

EXTRA INFORMATION

11/5 (8)

Christine Joyce

From: William Mullin [WMullin@wcu.com]
Sent: Monday, November 05, 2012 2:51 PM
To: Board of Selectmen
Subject: Morrison Momentum Magnifies!

Hello Friends-

I am going to send to you 4 e-mails. I am *sorry* for any overload, but these relatively short e-mails will allow you to have solid context. It is my best judgment of how to help you.

Thanks,

Bill Mullin

1 of 4. This is a summary e-mail I sent to our team in anticipation of our meeting which was cancelled.

From: William Mullin
Sent: Friday, October 19, 2012 4:27 PM
To: 'charlie@charlieaaronson.com'; 'abklauer@verizon.net'; 'amagee@epsilonassociates.com'; 'doug_tindal@hotmail.com'; 'kcunkelman@noresco.com'; Chip Orcutt (chiporcutt@verizon.net); Tom Tidman (ttidman@acton-ma.gov); Ann Chang (annchang7@gmail.com); 'pgrovs@gmail.com'; 'Walter M. Foster'
Cc: 'Mike Gowing'; 'dwilson@hrwlawyers.com'; John Petersen (john.s.petersen@verizon.net); 'karim@kovacevic.net'; 'pkashton@aol.com'; Mary Ann Ashton (MABAshton@aol.com); Pamela Harting-Barrat (pamela.hartingbarrat@gmail.com); 'sledoux@acton-ma.gov'; 'chsullivan1@yahoo.com'; 'annchang7@gmail.com'; 'Tom Michelman (tmichelman@comcast.net)'; 'pgrovs@gmail.com'; 'Bruce D. Ringwall'; 'p.knibbe@comcast.net'; Tom Ryan (tryan@ryan-assoc.com); 'ROLAND BOURDON (rbourdon3@hotmail.com)'; 'dottyrogers@netscape.net'; 'meadowpond@verizon.net'; 'jachiarelli@verizon.net'; 'will6@earthlink.net'
Subject: Morrison Momentum Magnifies!

Hello Friends-

Headline: A spectacular week, with momentum on many fronts. We are working up to our October 29 Board of Selectmen Status Report.

Flash News: We are in the midst of creating a 501c3 "Friends of Morrison Farm". Why? Because we have received our first major donation of \$10,000 and we need a place to put it!! These funds will provide "seed money" to do filing fees, preliminary archaeological, architectural and landscape architectural work. Yahoooo!

Summary:

- Committee Outreach. We have been reaching out to other committees, making sure that we include them in the loop.
 - In the last fortnight we have met with CPC, Historical Commission and Conservation Commission
 - Also, we are very pleased that Recreation Commission member, Joe Will, has joined our team. In essence, Morrison is one big wonderful passive recreational opportunity: to walk, garden, fish, hold pickup games, fly a kite, all while contemplating our living history.
- The Historical Commission folks seemed interested and excited about our ideas.
 - Peter Grover of our team will be meeting up with one of the members, Jim Chiarelli, to help define the steps to getting approval to work on the two major sites, being Robbins Memorial and Ice House Foundation.

- Specifically, we want to find out how to do an archaeological survey, as input to our costing model and any required application to the Mass Historical Commission.
- Design alternatives. Tom Ryan of Ryan Associates unveiled two design alternatives at the last meeting allowing us to narrow down on the core, final elements of our plans. We will go back to Tom with our comments and ask him to make some changes. (The major elements are 1) Robbins Memorial, 2) parking and traffic flow, 3) Ice House Foundation/parking/playground/trail head and 4) Community Building.) Also, we spend some time discussing what are the driving needs for the Community Building, under the simple premise that “form follows function”.
- Boardwalk and Bridge. Chip Orcutt presented detailed alternatives and preliminary costs on the walkway and bridge along Ice House Pond and connecting to Bruce Freeman Rail Trail. The bridge across Nashoba Brook will be costly to get in, but essential to our overall plan.
 - Chip suggests visiting the boardwalk behind Middlesex Bank in Concord Center. Apparently, there is a boardwalk that he feels could be the prototype for ours.
- Survey. Update from civil engineer Bruce Ringwall: “Tom (Tidman) has completed his flagging and given us a sketch. My survey has been waiting for the completion before they headed on site. They are scheduled to be on site next week.”
- EAV Common. As you may recall, we have a wonderful opportunity to do some work now on the East Acton Village Common, based on the volunteer contribution of Charlie Abraham.
 - Tom Tidman presented the Request for Determination: “Proposed thinning of understory and selective removal of trees in preparation of the proposed East Acton Village Green...”!
 - Thanks to Charlie Abraham and for the ConsComm for thinking this through carefully, but this is an example of moving ahead when we have the opportunity.
 - Final determination will be in a couple of weeks, as the ConsComm wants to go out and take a look at what trees would be cleared, etc.
- Robbins Cellar Hole Assessment. With the help of Linda McElroy, we are connecting with the two masons who have helped out so much on the Wheeler Road/Trail Through Time restorations. These gentlemen specialize in historical preservation. They are David Stewart-Smith PhD, master mason and Pet Wiggin, of DunRaven Masonry, in New Hampshire. Linda McElroy, Bill Klauer and Ann Chang will be meeting with these gentlemen at the Robbins cellar hole on Monday, 10/22.

I could go on and on, but enough! Sorry for being long winded.

So, three action steps:

1. Keep working hard under our “distributed leadership” model. This is a chance to put your stamp on a major program for our community.
2. Would you be interested in joining Friends of Morrison Farm? Right now there is major overlap with the Morrison Farm Committee, but I expect Friends of Morrison will continue on after we complete our work.
3. Please start talking up the project around town. Ultimately, it will be the folks in the seats in early April 2013 which will decide whether our plans and vision can be realized.

Finally, finally. I am extremely grateful for the \$10,000 donation. This will allow us the flexibility to vastly improve the quality of our analysis, increasing the likelihood of success. Humbling, is another word, in addition to grateful.

Mrs. Mullin and I will be away for the weekend, visiting No. 1 son Will in NYC, so I hope you all will charge ahead! Have a great weekend.

Onward and upward!!

Best,

Bill

Christine Joyce

From: William Mullin [WMullin@wcu.com]
Sent: Monday, November 05, 2012 2:52 PM
To: Board of Selectmen
Subject: Report about Robbins Historical Site visit by the New Hampshire experts.

2 of 4. This is a site visit report by Ann Chang and Linda McElroy about the Robbins Foundation.

From: William Mullin
Sent: Monday, October 29, 2012 9:34 AM
To: 'charlie@charlieaarson.com'; 'abklauer@verizon.net'; 'amagee@epsilonassociates.com'; 'doug_tindal@hotmail.com'; 'kcunkelman@noresco.com'; Chip Orcutt (chiporcutt@verizon.net); Tom Tidman (ttidman@acton-ma.gov); Ann Chang (annchang7@gmail.com); 'pgrovs@gmail.com'; 'Walter M. Foster'
Cc: 'Mike Gowing'; 'dwilson@hrwlawyers.com'; John Petersen (john.s.petersen@verizon.net); 'karim@kovacevic.net'; 'pkashton@aol.com'; Mary Ann Ashton (MABAshnton@aol.com); Pamela Harting-Barrat (pamela.hartingbarrat@gmail.com); 'sledoux@acton-ma.gov'; 'chsullivan1@yahoo.com'; 'annchang7@gmail.com'; 'Tom Michelman (tmichelman@comcast.net)'; 'pgrovs@gmail.com'; 'Bruce D. Ringwall'; 'p.knibbe@comcast.net'; Tom Ryan (tryan@ryan-assoc.com); 'ROLAND BOURDON (rbourdon3@hotmail.com)'; 'dottyrogers@netscape.net'; 'meadowpond@verizon.net'; 'jachiarelli@verizon.net'; 'will6@earthlink.net'; 'actonmgt@verizon.net'
Subject: Report about Robbins Historical Site visit by the New Hampshire experts.

Hello Friends-

Here is the site visit report from Ann Chang and Linda McElroy with the "NH masons" about the Robbins memorial cellar hole and surroundings.

Thank you Ann and Linda!

The Report

On Monday (10/22/12) afternoon a group met at the Robbins farmstead cellar-hole site. The group included Linda McElroy, Bill Klauer, Ann Chang and two masons who worked on the "Trail Through Time" restorations in North Acton

The object of the visit was to get the opinion of the masons as to what would be necessary to restore the masonry and remove the vegetation to create an attractive historic destination

- The masons (Dave Stewart Smith & Pete Wiggins) agreed it could be done with about a weeks' worth of work
- They will send a price range for the work
- The brush & bittersweet vines need to be cleared away; this work should be done by volunteers
- Mass Historic Commission (MHC) must determine what parts of the site must surveyed before any work can be done.
- It is not known how long it will take for (MHC) to make this determination
- James Chiarelli, Acton Historical Commission, will "interface" with MHC
- The cursory investigation showed that actual Robbins homestead was larger than the existing cellar-hole area
- It seems clear that an archaeologist will have to be hired to do the site survey.
- Linda McElroy will get in touch with the archaeologist, Craig Chartier, who did the archaeological survey, including test pits and complete site inventory report on the Nashoba Brook Chamber.
- We are now waiting for MHC to give us their determination

Ann Chang & Linda McElroy

Christine Joyce

From: William Mullin [WMullin@wcu.com]
Sent: Monday, November 05, 2012 3:00 PM
To: Board of Selectmen
Subject: High level summary of Board walk.

3 of 4: Boardwalk research.

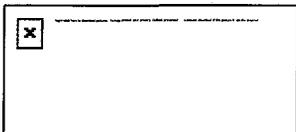
From: Chip Orcutt [mailto:chiporcutt@verizon.net]
Sent: Friday, November 02, 2012 11:46 AM
To: William Mullin
Subject: Re: Monday

New Trail Head Details:

- Locus - Starts at Ice House Pond Parking lot and follows river bank West and winds its way along shore going in towards meadow (formerly future playing fields edge), back to the shore and then to the woods and before cutting across and over to the Bruce Freeman rail trail.
- Construction
 - ADA compliant materials and design,
 - consisting of wood decking(board walks/pedestrian bridge), asphalt or stone dust with a paver edging barrier for containment of stone dust.
- Particulars of note:
 - The trail will consist of about 1700' of pathways before entering board walks for crossing wetlands and pond/feeder stream.
 - 1300' will meander through woods, 500' will follow open meadows.
 - There are two short board walks to cross low area drainage ditch/wetlands, before entering a longer board walk of approximately 200' - 300' that will connect to a 40' pedestrian bridge that will cross over the stream at the intersection of the Bruce Freeman Rail Trail.
 - These details will be finalized through the permitting process.
 - For discussion purposes, the original "proposed" route presented at town meeting continue to be the working basis for the plans to date.

Attached is a linear foot cost estimate. It does NOT include the bridge over Nashoba brook.

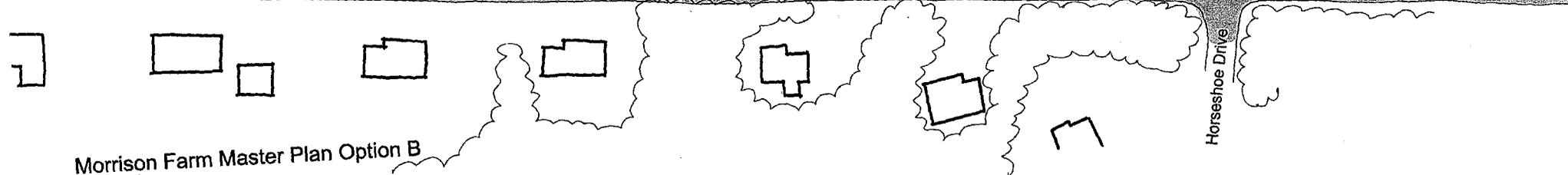
Chip



William Mullin

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Morrison Farm Master Plan Option B
 Scale 1" = 40'

Christine Joyce

From: William Mullin [WMullin@wcu.com]
Sent: Monday, November 05, 2012 3:03 PM
To: Board of Selectmen
Subject: Summary and Schematic
Attachments: Morrison Farm Option B colored.jpg; Morrison Farm_11.05.12_BoS_Presentation.pptx

4 of 4: PPT and Picture of Latest Plan.



William Mullin

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**Morrison Farm Committee
Report to the Board of Selectmen
“Living History”**



November 5, 2012

Morrison Farm Committee

Agenda/Table of Contents

- Current Status
- Major Achievements with Respect to “Elements”
- Plan and Schedule
- Next Steps

Current Status

- 50% Gatepost Reached; (more like 60%)
- Distributed Leadership Model is Working
- Outreach Efforts Continue; Meetings/ significant dialogue since our last visit:
 - Historical Commission
 - Conservation Commission
 - Recreation Commission (tomorrow night)
 - CPC
- Friends of Morrison Farm is up and running; \$10,000 First Donation

Approach: Distributed Leadership Working on Separate “Elements”

Element	Owner
	<i>Note: Tom Tidman is involved in everything</i>
1	Ice House Boardwalk, Trail and Bridge Chip Orcutt
2	Wetlands delineation, permitting, etc. Andy, Bruce Ringwall, Chip
3	Parking: traffic Bill Mullin, Bruce, Landscape Architect Tom Ryan
4	Organic Farming Gardens; Irrigation Charlie Aronson
5	Meadow Kitty Cunkelman
6	Robbins Memorial/Mass Historical Peter Grover, Ann Chang, Jim Chiarelli
7	Robbins Foundation (Masonry) Linda McElroy, NH Masons
8	Ice House Foundation (Historical) Peter G., Tom Ryan
9	Morrison Buildings/Compound Bill M., Doug Tindal, Peter G., Tom R., Anita Rogers, Bill and Nancy Dickinson
10	Trails Open
11	East Acton Village Common Charlie Abraham, Andy, Roland, Tom T.
12	Mowed Playing Fields Bill M., Tom Tidman
13	Nexus with Bruce Freeman RT Tom Michelman, Roland Bartl, Charlie A., Chip
14	CPA Liaison Walter Foster
15	Cash Flow Modeling: Bonding Peter Ashton; Bill M
16	External Communications Ann Chang
17	Presentations; Applications Chuck Sullivan
18	Programming: Water (Fishing) Joe Will
19	Programming: History Bill K., Bill M. A. Chang
20	Programming: Nature/Meadows/Gardens Kitty, Gigi Hopkins
21	Programming: Kids Neil Gordon, Discovery Museums will assign someone
22	Programming: Playgrounds Betsy Mercier, J. Will
23	Programming: Kids Schools will assign someone

Morrison Farm Committee

Major Achievements with Respect to “Elements”

- Ice House Boardwalk, Trail & Bridge cost model at 75%.
- Irrigation alternatives cost model at 90%; recommendation is next.
- Robbins Memorial foundation preservation plan is emerging.
- Meadow Operating plan is well defined.
- East Acton Village on a parallel timeline, with deep gratitude to Charlie Abraham.

Major Achievements with Respect to “Elements”

- **Breakthrough** help from several experts:
 - Bruce Ringwall. Field survey competed
 - Tom Ryan. Landscape architecture at 50% complete
 - Very exciting late breaking news: Bill and Nancy Dickinson of Nashawtuc Architects will be helping with the Community Building design
 - First funding: The Steinberg-Lalli Foundation has donated \$10,000 to the Friends of Morrison Farm as some “seed money” to help pay some expenses.

Major Achievements with Respect to “Elements”

- Small Group Design Team conducted “charrette” and presented first plans.
- Alternatives were assessed by full Morrison Farm Committee and feedback was looped through design.
- Please see current design, which is at the 50-60% complete level.

(See separate slide.)

Plan and Schedule

- Working backward, we must obtain Town Meeting approval in April, 2013
 - To that we must be 100% completed by mid-January to allow the CPC to fully review our proposals
 - To do that, we must have a comprehensive Application completed by early December.
 - To do that we must have a 75% plan by mid-November
 - To do that, we must have a 50% plan by mid-October
- We Are On Schedule and On Plan!***

Next Steps

1. Populate Cost Model, including schedule of cash flows. (11/15)
2. Request extension of CPC application deadline to 12/17.
3. Prepare a complete first draft of the CPC recommendation and distribute to Bos. (11/26)
4. Present Final Plan and CPC Application to Bos in early December (12/3).
5. Upon approval by Bos, submit CPC application by 12/17.
6. Continue with design, engineering, Mass Historical, cost refinement all in parallel, until late January.