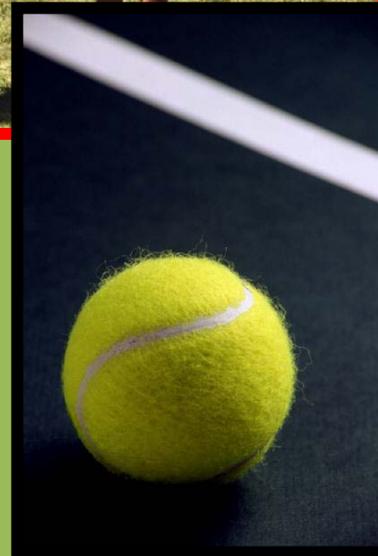




# 2012

## Elm Street Playground & Tennis Courts



CPA Application 2012

Submitted by: Town of Acton

11/20/2012

## PROJECT APPLICATION FORM – 2012

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**Applicant:** Town of Acton

**Submission Date:** 11/20/2012

**Applicant's Address, Phone Number and Email**

**Purpose: (Please select all that apply)**

Steve Ledoux, Town Manager

472 Main Street

Acton, MA 01720

[sledoux@acton-ma.gov](mailto:sledoux@acton-ma.gov)

- Open Space
- Community Housing
- Historic Preservation
- Recreation

**Town Committee (if applicable):** Recreation Commission

**Project Name:** Elm Street Playground and Tennis Courts

**Project Location/Address:** Elm Street, 19 Elm St., Acton, MA

**Amount Requested:** \$75,000

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

The Town of Acton seeks \$50,000 toward a fully accessible toddler playground, located at 19 Elm St., behind the tennis courts and next to Jefferson Farms at 9 Elm Street.

Donated toddler playground equipment valued conservatively at \$25,000 from the Acton Children's School will be professionally installed with a new swing set with 4 swings, safety engineered wood fiber surfacing, fencing, cement pad added under the existing 24' x 24' picnic shelter and a cement sidewalk, estimated at \$50,000. The Recreation Department has contracted Forte Landscaping to dismantle the Acton Children's School equipment on November 28, 2012 and will store the equipment while awaiting grant approval.

Elm Street is overdue for installation of a new playground. Outdated equipment was removed in 2010, after a 2008 CPA grant for \$75,000 towards a new playground (\$85,000 with expected \$10,000 in community donations) was turned back to the CPC after it reached its three year expiration, due to the limitations imposed by the Seideman vs. City of Newton case.

Two adjoining tennis courts will be resurfaced and relined to repair cracks and imperfections caused by wear, estimated at \$25,000. The courts were last resurfaced 10 years ago and it is prudent to circumvent any further deterioration of the surface by treating it now, rather than wait and face a more expensive replacement.

Recreation has recently invested \$12,000, with contributions from the Acton Adult Softball League (AASL) and Acton Girl's Softball League (ABYSB) to make improvements at the Elm Street complex, installing a new 20' x 30' shed to house softball field maintenance equipment, and refurbishing the softball field backstop and baseline fencing. The playground and tennis court improvements will complete Elm Street municipal recreation facilities refurbishment.

**Estimated Date for Commencement of Project:** June 2013

**Estimated Date for Completion of Project:** July 2013

[P:\CPC Applications 2012 and FOLF Project\CPC Applications and other OLDER IMPORTANT FILES\CPC\Elm Street \\_ PROJECT APPLICATION FORM.doc](P:\CPC Applications 2012 and FOLF Project\CPC Applications and other OLDER IMPORTANT FILES\CPC\Elm Street _ PROJECT APPLICATION FORM.doc)

## **Narrative:**

Consistent with the Open Space and Recreation Plan for 2002-2007, the Elm Street Playground Project meets the Recreational Goal of *Improve Recreation Opportunities*, specifically, "Develop recreational resources identified in the OSRP, including playing fields, **improved/new playgrounds, and improved handicapped access; also address adult, senior and toddler recreational needs.**

The condition of the Elm Street playground was outdated and needed to be dismantled when CPA funding was withdrawn. The play area surface is sunken and inaccessible to the handicapped. The facility does include a shaded pavilion, but the surface under the pavilion is uneven.

Since citizen engagement is of vital importance in consideration of playground needs, Recreation Commissioner, Karen Jarsky, developed a resident playground survey that was accessible online through Survey Monkey. She collaborated with resident Mira Greenland, who notified residents on an email distribution list for the nearby Indian Village neighborhood and for Acton Family Network (AFN) on October 20, 2007. As of October 30, a total of 81 responses were received. Detailed open response answers were provided by participants. Ms. Jarsky's summary of the responses indicates the following written suggestions:

### **Survey result highlights**

- **Target age level:** Most respondents would like the playground to cater to younger children: age five and under (80%) and/or six years to 11 years (65%).
- **Usage:** 69% of respondents would be likely to use the playground at least once per week.
- **Donations:** About 60% of respondents would be likely to give money to a playground fund, though most of these (56%) say their donation would probably not exceed \$100.
- **Family Structure:** Almost all of the respondents have children living at home, and most of these children are "playground age": Seventy-three percent have at least one child under the age of five and 33% have at least one child aged 6 to 11 years.
- **Desired Features:** Respondents had a range of ideas and suggestions for the playground, many relating to safety and preferred equipment.
  - Features specifically for toddlers, particularly climbing structure and slide. Also, additional infant swings
  - Separate areas for different age groups
  - Water feature, like a sprinkler
  - Sand box
  - For parents: Seating; Community bulletin board
  - Equipment that encourages imaginative play
  - Space for older kids (11-14) to congregate
  - Shaded area

- Rest rooms
- Fence around wetlands; fence around playground as a whole
- Unique, interesting, and/or environmentally friendly materials
- Rubber surface (rather than wood or gravel)

In addition, handicapped accessibility is a critical aspect that must be considered.

Utilizing these general guidelines, a conceptual design for the playground was prepared by Nancy White of O'Brien & Sons, incorporating the following:

- 55' x 65' playground area with donated Landscape Structures "Playsense" components
- Playground perimeter chain link fence
- Engineered wood fiber safety surfacing
- Handicapped accessible sidewalk from parking lot to new concrete pad under existing 24' x 24'
- picnic pavilion, continuing to playground
- New 4 seat swing set

Improvements will also be made to the picnic pavilion by installing a 22' x 30' cement pad under the shed, extending the seating area 8' beyond the roof of the pavilion on the side facing the ballfields. A 5' wide concrete walkway will provide handicapped access to this pad from the parking lot, and lead to the gate of the fenced in playground. Handicapped parking spaces will be designated in the lot nearest to this walkway.

This project will benefit the citizens of Acton by addressing needs that have been identified through the Open Space and Recreation Plan (2002-2007) and underscored by the 2007 Recreation Commission's Elm Street Playground survey:

- **Introduce a new playground that is up to code**
- **Address handicapped accessibility**
- **Address recreational needs of toddlers**

**Project Scope:**

Purchase replacement posts, hardware for Playsense set	\$ 6,317
Purchase 2-bay swing set (4 swings)	\$ 5,000-7,000 (quote pending)
Install 55' x 65' playground equipment	\$15,000-20,000 (quote pending)
Install engineered wood fiber safety surfacing	\$ 4,529
Install 240' chain link fencing (\$26 per linear foot)	\$ 7,490
Install 30' x 22' concrete patio slab (\$4.6 per square foot)	\$ 3,036
Install 40' x 5' concrete walkway (\$27.30 per linear feet)	<u>\$ 1,092</u>
	\$49,464

**Cost Estimate:**

Concrete, Materials and Labor (per Engineering Dept)	\$4,128
Fencing (per Total Highway Services, Inc. quote)	
240' of 60" high vinyl fence @ \$26/linear ft. + 1 gate @ \$1,250	\$7,490
Engineered wood fiber safety surfacing 177 cu. yds @ \$23.91	\$4,232
& 3 rolls 6 ft x 300 ft filter fiber @ \$99 per roll	\$ 297
(per American Playground Surfacing, Inc. quote)	
Playground Structures (per O'Brien & Sons, for Landscape Structures Playsense)	\$13,317
Playground Installation (Contractor to be determined)	\$20,000
Subtotal Playground	\$49,464
Tennis Courts Surfacing	\$25,000
<b>Total:</b>	<b>\$75,000</b>

**Funding Sources:**

CPA Grant	\$75,000
Private donations – Acton Children's School Playsense equipment	\$25,000
Recreation Dept funded dismantling and storage of equipment	\$2,450
Town Labor	164 man hours
<b>Total</b>	<b>\$102,450</b>

Attachments:

- Current Elm Street Tennis Court Photo Page 7
- Donated Playground Equipment Page 8
- Town Atlas Map Page 9
- Deed Pages 10-11
- GIS Map Page 12
- Table of Principal Uses Page 13
- Table of Standard Dimensional Regulations Page 14
- Field Card Pages 15 & 16
- Flood Plain Map Page 17

## Elm Street Tennis Court

Worn lining, pocked surface



Surface cracks

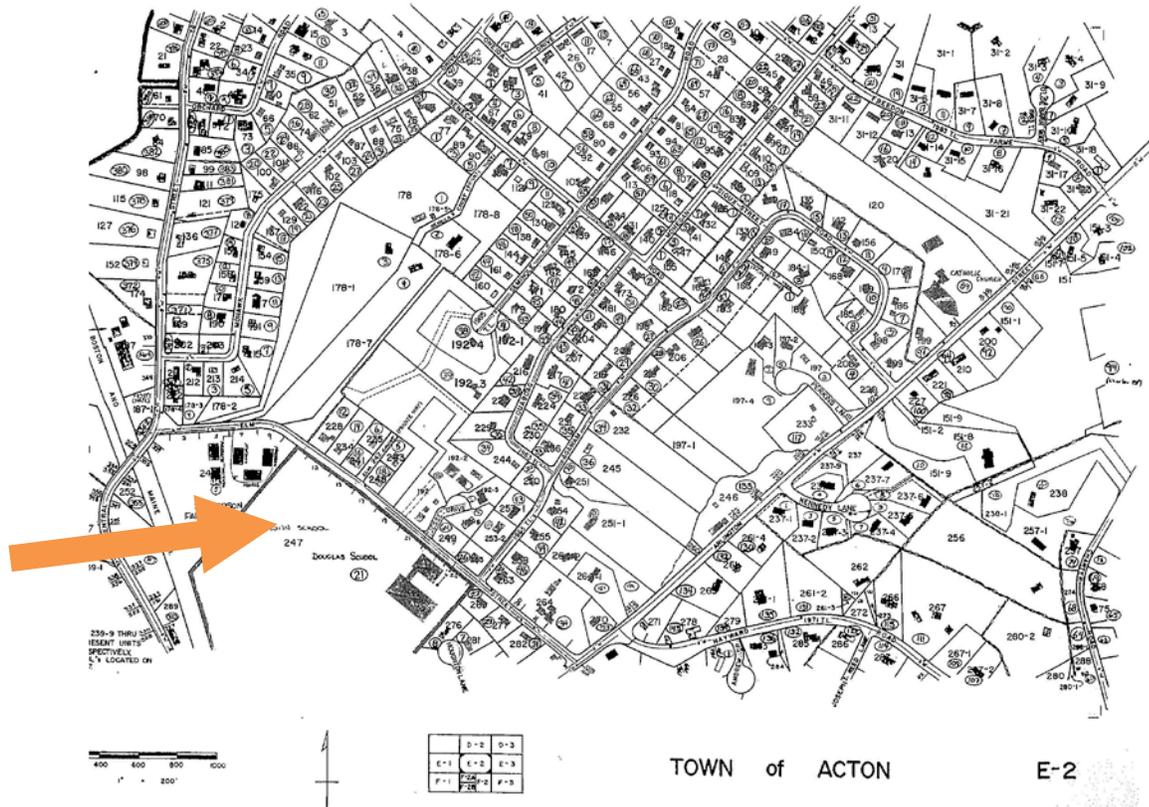


## Donated Acton Children's School Playground Equipment



# Town Atlas Map E-2

E-2



MAY 25-64 PM 1120 132RE\*\*\*7.00

BK 10698 PG 446

T7-

LOUIS A. FLERRA,

of Acton nominal Middlesex County, Massachusetts,  
*being unmarried, for consideration paid, grant to*

INHABITANTS OF THE TOWN OF ACTON.

of said Acton,

with quitclaim covenants

the land in -

[Description and measurement, if any]

A certain parcel of land situated on the Southwesterly side of Elm Street in that part of said Acton called West Acton and being shown on a plan entitled, "Land in Acton, Mass. owned by Louis A. Flerra" Harlan E. Tuttle, Surveyor, dated November 20, 1964, to be recorded herewith, and bounded and described as follows:

1941  
SEE PLAN IN RECORDED BOOK 62299 PAGE 1113

- NORTHEASTERLY by ELM STREET, one thousand one hundred sixty-six and 3/100 (1,166.03) feet;
- NORTHWESTERLY by land of Louis A. Flerra and land of the Boston and Maine Railroad, eight hundred seventy-two and 56/100 (872.56) feet;
- WESTERLY by land of the said Boston and Maine Railroad, eight hundred eighty-three and 76/100 (883.76) feet;
- SOUTHWESTERLY by land of Porter G. Jenks, George H. Allen, Sara M. DeSouza and land formerly of Duncan S. Kennedy, one thousand eighty-six and 11/100 (1,086.11) feet;
- WESTERLY by the center of Fort Pond Brook, eighty-three (83.00) feet;
- SOUTHEASTERLY by Arlington Street, ninety-six (96.00) feet;
- EASTERLY by land now or formerly of the Mill Dam Trust, ninety and 16/100 (90.16) feet;
- EASTERLY by the center of Fort Pond Brook, four hundred ninety-five (495.00) feet, more or less; and
- SOUTHEASTERLY by land now or formerly of Mill Dam Trust and land now or formerly of Willard M. Houghton, five hundred ninety-eight and 38/100 (598.38) feet.

Containing, according to said plan, 33.90 acres, more or less.

Meaning and intending to convey substantially the same premises described in a Vote of the Town Meeting on October 19, 1964, under Article I.

Being a part of the premises conveyed to me by deed of Frank A. Teele et ux, dated May 31, 1939 and recorded with Middlesex South District Deeds, Book 6299, Page 199.

I, Mary L. Flerra

husband of said grantor,  
wife

release to said grantee all rights of tenancy by the curtesy  
dower and homestead and other interests therein.

Witness our hand and seal this 24<sup>th</sup> day of November 1964.

*Louis A. Flerra*  
Louis A. Flerra  
*Mary L. Flerra*  
Mary L. Flerra

The Commonwealth of Massachusetts

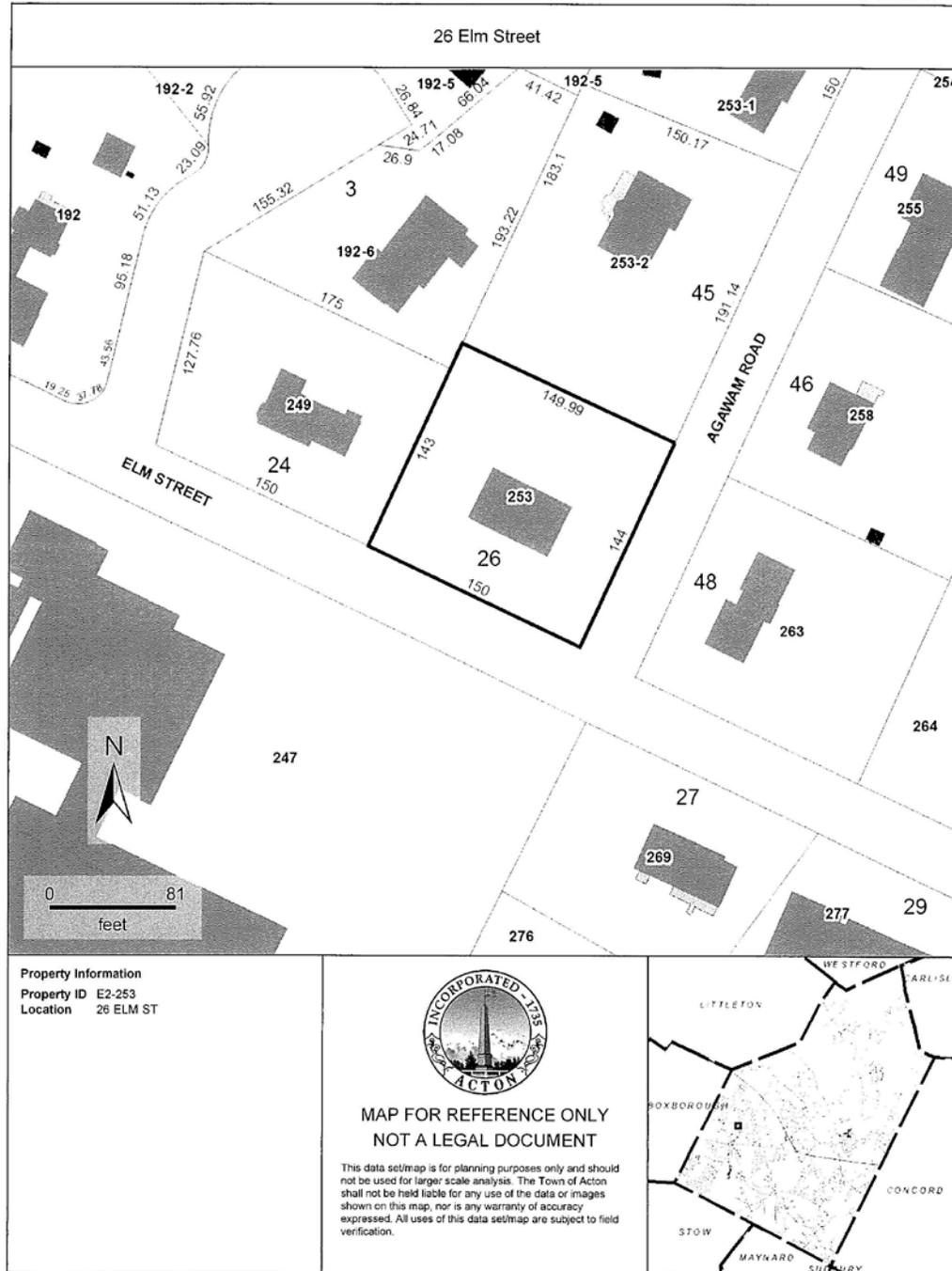
Middlesex, ss.

November 25 19 64

Then personally appeared the above named  
Louis A. Flerra

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

*Philip Abbott Wilson*  
Notary Public - Justice of the Peace  
Philip Abbott Wilson  
My Commission Expires December 3, 19 66



Property Information  
Property ID E2-253  
Location 26 ELM ST



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.

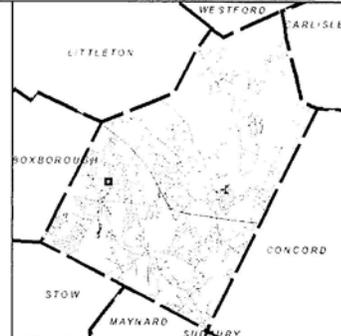


Table of Principal Uses

**TABLE OF PRINCIPAL USES**  
 PRINCIPAL USES listed in this Table are subject to provisions in corresponding Section 3.

PRINCIPAL USES	RESIDENTIAL DISTRICTS				VILLAGE DISTRICTS					OFFICE DISTRICTS		BUSINESS DISTRICTS			INDUSTRIAL DISTRICTS					SP. DIST.	SITE PLAN
	R-2 R-4 R-8 R-8/4 R-10 R-10/8	R-A	R-AA	VR	EAV	EAV-2	NAV	SAV	WAV	OP-1	OP-2	KC	LB	PM	GI	LI	LI-1	SM(1)	TD	ARC	
<b>3.5 BUSINESS USES (continued)</b>																					
3.5.8 Bed & Breakfast	SPS	SPS	SPS	SPS	Y	SPS	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	R	
3.5.9 Lodge or Club	N	N	N	N	SPS	SPS	SPS	SPS	SPS	N	N	SPS	SPS	SPS	N	N	N	N	N	R	
3.5.10 Veterinary Care	N	N	N	SPS(8)	SPS	SPS	N	SPS	SPS	N	N	N	Y	Y	Y	Y	Y	Y	SPS	R	
3.5.11 Animal Boarding	N	N	N	N	N	N	N	N	N	N	N	N	SPS	SPS	SPS	SPS	SPS	SPS	SPS	R	
3.5.12 Services	N	N	N	Y(8)	Y	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	R	
3.5.13 Repair Shop, Technical Shop, Studio	N	N	N	Y(8)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	R	
3.5.14 Building Trade Shop	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	R	
3.5.15 Commercial Recreation (10)	N	N	N	N	SPS(11)	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	R	
3.5.16 Commercial Entertainment	N	N	N	N	Y	Y	N	SPS	SPS	N	N	SPS	SPS	SPS	N	N	N	N	N	R	
3.5.17 Golf Course in Residential Districts	SPP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	NR	
3.5.18 Cross-Country Skiing in Residential Districts	SPP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	NR	
3.5.19 Vehicle Service Station	N	N	N	N	N	N	N	N	N	N	N	SPS	Y	Y	N	N	N	N	N	R	
3.5.20 Vehicle Repair	N	N	N	N	N	N	N	N	SPS	N	N	SPS	Y	Y	N	Y	N	Y	N	R	
3.5.21 Vehicle Body Shop	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N	R	
3.5.22 Vehicle Sale, Rental	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	R	
3.5.23 Parking Facility	N	N	N	N	N	N	Y	N	Y	N	N	Y	Y	Y	N	N	N	N	Y	R	
3.5.24 Transportation Services	N	N	N	N	N	N	N	N	N	N	SPS	N	N	Y	SPS	N	N	N	Y	R	
3.5.25 Adult Uses	N	N	N	N	N	N	N	N	N	SPS	N	N	N	N	N	N	N	N	SPS	R	
<b>3.6 INDUSTRIAL USES</b>																					
3.6.1 Warehouse	N	N	N	N	N	N	N	N	N	Y	Y	N	N	Y	Y	Y	Y	Y	Y	R	
3.6.2 Distribution Plant	N	N	N	N	N	N	N	N	N	N	SPS	N	N	SPS	N	N	N	N	SPS	R	
3.6.3 Manufacturing	N	N	N	N	N	N	N	SPS	SPS	Y	Y	SPS	N	Y	Y	Y	Y	Y	Y	R	
3.6.4 Scientific	N	N	N	N	N	N	N	N	N	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	R	

# Table of Standard Dimensional Regulations

## TABLE OF STANDARD DIMENSIONAL REGULATIONS

See also Special Provisions and Exceptions to Dimensional Regulations (Section 5.3), Transfer of Development Rights for special dimensional regulations affecting the LB, NAV and EAV Districts and certain land in the R-2, R-8 and R-10/8 Districts along and near Great Road (Section 5.4), Special Provisions for Village Districts (Section 5.5), Special Dimensional Requirements in the Groundwater Protection District (Section 4.3), Special Dimensional Regulations for Open Space Developments (OSD - Section 4.2), Planned Conservation Residential Communities (PCRC - Section 9), and Senior Residences (Section 9B).

The symbol "NR" on this Table indicates no specific minimum or maximum regulation.

DISTRICT	ZONING DISTRICTS	MINIMUM LOT AREA in sq. ft.	MINIMUM LOT FRONTAGE in feet	MINIMUM LOT WIDTH in feet	MINIMUM FRONT YARD in feet	MINIMUM SIDE & REAR YARD in feet	MINIMUM OPEN SPACE in percent	MAXIMUM FLOOR AREA RATIO	MAXIMUM HEIGHT in feet
RESIDENTIAL DISTRICTS	R-2	20,000	150	50	30	10	NR	NR	36
	R-4	40,000	175	50	45	20	NR	NR	36
	R-8	80,000	200	50	45	20	NR	NR	36
	R-8/4	80,000	200	50	45	20	NR	NR	36
	R-10	100,000	250	50	45	20	NR	NR	36
	R-10/8	100,000	250	50	45	20	NR	NR	36
	R-A	100,000	200	50	30	10 (3)	35%	NR	36
	R-AA	10,000	100	50	30	10	35%	NR	36
VILLAGE DISTRICTS	VR	15,000	50	NR	10	10	20%	NR	36
	EAV	NR	NR	NR	10 (10)	NR (1)	25%	0.20 (4)	36
	EAV-2	15,000	50	NR	10	10 (1)	35%	0.20 (4)	36
	NAV	10,000	100	50	10 (9)	10 (1)	35%	0.20 (4)	36
	SAV	NR	NR	NR	10 (10)	10	NR	0.20 (13)	36 (12)
OFFICE DISTRICTS	WAV	NR	NR	NR	5 (10)	NR (1)	NR	0.40 (11)	36 (12)
	OP-1	80,000	200	50	50	30 (7)	50%	0.20 (14)	36
BUSINESS DISTRICTS	OP-2	80,000	200	50	50	30 (7)	50%	0.20 (16)	40
	KC	10,000	100	50	30	NR (6)	NR	0.40 (15)	36
	LB	20,000	200	50	75 (5)	30 (6)	50%	0.20 (4)	36
INDUSTRIAL DISTRICTS	PM	10,000	100	50	30	20	35%	0.20	40
	GI	40,000	100	50	45	20 (2)	35%	0.20	40
	LI	80,000	200	50	50	30 (2)	35%	0.20	40
	LI-1	80,000	200	50	50	30 (2)	50%	0.20	40
	SM	40,000	100 (8)	50	50	30 (2)	35%	0.20 (18)	36 (18)
SP. DISTRICT	TD	40,000	100	50	45	50 (2,17)	35%	0.20	40
	ARC	NR	20	50	20	10	NR	NR	36



Property Location: 7 ELM ST  
 Vision ID: 2270

MAP ID: E2/ 247/ / /

Bldg Name:  
 Sec #: 1 of 1 Card 2 of 2

State User: 9033  
 Print Date: 11/20/2012 11:24

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		201 ACTON, MA											
TOWN OF ACTON	472 MAIN STREET					Code	Assessed Value												
SUPPLEMENTAL DATA						EXEMPT	9033	7,872,300											
Other ID: 000E3 00247 00900						EXM LAND	9033	5,452,100											
Oce Perm: 9/14/07						EXEMPT	9033	9,000											
Photo																			
Ward																			
Prec																			
Sew Zone																			
GIS ID:																			
ASSOC PID#																			
Total							13,333,400	13,333,400											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Yr/lt	SALE PRICE	Y.C.	PREVIOUS ASSESSMENTS (HISTORY)												
TOWN OF ACTON	10698/0446	11/25/1964			0		Yr. Code	Assessed Value											
							2012	9033	6,028,400										
							2012	9033	5,452,100										
							2012	9033	9,000										
							2012	9033	5,452,100										
							2012	9033	9,000										
Total:							11,489,500	11,489,500	11,615,000										
EXEMPTIONS		OTHER ASSESSMENTS		APPRAISED VALUE SUMMARY															
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Appraised Bldg. Value (Card)	4,507,100									
Total:									Appraised XT (B) Value (Bldg)	0									
Total:									Appraised OB (L) Value (Bldg)	0									
Total:									Appraised Land Value (Bldg)	0									
Total:									Special Land Value	0									
Total:									Total Appraised Parcel Value	13,333,400									
Total:									Valuation Method:	C									
Total:									Adjustment:	0									
Total:									Net Total Appraised Parcel Value	13,333,400									
BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY																	
Permit ID	Issue Date	Type	Description	Amount	Inst. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	TL	CD	Purpose/Result					
									1/1/1988					90 Measure Listed					
LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	1. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj	Notes-Adj	Special Pricing	Adj. Unit Price	Land Value	
2	9033	PUB-SCHOOL MDL-94	R2				0 SF	164.94	1.00	4	1.0000	1.00		6.00			164.94	0	
Total Card Land Units:															0 SF	Parcel Total Land Area:	1,476,534 SF	Total Land Value:	0

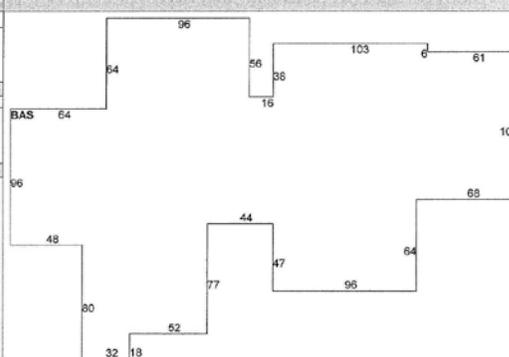
Property Location: 7 ELM ST  
 Vision ID: 2270

MAP ID: E2/ 247/ / /

Bldg Name:  
 Sec #: 2 of 2

State User: 9033  
 Print Date: 11/20/2012 11:24

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Style	83		Schools-Public									
Model	94		Commercial									
Grade	04		Average +10									
Staircase	1											
Occupancy	1											
Exterior Wall 1	20		Brick/Masonry									
Exterior Wall 2	01		Flat									
Roof Structure	04		Tar & Gravel									
Roof Cover	04		Drywall/Sheet									
Interior Wall 1	05		Minim/Masonry									
Interior Floor 1	01		Vinyl/Asphalt									
Interior Floor 2	05											
Heating Fuel	02		Oil									
Heating Type	05		None									
AC Type	01											
Bldg Use	9033		PUB-SCHOOL MDL-94									
Total Rooms	00											
Total Bedrooms	00											
Total Baths	2											
Heat/AC	00		NONE									
Frame Type	03		MASONRY									
Baths/Plumbing	02		AVERAGE									
Ceiling/Wall	06		CEIL & WALLS									
Rooms/Prtns	02		AVERAGE									
Wall Height	10											
% Conn Wall	0											
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Grde	Do Rt	Cnd	%Cnd	Appr Value
No Photo On Record												
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value						
BAS	First Floor	52,110	52,110		127.19							
Tot. Gross Liv/Lease Area:		52,110	52,110									



FEMA Flood Plain Map: 25017C0351E

