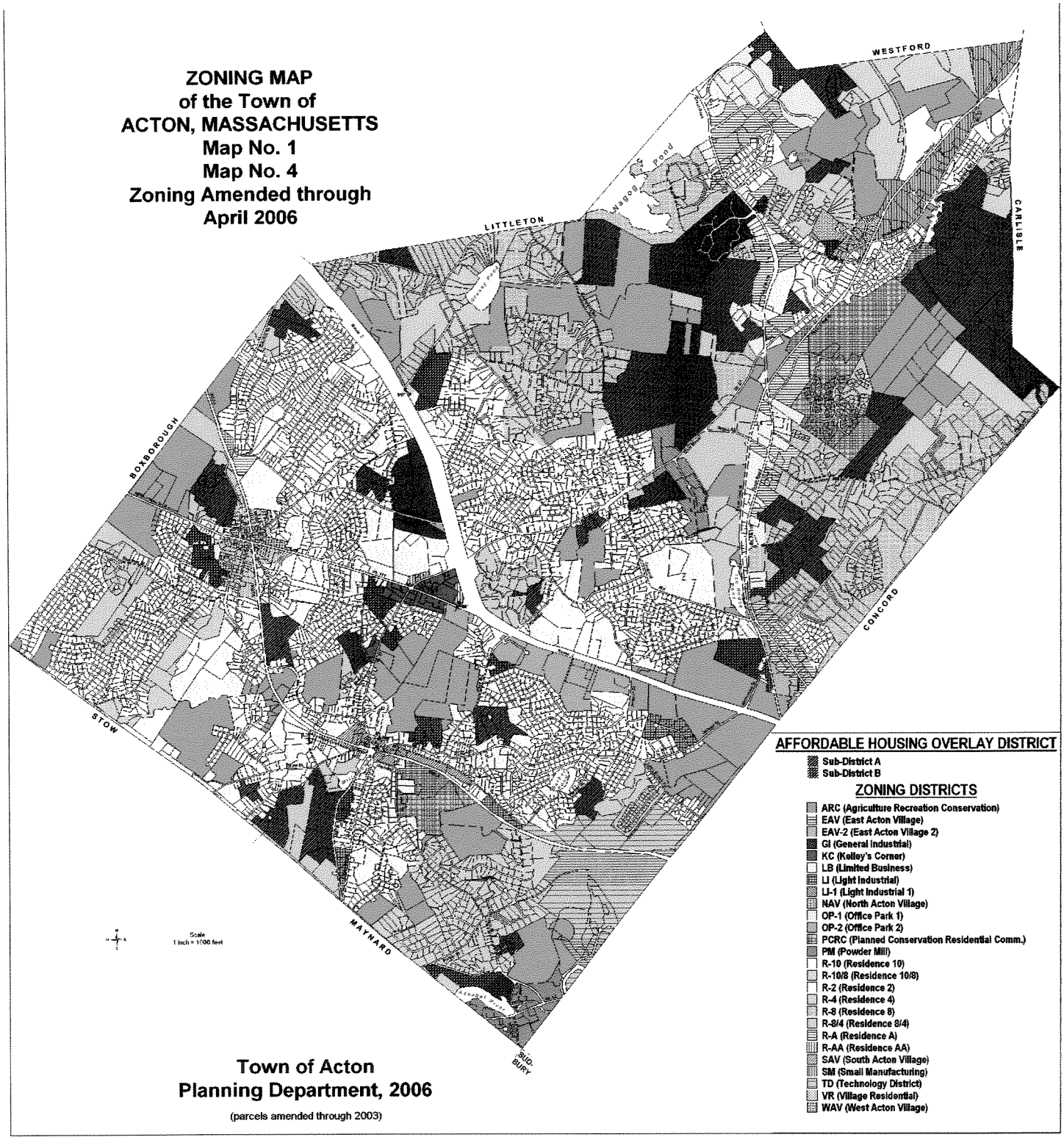
My commission expires:

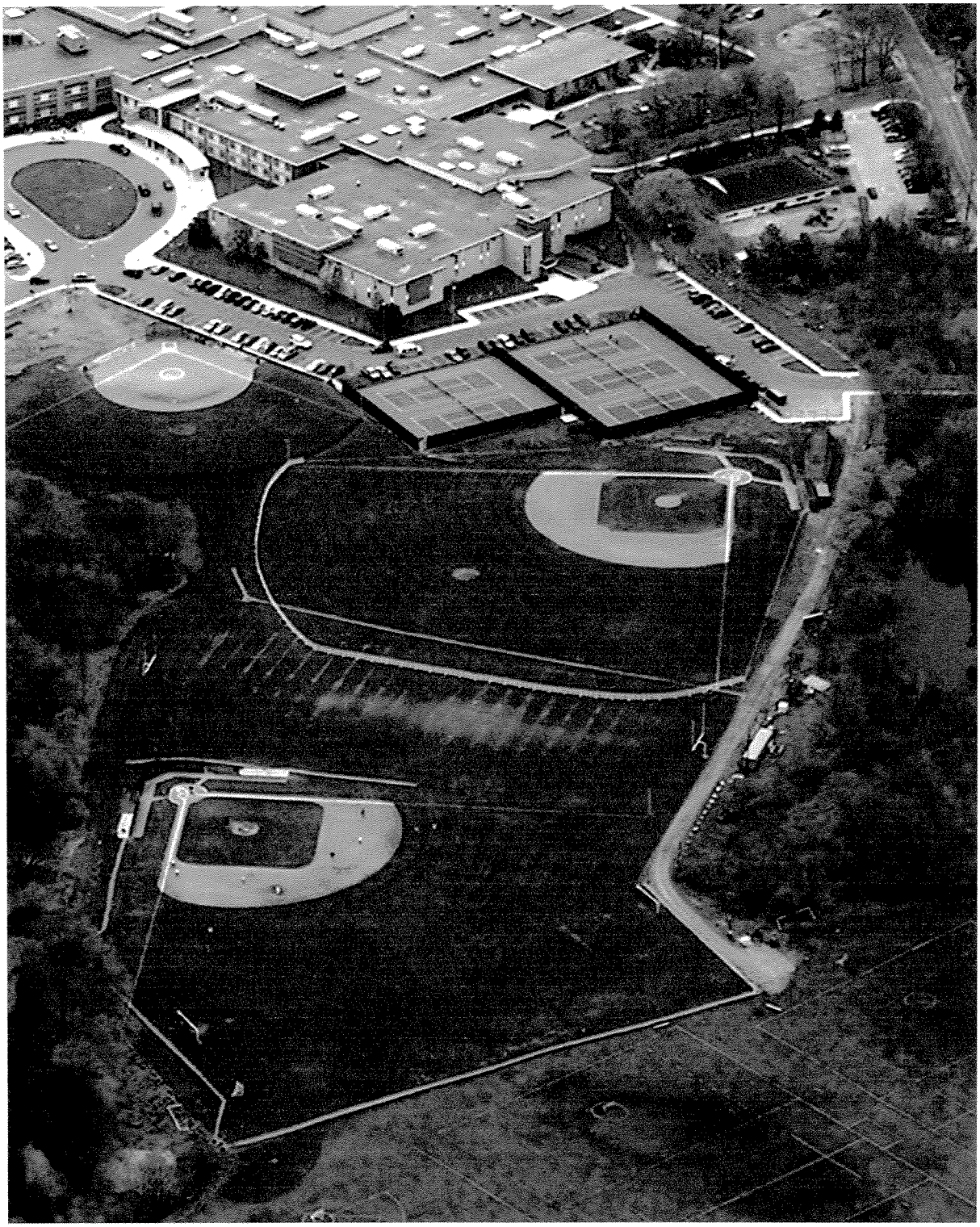
DEEDS EXCISE
$ 485

Acton Boxborough Regional High School
Proposed Field Lighting Layout

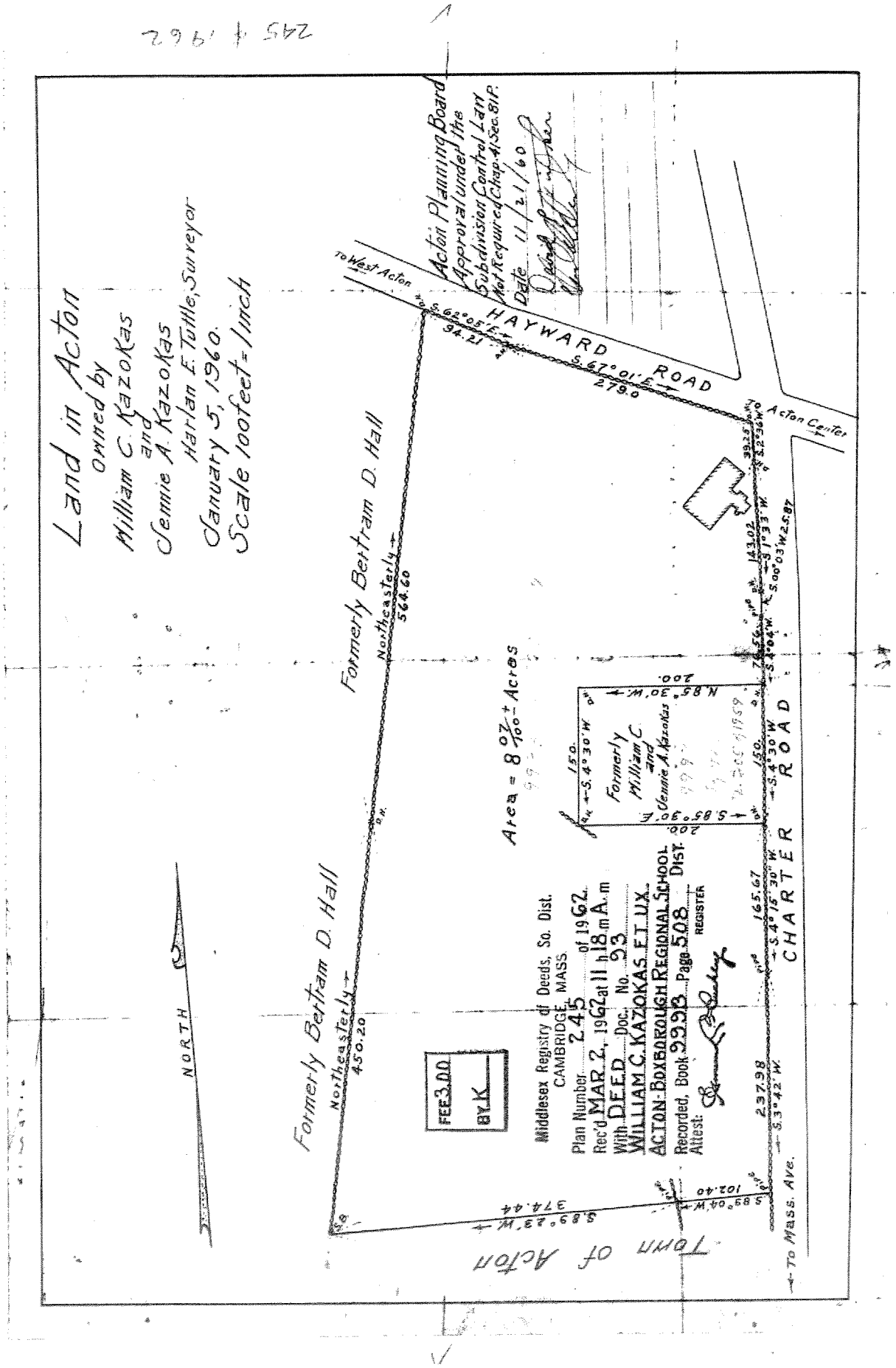


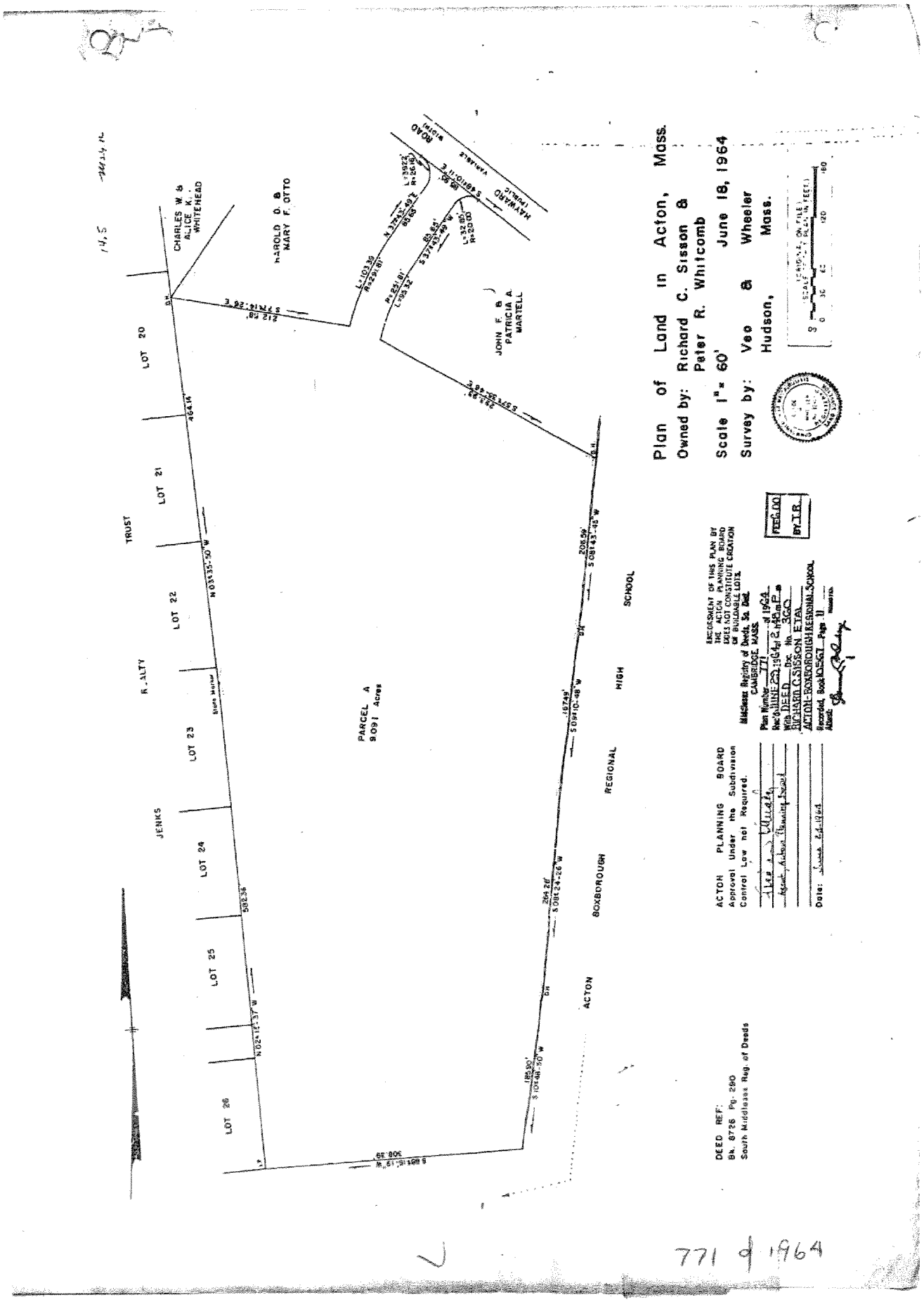
8 POLE / 81 FIXTURE DESIGN
BASEBALL FIELD – 49 FIXTURES / 79.9 KW
TENNIS – 16 FIXTURES / 26.1 KW
PRACTICE FIELD – 16 FIXTURES / 26.1 KW
1500 WATT METAL HALIDE FIXTURES

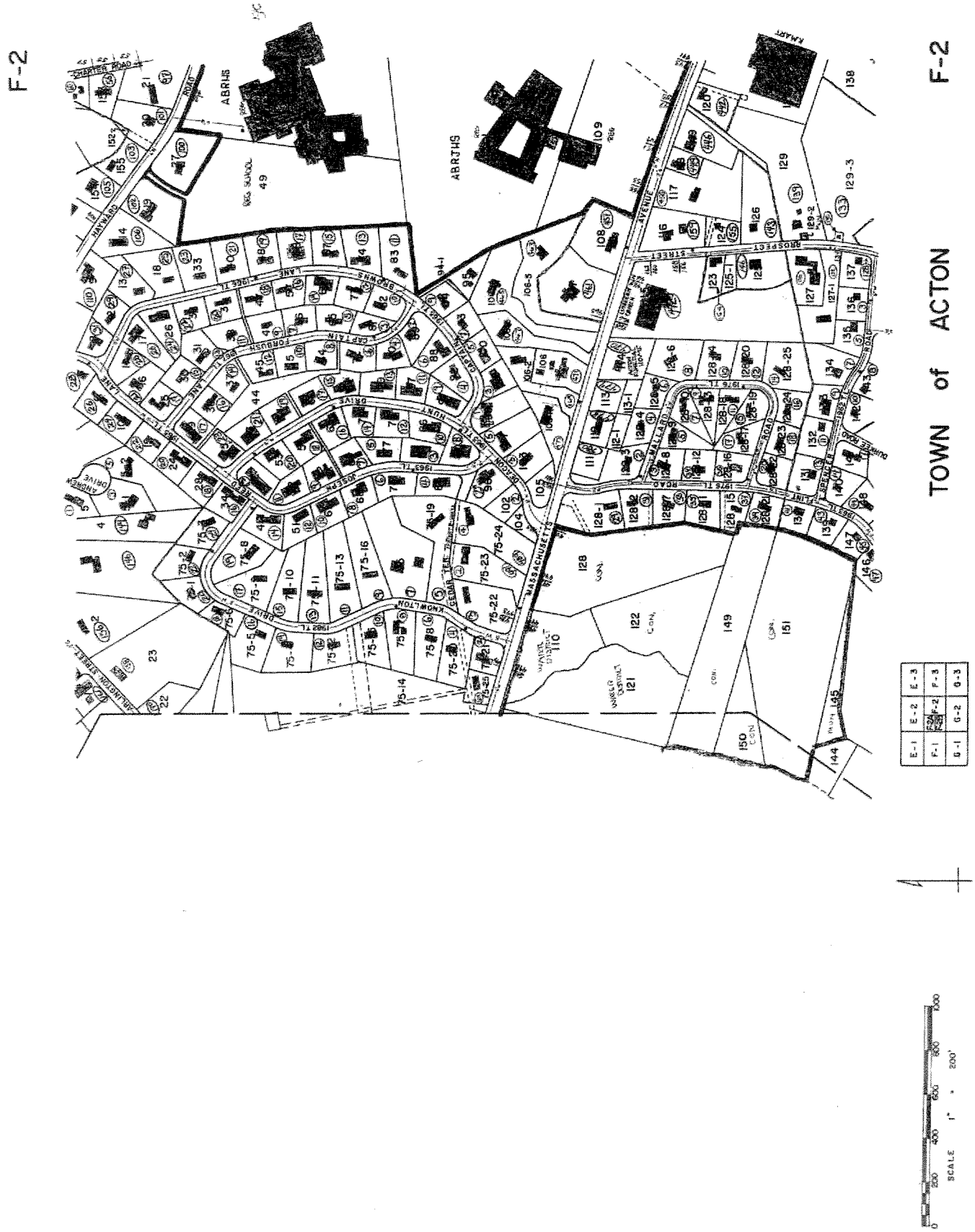

ZONING MAP
of the Town of
ACTON, MASSACHUSETTS
Map No. 1
Map No. 4
Zoning Amended through
April 2006
WESTFORD
LITTLETON
CARLISLE
BOXBOROUGH
CONCORD
STOW
MAYNARD
SUD-BURY
Nagog Pond
Scale
1 inch = 1000 feet
AFFORDABLE HOUSING OVERLAY DISTRICT
Sub-District A
Sub-District B
ZONING DISTRICTS
ARC (Agriculture Recreation Conservation)
EAV (East Acton Village)
EAV-2 (East Acton Village 2)
GI (General Industrial)
KC (Kelley's Corner)
LB (Limited Business)
LI (Light Industrial)
LI-1 (Light Industrial 1)
NAV (North Acton Village)
OP-1 (Office Park 1)
OP-2 (Office Park 2)
PCRC (Planned Conservation Residential Comm.)
PM (Powder Mill)
R-10 (Residence 10)
R-10/8 (Residence 10/8)
R-2 (Residence 2)
R-4 (Residence 4)
R-8 (Residence 8)
R-8/4 (Residence 8/4)
R-A (Residence A)
R-AA (Residence AA)
SAV (South Acton Village)
SM (Small Manufacturing)
TD (Technology District)
VR (Village Residential)
WAV (West Acton Village)
Town of Acton
Planning Department, 2006
(parcels amended through 2003)

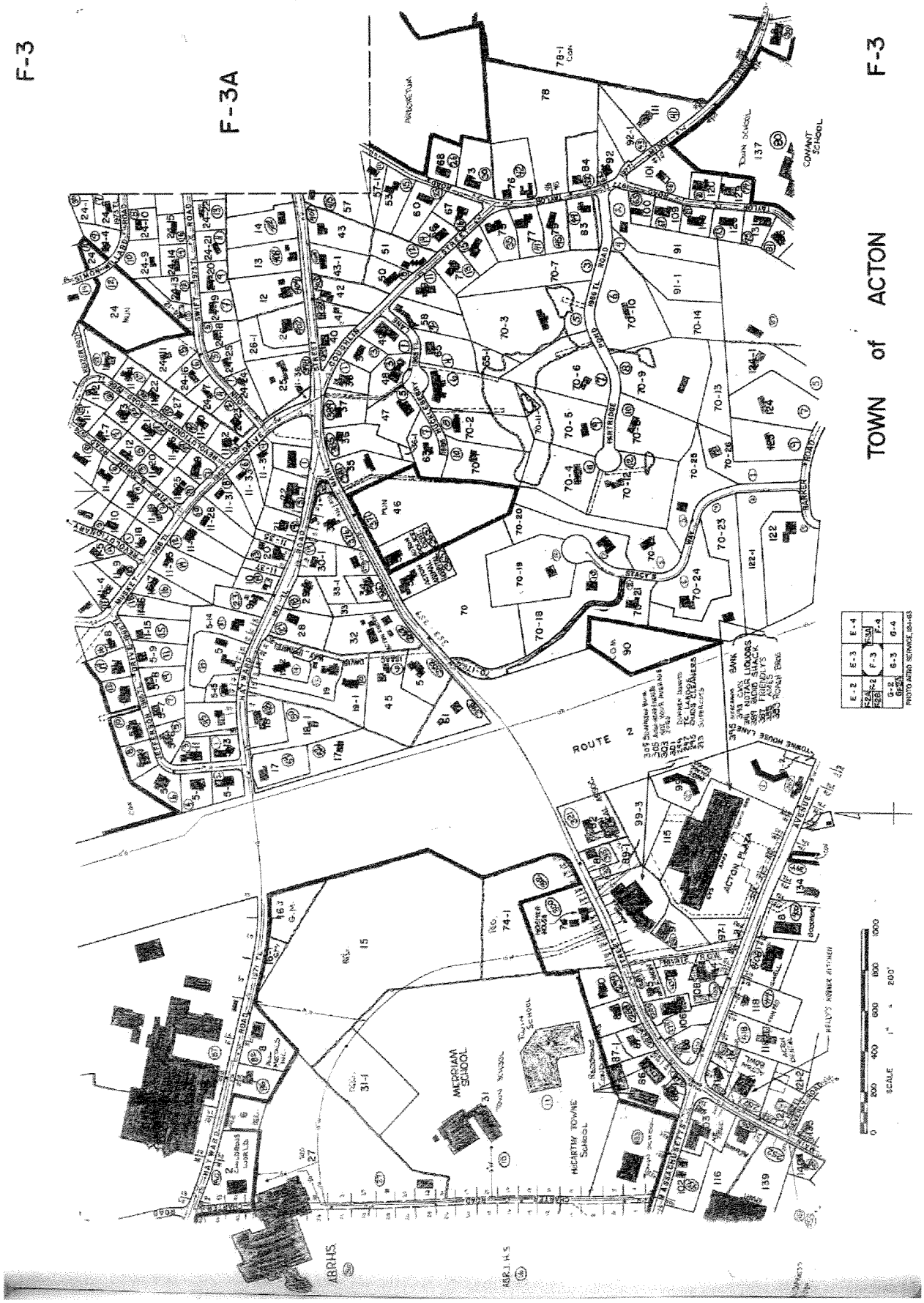


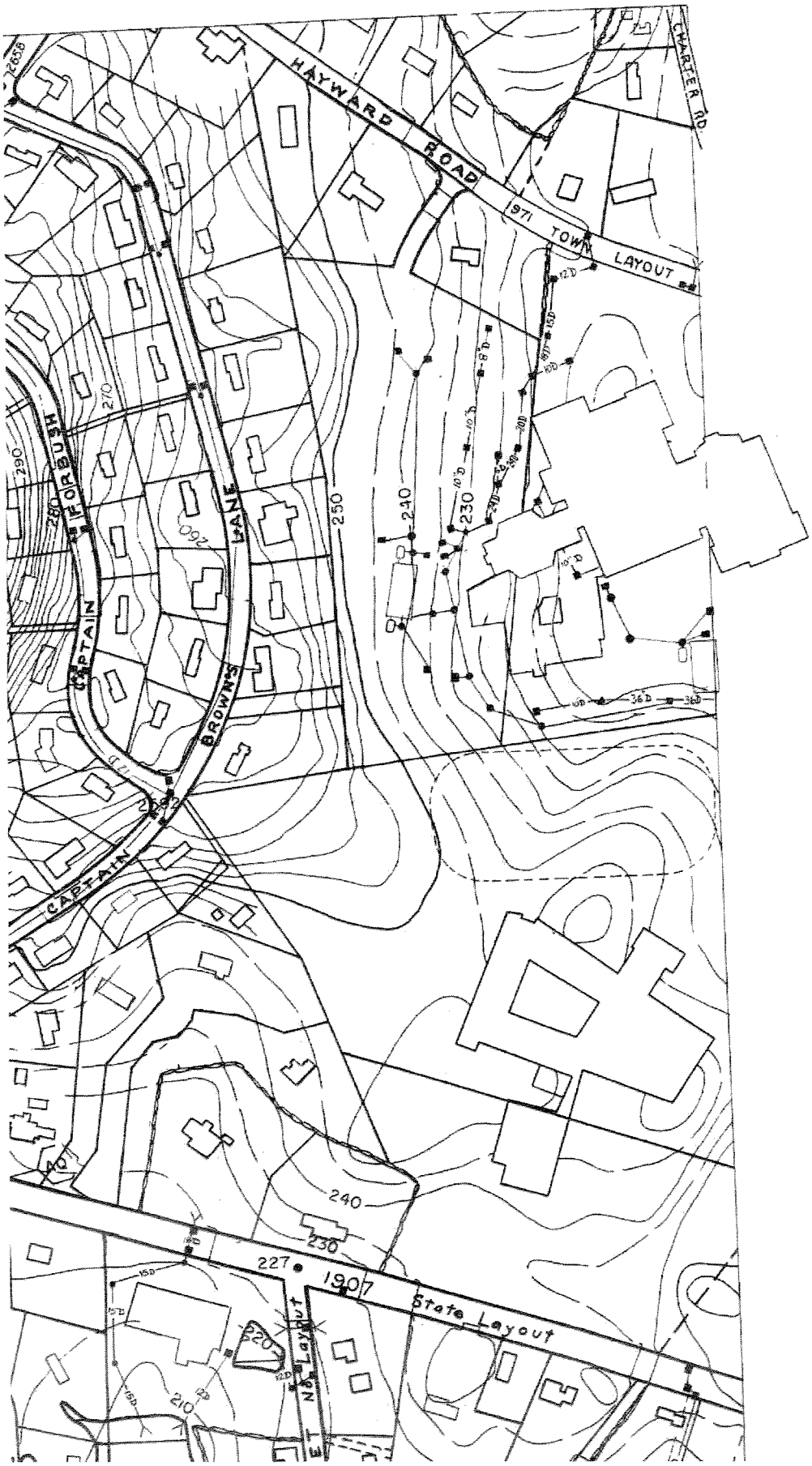

SITE
ARLINGTON
HAYWARD
ROAD
CHARTER
ROAD
(ROUTE 111)
ROUTE 2
STREET
AVENUE
PROSPECT
STREET
(ROUTE 27)
SEMINOLE
ROAD
QUABOAG
ROAD
MOHEGAN
ROAD
AGAWAM
ROAD
SIOUX
ST
SANDRAS
TRAIL
ROAD
FREEDOM
ROAD
FARME
ROAD
NORTH
ROAD
PERKINS
LANE
KENNEDY
LANE
FREEDOM
POND
ELM
COURT
JESSE
DRIVE
HOLDWTON
LANE
SPRUCE
ROAD
WEST
ROAD
CAITLAN
DRIVE
BAXTER
ROAD
KNOWLTON
DRIVE
ANDREW
DRIVE
REED
LANE
CEDAR
TERRACE
JOSEPH
DRIVE
FORBUSH
LANE
LANE
DEACON
HUNT
CAPT
BROWN'S
CAPT
ROAD
MALLARD
ROAD
DURKEE ROAD
SPENCER
ROAD
ROAD
DRIVE
ST MARGES
CIRCLE
HENNESSEY DRIVE
KELLY RD
BEVERLY
ROAD
MAINE ROAD
SISSO
ROAD
FRANCINE ROAD
ISAAC DAVIS
WAY
ROAD
JEFFERSON
DRIVE
MARKET
DRIVE
FIFE &
DRUM ROAD
REVOLUTIONARY
ROAD
WILLARD
ROAD
JOHN
SWIFT
ROAD
MINUTEMAN
ROAD
COMMERCE
CIRCLE
LANE
TRASK
ROAD
HEALD ROAD
SIMON
NEWTOWN
PATRIOTS
ROAD
MEADOWBROOK
RD
WOODBURY
RD
PUTNAM
ROAD
LANE
ROAD
HUCKLEBERRY
LANE
COLBURN
ST
STACY'S
WAY
BARKER
ROAD
PARTRIDGE
POND
RD
MAIN
ROAD
BRIDGES
DRIVE
TAYLOR
ROAD
FARRISTEAD
WAY
DISCOVERY
WAY
MISSREDOR
WAY
BRUCEWOOD
REDWOOD
RD
REDWOOD
RD
OAKWOOD
ASHWOOD
ROAD
FERNWOOD
RD
DRIFTWOOD
ROAD
ARBORWOOD
ROAD
COBURN
DRIVE
SANDY
DR
CANDIDA
LN
HILLCREST
DR
DRIVE
SCHOOL
MADDY
LANE
ROBINWOOD
ROAD
BRUCEWOOD
(EAST)
SANDALWOOD
ROAD
GUYSWOOD
ROAD
ROAD
STREET
ROUTE
MINOT
ESKEY
WAY
WHITTIER
ROAD
FOREST
ROAD
GROVE
SHORTELL
DRIVE
FROST
DRIVE
HOSMER
LONGFELLOW
PARK
ALCOTT
ROAD
THOREAU
STREET
HAWTHORNE ST
PHALEN
STREET
BERRY
CONCORD
STREET
CONCORD
ROAD
CONCORD
PLACE
AVENUE
WOOD
LANE
OLD
VILLAGE
ROAD
CRICKET
WAY
GRASSHOPPER
LANE
MAGGIE HILL ROAD
ALCOTT
CHAFFIN
ROAD
LINCOLN
DRIVE
MADISON LANE
JACKSON
WASHINGTON
DRIVE
WILSON
LN
COOLIDGE
DRIVE
MONROE
DRIVE
DRIVE
WASHINGTON DRIVE
McKINLEY
DRIVE
EVERGREEN
WAY
EVERGREEN
ROAD
BALSAM DR
BALSAM
DRIVE
LARCH
RD
HICKORY
TRAIL

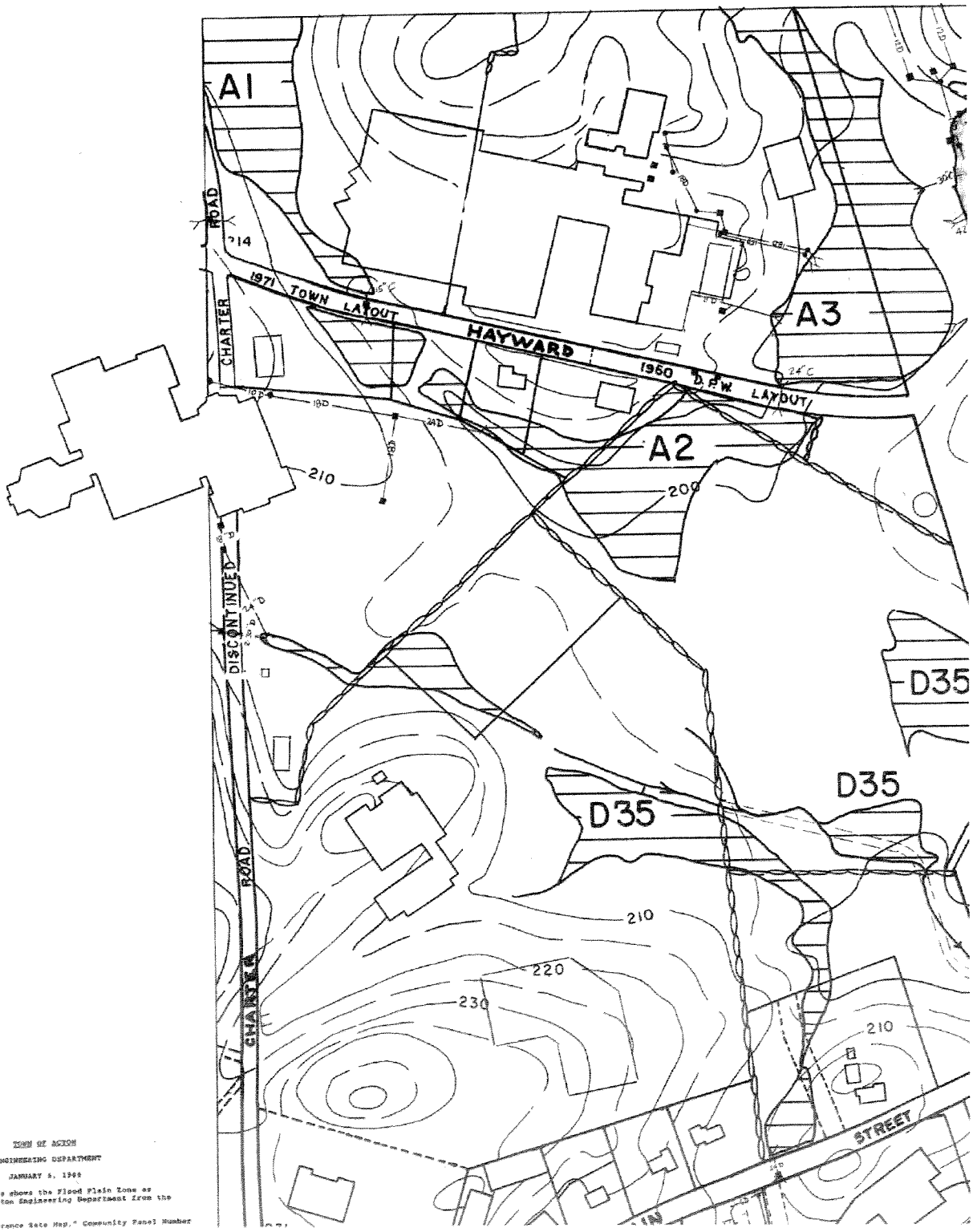

Land in Acton
owned by
William C. Kazokas
and
Jennie A. Kazokas
Harlan E. Tuttle, Surveyor
January 5, 1960.
Scale 100 feet = 1 inch
Acton Planning Board
Approval under the
Subdivision Control Law
Not Required Chap. 41 Sec. 81P.
Date 11/21/60
HAYWARD ROAD
To West Acton
S. 62°05' E.
94.21
S. 67°01' E.
279.0
Acton Center
Formerly Bertram D. Hall
Northeasterly
564.60
Area = 8 07/100 ± Acres
Formerly William C. and Jennie A. Kazokas
150.
S. 4°30' W.
200.
S. 85°30' E.
N. 85°30' W.
CHARTER ROAD
S. 4°30' W.
S. 4°04' W.
S. 00°03' W.
S. 2°36' W.
S. 1°33' W.
143.02
39.25
165.67
S. 4°15' 30" W.
237.98
S. 3°42' W.
To Mass. Ave.
S. 89°04' W.
102.40
S. 89°23' W.
374.44
Town of Acton
Formerly Bertram D. Hall
Northeasterly
450.20
NORTH
FEE 3.00
BY K
Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.
Plan Number 245 of 1962
Rec'd MAR. 2, 1962 at 11 h 18 m A.m
With DEED Doc. No. 93
WILLIAM C. KAZOKAS ET UX.
ACTON-BOXBOROUGH REGIONAL SCHOOL DIST.
Recorded, Book 9993 Page 508
REGISTER
Attest:


Plan of Land in Acton, Mass.
Owned by: Richard C. Sisson & Peter R. Whitcomb
Scale 1" = 60'
June 18, 1964
Survey by: Veo & Wheeler
Hudson, Mass.
SCALE 1" = 60' ON FILE
SCALE OF PLAN IN FEET
0 30 60 120 180
CHARLES W. & ALICE K. WHITEHEAD
HAROLD O. & MARY F. OTTO
JOHN F. & PATRICIA A. MARTELL
HAYWARD (PUBLIC)
ROAD WIDTH VARIABLE
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
TRUST
REALTY
JENKS
PARCEL A
9.091 Acres
BOXBOROUGH REGIONAL HIGH SCHOOL
ACTON
N03°33'-50" W
N02°12'-37" W
S08°24'-26" W
S10°48'-50" W
S08°43'-48" W
S10°41'-48" W
S 88°16'-19" W
308.39
185.90
264.26'
187.49'
206.59'
264.14'
583.36
ENDORSEMENT OF THIS PLAN BY THE ACTON PLANNING BOARD DOES NOT CONSTITUTE CREATION OF BUILDABLE LOTS.
Middlesex Registry of Deeds, So. Dist. CAMBRIDGE, MASS.
Plan Number 771 of 1964
Rec'd JUNE 22, 1964 at 2 h 48 m P.M.
With DEED Doc. No. 3660
RICHARD C. SISSON ET AL
ACTON-BOXBOROUGH REGIONAL SCHOOL
Recorded, Book 10567 Page 11
Attest:
FEES 00
BY I.R.
ACTON PLANNING BOARD
Approval Under the Subdivision Control Law not Required.
Date:
DEED REF:
Bk. 8726 Pg. 290
South Middlesex Reg. of Deeds
771 of 1964


F-2
TOWN of ACTON
F-2
ABRIHS
ABRIHS
MASSACHUSETTS
E-1
E-2
E-3
F-1
F-2
F-3
G-1
G-2
G-3
SCALE 1" = 200'


F-3
F-3A
TOWN of ACTON
F-3
ROUTE 2
MERIAM SCHOOL
HOSMER ROAD
ACTON PLAZA
TOWN SCHOOL
COVANT SCHOOL
SCALE


HAYWARD ROAD
1971 TOWN LAYOUT
CHARTER RD
CAPTAIN FORBUSH
CAPTAIN BROWN'S LANE
1907 State Layout
NEW Layout
290
280
270
260
250
240
230
227
220
210



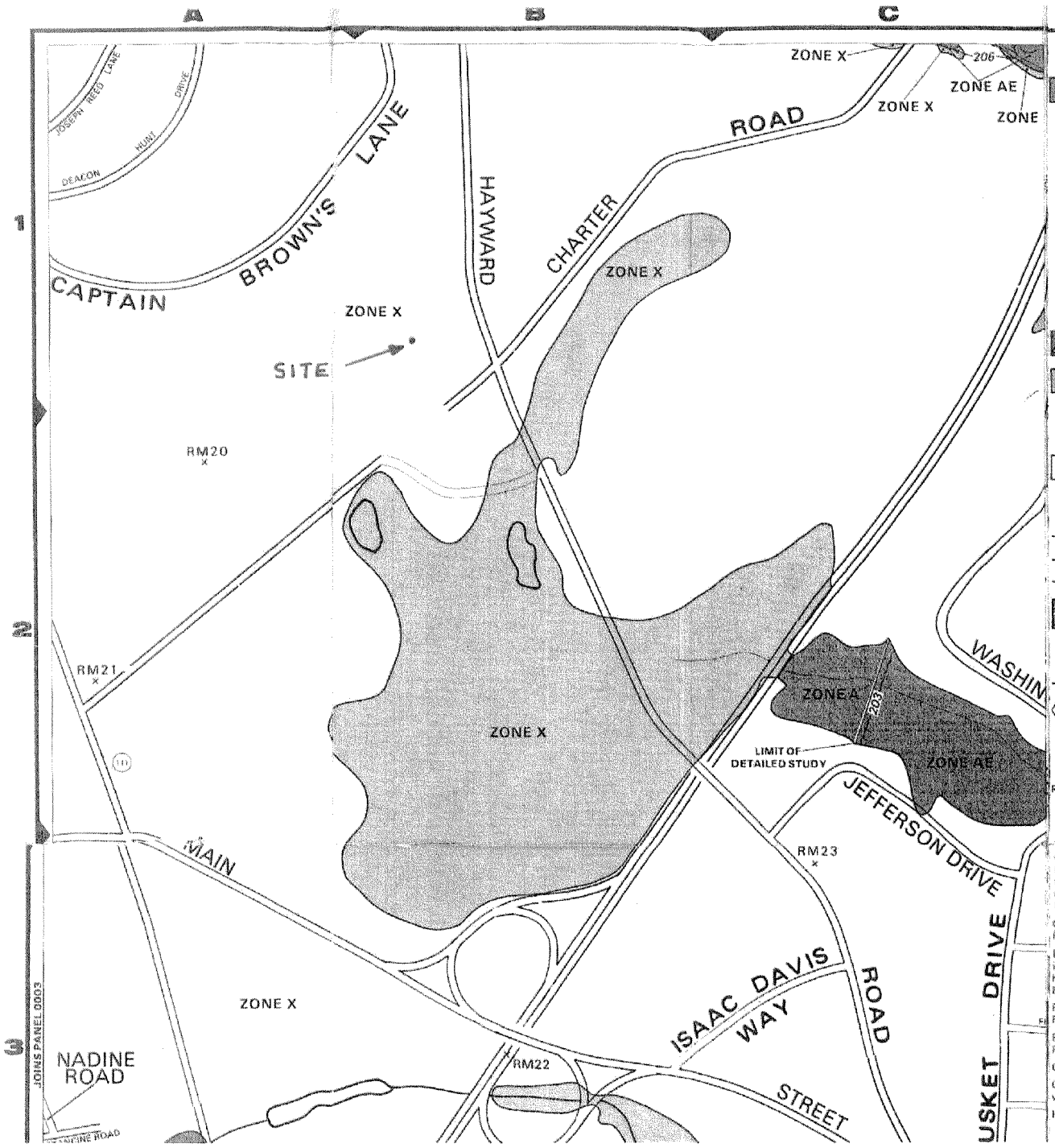
TOWN OF ACTON

ENGINEERING DEPARTMENT

JANUARY 6, 1999

of maps shows the Flood Plain Zone as
the Acton Engineering Department from the
1981

"Insurance Rate Map," Community Panel Number



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A	No base flood elevations determined.
ZONE AE	Base flood elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE A99	To be protected from 100-year flood by Federal flood protection system under construction; no base elevations determined.
ZONE V	Coastal flood with velocity hazard (wave action); no base flood elevations determined.
ZONE VE	Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X	Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

ZONE X	Areas determined to be outside 500-year flood plain.
ZONE D	Areas in which flood hazards are undetermined.

	Flood Boundary
	Floodway Boundary
	Zone D Boundary
	Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
513	Base Flood Elevation Line; Elevation in Feet*
D — D	Cross Section Line
(EL 987)	Base Flood Elevation in Feet Where Uniform Within Zone*
RM7 ×	Elevation Reference Mark

*Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside special flood hazard areas. The coastal flooding elevations shown may differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Floodway widths are provided in the Flood Insurance Study Report.

Elevation reference marks are described in the Flood Insurance Study Report.

Coastal base flood elevations apply only landward of 0.0 NGVD.

Coastal base flood elevations shown on this map include the effects of wave action.

For adjoining map panels see separately printed Map Index.

MAP REPOSITORY

QUOTE # ACTBOX DATE: 11-08-06 PAGE 1

THE REFLEX LIGHTING GROUP, INC.
10 silver street boston, massachusetts 02127
617.269.4510 fax 617.269.1841

To: SANJAY ACTON BOXBORO YOUTH BASEBALL	Proj: ACTON BOXBORO HS FIELD LIGHTING
Arch:	Engr:
Spec:	Cont:
Remarks:	

Qty	Type	Mfg	Description	Price
1		USL	LOT OF USL EQUIPMENT PER ATTACHED	
			Total ====	$116995.00

F.O.B. Per MFG	Terms:	Lead time:
Prices firm for entry by:	Shipment by:	

1) Subject to manufacturer's published terms and conditions of sale.
2) Quotation is void if changed. Complete quote must be used, no partials.
3) All items quoted as equals-subject to approval, unless otherwise noted.
4) No lamps, stems, aircraft cable, pendants, special finishes, factory start-ups, or other misc. items included unless noted above.
5) Reflex Lighting Group will only be responsible for counts shown above.
6) Quotation is not "per plans and specifications" unless noted; P.O.'s will not be accepted as "per plans and specs".
7) All manufacturers are being quoted without freight costs included. Freight cost will be provided upon request.

Printed 11/08/06 08:31:01 Per: BRIAN TOBIN

Universal Sports Lighting
2277 Old Route 66
P.O. Box 486
Atlanta, IL 61723

www.uslnet.com email: info@uslnet.com Phone: 217.648.5201 Fax: 217.648.5209

QUOTE TO

Attn: Tobin, Brian
The Reflex Lighting Group, Inc.
10 Silver Street
Boston, MA 02127

Quote #	Date	By	Expires
36304	07-Nov-06	GED	12/7/2006

LOCATION

Acton Boxborough Reg. High School
Acton, MA

USL7409-01B-04

Baseball - 50/30 FC Maintained

Product	Description	Quantity
PS50CR1AB-B	Pole, 50' MH, Galvanized Steel, Anchor Bolt	2
PS70CR1AB-B	Pole, 70' MH, Galvanized Steel, Anchor Bolt	1
PS70CR2AB-B	Pole, 70' MH, Galvanized Steel, Anchor Bolt	1
PS80CR1AB-B	Pole, 80' MH, Galvanized Steel, Anchor Bolt	1
PS80CR3AB-B	Pole, 80' MH, Galvanized Steel, Anchor Bolt	1
PS80CR4AB-B	Pole, 80' MH, Galvanized Steel, Anchor Bolt	1
PS90AB-B	Pole, 90' MH, Galvanized Steel, Anchor Bolt	1
CUT08(7)-A	Crossarm, Top Mount, 7 fixture	1
CUT12(11)-A	Crossarm, Top Mount, 11 fixture	1
CUT08-A	Crossarm, Top Mount, 8 fixture	1
CUT12-A	Crossarm, Top Mount, 12 Fixture	2
CUT16-A	Crossarm, Top Mount, 16 fixture	1
CUSS08-A	Crossarm, Side Mount, Steel. Pole, 8 fixture	1
CUT04-A	Crossarm, Top Mount, 4 fixture	2
PSDMNT-B	Side Mounting Plate	1
EDE03-A	Disconnect Enclosure,03 Fuse, Galvanized Steel	4
EDE06-A	Disconnect Enclosure, 06 Fuse, Galvanized Steel	3
EDE09-A	Disconnect Enclosure, 09 Fuse, Galvanized Steel	1
EDROP/S-A	Lot of Drop Cable - Integral	1
EEDESW-A	Disconnect Switch, Extra for Separate Switching	4
FCES15-U	Fixture, USL/CE, 1500 watt, MH Spill/Glare w/Lamp	82
FTVSR-I	Top Visor, Field installable only	82
LPMH15G-P	Lamp, 1500 W Metal Halide, GE Sportstar (Spare)	4
WAR7-U	Standard 7 Year Warranty, Labor Requires USL Preapproval	1

Quote continued on next page...

ESTIMATE

Acton/ Boxborough High School– Acton, Ma **October 20, 2006**
Baseball (38 fixtures), Football (9 fixtures), and Tennis (12 fixtures)

Estimated Price for Musco Light Green System $150,125.00*
***This estimate is valid for 60 days after date of quotation. All pricing and information noted is considered confidential.**

Project Includes:

- **(59) LSG fixtures with 1500 Watt "Smart Lamp" Technology**
- **Fixtures factory aimed and assembled**
- **Crossarms factory welded to poles**
- **UL listed remote electrical enclosure**
- **Factory built wire harnesses**
- **Lighting contactor cabinet with O.O. A. mounted switch**
- **Control-Link – management & diagnostic system**
- **Galvanized poles with precast concrete foundation (80 MPH BOCA 1999)**
  4 poles at 70', 2 poles at 80', 1 pole at 50'
- **Warranty: Constant 25**
  - **25 Years of Lighting System Maintenance**
  - **Regular Inspection of Lighting System**
  - **Total Group Relamp at the end of lamps rated life (5000 Hours)**

  Terms of program guaranteed for 25 years.
- **Delivery: 4-6 Weeks**

Please note: Musco is a lighting manufacturer and NOT an electrical contractor. This estimate is an equipment only price. This estimate should be used for budgeting purposes only.

Pricing does not include installation of equipment, pole structures, or foundations. Pole locations need to be confirmed prior to production. Changes to pole locations after the product is sent to production could result in additional charges.

Project includes shipping; off-loading of the equipment is the responsibility of the contractor. Foundations can be pre-shipped as an additional cost to the contractor. Lead time based on receipt of purchase order, approved submittals and documentation.

Please add applicable state and local tax to the above prices. All figures based on current year pricing. Pricing does not include any applicable price increases or surcharges.

Should any of the requirements for this project change this estimate shall be considered void and a new quotation issued.

Price Quotation # B13685

FEI/JDD - FRANKLIN #1196

5 FORGE PARKWAY
FRANKLIN, MA 02038-3135

Phone : 508-528-0006
Fax : 508-520-1392

Bid No.....: B13685
Bid Date...: 10/16/06
Quoted By: JNN
Customer.: ACTON BOXBOROUGH YOUTH BASEBAL
14 ISAAC DAVIS WAY
ACTON, MA 01720

Cust Phone: 617-901-0407
Terms.....: CASH ON DELIVERY
Ship To.....: ACTON BOXBOROUGH YOUTH BASEBAL
14 ISAAC DAVIS WAY
ACTON, MA 01720

Cust PO#..:

Job Name.:

Item	Description	Quantity	Net Price	UM	Total	Customer Code
JDLOTPRICELIGHT	LOT PRICE LIGHTING	1	90576.090	EA	90576.09	
	CONSISTING OF THE FOLLOWING					
	MATERIAL					
	4-70'POLES WITH ALL CROSS ARMS &					
	HARDWARE					
	2-80'POLES WITH ALL CROSS ARMS &					
	HARDWARE					
	16-FIXTURE TYPE PM215XM-N3					
	51-FIXTURE TYPE PM215XM-N4					
	4-FIXTURE TYPE PM215XM-N5					
	LIGHTING CONTROL CABINET INCLUDED					
	LAMPS INCLUDED FREIGHT INCLUDED					
	START UP TRAINING FOR LIGHTING					
	CONTROL SYSTEM INCLUDED					
	2 ADDITIONAL 40FT POLES W/ FIXTURES					
	TO PROVIDE 30FC FOR THE TENNIS					
	COURTS.					
	SORRY FOR THE WAIT ON THIS QUOTE					
	I THOUGHT YOU HAD ALREADY RECIEVED					
	THIS. ANY QUESTIONS PLEASE CALL ME					
	ON MY CELL AT 508-400-3991. THANKS					

Net Total:	90576.09
Tax:	0.00
Total:	90576.09

Tel. (508) 384-3882
Fax (508) 384-3889

November 6, 2006

Acton Boxborough Youth Baseball
c/o Sanjay Khosla
186 Newtown Road
Acton, MA. 01720

Re: Field Lighting

Sanjay,

Per your request, below please find our estimated cost proposal to install the lighting equipment provided by you. Our installation price is complete and turnkey except for the items noted below. We propose the following:

Equipment Install

- Auger 7 Holes to required depth, Install Base, Backfill w/Concrete:	$ 31,500.00
- Ground Rod and Whip, Conduit Sub, Unload, Store, Assemble and Erect:	$ 22,750.00
- Total Equipment:	$ 54,250.00

Service and Wiring of System

- 300 Amp, 480 Volt, Single Phase Service:	$ 10,500.00
- Panelboard, Meter Socket, Cabinet, Mount Cabinet:	$ 9,500.00
- Conduit, Wire sized for Voltage Drop, All Connections:	$ 35,000.00
- Excavation and Backfill:	$ 19,795.00
- Total Service and Wiring:	$ 74,795.00

Exclusions:

- N-STAR Backcharges
- Equipment
- Loam and Seed on Trenched Areas
- Price is based on standard digging with our ALTEC 2050 wheeled machine. No provisions have been made for ledge or bedrock

Good luck and thank you for allowing to bid this project.
Jim O'Neil

6 HILL STREET
NORFOLK, MA 02056

Subj: **Acton H.S./ Read Custom Soils**
Date: 11/3/2006 11:35:31 AM Eastern Standard Time
From: kevinlyons@comcast.net
To: sjkhosla@aol.com
CC: kevin@willsand.com

Sanjay-

Here's a couple of links to illustrate what we discussed. Give me a call with any questions.

Kevin

http://www.diamondpro.com/infieldconditioning/index.html
http://www.readcustomersoils.com/

DiamondPro Bulk Conditioner (Vitrified Clay) $199 /per ton

COMMERCIAL SERVICE ESTIMATE

Noble Athletic Field Maintence
1147 Liberty Square Road
Boxborough, Mass. 01719
978-264-4265

Estimate Number C.E. 2543
Estimate Date 11/10/2006

To: Acton Boxborough Youth Baseball
P.O. Box 2784
Acton , Mass.01720

ATT: Mr. Sanjay Khosla

Install Vitrified Clay At High School field
Project Type
7 Days
Terms
5%
Tax Rate

Dig Safe Number

Description	Size	Number	Price Each	Tax	Total Amount
Field Prep:					
Survey Existing Infield Grades		4	$45.00		$180.00
Design new grades		4	$50.00		$200.00
Regrade Infield to new grades					
Labor		8	$45.00		$360.00
Tractor Time		8	$100.00		$800.00
Install 7.5 tons of Vitrifiesd Clay					
Labor		16	$45.00		$720.00
Tractor		10	$100.00		$1,000.00
Fianal compaction of the new clay layer					
Compactor		1	$75.00		$75.00
Labor		4	$45.00		$180.00

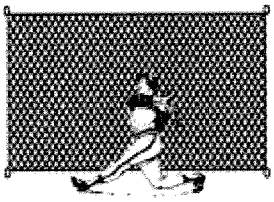
Special Notes: **Estimate Total** $3,515.00

This estimate includes preparing the Varsity Baseball field properly so the grades will be smooth and pitched properly to accept the new Vitrified Clay layer. This new layer will be spread at ~ 1/4" thick. This estimate includes surveying the existing grades and establishing new grades so that the infield mix areas are smooth and pitched properly to allow water to drain to the outer grass lines with the existing infield mix on the field. It does Not include any time or materials to bring in any extra infield mix to establish the new grades nor any time to remove an excess of weeds. Once the new grades are established, the areas will be compacted by back dragging with the bucket of the tractor.

The Vitrified Clay will be spread by broadcasting it from the bucket of the tractor to a depth of approximately 1/4". It will then be lightly raked to smooth it out. Since this is an inconsistent method of spreading the material the final depth may vary. I would strongly recommend getting an extra amount of vitrified clay to make up for any inconsistancies. Any excess can be stored behind a dugout for future repairs. Once the clay is spread, it will be compacted with a vibrator plate.

This estimate does not include any delivery or installation of extra materials. I would strongly recommend that the survey of the field be done prior to the start of the job so that this estimate can be revised according to the final grades needed.

Memphis Net and Twine



30ft. High by 130ft. Long #21 Treated Baseball Backstops
Code:**BKT2H-130**
Price: **$1,234.00**
Quantity in Basket: *none*

Plus shipping:	$ 66.00
Plus rigging and installation:	$1,200.00 (estimated)
TOTAL:	$2,500.00