East Acton Village Green

PROJECT APPLICATION FORM

RECEIVED
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TOWN OF ACTON
PLANNING DEPARTMENT

Applicant: Town of Acton **Submission Date:** November 13, 2006

Applicant's Address, Phone Number and Email

Don P. Johnson, Town Manager
472 Main Street
Acton, MA 01720
Phone: 978-264-9612
E-mail: manager@acton-ma.gov

Purpose: (Please select all that apply)

- X Open Space
- O Community Housing
- X Historic Preservation
- X Recreation

Town Committee (if applicable):

Project Name: East Acton Village Green

Project Location/Address: northwest corner of the Concord Rd. & Great Rd. (Rt. 2A/119) intersection

Amount Requested: $70,000.00

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

The Town of Acton is seeking to establish and construct the East Acton Village (EAV) Green. The EAV Green site is located at the northwest corner of Route 2A/119 (Great Road) and Concord Road in Acton (see attached map). It consists of two half-acre parcels owned by the Town of Acton. The site borders Ice House Pond and straddles the former Framingham and Lowell Railroad right of way, currently owned by the Executive Office of Transportation. The Bruce Freeman Rail Trail is in the planning stages for the railroad right of way. The EAV Green site was the location of the East Acton depot and a village green in the late 1800s to early 1900s (see attached pictures). As part of the EAV planning process, the EAV Green Plan was created through a State grant (see attached letter) to re-establish the village green, preserve the few remaining links to the depot, complement the rail trail, and highlight and educate people about the history of the area (see attached EAV Green Plan). CPA funding would make the EAV Green Plan a reality.

This project was submitted for the CPC's consideration in the 2004 funding round. Then, it had been rejected on the grounds that the plan for the adjacent Morrison Farm (also submitted as a project for 2004) should first be completed to ensure that the two fit together and complement each other. At the time, the CPC members encourage the applicant that this project be resubmitted later when the time is ripe. Now that the Morrison Farm plan is completed or near completion and the BFRT project enters the 25% design work, we respectfully request reconsideration of the East Acton Village Project.

The project was held on the shelf since its original submission. Therefore, the following pages are identical to the original application submitted in November 2003. Also attached are presentation supplements of January 8, 2004 and the CPC's rejection letter of March 16, 2004. Nothing in the application is out of date, except that 3 years should be added to any work scheduling dates. Also, note that the original submission was for $100,000. If you recall, at the time members of the East Acton Village Organization offered to raise $30,000 if the project receives CPA funding. The Town believes that this offer still stands.

Estimated Date for Commencement of Project: Summer/Fall '07

Estimated Date for Completion of Project: Summer/Fall '07

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PROJECT APPLICATION FORM

Applicant: East Acton Village Planning Committee **Submission Date:** November 13, 2003

Applicant's Address, Phone Number and Email

c/o Planning Department
Main Street
Acton, MA 01720

Purpose: (Please select all that apply)

- ☑ Open Space
- ☐ Community Housing
- ☑ Historic Preservation
- ☑ Recreation

Town Committee (if applicable): East Acton Village Planning Committee

Project Name: East Acton Village Green

Project Location/Address: Corner of Concord & Great Road

Amount Requested: $ 100,000 (see "Reasons Supporting the Awarding, etc.")

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

See attached

Estimated Date for Commencement of Project: Promptly after funding recieved

Estimated Date for Completion of Project: 90 Days after commencement

NARRATIVE IN SUPPORT OF THE PROJECT APPLICATION FOR THE EAST ACTON VILLAGE GREEN

APPLICANT: East Acton Village Planning Committee

PROJECT NAME: East Acton Village Green

PROJECT LOCATION: The Corner of Concord Road and Route 2-A, East Acton, Massachusetts

OVERVIEW OF THE SITE AND PROJECT. These small but unique parcels of land are situated at the heart of historic East Acton Village (see attached maps). This site was once the hub of a vibrant community. The railroad depot was located here, and telegraph poles remain standing on the site today. The railroad tracks still cut through the woods, and the crossing equipment still stands; but no trains have come for many years. Yankee entrepreneurs cut and shipped giant blocks of ice from Ice House Pond, transported by wagon and railroad to insulated clipper ships destined for the ports of Europe and Asia.

The land which constitutes the East Acton Village Green was the focal point of this prior age. It forms roughly a triangle- bordered by Ice House Pond, Great Road, and Concord Road. The land is wooded with a few outcroppings of ledge. It slopes gently down from the Great Road to Ice House Pond. Wetlands exist at the Pond and in the northern portion of the site. Abandoned railroad tracks bisect the property from east to west. There is an existing sidewalk along Concord Road. The old granite marker (recently re-lettered) still stands at the corner to point the way to travelers. The Acton Municipal Properties and Highway Departments have generously cleared and seeded a portion of the site abutting Concord Road.

We envision an undertaking that will enhance this site to meet not one but three of the primary goals of the 2004 Town of Acton Community Preservation Plan:

****Creation and Preservation of Historic Structures and Landscapes.**

****Creation and Preservation of Recreational Uses.**

****Rehabilitation and Restoration of Open Space.**

DESCRIPTION OF PROPOSED IMPROVEMENTS TO CREATE EAST ACTON VILLAGE GREEN.

We propose to complete the improvements designed by the Cecil Group, Inc., certified landscape architects. This plan (which we have attached) was formulated with the benefit of comments and suggestions of the community through public meetings.

The Cecil Group planning strategy "for the open space development at East Acton Village Green is to create an attractive, simple, safe, and easily maintained public open space. This open space will complement the overall future framework for numerous improvements in and around the East Acton Village. Although these planned improvements are minor in nature, the strategy of providing attractive and functional open space within the core of East Acton Village will encourage more pedestrian oriented activity. Today the East Acton Village is inundated with vehicles traveling in and out of local businesses and commercial establishments. Pedestrian oriented uses will begin a process of bringing back a pedestrian scale and environment to the village area."

The existing sidewalk runs from Great Road along Concord and crosses Nashoba Brook. This sidewalk will be preserved and enhanced by the project. The East Acton Village Plan (currently being finalized) proposes pedestrian crossings will be installed across Concord Road and Great Road, so that when completed pedestrians may access the East Acton Village Green from both sides of Great Road and from the sidewalk network that runs the entire length of Concord Road. Thus, thousands of residents will be able to walk safely from many areas to the East Acton Village Green. Stone gateway piers and a special pavement treatment (pavers or cobblestones) will create a small but elegant gateway to the Green where the railroad tracks used to cross Concord Road.

Zone A, which identifies the portion of the Green along Great Road on the Cecil Group "Opportunities and Constraints" sheet of the Plan, will have the under story cleared and trimmed. This selective clearing and pruning will provide views through the Green from Great Road. Plantings will differentiate and accentuate the corner of Great Road and Concord Road. The plan envisions a carved wooden entry sign with a stone base on Great Road. This sign would read "Welcome to Historic East Acton Village." The historic granite marker has already been re-lettered and will remain.

Zone B, which identifies the portion of the Green between the railroad tracks and the pond, will contain pathways linked at two places to the existing sidewalk. These pathways will have granite or other benches at appropriate places along the paths. It is anticipated that the paths will have cobblestone borders and ¾ inch stone on the beds of the paths. These benches will have vistas to the pond.

At the junction of the pathways there will be a focal point containing a kiosk which will relate and illustrate the history of East Acton Village. We intend to replicate the approximate footprint of the old depot near this focal point. The pathways also connect to the railroad tracks. It is anticipated that these tracks will soon be removed and be transformed into the Bruce Freeman Rail Trail.

CREATION AND PRESERVATION OF HISTORIC STRUCTURES AND LANDSCAPES.

Today, the Route 2-A corridor is typified by commercial development, apartment construction on Great Road, and the subdivision of the land surrounding the feeder roads for single family residences. Acton had a glorious record in the Revolution, and of course the Minutemen marched on the Battle Road through East Acton. But from roughly 1800 to 1950, East Acton had a second life, complementing its earlier, rural agricultural past. In addition to the farms, a vibrant commercial

village thrived. Hotels, taverns, and stage stops were located along the Great Road, then (before the construction of Route 2) the main turnpike from Boston to Fitchburg. Water powered mills were operated by means of damming Nashoba Brook. Commercial ice harvesting was an important industry. An East Acton green space was established at the corner of the former Concord and Great Roads intersection (just south of the current proposed site – see attached photo). And with the development of the telegraph and railroads, especially prior to the automobile age, East Acton Village merited a railroad depot and a stationmaster (see attached photo). A tourist industry developed and Bostonians would escape the heat of the city by coming through East Acton Village to resorts at Nagog.

The East Acton Village Green will relate this proud history as part of the kiosk, and will reestablish a green space in the village. The old crossing equipment and telegraph poles will be preserved. The kiosk and outline of the depot footprint will illustrate the importance and history of railroads prior to the automobile age.

The East Acton Village Green connects two historic structures: the stationmaster house across Great Road (see attached photo) and an ice house foundation. It will also connect to the Morrison land (on Concord Road). The ice house foundation along the northern end of the site and the mill stones nearby will be identified with interpretative signage.

CREATION AND PRESERVATION OF RECREATIONAL USES.

The Green will be both an embarkation and stopping point for walkers and cyclists using the Bruce Freeman Rail Trail. These people can park at the small lot on the other side of the brook and cross over to access the Rail Trail via the new Green. People can also stop to rest and picnic here. Access to the pond for canoeing, kayaking, ice skating, and fishing will be provided. These gentle amenities will provide a nice complement and balance to the more active recreational uses on the other side of the brook (the Morrison land and soccer fields). The Green will provide a small island of quiet and contemplation for many.

REHABILITATION AND RESTORATION OF OPEN SPACE.

We believe completion of the improvements contemplated by the Cecil plan will restore this overgrown thicket to a centrally located open space. The preserved open space will also help protect the water quality of Ice House Pond and Nashoba Brook.

REASONS SUPPORTING THE AWARDING OF A GRANT TO MAKE EAST ACTON VILLAGE GREEN A REALITY.

***Feasibility and Certainty of the Project.** The site of East Acton Village Green is already owned by the Town of Acton. The Board of Selectmen has given its blessing and support to the concept. Therefore, options, contracts, and negotiations to acquire the site are unnecessary. Coordination would still be needed with the Selectmen, and with the Massachusetts Executive Office of Transportation and Construction (EOTC) because they own the railroad right-of-way. The project can be completed in a few months after the award of funding. Town staff could

potentially manage the project (possibly the Municipal Properties Department or Planning Department). There will be no extensive construction: the contemplated improvements are largely landscaping improvements. The only permit that we believe is required would be from the Acton Conservation Commission. No invasive or extensive work is planned in or near the pond shore or wetlands.

***The Maximum Costs of Completing East Acton Village Green Have Already Been Professionally Estimated.** We have attached the Cecil Group estimate of $111,000. We believe this is conservative and we are confident that the contemplated improvements can be completed within a budget of $100,000. It is anticipated however, that much of the cost would be covered by private donations (see "Pledges of Additional Financial Support From Other Local Sources" below). If the Community Preservation Committee feels that the East Acton Village Green project is worthwhile and would like to discuss the budget prior to Town Meeting submission, we would be more than happy to meet to discuss the budget in further detail.

***East Village Acton Green as an Exemplar for the 2004 Town of Acton Community Preservation Plan.** Because the site is already acquired and because it can be brought to fruition in a short period, it will create a highly visible success story for the concept of Community Preservation and encourage public support for the future viability of Community Preservation. The Green can be completed within ninety days of funding.

***Existing Design Documents.** The East Acton Village Planning Committee, with the support of the Acton Board of Selectmen, applied for and was awarded a grant in October of 2002 from the Commonwealth of Massachusetts Department of Housing and Community Development to use design services for the project. This conceptual design, with the input of the public including the Acton Historical Commission, was completed by The Cecil Group in 2003.

***Pledges of Additional Financial Support From Other Local Sources.** Firm pledges have been received from local sources for the completion of the East Acton Village Green.

**A binding pledge of financial support from an East Acton business adequate to pay for any additional design services which may be required. These may include detailed construction drawings and planting plans, indicating the specific type and location of proposed plantings.

** A binding pledge of financial support and donated services from an East Acton business for the purpose of replicating the footprint of the Depot Agent's Station in its exact historical location.

** A binding pledge of financial support and donated services from an East Acton business to perform land clearing, path layout and construction, and planting.

In addition to leveraging the value of Community Preservation Act funds so that more projects may be funded, the providing of community support is a valuable asset in itself. We hope to enlist also the participation of various groups such as scouts, conservation trusts, historic societies, and environmental protection interests.

***East Acton Village Green is Not an Isolated Project But Rather Complements Other Ongoing Efforts in East Acton.** The East Acton Village Green will establish an important gateway to East Acton. This gateway will emphasize that East Acton Village is a distinct community with a different character than other portions of Great Road. It will be connected to many sections of the Town due to the State's construction of sidewalks on Great Road and the Town's construction of sidewalks on Concord Road. Extensive improvements have already been made at Colonial Spirits Plaza, and a recent Special Town Meeting vote has laid the groundwork for the preservation of the stationmaster's house at a location directly across from the East Acton Village Green. The Bruce Freeman Rail Trail cuts through the site, and the Morrison land is just across the pond from the site. The East Acton Village Green was designed with these projects in mind and all projects should complement one another. These projects, some completed, some contemplated, will result in a synergy of improvements that will establish a new life for East Acton.

***East Acton Green Has a Unique Opportunity to Benefit Both Residents of Homes and Apartments as Well as Businesses and Their Employees.**

***The Completion of East Acton Green is in Compliance With and Advances the Goals of the Acton Master Plan and the Acton Open Space and Recreation Plan.**

** The project is consistent with **Master Plan & Master Plan Update** goals and objectives:

- Strengthen Acton's traditional pattern of village centers.
- Maintain Acton's historic elements.
- Promote a sense of community.
- Protect the quality of Acton's water supply.
- Encourage the use of conservation areas and historic resources for educational purposes.
- Preserve natural and human-made features that contribute to Acton's character.
- Create green belts.

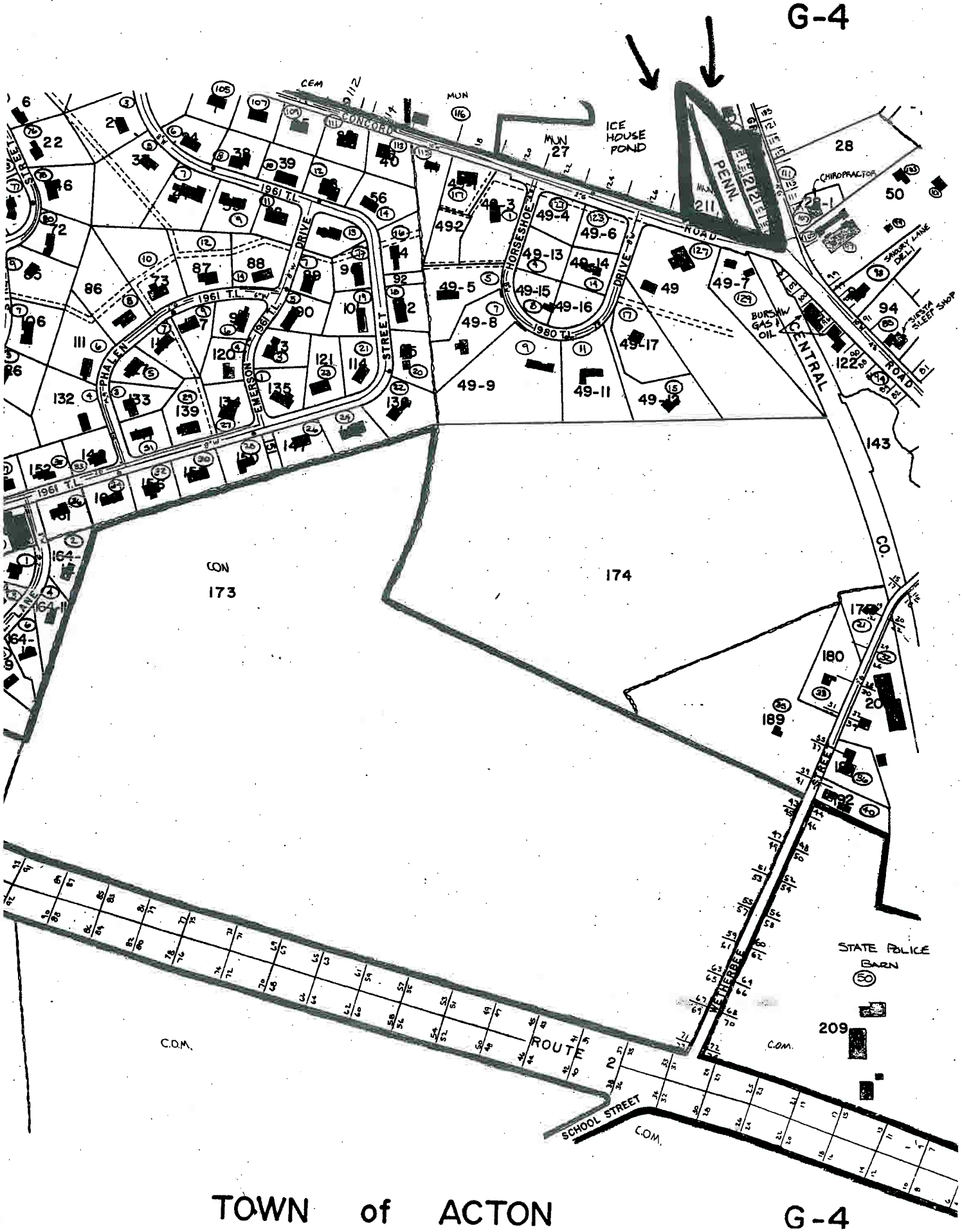
** The project is consistent with **Open Space and Recreation** goals and objectives:

- Preserve open space and develop additional public open spaces and parkland bordering Nashoba Brook.
- Protect the quality of Acton's water supply.
- Improve recreational opportunities.

** The project is consistent with goals and objectives from **East Acton Village Plan** (currently being finalized):

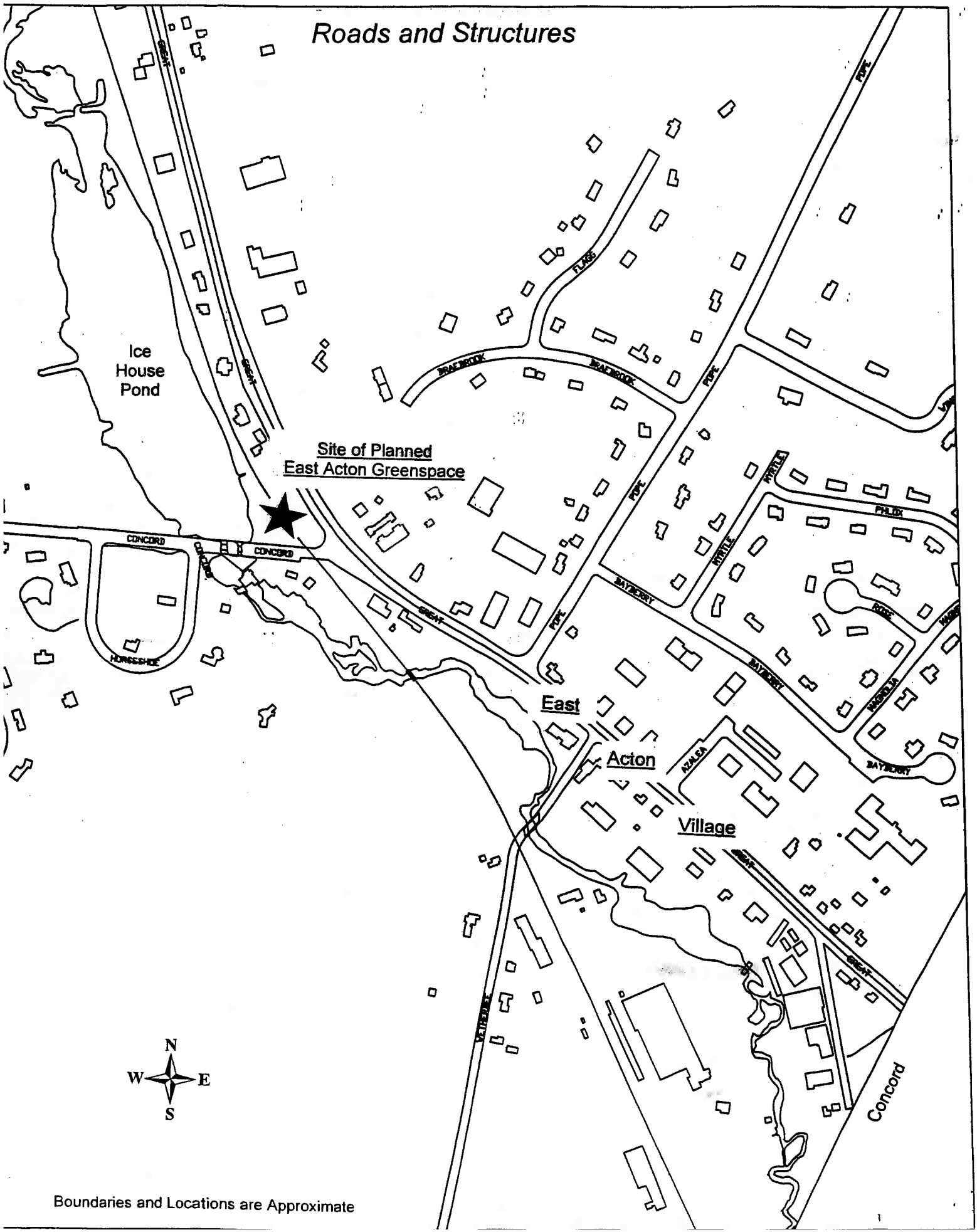
- Implement the East Acton Village Green.
- Encourage the restoration and preservation of existing common spaces and public lands for shared community experiences.
- Support the establishment of a protected green belt along Nashoba Brook and Ice House Pond.
- Raise public awareness of the natural resources in the East Acton Village area.
- Support efforts to provide benches and other amenities.
- Integrate commercial, recreational, and civic life around a community focal point.

***The East Acton Green Will not Require Extensive Maintenance.** There will be no large buildings to construct, maintain, and repair. It is expected that there will be some minimal, seasonal maintenance such as weeding, clearance of under growth, lawn maintenance, and minor kiosk upkeep.

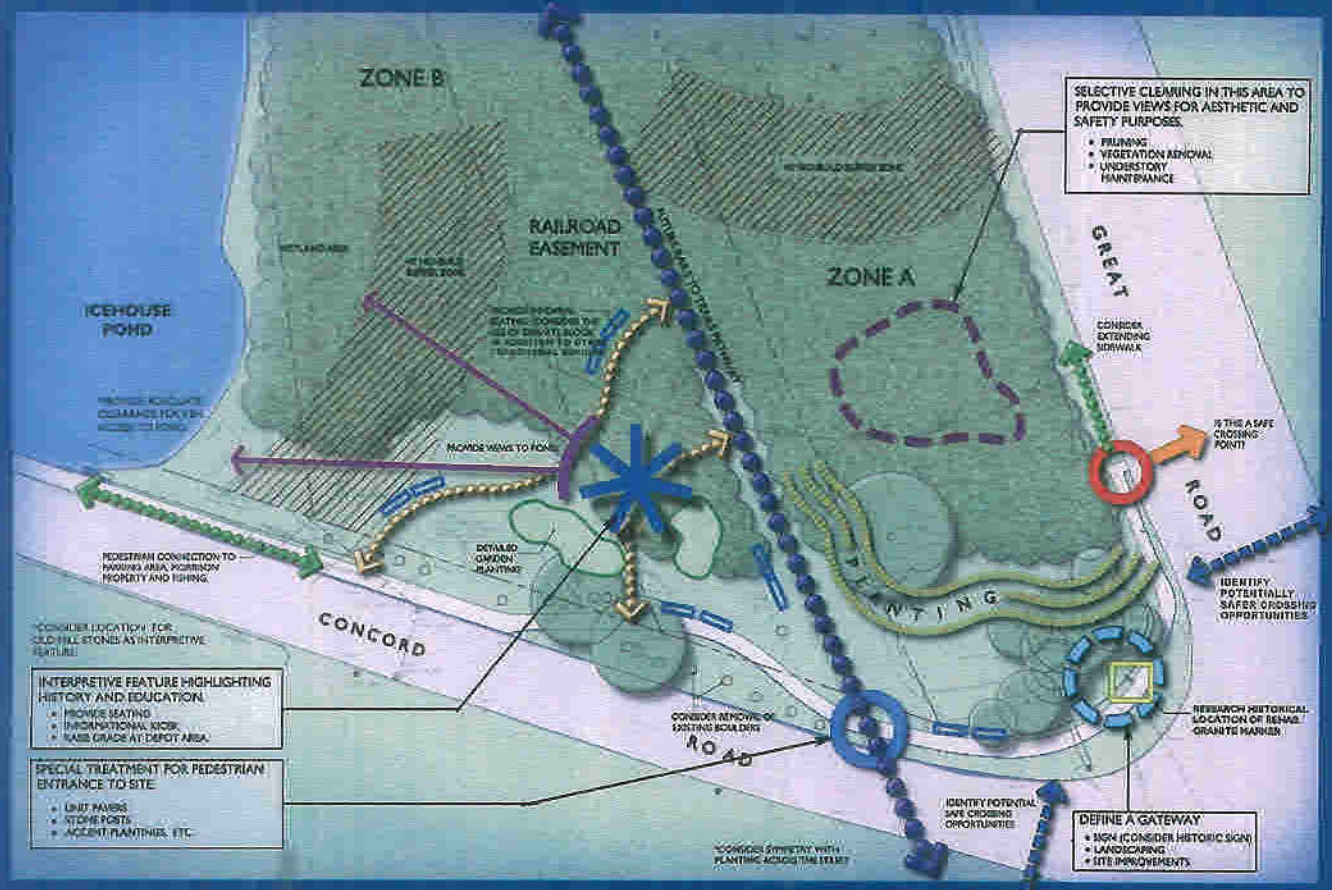


TOWN of ACTON G-4

East Acton Village Area



Boundaries and Locations are Approximate



Program Elements

ZONE A

Welcome to East Acton Village Sign

Historic Marker Rehabilitation

Slope/Rock Plantings

Accessible Pathways

ZONE B

Seating Areas with views of Pond

Educational Kiosk

Historical Features

Plantings with Labels

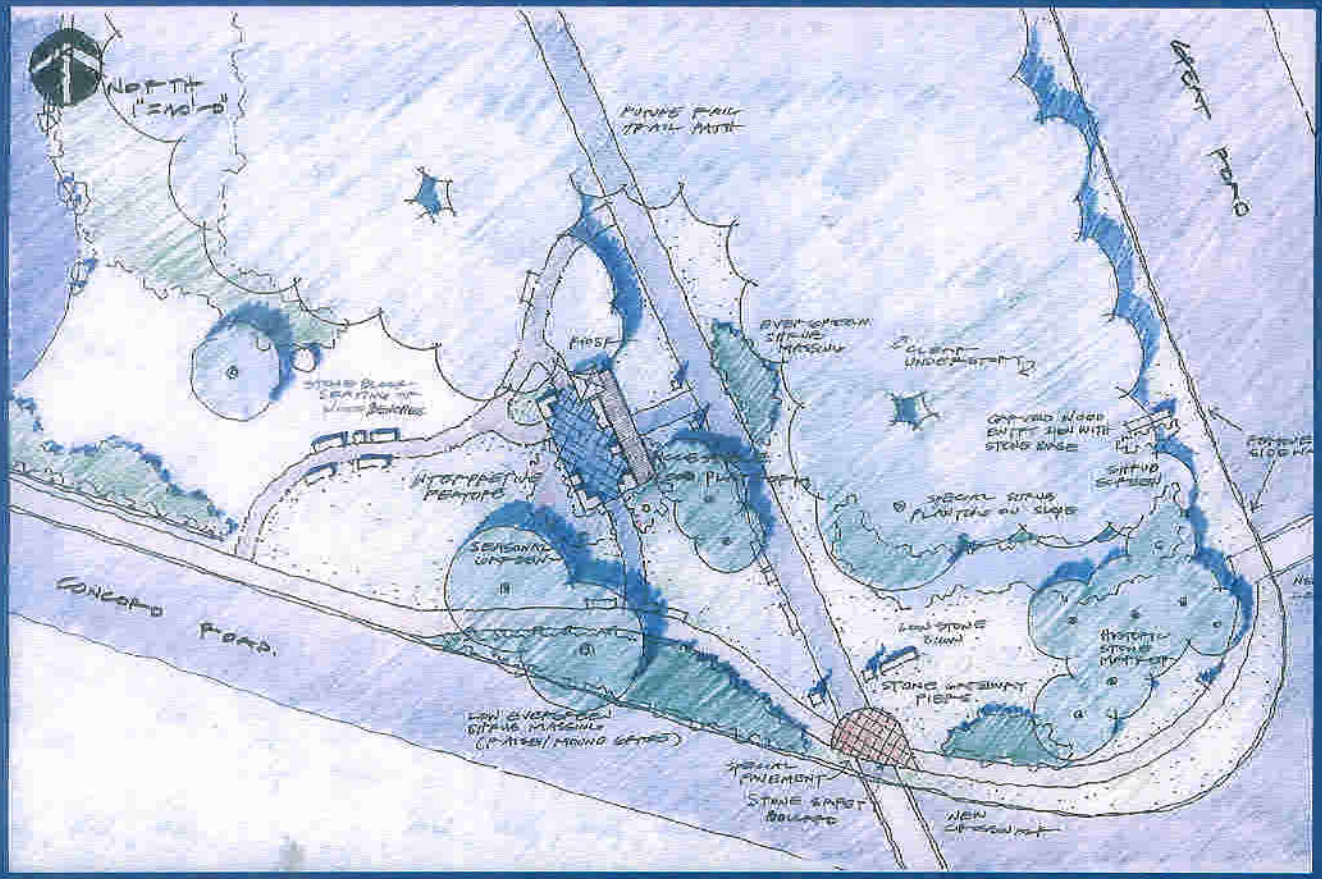
Accessible Pathways

EAST ACTON VILLAGE GREEN

EAST ACTON, MASSACHUSETTS

OPPORTUNITIES AND CONSTRAINTS

PREPARED BY THE OLIN PARTNERSHIP
MASS. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
EAST ACTON VILLAGE PLANNING COMMITTEE



Planning Strategy

The strategy for the Open Space Development at East Acton Village Green is to create an attractive, simple, safe, and easily maintained public open space.

This open space will complement the overall future framework for numerous improvements in and around the East Acton Village.

Although these planned improvements are minor in nature, the strategy of providing attractive and functional public open space within the core of the East Acton Village will encourage more pedestrian oriented activity.

Today the East Acton Village is inundated with vehicles traveling in and out of local businesses and commercial establishments. Pedestrian oriented uses will begin a process of bringing back a pedestrian scale and environment to the village area.

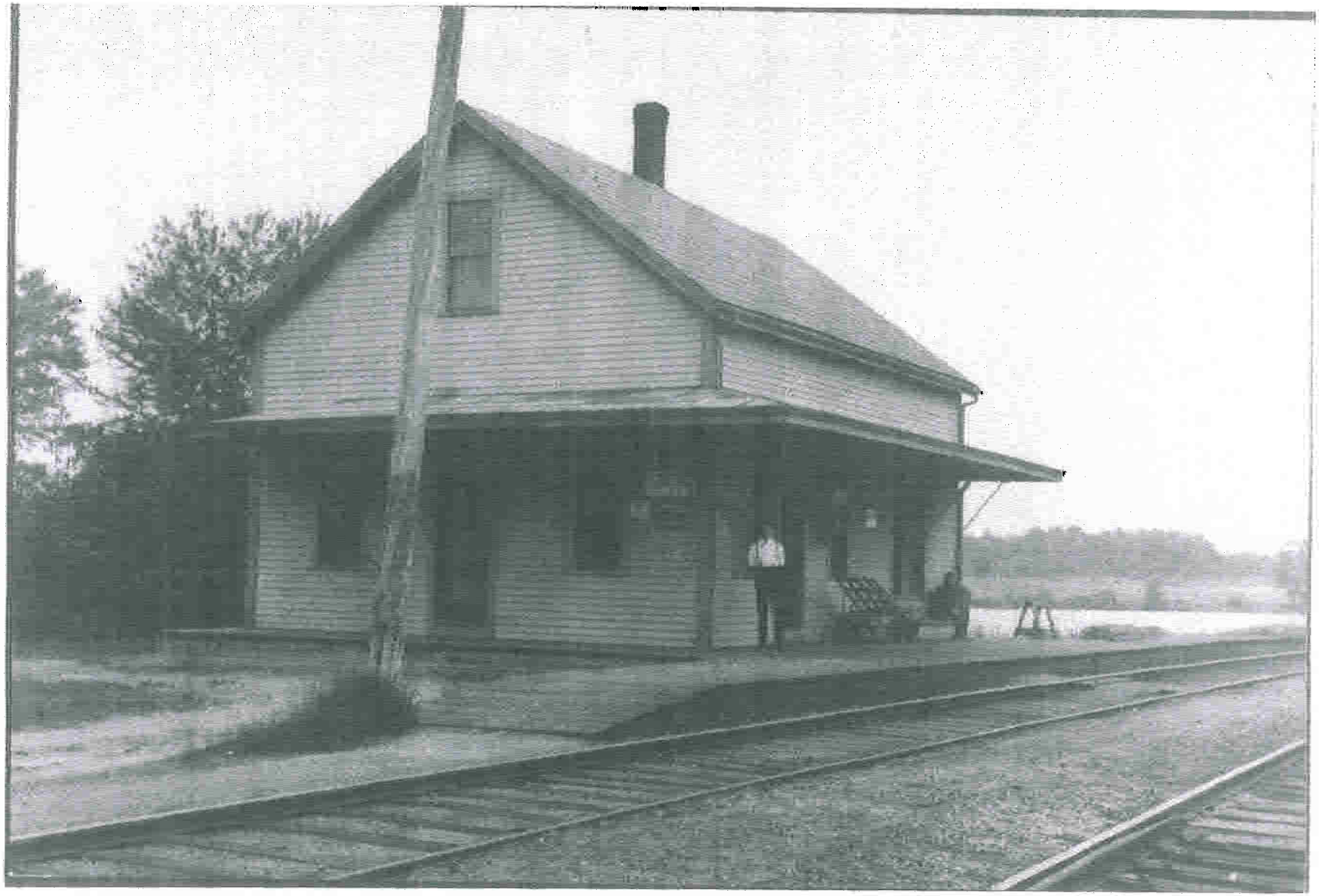
EAST ACTON VILLAGE GREEN

EAST ACTON, MASSACHUSETTS

OPEN SPACE MASTER PLAN

PREPARED BY THE LEGAL GROUP, INC.
MASS. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
EAST ACTON VILLAGE PLANNING COMMITTEE

East Acton Village Common (pre-1940)



East Acton Rail Station (c. 1909)

MEMORANDUM

Date: March 25, 2003

To: Kristin Alexander, Town of Acton Planning Department

From: Jeff Denzak/Ti Johnson, The Cecil Group

RE: Magnitude of Cost Information – East Acton Village Green

Copies:

Area 1 - Interpretive Depot Plaza

- Bluestone plaza
- Salvaged seat walls
- Wood platform deck
- Kiosk
- Associated Planting
- Miscellaneous signage
- Miscellaneous site preparation and demolition
- Miscellaneous earthwork

Total Cost for Area 1 = $39,000

Area 2 – Great Road Green

- Gateway sign with stone wall base
- Special slope planting
- Vegetative management and understory clearing

Total Cost for Area 2 = $15,500

Area 3 – Rail Trail Streetscape

- Salvaged granite piers.
- Benches and seating
- Concrete unit pavers.
- Miscellaneous planting.
- Low stone sign
- Stone bollard
- Miscellaneous site preparation and demolition

Total Cost for Area 3 = $36,000

Area 4 – Pond Front Green Section

- Chip and Seal accessible connector path.
- Benches and seating
- Miscellaneous interpretive features (i.e. millstone)
- Miscellaneous planting.

Total Cost for Area 3 = $20,500

Assumptions:

1. All demolition costs to be performed by local DPW.
2. Rails-to-Trail Improvements not included.
3. Proposed site improvements based on competitive market bidding process.
4. Hard costs only. Does not include design fees, permits and permitting, and/or contingency.
5. In order to receive competitive and comparable construction bids, consider appropriate level design documents that include drawings and specifications.

Memorandum

To: Chris Schaffner, CPC

From: David E. Brown EAVPC

Date: 1/8/2004

Re: EAV Green CPA Application

EAVPC began work on the proposed EAV Green nearly three years ago. From our initial focus groups and surveys through our last public input meeting, the EAV Green has been warmly received. In our focus groups and surveys, open space was deemed important to the Village. Also deemed important was the need to connect the village with its history. The proposed EAV Green does both. It would serve as a gateway into EAV from both Great Road and Concord Road and ties EAV to its past.

The proposed location of the Green includes the former location of a village green and the East Acton Railroad Depot, located here at the turn of the 20th century. The depot is an important part of the history of Acton. Just last fall, the Special Town Meeting overwhelmingly agreed to rezone a parcel across Great Road from the EAV Green in order to preserve the residence of the last stationmaster of the East Acton Village. The EAV Green proposes to tie into the railroad past by marking the footprint of the railroad depot. Also located within the footprint is a proposed kiosk that would contain historical information regarding EAV. We hope to move some old millstones that were used by the old grist mill (now "The Dam House") and incorporate them into the site.

EAVPC also tried to minimize the impact to the natural surroundings of the two parcels. Very little clearing would need to take place in order to build the EAV Green. The plan uses low maintenance vegetation. The plan does not turn its back on either the Morrison land or the proposed Bruce Freeman Rail Trail ("BFRT"). The plan incorporates, but is not dependent upon, the completion of the BFRT. EAVPC worked closely with Dean Charter and Tom Tidman to insure this current plan met with their approval.

The EAV Green would be a natural area for people to stop, rest and reflect if they were either using the BFRT, walking to or from the Morrison property, or visiting the Village. EAVPC believes that the likely recreation/conservation uses proposed at the Morrison land would greatly enhance the EAV Green. Just like the BFRT, the EAV Green is not dependent on the Morrison land redevelopment to be viable.

EAVPC has been able to put together a plan that would turn two unused parcels back into a village green. The Town obtained the services of a professional landscape design firm at no cost to the Town. The costs of the designs were paid for through a State grant. The committee is aware of the tight fiscal times and is proposing a design that converts a one-acre area into a usable community gathering spot.

CPC has asked EAVPC to answer some questions regarding the CPA application. Below is a summary of the questions with our best answers.

1) Pledges from others—How much? Documentation?
Members of the EAVPC have approached some area businesses for donations and donations in kind. Three EAV business owners have indicated that they would consider donating a total of $20,000 to $30,000 in cash or in-kind services to see the EAV Green become a reality. These individuals have asked to remain anonymous at this time.

2) Pin down the actual dollars needed.
The Cecil Group has estimated the proposal at a total cost of $111,000. (See memo dated 3/25/03.) The EAVPC believes this cost may be slightly high, so an estimate of $100,000 was used for the CPA application. With outside donations totaling up to $30,000, the newly revised request for CPA funds is $70,000.

3) Phasing possible?
The EAVPC would like to see the entire project funded all at once. However, if the amount needed to fully construct the Green is not available, the EAVPC would not want to delay the project until full funding is available. We would use the available funds to construct as much of the Green as possible, with the hope that further funds would be made available through donations and possibly a second CPA allocation next year. The EAVPC believes it is important to start the process now, while there is momentum for the Green and the EAV plan. Less than full funding would result in a delay in constructing the kiosk and possibly setting the bluestone paving and some landscaping. We would be grateful for any amount of CPA funding that would help initiate actual construction of the Green this year.

4) Like to see the whole EAV Plan/context first.
The plan is now available on the Town website, at www.town.acton.ma.us/eav, and a hard copy is also available in the library and in the Planning Department. The EAVPC will be meeting with the Planning Board to discuss the plan on 1/13/04 and 1/27/04. We would be more than happy to give the CPC a presentation and answer specific questions about the plan at your convenience as well.

5) Look at it in larger context—rail trail/Morrison land, etc.
As mentioned above, the plan embraces both projects, will be enhanced by both projects, but is separate, distinct and not dependent on either project. The BFRT is many years away from completion. The Morrison land has yet to begin its feasibility phase. Tying EAV Green to these projects would only delay the Green by many years. The value of the Green is independent of these projects.

6) Plan/Project is wish list.
As previously stated, EAVPC kept the project simple. There are no elaborate structures, fences, landscaping, etc. The benches are simple granite slabs. The only structure is an informational kiosk. The Town hired a professional planner, who considered the concerns of Tom Tidman, Dean Charter, and the committee in the design process. This is the core project for the Green, and even if it is not completely funded right away, the EAVPC would continue to seek funding from private businesses and next year's CPA funding to complete the project.

7) Crossing Rt. 2A
The EAV Plan calls for a crosswalk over Great Road to be installed at the EAV Green and crossing to the exiting sidewalk on Great Road. The committee is recommending a pedestrian flashing crosswalk

or a traffic light when and if a traffic light is required. Great Road is a state road and a crosswalk will require state approval.

8) More information needed? More time needed?
The EAVPC believes we have enough information to go forward in this process. The design has been completed, we have an estimate of the cost, and we have some preliminary commitments of donations.

9) Consider next year?
There is no benefit to the project by waiting another year. In fact, there is a detriment to waiting. The entire EAV plan is on the Warrant in April 2004. With the context of the plan fresh in the voters' minds, they will be more informed in making the proper CPA approval if the EAV Green is on the same Warrant. The EAVPC wants to move forward regardless of the level of funding, but we may need to come back next year for more funds if the project is not fully funded. Any amount of funding could serve as the seed money needed to initiate the project and help attract additional funding from private sources.

10) Bluestone? Cost?
The bluestone is a natural and beautiful stone and enhances the outline of the footprint of the old depot. The cost of the bluestone is estimated by the Cecil Group at $6,900. It is the material of preference, but not of necessity.

11) Combine with the rail trail construction. Leverage federal funds?
The BFRT is still in the feasibility stage. Many hurdles must be overcome before it becomes a reality. The funds available for the BFRT are for transportation, which does not apply to this project. There is no indication that federal funds are available for this project.

12) Increase other contributions
We have approximately 1/3 of the cost covered by outside parties. We will continue to try to raise more money, but in the current economic climate it will be difficult. Once we have enough money to begin the project, we intend to start.

13) Assumption of DPW work? Never asked. Answer—no?!
The Highway, Municipal Properties, and Natural Resources Departments have all been involved with the EAV Green already. The site was previously overgrown with scrub brush and weeds. Dean Charter and his crew cleared 80% of the growth that is needed for the Green. They also planted new grass on the site. The plan includes all work to be done on the site, without requiring Town services during construction. However, we do assume that the Town will provide maintenance and upkeep once the Green is created. EAVPC is very grateful to the Town departments that have provided services so far.

14) What would happen if the project did not receive funding from the CPC?
The EAVPC has permission from the Board of Selectmen to solicit funds for this project. We will continue to look for other sources of funds and try to raise enough money to start the construction of the Green. We would like to build as much as funding will allow this year, and possibly look for funding from the CPC again next year if necessary.

Thank you for the opportunity to submit this application, and to answer your questions regarding the project. If you have further questions or concerns, please don't hesitate to ask me or anyone on the EAVPC. Thank you for your consideration.

Legend

1. Morrison Property
2. Existing Parking Area
3. East Acton Village Green
4. New Green Space
5. Potential Pedestrian Connection
6. Future Rails to Trails Pathway System
7. Signage Opportunity
8. Consider Station Master's House as Part of Gateway
9. Historical Foundations of Icehouse

EAST ACTON VILLAGE GREEN

EAST ACTON, MASSACHUSETTS

SITE CONTEXT

PREPARED BY THE CECIL GROUP INC.
MASS. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
EAST ACTON VILLAGE PLANNING COMMITTEE

Legend

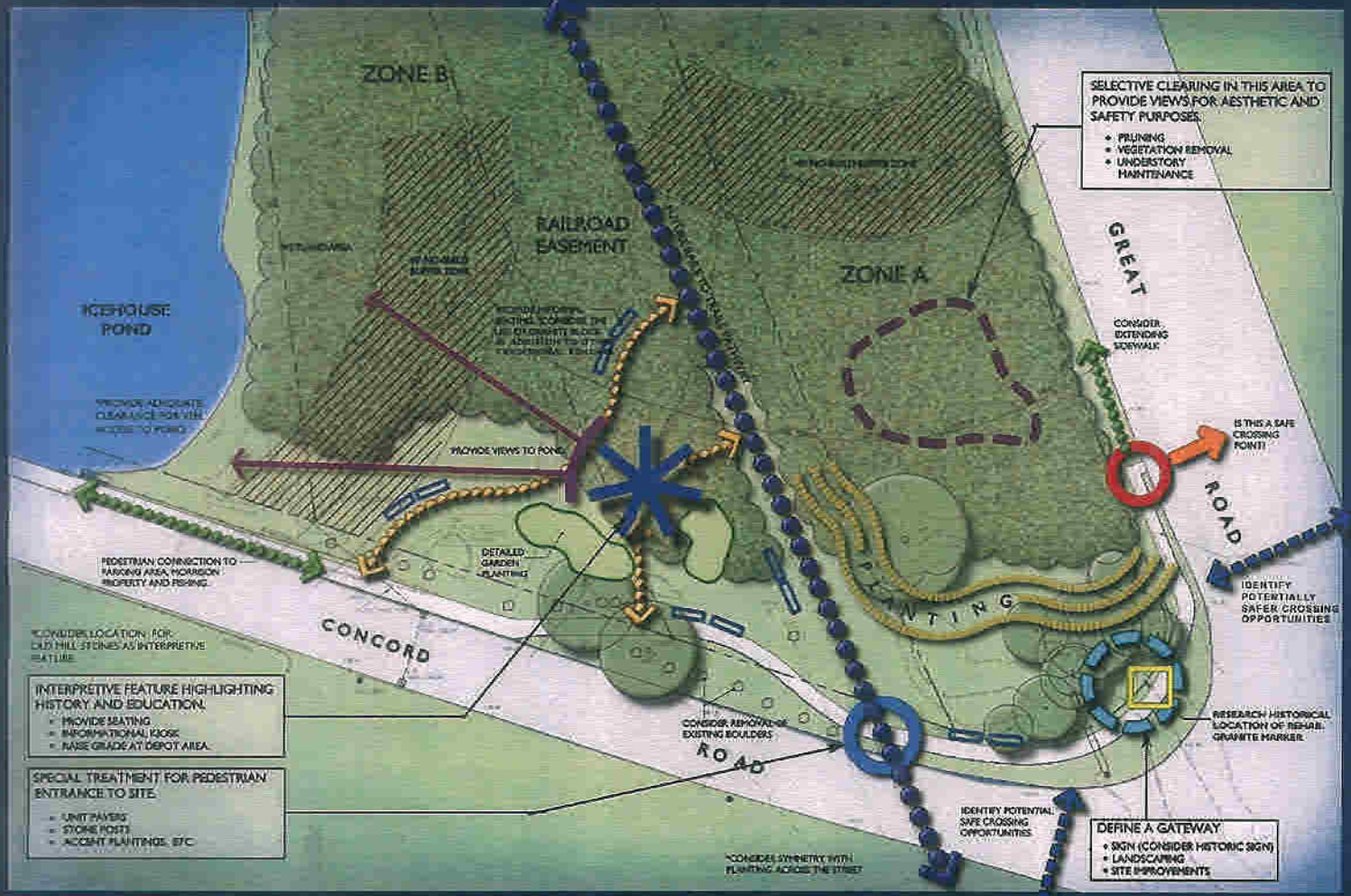
1. Abandoned Railroad Tracks
2. Railroad Easement
3. Wetlands
4. Granite Marker
5. Existing Walkway
6. Existing Vegetation/Ledge Outcroppings

EAST ACTON VILLAGE GREEN

EAST ACTON, MASSACHUSETTS

EXISTING CONDITIONS

PREPARED BY THE CECIL GROUP INC.
MASS. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
EAST ACTON VILLAGE PLANNING COMMITTEE



Program Elements

ZONE A

Welcome to East Acton Village Sign

Historic Marker Rehabilitation

Slope/Rock Plantings

Accessible Pathways

ZONE B

Seating Areas with views of Pond

Educational Kiosk

Historical Features

Plantings with Labels

Accessible Pathways

EAST ACTON VILLAGE GREEN

EAST ACTON, MASSACHUSETTS

OPPORTUNITIES AND CONSTRAINTS

PREPARED BY THE CECIL GROUP INC.
MASS. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
EAST ACTON VILLAGE PLANNING COMMITTEE

EAST ACTON VILLAGE GREEN

EAST ACTON, MASSACHUSETTS

PRECEDENT PHOTOS

PREPARED BY THE CECIL GROUP INC.
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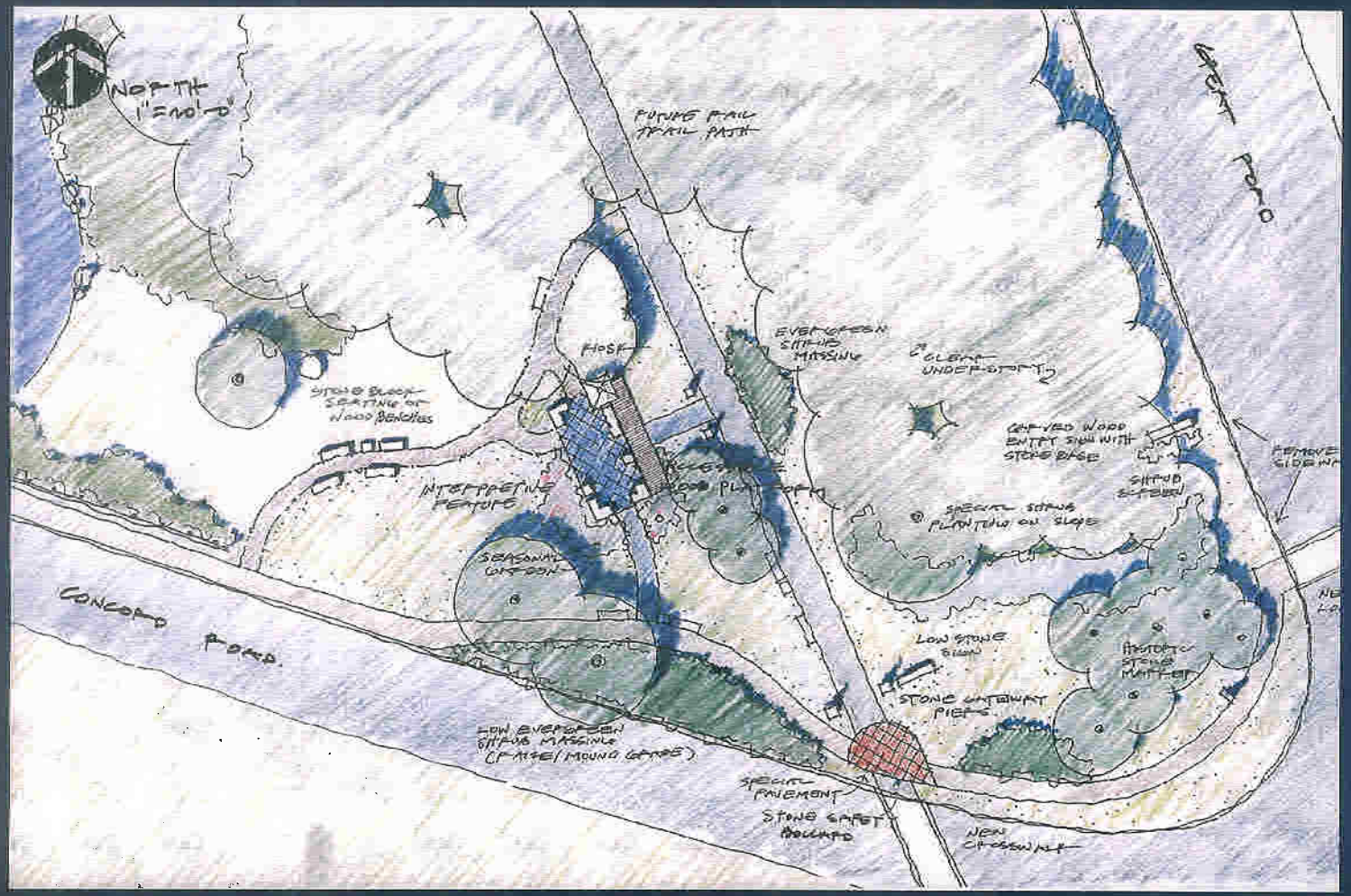
EAST ACTON VILLAGE PLANNING COMMITTEE



Planning Strategy

The strategy for the Open Space Development at East Acton Village Green is to create an attractive, simple, safe, and easily maintained public open space.

This open space will complement the overall future framework for numerous improvements in and around the East Acton Village.

Although these planned improvements are minor in nature, the strategy of providing attractive and functional public open space within the core of the East Acton Village will encourage more pedestrian oriented activity.

Today the East Acton Village is inundated with vehicles traveling in and out of local businesses and commercial establishments. Pedestrian oriented uses will begin a process of bringing back a pedestrian scale and environment to the village area.

EAST ACTON VILLAGE GREEN

EAST ACTON, MASSACHUSETTS

OPEN SPACE MASTER PLAN

PREPARED BY THE CECIL GROUP INC.
MASS. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
EAST ACTON VILLAGE PLANNING COMMITTEE

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Community Preservation Committee

March 16, 2004

Mr. Stephen P. Steinberg
East Acton Village Planning Committee
P.O. Box 2350
Acton, MA 01720

Dear Mr. Steinberg:
Dear Members of the East Acton Village Planning Committee:

Thank you for submitting an application to the Community Preservation Committee (CPC) requesting funds from the Community Preservation Fund for FY2003. Unfortunately, I must inform you that the Committee has voted not to recommend your project for funding in this round. This recommendation is the result of careful deliberation among the Committee members, taking into consideration many factors, particularly how this project fits within the planning and priorities of the town. The Committee wishes to extend its appreciation for your cooperation and patience while it conducted its work throughout the deliberation process.

The committee faced a difficult decision because of the many high quality, worthwhile proposals that were submitted for our initial round of funding. I believe that, ultimately, the Committee felt that the East Acton Village Green is closely related to the Morrison Farm, and that work on the Green might wait until after the completion of the Morrison Farm Master Plan.

We do support the East Acton Village Green, and encourage you to submit again in the next round of funding.

Best regards,

P. J. B.

Peter J. Berry
Chairman

cc: Kristin Alexander