

PROJECT APPLICATION FORM – 2013

Applicant: Morrison Farm Committee on behalf of the Acton Board of Selectmen

Submission Date: 12/17/2012

Applicant's Address, Phone Number and Email Purpose: (Please select all that apply)

Morrison Farm Committee
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- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): Board of Selectmen, Cemetery Commission, Historic Commission, Natural Resources Department, Recreation Department, Planning Department

Project Name: Morrison Farm Open Space, Recreational and Historical Park Implementation Plan

Project Location/Address: From East Acton Village on the East to Robbins Memorial on the West, including all of Morrison Farm and Ice House Pond, Concord Road, Acton, MA

Amount Requested: Multi-year Project Total: \$2,752,000

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

The Morrison Farm Committee (or "MFC" or "Committee"), on behalf of the Board of Selectmen and the Cemetery Commission, requests approval for CPA funding to implement the Morrison Farm Implementation Plan (or "MFIP" or "Plan"). Please see Exhibit A, "Board of Selectmen Letter Authorizing Morrison Farm Committee".

The Plan is to create an historic, nature, open space and recreation park stretching from East Acton Village to the Robbins Memorial site, including all of the farmland along Ice House Pond and back along Nashoba Brook. This Plan is the realization of a dream that began in the late 1990's to preserve and protect the land and environs known as Morrison Farm.

The MFIP is a multi-element, multi-year program that seeks a total of \$2,752,000. Portions of these funds will be "expensed", meaning that the funding will be sourced from current year CPA funds, and a portion will be "bonded", meaning that the funding will be sourced by issuing a bond and paying over time. The following is a summary of the costs sorted by each major "element" of the Plan.¹

¹ All dollars in the tables are in units of thousands.

No.	Element	Year 1	Later Years	Total
1	Trails	\$153	\$396	\$549
2	Infrastructure	\$499	\$155	\$654
3	Morrison N&H Bldg	\$910	\$75	\$985
4	Meadows/Playing Field	\$10	\$10	\$20
5	Robbins Memorial	\$35	\$20	\$55
6	Ice House Area	\$185	\$25	\$210
7	EAV Common	\$0	\$70	\$70
8	Arch, Eng, Survey	\$184	\$25	\$209
	Total	\$1,976	\$776	\$2,752

Morrison Farm and environs are a cornerstone location for our town, with multiple open space, historic, and recreation elements. The MFIP calls for integrating all of the elements into one cohesive park. MFC believes that the Plan meets eligibility requirements of the CPA for the following reasons:

- ❑ **Open Space.** The land of Morrison farm was in continuous usage as a farm from the 1600's, and the plans to preserve the large meadow and the forested trails are very important open space features of the Plan. To ensure the preservation of open space in the form of the 15 acres of forested land, the MFIP recommends that this land be designated as Conservation Land under the protection of the Town of Acton Conservation Commission. A large meadow in the center will be preserved and managed according to a meadow management plan. Very importantly, farming will continue in the form of Organic Community Gardens/and the Pam Resor Orchard.
- ❑ **History.** The preservation, rehabilitation and restoration not only of Morrison Farm, but also of the Robbins Memorial and Homestead and the preservation and integration of the Ice House Foundation and its related history into the overall Morrison Farm project are very important historic elements of the overall Plan. The MFIP also calls for creating a new center, to be called the Morrison Nature & History Center, which will serve as the focal point for the use and programming for the whole farm, park and historical assets. The existence of this center and the opportunity for the Historical Commission and others to conduct seminars and to display historical artifacts in the center, both permanently and in exhibitions, will greatly enhance the community's understanding and appreciation of this unique historical resource. The building has been designed to echo the elements of the existing farmhouse and barn, which, regrettably, cannot be used for the important programming elements of the farm. The gathering space in the center is exactly the same size as the barn, and the other part of the building will serve the same functions as a farmhouse, i.e. bathrooms, kitchen, and a couple small rooms. The Historic Commission has said in a recent letter to the CPC: "In our view the Morrison Farm program, including all of the elements described above, is and will be significant in the history, archeology, and culture of our Town of Acton."

- **Recreation.** The Plan calls for the creation of recreational elements such as a boardwalk and trail system around the Ice House Pond, a Picnic/Playground area near the Ice House trailhead and a broad open, mowed but not graded area, to be called The Playing Field. Of course, Ice House Pond itself will be available for fishing, boating, etc. But it is important to note, that the whole of Morrison Farm is intended to be available for active and passive recreational activities. The Recreation Commission has advocated in Town planning documents, such as the Open Space and Recreation Plan and Acton 2020, for providing facilities that are up-to-date, accessible and address the needs of underserved populations. The Morrison Farm program will provide a very prominent introduction for many residents to Acton’s extensive conservation land network. Conservation trails are often an “untapped” resource that the Recreation Commission recognizes could be marketed more extensively for recreation purposes. In conjunction with history, nature and agricultural activities, the Recreation Department is investigating methods for providing therapeutic, inclusive and adaptive recreation opportunities, a need expressed by residents for disabled children and adults. Morrison Farm will provide excellent opportunities to provide such programs. The MFIP opens pristine conservation areas to underserved populations. The Town Recreation Department has agreed to manage Morrison Farm and the Morrison Farm Nature & History Center, with the support of the Conservation Commission for the protection of the 15 acres of forested land which the MFIP recommends be designated as Conservation Land.

Much like the magnificent “Emerald Necklace” of Boston created by Frederick Law Olmstead over a century ago, the elements of the Morrison Farm Plan form a unique, integrated park with open space, historic and recreational resources, linking to the Bruce Freeman Rail Trail, East Acton Village, Woodlawn Cemetery and reaching toward our historic center of Acton, which can be honored and enjoyed by Acton residents and visitors for generations to come.

The Morrison Farm Implementation Plan embraces the “Living History” that the land has offered and significantly advances multiple purposes of the Community Preservation Act.

Estimated Date for Commencement of Project: April, 2013

Estimated Date for Completion of Project: September, 2015

I. Narrative: Detailed Project Description & Analysis

Project Overview

This application is submitted by the Morrison Farm Committee on behalf of the Board of Selectmen and the Cemetery Commission. The Committee has developed an implementation plan that leverages the decade long planning process that began in 1997 with the acquisition of the Farm.

The scope of the Morrison Farm Implementation Plan extends from East Acton Village in the east to the Robbins Memorial & Homestead site in the west, inclusive of the whole of Morrison Farm and Ice House Pond. Graphic representations of the overall plan and individual areas are attached as Exhibit B, "Morrison Farm Schematic Plans".

The overarching theme of the MFIP is "Living History", as it is intended to capture the centuries' long natural elements, agrarian focus, industrial change and history of this magnificent property in the heart of our town. One can envision four broad time periods of the Morrison Farm:

- ❑ 1675: A Colonial Farm
- ❑ 1775: The Dawn of the American Revolution
- ❑ 1875: The Railroad and Industrial Revolution
- ❑ 1975: The Rebirth of Patriotism

We also look forward to another date: the year 2025, the 250th Anniversary of "The Shot Heard 'Round the World", where our Morrison Farm theme could be "The Acton Freedom Trail Begins Here".

Here is our value proposition:

If we create a new Living History Park, capturing the gifts of nature and the essence of Acton's four centuries of history, at a cost of approximately \$2.7mm, all people in Acton and our broader community will have a unique opportunity to, day after day, experience nature, actively and passively exercise and learn about our past, all the while preserving, forever, Morrison Farm, Ice House Pond, East Acton Village Common and the Robbins Memorial and Homestead.

The farm itself is located at 116 Concord Road in East Acton and is a 32-acre parcel that lies between the Woodlawn Cemetery and Ice House Pond, both of which are Town-owned properties. The rear of the property (approximately 15 acres) is wooded, interlaced with walking trails. The front portion of the property (approximately 17 acres) is open fields with a farmhouse, garage, barn, and three out-buildings next to Concord Road. Now, organic gardening is an energetic activity on this portion of the land.

In the spring of 1997, Town Meeting voted to acquire the property for \$1.3MM. The Town purchased the Morrison Farm with a life estate to the resident, Betty Morrison. In 2003, Mrs. Morrison permanently vacated the property, and it then came under the control of the Town. Planning commenced in earnest and the MFIP is the end result of that planning.

Historical Overview

Below is an overview of Morrison Farm and its environs.

Early Development. The 32 acres of land that currently make up the Morrison Farm were part of the 1669 Captain Thomas Wheeler grant of 200 acres used for dry (beef) cattle grazing land west of Nashoba Brook. Then, in 1676 the subject land was inherited by Nathan Robbins. The property was passed down through the Robbins family as undeveloped pastures until 1929. In that year, the parcel was sold to the Concord Ice Company, which purchased not only this 32-acre portion but 17 acres of wetlands along Nashoba Brook, including Ice House Pond and the former Ice House Property.

Later Development. In 1932, the Concord Ice Company, which was established by John Forbes and William Grace, sold the 32-acre Morrison Farm parcel to Edward Forbes, the brother of John Forbes. Edward Forbes built the house, barn, and garage around 1932-1933. The barn was used to stable the oxen that were needed for the operation of the Concord Ice Company. The fields were used for grazing animals. The 32-acre farm was sold twice in the 1950s, with John Morrison purchasing the property in 1954. The property was converted into a horse farm by John Morrison. Elizabeth Thompson Morrison lived in the house until 2003.

Ice House Pond. To the east of the Morrison Farm, from the lower meadow to Concord Road on the south, the property is bordered by the Town of Acton-owned Ice House Pond and the former site of the Ice House storage facility. The Town of Acton purchased the 17-acre Ice House Property in 1980.

The Ice House Pond area was used for a saw mill and iron forge after a mill dam was established in 1750 at 127 Concord Road, located across Concord Road from the now Town-owned land. The earliest map that indicates the existence of Ice House Pond is dated 1856. The earliest Ice House is shown on an 1875 Beers Atlas on the southwestern corner of Ice House Pond. It appears that, in approximately 1932, the existing Ice House foundation, also located at the southwestern corner of Ice House Pond, was poured. The Ice House facility was in operation until approximately 1954-1955. Much of the foundation can be seen from the adjacent Ice House Pond parking lot.

East Acton Village Green. On the southeasterly side of Ice House Pond there is a one-acre site which is owned by the Town of Acton. This parcel is at the intersection of Concord Road and Great Road. The site has been designated as the future site of the East Acton Village Green as a result of the acceptance in 2004 by the Board of Selectmen of the East Acton Village Planning Committee's Village Plan. The Green will have a seating area that frames the site of the depot foundation. It will also connect to the Morrison Farm via the Concord Road sidewalk and the future Bruce Freeman Rail Trail.

Woodlawn Cemetery. The Town-owned Woodlawn Cemetery borders the Morrison Farm on its westerly boundary. The cemetery is a 70.5-acre site that was established in 1738. In 1951, the 42-acre portion of the Woodlawn Cemetery that abuts the Morrison Farm was purchased by the Town. All but 4.5 acres were approved for burial uses. The exempted 4.5 acre parcel borders the Morrison Farm from Concord Road to the end of the open hayfield. Because of a well on the Morrison Farm, this triangular parcel was restricted by the Town for burial use.

Robbins Memorial and Homestead. On April 19, 1775, a rider, who some believe to be Dr. Samuel Prescott, arrived at the home of Captain Joseph Robbins to inform him that the British Regulars were marching to Concord. Captain Robbins sounded the alarm that mustered the Acton Minutemen, under the leadership of Captain Isaac Davis. A day later, the American Revolution had begun and three Acton Minutemen, including Captain Davis, had given their lives for their countrymen.

In 1895, a stone monument was placed on the site of the Robbins home commemorating the event, and directly behind the stone is the cellar hole from the original homestead. It is natural to link the new Morrison Farm Park with the magnificent history of the Robbins Homestead and the Cemetery Commission has voted to endorse the plan to improve and energize this location, all the while retaining control over the land that is between Morrison Farm and the small Robbins Memorial. Thus, this application covers this portion of the MFIP, on behalf of the Cemetery Commission.

Bruce Freeman Rail Trail. Although the Bruce Freeman Rail Trail (BFRT) is not within the scope of the MFIP, it is a very important neighbor. The BFRT will be a 25-mile, state- designated rail trail that runs through Lowell, Chelmsford, Westford, Carlisle, Acton, Concord, Sudbury, and Framingham. The BFRT abuts the Village Green, Ice House Pond, and Nashoba Brook to the west. The Trail will enter the Town of Acton from the north near the intersection of Rt. 225 and Rt. 27 and will exit the town in East Acton at the junction of Rt. 2 just west of the Concord rotary.

Acton currently has a sidewalk that runs between the designated BFRT and the Morrison Farm across the Concord Road Bridge. A second connection between the BFRT and the Morrison Farm is proposed to cross a former causeway over Nashoba Brook. The causeway was comprised of a spur of land and a wooden bridge that originally connected the John Robbins' house at 144 Great Road (a Lottery House) to the pasture lands of the Morrison Farm.

Project Elements and Project Scope

Below is a discussion of each of the Project Elements and the Scope of the Elements. Also, a general discussion of the costs is included. For a full analysis of the costs for each element, please review Exhibit C, "Financials"

Trails (Ice House Pond Trails, Boardwalk and Bridge)

The Ice House Pond trails, boardwalk and bridge link all of the various elements and features of the whole of Morrison Farm, in a way that protects the surrounding habitat and historic features, while at the same time offering visitors the opportunity to explore all the hidden jewels Morrison Farm offers. The new trails will all be ADA accessible and using the highest quality materials reasonably available to assure the least amount of maintenance. For a complete breakout of costs and takeoffs, please see Exhibit C, "Financials" under the section labeled "Ice House Pond Trail, Boardwalk and Bridge Costs".

The trail system project has been divided into two phases.

- Phase 1 will construct all walking paths and boardwalks from the parking lot to project elements and completion of engineering and permitting Phase 2. The projected cost of Phase 1 is

\$253,000, inclusive of \$50,000 for the Phase 2 design costs. Here is a bit more detail about first phase:

- Walking paths from the trailhead starting at the Ice House Pond lower parking lot to the Morrison Nature & History Center.
 - Walking Paths along the west side of Ice House Pond from the trailhead at the lower parking lot.
 - Two boardwalk crossings over wetlands areas.
 - Two short docks extending into Ice House Pond to facilitate fishing.
 - Engineering and Permit fees for the Phase #2 portion of the project to construct 200' of boardwalk and install a replacement bridge crossing to the Bruce Freeman Rail Trail at the head of the pond, over Nashoba Brook.
- ☐ Phase 2 will complete a 1-mile loop around Ice House pond, including additional boardwalks, a replacement bridge and connectivity to Bruce Freeman Rail Trail. The projected cost of Phase 2 is \$396,200. For a picture of the style of bridge, please see Exhibit D, "Trail Drawing and Bridge Style".

Site Improvements: Infrastructure, Drainage, Parking, etc.

The following is a statement of the Overall Landscape Design Philosophy from our landscape architect:

Morrison Farms is a home to a vibrant community garden, and a valuable resource for walking and hiking. It occupies a historically agricultural site between the Town Cemetery and the Pond. The open fields and mature second growth woods are exemplary of a New England farm landscape. The improvements proposed in the CPA application, will preserve the landscape character of the farm while enhancing and connecting its best attributes while opening the site to a wide range of Town residents.

The fields will be preserved and enhanced; the gardens will be supported and improved; the walk connecting the Memorial to the Community Building will be planted with a double line of trees, the Ice House foundation area will be selectively cleared to reconnect the site to the pond; the new rail trail will be connected through the site via a new bridge and new trees will be installed to shade the new parking.

The landscape will be reconfigured with selective removal of existing trees and new plantings to support the long term viability of this agrarian landscape.

Access

There will be two main and two minor access points to the whole of the Morrison Farm Park. The two main entries will be at Ice House Pond and a new entry into the center of the farm. The two minor entries will be at the existing Morrison Farmhouse and at the west end of the Robbins Memorial and Homestead.

The Ice House Pond area will remain as an important area for parking and access. A new feature will be the integration of this area with Ice House foundation and the creation of a new playground and picnic

area, augmenting the boat ramp and trailhead. As noted below, the MFC is concerned about over-use from the BFRT and recommends signage to minimize congestion from non-Morrison use.

A new curb cut will provide access to central elements of Morrison, such as the Organic Gardens, Morrison Nature & History Center, meadows and trails. This curb cut eliminates the need for a wetlands crossing that was in one of the previous plans.

The current driveway going by the existing Morrison Farmhouse will be made into a cul-de-sac with parking only used to access that house. This eliminates the need to cut back the poor sight line for exiting vehicles, if this were to be a main entrance. (Recall that the Farmhouse cannot be used for public access.)

Finally, so that visitors who only wish to see and learn about the Robbins Memorial and Homestead do not have to enter the other areas of Morrison, a benign curb cut will lead to a short gravel drive and 4 gravel spaces, directly adjacent to the Robbins area.

Parking/Surfaces

Parking is a critical element to the expanded uses that are planned. A core principle of the parking plan has been to disperse it into smaller areas tucked near the various elements that the parking is intended to serve. The following is a table listing the number and locations of the parking spaces.

Parking Spaces	
<i>Area</i>	<i>No. of Spaces</i>
Ice House Pond	26
MNHC	26
Organic Gardens	19
Robbins Memorial	4
Total	75

The number of parking spaces is based on the anticipated usage in the listed areas. A major unknown is how the Bruce Freeman Rail Trail will impact the parking at Ice House Pond. The MFC recommends that town staff use signage to attempt to limit the “packing” of the Ice House parking area by those who are going to go on long bike rides on the trail.

The number of parking spaces near the MNHC is based on the design element of 75 people using the Center at one time. Given some anticipation that the organic gardening and an event at the Center may be occurring contemporaneously, the 45 spaces in that area seemed prudent. Also, should an event attract more cars than usual, overflow parking will be available beyond the MNHC on the upper slope, in the same manner that area is used today. The overflow parking area will not be graded or improved with any new surface, but will remain grass.

The asphalt in the parking areas will be a durable material that sheds water into an existing low area where it can infiltrate without the extra cost of porous paving.

We decided to go with asphalt for paths because the flexible nature of the asphalt would be more durable in the long run than the rigid concrete. The areas that have paths will be periodically inundated and the asphalt will move and not crack as concrete will. It is also easier to patch than concrete and looks more at home in a curving form than concrete.

With respect to the surfaces used in the Ice House Pond area, the porous asphalt is used in the playground area and may be replaced with another permeable material that is accessible to persons with disabilities. It is important to minimize the impermeable materials in this part of the site because of its juxtaposition to the pond and there is no room for mitigation.

Landscaping

Landscaping will be used primarily as a way to inform users about the desired method of moving around the site. In the case of the Robbins Memorial and Homestead, a tree lined path will invite visitors to stroll to the site and the message will be that this is a place of dignity and importance. Basic landscaping will be placed at the Morrison Nature & History Center that is compatible with its siting, usage and the desire to echo the farmhouse.

Irrigation

The community gardens at Morrison Farm consist of 41 plots with an area 34,500 square feet excluding paths. At 1 inch of water per week, we have a requirement of 2,875 cubic feet or 21,500 gallons per week. This requirement would be reduced as a function of (unpredictable) rainfall and the zeal and enthusiasm of individual gardeners.

Continuing to use municipal water in the future based on a historical cost of \$450 per year might seem like a reasonable solution. However, the Acton Water District is currently in the process of some major maintenance of the water supply system in Acton including the replacement of many water mains. The financial impact of this maintenance on the water rates for the Morrison Farm Garden will be to raise the cost of water by a factor of 3 to 5 times the historical cost. This impact would mean future water costs for the garden would be in the range of \$1,350 to \$2,250 per year. In addition, it is quite possible the demands for water in Acton in the future will be such that the availability of municipal water for community gardens could be restricted or even eliminated. Finally, there is a current restriction which prevents gardeners from using hoses to water their gardens any more than a specific 3 days per week. Other sources of water would remove those restrictions. It would be beneficial to have a source of water that is independent of the municipal supply.

We will add plumbing to the Concord Road well and use it as a source of water for the garden. We will also change the style of the well from the current dead system to a live system to provide water as an "on demand" system.

Considering about 650 feet of piping (there already exists piping that extends half the 1,000 feet from the well to the garden), a controller, wiring, pressure relief and a pump change to a live system, the costs would be \$7500 and have a three to four year payback.

Morrison Nature & History Center

The Morrison Nature & History Center ("MNHC" or "Center") will be the hub of the whole Morrison Farm Park. We have followed two "core principles" in the design of the Center:

- ❑ **Core Principle 1:** "Form follows function." The Center will exist because the land that exists allows us to focus on programming related to nature, history, open space, farming, and all forms of passive and active recreation. We could not fully accomplish the dream of Morrison that first drove the Town to purchase the land back in the 1990's, if this Center did not exist.
- ❑ **Core Principle 2:** The design of the MNHC echoes the features and style of the existing farm and barn, neither of which, regrettably, can be used for public purposes.

Please see Exhibit E, "Floorplan and Elevations for Morrison Nature & History Center".

From our architects:

The MNHC will provide large and small meeting spaces that promote nature, historic and agricultural programs. It has been designed to feel like an old farmstead, so as to fit in with the residential area and to reflect the site's historic heritage. The main mass of the building, which mimics an old post and beam barn, will serve as a meeting and exhibit space. Murals, wall hung exhibits and objects in display cases can educate visitors about the history of the area. In addition, temporary exhibits, tables and benches can be set up for nature and agricultural programs. A fireplace will add a domestic ambiance and echo the necessities of an old farmhouse.

The main entry, designed as a farmers porch, and foyer will connect the larger meeting room to a wing housing two smaller meeting spaces, bathrooms and a kitchen. The bathrooms can be closed off from the rest of the building so they can be used at any time by the organic community gardeners, accessed by a side porch.

The main entry will face east towards the historic Robbins Memorial and Homestead. The foyer will lead to a patio deck at the back of the building, which will allow sweeping views west over the community gardens and north over the meadows. Steps will let visitors flow up and down the hill. Details that are intended to enhance the farm like feel of the center include a cupola, decorative barn doors, double hung windows, vertical and clapboard siding and steep pitched gable roofs.

The total projected cost of the MNHC is costed out to be \$976k, inclusive of \$65k of design costs. Please see Exhibit C, "Financials" under the Section labeled "Morrison Nature & History Center" for complete details.

The schedule to commence and complete construction will be to prepare an RFP for architectural services prior to Town Meeting 2013 and, potentially, get bids in during that period. Selection will be immediately after Town Meeting. We expect that construction can begin in earnest by September 2013

and it will take about 5 months to construct. While we expect that the Center will be operational by April 2014, the Grand Opening is scheduled for the Summer Solstice, 2014.

Conservation/ Meadows/The Playing Field

The Forest. The land that is at the northern portion of Morrison Farm is a beautiful white pine forest area interlaced with trails that were used for people and horses. From the very beginning of the quest to preserve Morrison Farm, it has been the intent to leave this area intact. To give this area additional protection, because of the natural assets located on this property, the MFC recommends that a significant portion of the property be reclassified as conservation land under the protection of the Conservation Commission. In total, 15 acres of the 32 acres or 46% of the Morrison Property is recommended for conservation classification.

Open Hayfield (Back Meadow): This portion is approximately 7 acres and is located at the central, westerly side of the property, before entering the white pine forest. The field has been cleared and used for agricultural purposes. As this meadow is no longer used for haying on a regular basis, it has become a Transition Meadow, and a rich and colorful habitat of wildflowers and tall grasses flourish here, creating a haven for birds, bees and butterflies. The high diversity of wild plant species and the variety of flowers in turn attracts lots of insects and, of course, the creatures that feed on them. The MFIP calls for preserving this wonderful habitat by implementing a meadow management program including selective cutting, invasive removal and the planting/relocation of nesting trees and shrubs into the area to enhance the habitat.

The Wet Meadow. Closer to the front of the property is a wet meadow which is located between the Ice House Pond and the organic gardens and orchard. A wet meadow does not have standing water present except for brief to moderate periods during the spring. Instead, the ground in a wet meadow fluctuates between brief periods of flooding and longer periods of wetness. Wet meadows often have large numbers of wetland plant species, which frequently survive as buried seeds during dry periods, and then regenerate after flooding. They typically have a high diversity of plant species, and may attract large numbers of birds, small mammals including turtles and insects including butterflies. The MFIP recommends that this overgrown wet meadow be cleared of invasives, converted back to a wet meadow and be managed and enjoyed as a wet meadow including bringing the boardwalk trail across so that all can view and understand this beautiful habitat.

The Playing Field: This portion of the cut meadow is located in the central and easterly portion of the property, adjacent to Ice House Pond, north of the Wet Meadow. The majority of this land is cleared, with small stands of trees and wetlands bordering the lower meadow. This land is very flat and is suitable for active, non-structured recreation activities such as kite-flying, Frisbee golf, touch football or any other form of spontaneous, informal recreational activity. The MFIP calls for The Playing Field to be frequently mowed so as to make it suitable for people to run on without injury.

The incremental costs of the preservation of these open spaces are fairly small. After all, our Town of Acton paid \$1.3 million for the Morrison Farm in 1997. However, the MFIP actualizes the vision by, among other preservation tactics, formally designating 15 acres of the land as Conservation Land under the protection of the Town of Acton Conservation Commission.

Robbins Memorial & Homestead

On the night of April 18, 1775 a Colonial Militiaman eluded the British soldiers who captured Paul Revere and continued on into Middlesex County to tell the sleeping residents that the "Regulars" were coming. The first stop in Acton was at the home of Captain Joseph Robbins, where Robbins gave the agreed upon alarm by firing three shots of his musket into the air. This alarm was heard by other militia members who knew that they were to gather the next morning at the home of Isaac Davis. Thus an important part of the American Revolution was accomplished.

All that remains today of that historic site is a rock with a plaque that is too close to Concord Road for a safe stop; a cellar hole that is filled with bittersweet and other noxious weeds, and a well. Very few in Town know of this site or its importance in Acton's and the nation's history.

The Morrison Farm Committee would like to change that. We think the site needs to be established as a landmark in Acton that is known by the residents and is studied by the school children. We know from a preliminary archaeology site walk that the existing cellar hole and extant well were just a small part of the homestead. There is an indication that there were barns, an attached kitchen, a kitchen garden and a privy.

The committee intends to hire an archaeologist to do a complete survey. This survey will have to be done under the direction of Massachusetts Historical Commission due to the historic nature of the site. Once the extent of the site is known, masons will be hired to refurbish and stabilize the cellar hole. The monument plaque will be moved from Concord Road to a place closer to the well that is accessible to persons with disabilities and that will allow for ceremonies to take place without the danger from the traffic on Concord Road. Please see Exhibit C, "Financials", under the Section labeled "Scope of Work Description with respect to Archaeological Survey and Interface with Massachusetts Historical Commission".

The final part of the rehabilitation of the site will be information kiosks which will explain the Revolutionary War events and outline the home site and a second to explain the importance of the Robbins family in Acton.

All of this Robbins Memorial and Homestead Park will be linked to Morrison Farm by a simple tree-lined, gravel stone walkway that will connect the Morrison Nature & History Center to this important site.

The Morrison Farm Committee has been working with The Historical Commission and has received their letter of support for the whole program. Two specific requirements of the Historical Commission are the following:

1. The Morrison History Center will have some permanent historical displays depicting the history of Morrison Farm and area.
2. The Robbins foundation site and alarm stone will not be disturbed without the written consent of the Acton Historical Commission.

Ice House Area

As noted above, the Ice House area is an important location in the history of the Town of Acton. Here, enterprise and nature intersected. The natural power of water was corralled to power machinery and ice was harvested to provide cooling preservation for food. While there was most likely a mid-19th century structure on the site, around 1932, a much larger structure was built with poured concrete foundations. The foot print of the newer structure is about 92' x 205' in size.

The MFIP calls for the integration of the historic, quite large, Ice House Foundation into the overall plan. This foundation remain will be used to as an armature to anchor a playground space as well as a parking area within its shape. After any archeological work is complete, the concrete foundation and its interior bearing strip wall supports will be carefully cleared, excavated and filled with new base material to support the proposed uses.

The concrete foundation is mostly flush to grade, and will be marked with posts or other landscape elements to delineate the sheer volume of the former structure. Lateral interior (strip) bearing walls will flush to finish grade as well. In this way and by means of an informational kiosk with historical photos of the structure, the visitor will be able to experience the history of the site with the foundation effectively re-used. The parking and playground space interface well with a pond-side picnic area. With this proposal, parking is held back from the roadway and the existing boat ramp function can remain in place.

At the western edge a "natural playground" will be created. The Playground will be fenced for safety reasons, but will retain some of the existing woodland habitat. The Playground will abut the Picnic area, so that young families can safely enjoy the area, knowing that toddlers will not wander off. An important philosophy of the Plan is that the WHOLE of Morrison Farm is a "playground", where children can walk, run, play and learn about our history, all in one environment.

As noted above, the history of the Ice House will be presented by the display of a kiosk, similar to those along Nashoba Brook with respect to the Pencil Factory. In fact, a subsequent project may be to link all of the Nashoba Brook historical elements under an umbrella historical representation to be called "Life along the Nashoba Brook".

The Ice House foundation element of the Morrison Farm Implementation Plan repurposes the remains of this historically and culturally significant structure that once played a leading role in East Acton Village.

East Acton Village Common

In January 2004, the East Acton Village Planning Committee published a very comprehensive plan. A part of that plan was to re-create the East Acton Village Common or Green. In 2007, Town Meeting approved funds to undertake this project, but it was delayed so as to better link in with the Bruce Freeman Rail Trail and the Morrison Farm Park development.

At this time, the Morrison Farm Committee is not requesting any funding, but has listed the creation of the common and a targeted funding amount of \$70,000 so as to keep this important project in our consciousness. After the Bruce Freeman Rail Trail is completed in 2014, formulating specific plans and costs will be more accurately done.

Of note, is that a private citizen has volunteered his time and labor to begin the work on the East Acton Village Common. Mr. Charles Abraham, the life partner of Carol Holley, who was on the original East Acton Village Planning Committee but is now deceased, has submitted plans to clear some of the trees and brush and to set up some modest landscaping features, such as benches. He is doing this to honor Carol, but also two other well-known members of the EAVPC, Mary Michelman and Micki Williams. Mr. Abraham's plans have been approved by the Board of Selectmen and the Conservation Commission.

Architecture, Engineering & Survey

A critical factor for the successful completion of the vision of the MFIP is to plan it properly. While a great deal of work has already been done over the years to understand the current status of the land, infrastructure and buildings of Morrison Farm, this work is not the same as creating executable plans.

The MFIC is requesting funding a total of \$209k over a two year period, \$184k in the first year and \$25k in year two. The estimate for year 2 is a placeholder to complete unfinished work and it is anticipated that the MFC will report back with a specific request (or not, if the funding is not needed) at that time.

The following table lists the Soft costs for year 1.

Aggregated Soft costs	
Archaeological Survey	\$12,000
Landscape Architecture	\$32,000
MNHC Architecture	\$65,219
Engineering	\$25,000
Trail Engineering	\$50,000
Total for Year 1	\$184,219

Certain services are being performed contemporaneously with this application and are funded outside of this CPA application. The complete Morrison Farm has been surveyed, at an expense of approximately \$7k; this was funded from leftover funds from a prior CPA allocation. The Friends of Morrison Farm has used privately raised funding to finance some of the analysis and schematics, in the area of land scape architecture, architecture and archeological survey. The Friends of Morrison Farm will continue to seek to raise funds to maximally prepare for a fast start upon the successful approval at Town Meeting in April 2013.

CPA Uses & Benefits

The Morrison Farm property was acquired by the Town before the passage of the Community Preservation Act, and has remained as general municipal property since that time while the Town has

studied and planned its future. Over the years as the MFIP has been finalized, people have begun using the land on a regular basis, for organic gardening, dog walking and running, hikes, etc. With the passage of amendments to the Community Preservation Act and with the completion of the MFIP, it is now time to permanently rededicate and fully utilize the Morrison Farm property, taking advantage of the many significant and unique historic, open space, and recreational resources and opportunities that Morrison Farm and its setting afford. By reacquiring and rededicating the Morrison Farm property from its classification of general municipal use to the more focused and protective historic, open space, recreational and conservation goals advanced by the Plan, the MFC believes that the following purposes of the amended CPA are served by the Plan:

- (a) acquisition, creation and preservation of open space;
- (b) acquisition, preservation, rehabilitation and restoration of historic resources;
- (c) acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; and
- (d) (with the transfer of the land from general municipal to more restricted CPA uses), rehabilitation and restoration of open space is acquired or created using monies from the fund.

The potential uses and the number of people who will be using the new Morrison Farm Park are vast. Please see Exhibit F "Potential Uses" for a comprehensive listing of the potential uses. The Recreation Department believes that it cannot be overstated that the MFIP opens pristine conservation areas to underserved populations.

The Town of Acton Recreation Department has voluntarily agreed to "manage" the new Morrison Farm Park, with the support of the Conservation Commission for the protection of the 15 acres of forested land which the MFIP recommends be designated as Conservation Land. The Morrison Nature & History Center will provide an opportunity to implement a robust series of programs touching on the nature, history and recreation of the site. In fact, based on the potential uses, the Recreation Department believes that the revenue/expense model of NARA Park can be replicated, whereby all operating expenses could be offset by facility and event rentals, camp and program revenues.

Project Funding:

The MFIP is a "complete thought" covering the full plan for creating the Morrison Farm Park. The fact is that the project is likely to take 3-4 years to be fully completed, depending especially on the timeframe for the completion of the Bruce Freeman Rail Trail, with which, the Ice House Pond trail system links.

The total project cost is projected to be \$2,752,000, as is shown in the Table below, labeled Total Project Cost. For complete financial plans, please see Exhibit C, "Financials".

Table 1: Total Project Cost

No.	Element	Year 1	Later Years	Total
1	Trails	\$153	\$396	\$549
2	Infrastructure	\$499	\$155	\$654
3	Morrison N&H Center	\$910	\$75	\$985
4	Meadows/Playing Field	\$10	\$10	\$20
5	Robbins Memorial	\$35	\$20	\$55
6	Ice House Area	\$185	\$25	\$210
7	EAV Common	\$0	\$70	\$70
8	Arch, Eng, Survey	\$184	\$25	\$209
	Total	\$1,976	\$776	\$2,752

Portions of the Total Project Cost will be “expensed” meaning that the funding will be sourced from current year CPA funds and a portion will be “bonded”, meaning that the funding will be sourced by issuing a bond and paying over time. Below is Table 2: Total Costs Allocated to Expensed Costs and Bonded Costs.

Table 2: Total Costs Allocated to Expensed Costs and Bonded Costs

No.	Element	Year 1 Expensed	Year 1 Bonded	Later Years Expensed	Later Years Bonded	Total Bonded	Total
1	Trails	\$0	\$153	\$0	\$396	\$549	\$549
2	Infrastructure	\$0	\$499	\$50	\$105	\$604	\$654
3	Morrison N&H Center	\$0	\$910	\$75	\$0	\$910	\$985
4	Meadows/Playing Field	\$10	\$0	\$10	\$0	\$0	\$20
5	Robbins Memorial	\$35	\$0	\$20	\$0	\$0	\$55
6	Ice House Area	\$0	\$185	\$25	\$0	\$185	\$210
7	EAV Common	\$0	\$0	\$70	\$0	\$0	\$70
8	Arch, Eng, Survey	\$184	\$0	\$25	\$0	\$0	\$209
	Total	\$229	\$1,747	\$275	\$501	\$2,248	\$2,752

We have a unique opportunity to take advantage of the lowest financing costs in the longest of memories. Matching the lives of the assets and liabilities is an axiom in the world of finance and the low rates give us the opportunity to get a highly valuable asset at very low financing costs. Table 3 below is the first year of the bonding table that is included in full in Exhibit C, “Financials”, under the section labeled “Morrison Farm Bonding Costs”. Please recall that municipal law requires straight line amortization of the bonds so, this first year will be the maximum amount of annual payments.

If the bonds were issued today, the rate would be approximately 1.6%, according to Acting Treasurer Steve Barrett, but to be “conservative”, we use 2%.

Table 3: Bonding Table

Total Bond Issuance	\$2,248,000
Term	15 years
Bond Rate	2.0%
	2013
Beginning Principal	\$2,248,000
Interest	\$44,960
Principal Payment	\$149,867
Ending Principal	\$2,098,133
Total Bond Payment	\$194,827

The CPA law requires the allocation of expenses to the major segments of purpose, allowed under the law. Table 4 shows a summary of this allocation. While certain elements are very specific (such as repair of the Robbins cellar hole or building the Playground), other expenses relate to the whole effort to preserve Morrison Farm and create the Morrison Farm Park. Please see Exhibit C, "Financials", under the Section labeled "Allocations to Segments of CPA" for a complete calculation of the allocations.

Table 4: Summary Allocations to Segments of CPA

Category	Year 1 Expensed	Year 1 Bonded	Year 2 Expensed	Year 2 Bonded	Totals
Open Space	\$47	\$141	\$98	\$11	\$296
Historical	\$109	\$727	\$99	\$47	\$981
Recreation	\$74	\$880	\$79	\$443	\$1,475
Totals	\$229	\$1,747	\$275	\$501	\$2,752

As noted above, the Town of Acton Recreation Department has voluntarily agreed to "manage" the new Morrison Farm Park, with the support of the Conservation Commission for the protection of the 15 acres of forested land which the MFIP recommends be designated as Conservation Land. Leveraging their experience at NARA Park, the Recreation Department believes that the revenue/expense model can be replicated, whereby all operating expenses could be offset by program revenues.

The MFC and the Town of Acton Recreation Department are in process of creating the backup details to support the common belief that the new Morrison Farm Park can be operating expense neutral. When the Town's revenue model is complete in January, the MFC will submit that information as supplemental information.

Summary and Support

Quite simply: this Plan is a dream realized and a promise kept.

The Morrison Farm Implementation Plan has been 15 years in the making and realizes the dream to preserve, protect and enhance a spectacular piece of land in the heart of our Town.

The following major boards have endorsed the Morrison Farm Implementation Plan:

- Board of Selectmen
- Historic Commission
- Cemetery Commission, with respect to the Robbins Memorial and Homestead area; and, of course
- The Morrison Farm Committee

We greatly appreciate your consideration of this application.

List of Exhibits

The following exhibits are provided for reference:

Exhibit A: Board of Selectmen Letter Authorizing Morrison Farm Committee

Exhibit B: Plans and Schematics

- Overall Plan
- Robbins Memorial and Homestead Plan
- Ice House Area Plan
- Morrison Nature & History Center

Exhibit C: Financials

- Total Project Costs
- Total Costs Allocated to Expensed Costs and Bonded Costs
- Morrison Farm Bonding Costs
- Morrison Nature & History Center
- Ice House Pond Trail, Boardwalk and Bridge
- Site Improvements
- Meadow Management
- Scope of Work Description with respect to Archaeological Survey and Interface with Massachusetts Historical Commission
- Allocations to Segments of CPA

Exhibit D: Trail Drawing and Bridge Style

Exhibit E: Floorplan and Elevations for Morrison Nature & History Center

Exhibit F: Potential Uses

Exhibit G: Letter from Town of Acton Recreation Department with respect to Management of Morrison Farm

Exhibit H - Letter from Historical Commission

Exhibit A

Board of Selectmen Letter Authorizing Morrison
Farm Committee



TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 929-6611
Fax (978) 929-6350

Steven L. Ledoux
Town Manager

October 10, 2012

Mr. Roland Bourdon
Community Preservation Committee
c/o Roland Bartl
Acton Town Hall
Acton, MA 01720

Dear Mr. Bourdon:

Mr. William Mullin, Chair of the Morrison Farm Committee, will be representing the Board of Selectmen and the Town of Acton with respect to a proposed development program for Morrison Farm and other areas of interest along Concord Road, which will be submitted to the Community Preservation Committee.

Mr. Tom Tidman from our staff is also available to answer questions or provide additional information that you may need.

We appreciate your consideration of our proposal.

Sincerely,

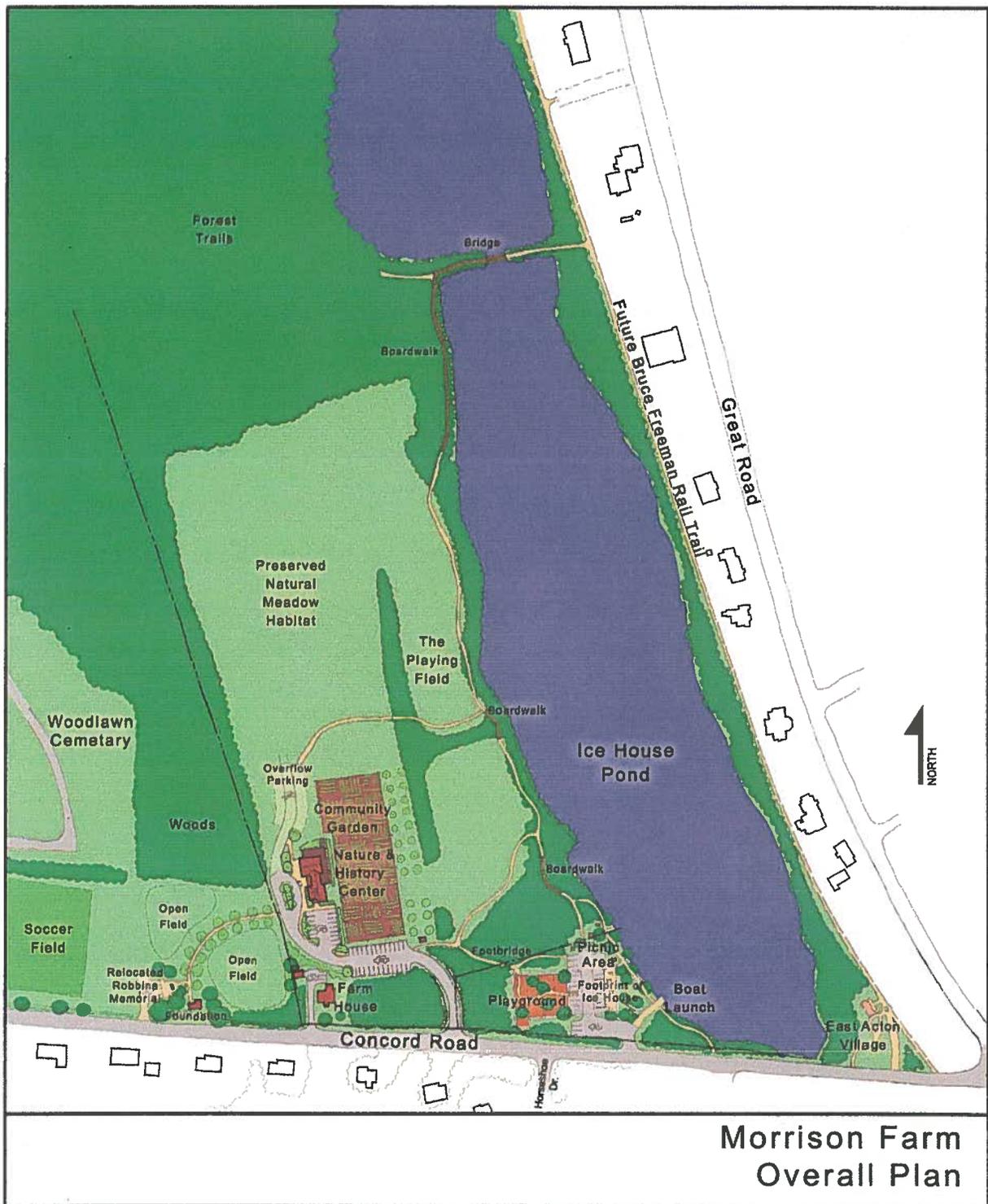
Steven L. Ledoux
Town Manager

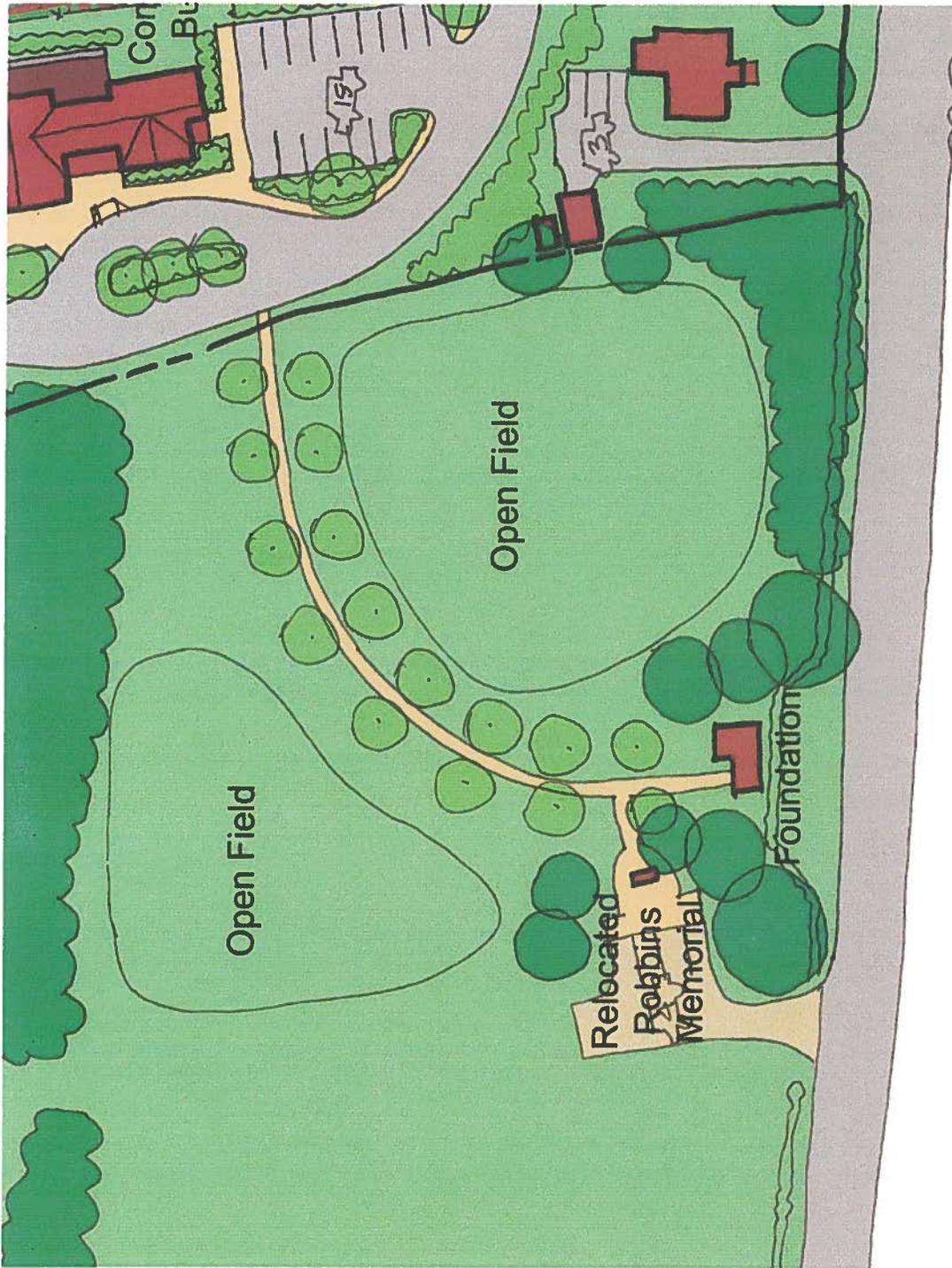
Cc: Willam C. Mullin
Tom Tidman

Exhibit B:

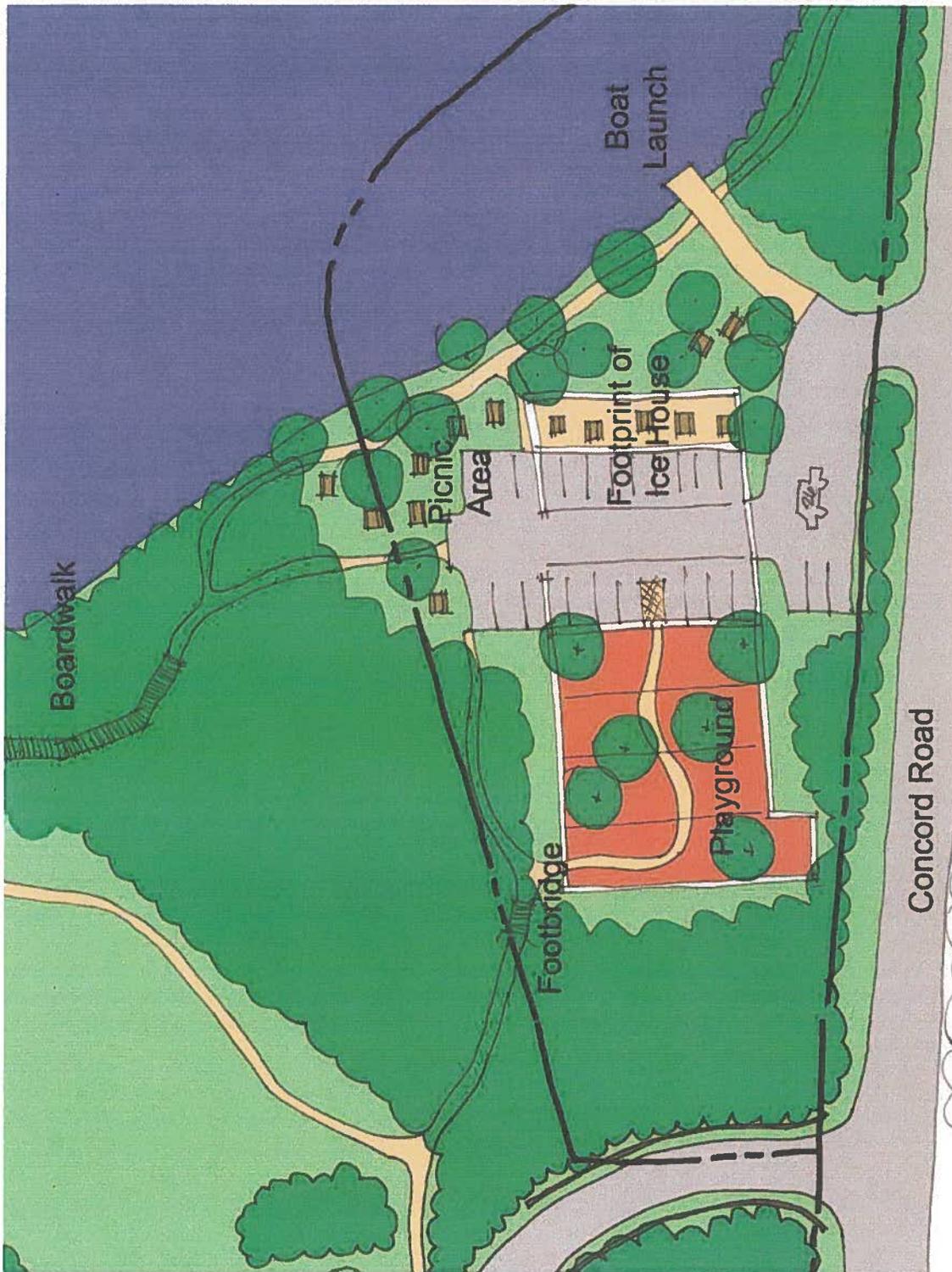
Plans and Schematics

- Overall Plan
- Robbins Memorial and Homestead Plan
- Ice House Area Plan
- Morrison Nature & History Center

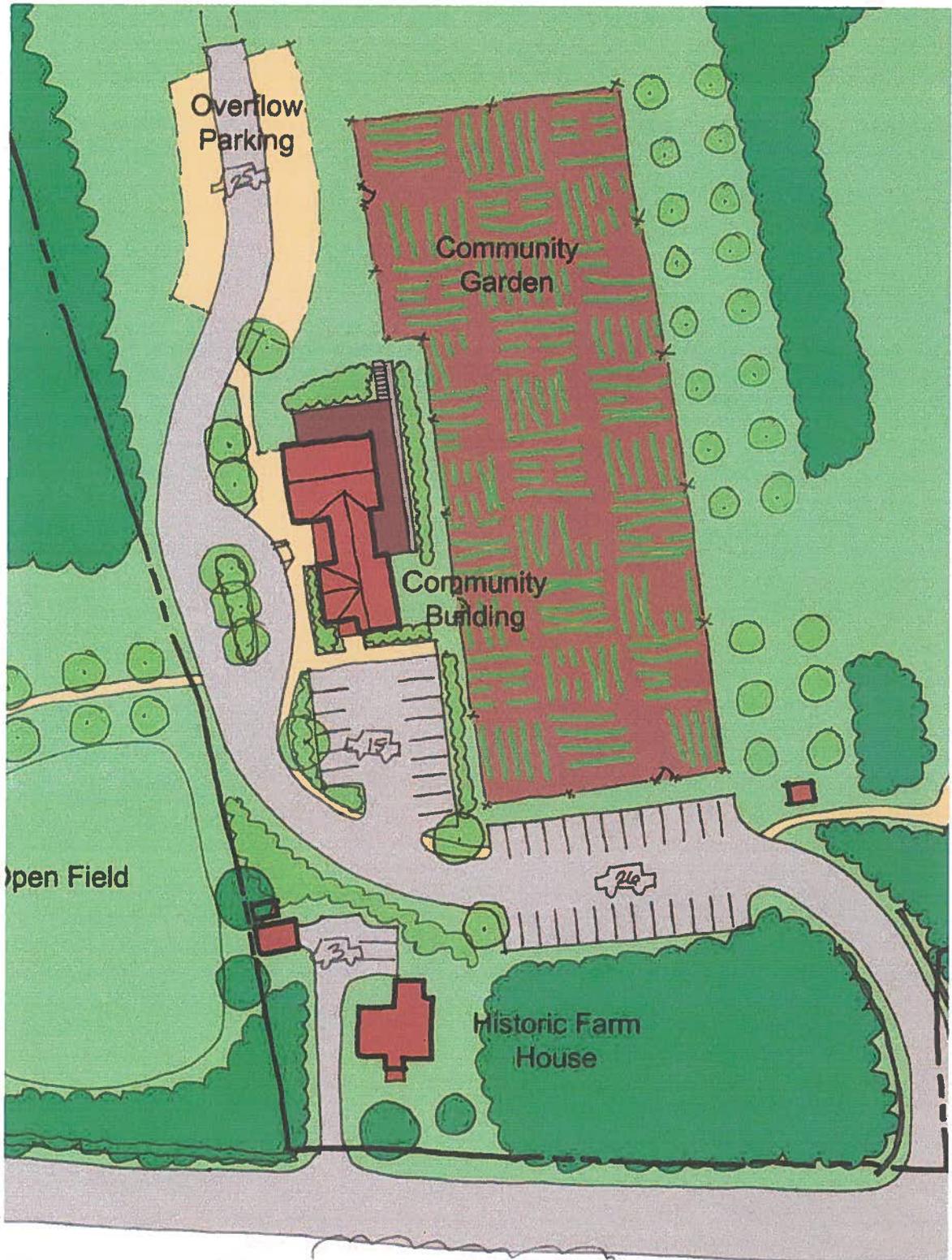




Robbins Memorial & Homestead Plan



Ice House Area Plan



Morrison Nature and History Center Plan

Exhibit C

Financials

- Total Project Costs
- Total Costs Allocated to Expensed Costs and Bonded Costs
- Morrison Farm Bonding Costs
- Morrison Nature & History Center
- Ice House Pond Trail, Boardwalk and Bridge
- Site Improvements
- Meadow Management
- Scope of Work Description with respect to Archaeological Survey and Interface with Massachusetts Historical Commission
- Allocations to Segments of CPA

Total Project Costs

No.	Element	Year 1	Later Years	Total
1	Trails	\$153	\$396	\$549
2	Infrastructure	\$499	\$155	\$654
3	Morrison N&H Bldg	\$910	\$75	\$985
4	Meadows/Playing Field	\$10	\$10	\$20
5	Robbins Memorial	\$35	\$20	\$55
6	Ice House Area	\$185	\$25	\$210
7	EAV Common	\$0	\$70	\$70
8	Arch, Eng, Survey	\$184	\$25	\$209
	Total	\$1,976	\$776	\$2,752

Total Costs Allocated to Expensed Costs and Bonded Costs

No.	Element	Year 1		Year 1 Bonded	Later Years		Later Years Bonded	Total	
		Expensed	Bonded		Expensed	Bonded		Bonded	Total
1	Trails	\$0	\$153	\$0	\$396	\$549	\$549	\$549	
2	Infrastructure	\$0	\$499	\$50	\$105	\$604	\$604	\$654	
3	Morrison N&H Bldg	\$0	\$910	\$75	\$0	\$910	\$910	\$985	
4	Meadows/Playing Field	\$10	\$0	\$10	\$0	\$0	\$0	\$20	
5	Robbins Memorial	\$35	\$0	\$20	\$0	\$0	\$0	\$55	
6	Ice House Area	\$0	\$185	\$25	\$0	\$185	\$185	\$210	
7	EAV Common	\$0	\$0	\$70	\$0	\$0	\$0	\$70	
8	Arch, Eng, Survey	\$184	\$0	\$25	\$0	\$0	\$0	\$209	
	Total	\$229	\$1,747	\$275	\$501	\$2,248	\$2,248	\$2,752	

Morrison Farm Bonding Model

Total Bond Issuance	\$2,248,000
Term	15 years
Bond Rate	2.0%

	2013	2014	2015	2016	2017	2018	2019
Beginning Principal	\$2,248,000	\$2,098,133	\$1,948,267	\$1,798,400	\$1,648,533	\$1,498,667	\$1,348,800
Interest	\$44,960	\$41,963	\$38,965	\$35,968	\$32,971	\$29,973	\$26,976
Principal Payment	\$149,867	\$149,867	\$149,867	\$149,867	\$149,867	\$149,867	\$149,867
Ending Principal	\$2,098,133	\$1,948,267	\$1,798,400	\$1,648,533	\$1,498,667	\$1,348,800	\$1,198,933
Total Bond Payment	\$194,827	\$191,829	\$188,832	\$185,835	\$182,837	\$179,840	\$176,843

	2019	2020	2021	2022	2023	2024	2025	2026	2027
	\$0	-\$149,867	-\$299,733	-\$449,600	-\$599,467	-\$749,333	-\$899,200	-\$1,049,067	-\$1,198,933
	\$0	-\$2,997	-\$5,995	-\$8,992	-\$11,989	-\$14,987	-\$17,984	-\$20,981	-\$23,979
	\$149,867	\$149,867	\$149,867	\$149,867	\$149,867	\$149,867	\$149,867	\$149,867	\$149,867
	-\$149,867	-\$299,733	-\$449,600	-\$599,467	-\$749,333	-\$899,200	-\$1,049,067	-\$1,198,933	-\$1,348,800
	\$149,867	\$146,869	\$143,872	\$140,875	\$137,877	\$134,880	\$131,883	\$128,885	\$125,888

Morrison Nature & History Center				
16-Nov-13				
Code Analysis				
Construction type V-b				
Use Group A-3				
Occupancy 116				
3150 sf				
No sprinklers required				
Excavation				
For foundation	1	LS	\$15,000.00	\$15,000
subtotal				\$15,000
Concrete				
Foundation walls	68	CY	\$180.00	\$12,240
Slab on grade	56	CY	\$120.00	\$6,720
subtotal				\$18,960
Building envelope				
Post and beam shell	1,500	SF	\$110.00	\$165,000
Stick frame shell	1,650	SF	\$85.00	\$140,250
Covered Porch	224	SF	\$120.00	\$26,880
Windows	30	each	\$1,000.00	\$30,000
Doors	11	each	\$1,500.00	\$16,500
Cupola	1	LS	\$5,000.00	\$5,000
subtotal				\$383,630
Finishes				
flooring	3,150	SF	\$12.00	\$37,800
Walls	8,120	SF	\$5.00	\$40,600
Ceiling	3,150	SF	\$5.00	\$15,750
Doors	13	Each	\$800.00	\$10,400
Trim	1	LS	\$10,000.00	\$10,000
Fireplace	1	LS	\$10,000.00	\$10,000
subtotal				\$124,550
Plumbing				
Fixtures	6	Each	\$500.00	\$3,000
Distribution & piping	1	LS	\$20,000.00	\$20,000
Water service	1	LS	\$3,000.00	\$3,000
Gas service	1	LS	\$5,000.00	\$5,000
subtotal				\$31,000
HVAC				
Heat and AC	3,150	SF	\$18.00	\$56,700
subtotal				\$56,700
Electrical				
Lighting and power	3,150	SF	\$10.00	\$31,500
Fire alarm	3,150	SF	\$3.50	\$11,025
Electrical Service	1	LS	\$7,000.00	\$7,000
subtotal				\$49,525

Sub-Total				\$679,365
OH&P	15%			\$101,905
General Conditions	5%			\$33,968
Construction Total				\$815,238
Designer fee	8%			\$65,219
Septic Sytem and Design	1	LS	\$40,000.00	\$40,000
Project Total				\$920,457
Additional Contingency	6%			\$55,227
Grand Total with Project Contingency				\$975,684
Softcost Total				\$(65,219)
Grand Total Less Soft Costs				\$910,465

Ice House Pond Trail, Boardwalk and Bridge

11/18/2012

<u>Phase 1 - River Edge Trail & path to Facility</u>	<u>Quantity</u>	<u>Cost</u>	<u>Over All Costs</u>
2200' of ADA Trail - Stone Dust and Paver Edging 5' wide	2200	\$ 50.00	\$ 110,000.00
Board Walk Crossing over seasonal wet area (BW #1 & #2)	2	-	\$ 30,000.00
Wet Lands Protection during construction	4400	\$ 3.00	\$ 13,200.00
Engineering & Permits for Phase #2	1		\$ 50,000.00
			\$ 203,200.00
<u>Phase 2 - Board Walk and Bridge Connection to BF Trail</u>			
Marsh Board Walk, Est. 200' (#3)	1		\$ 250,000.00
Pedestrian Bridge, 65' Pratt Truss(Steel with wood decking)	1	\$ 30,000.00	\$ 30,000.00
Infrastructure For Bridge, two concrete abutments	1		\$ 100,000.00
Installation Of Bridge, crane oversight	1		\$ 15,000.00
Wet Lands Protection during construction	400	\$ 3.00	\$ 1,200.00
			\$ 396,200.00

Project Costs	\$ 599,400.00
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Morrison Farms Improvements						
6-Nov-13						
Demolition						
Move garden fence	275	LF	\$ -	\$ -	by Town	
Barn and Shed	1	Allow	\$ 17,000.00	\$ 17,000	quote from Onyx	
Drive	1,250	SF	\$ 0.75	\$ 938		
Clear and grub	7,500	SF	\$ 0.51	\$ 3,788		
Clear and grub at Icehouse	10,000	SF	\$ 1.50	\$ 15,000		
Strip topsoil Comm/gardens	54,750	SF	\$ 0.25	\$ 13,688		
Clear and grub at Memorial	1,200	SF	\$ 1.50	\$ 1,800		
Strip topsoil at memorial	5,540	SF	\$ 0.25	\$ 1,385		
subtotal				\$ 53,598		
Excavation						
Cut and Fill	3,361	CY	\$ 15.00	\$ 50,417	3350 CY fill, 900CY cut Est.	
subtotal				\$ 50,417		
Site Improvements- Community Building, farmhouse and gardens						
New asphalt Paving	28,340	SF	\$ 3.75	\$ 106,275	3" asphalt	
New gravel Paving	6,000	SF	\$ 2.00	\$ 12,000	overflow	
Curb	250	LF	\$ 24.00	\$ 6,000	Vert granite	
Stone wall at building	105	LF	\$ 200.00	\$ 21,000	Field Stone	
Terrace at building	1,470	LF	\$ 12.50	\$ 18,375	Pavers/concrete	
Stairs off terrace	60	SF	\$ 75.00	\$ 4,500	concrete with rail	
Asphalt sidewalk Paving	2,025	SF	\$ 2.50	\$ 5,063	2" asphalt	
Gravel/ Mulch pathways		SF		\$ -	with trail numbers	
Irrigation Extension	1	Allow	\$ 7,500.00	\$ 7,500	Quote	
Orchard shed	1	Allow	\$ 2,500.00	\$ 2,500		
Guardrail	250	LF	\$ 20.00	\$ 5,000	Wood above culvert	
subtotal				\$ 188,213		
Site Improvements- Icehouse						
New gravel Paving	15,500	SF	\$ 2.00	\$ 31,000		
Playground surface	4,088	SF	\$ 20.00	\$ 81,760	rubberized safe and permeable	
Playground path	1,120	SF	\$ 2.00	\$ 2,240	2" porous asphalt	
Playground fence	440	LF	\$ 10.36	\$ 4,560	Vinyl chainlink	
Picnic surface mulch	2,250	SF	\$ 2.00	\$ 4,500		
Picnic tables	10	each	\$ 500.00	\$ 5,000		
Benches	6	each	\$ 250.00	\$ 1,500		
Shelter	1	Allow	\$ 4,600.00	\$ 4,600		
Play equipment	1	Allow	\$ 50,000.00	\$ 50,000	Including installation cost	
Boat launch	1	Allow	\$ 500.00	\$ 500		
subtotal				\$ 185,660		
Site Improvements-Memorial						
Archaeological Survey	1	Allow	\$ 12,000.00	\$ 12,000	Quote from Craig Chartier	
Foundation Stabilization	1	Allow	\$ 10,000.00	\$ 10,000	Estimate	
New asphalt Paving	2,740	SF	\$ 3.75	\$ 10,275	3" asphalt	
New gravel Paving	2,400	SF	\$ 2.00	\$ 4,800		
Curb	40	LF	\$ 24.00	\$ 960	Vert granite	
Relocate Memorial	1	Allow	\$ 900.00	\$ 900		
Gravel path	400	LF	\$ 18.25	\$ 7,300		
Benches	2	each	\$ 250.00	\$ 500		
subtotal				\$ 46,735		
Utilities						
Storm						
Culvert	40	LF	\$ 2,800.00	\$ 112,000	24" diam. RCP with headwalls	
Misc.				\$ -	Infiltration?	

Morrison Farm Committee				
11/14/2012, updated 11-19-2012				
Meadow Budget				
Definitions:				
Side Meadow:	Flat area along ice house pond that has been mowed and designated for use as multipurpose active recreation playing fields.			
Back Meadow:	From organic farms to south to stone wall along woods to north			
	From stone wall to west to ice house pond on east not including multipurpose fields			
Front Meadow:	Or wet meadow is area along ice house pond between multipurpose fields and ice house pond parking area.			
Cost Estimate:				
	Description	Construction Cost	Operating Cost	Comments
Side Meadow:	New Multipurpose Fields			
	1 Implementation:			
	New Recreational Fields	0		Only requires mowing. \$30,000 was included in Kelleher Study
	Additional grass paths to fields	0		\$5,000 was included in Kelleher Study
	2 Annual Maintenance:			
	Weekly Mowing		1200	May-Oct, 20 weeks, 1 hr/wk, \$60/hr (man + equip)
Back Meadow:	Meadow Management Plan			
	1 Study	150		Estimate - contract with Oxbox Assoc.
	2 Implementation:			
	Year 1:	720		Selective fall mowing, invasive removal. Brush hog (60/hr equip+ 30/hr man) = \$90 x 8 hrs
	Mowing Paths	1200		May-Oct, 20 weeks, 1 hr/wk, \$60/hr (man + equip)
	3 Annual Maintenance:			
			720	Selective fall mowing, invasive removal. Brush hog (60/hr equip+ 30/hr man) = \$90 x 8 hrs
	Mowing Paths		1200	May-Oct, 20 weeks, 1 hr/wk, \$60/hr (man + equip)
Front Meadow:	Meadow Management Plan			
	1 Study	150		Estimate - contract with Oxbox Assoc.
	2 Implementation:			
	Year 1: Clearing	2160		Clearing trees and invasives. 3 men, 3 days, \$30/man-hr = 3 x 24 x \$30
	3 Annual Maintenance:			
			180	Mow with brush hog when frozen - 2 hrs x 90
			240	Spring - hand cut and invasive removal - 4hr x 60
		0		
Total		\$4,380	\$3,540	

Plymouth Archaeological Rediscovery Project (PARP)

355 Orchard St. New Bedford, MA 02740

774-488-2095

craig@plymoutharch.com

Re: Proposal for Archaeological Site Examination Morrison Farm, Acton, MA

Date: December 5, 2012

Thank you for contacting the Plymouth Archaeological Rediscovery Project (PARP) to submit a proposal for archaeological Site Examination investigations. The purpose of the survey is to identify patterns of historic occupation and activity on the parcel, to determine known and probable locations archaeological resources, and provide recommendations for preservation and/ or further investigation if needed. The survey may include background research conducted at the Massachusetts Historical Commission (MHC), the Massachusetts State Archives, the Acton Historical Society, and the Acton Public Library as necessary. The Site Examination is designed to provide a probability assessment of the potential of archaeological remains being present within the project area. The survey utilizes the same criteria used by the MHC during any review process that may involve them. The probability assessment used the variables of soil types, slope, proximity to water, degree of known or suspected disturbance, and proximity to known, previously identified archaeological resources, to create predictions regarding what types of archaeological resources may be present.

This not to exceed (NTE) cost proposal includes background research, site visit, and report production.

The total cost for the project is broken down as follows:

Cost Proposal/ Scope of Work

Archaeological Site Examination for the Morrison Farm Property, Acton, MA

Background Research	16 hours	
Permit Application	20 hours	
Field work	40 hours	
Process/ Analysis	16 hours	
Report	30 hours	
Total	122 hours	\$4880.00

Archaeological testing would be associated with the proposed impacts that the reconstruction of the cellar walls will cause as well as testing to determine the size and layout of the original house and to locate any structures of significant archaeological deposits with 100 feet of the cellar hole (Figure 1). Proposed testing includes the excavation of three to four, 50 cm wide by up to 10 meter long, trenches extending away from the cellar walls to identify the locations of the original house walls and to determine the original house size. The remaining excavations will consist of a series of 50 cm square test pits placed on a 5 meter staggered grid extending away from the house. The purpose of this testing is to 1) determine if the location of the original barn and outbuildings associated with the farm exist within this area, 2) to locate any significant archaeological deposits around the house; 3) to test the

integrity and degree of disturbance of the area around the house; 4) and to create a sensitivity map for the property immediately adjacent to the house.

No testing is proposed at the ice house site project area or along the proposed trail that will run along Ice House Pond. The Ice House Site will be measured and mapped after the underbrush is cleared, but due to past disturbance and the relatively recent nature of the site, no testing is proposed here. The proposed trail will not involve deep impacts to the ground surface and as a result, no testing will be necessary there as well.

Historic archaeological site forms will be filled out for the Robbins house and the Ice House sites. These forms will be submitted with the final report to the Massachusetts Historical Commission.

All excavations and testing will follow archaeological procedures and methods and will be carried out with the assistance of non-professional volunteers. All soil will be screened through archaeological screens fitted with 1/4 inch hardware cloth. Excavation will be conducted in natural stratigraphic levels which are subdivided into 10 cm arbitrary levels. All artifacts recovered will be placed into separate bags by unit and level for cleaning and cataloging following fieldwork. Detailed notes will be kept for each of the excavation units, test trenches and test pits. These notes will include descriptions of soil colors and textures as well as scale drawing of all test units, trenches and pits. Photographs will be taken of the entire excavation process as well as the process of deconstructing and reconstructing the chamber walls. All artifacts recovered as well as the original field notes, photographs will be deposited in a state approved curation facility within or near Acton.

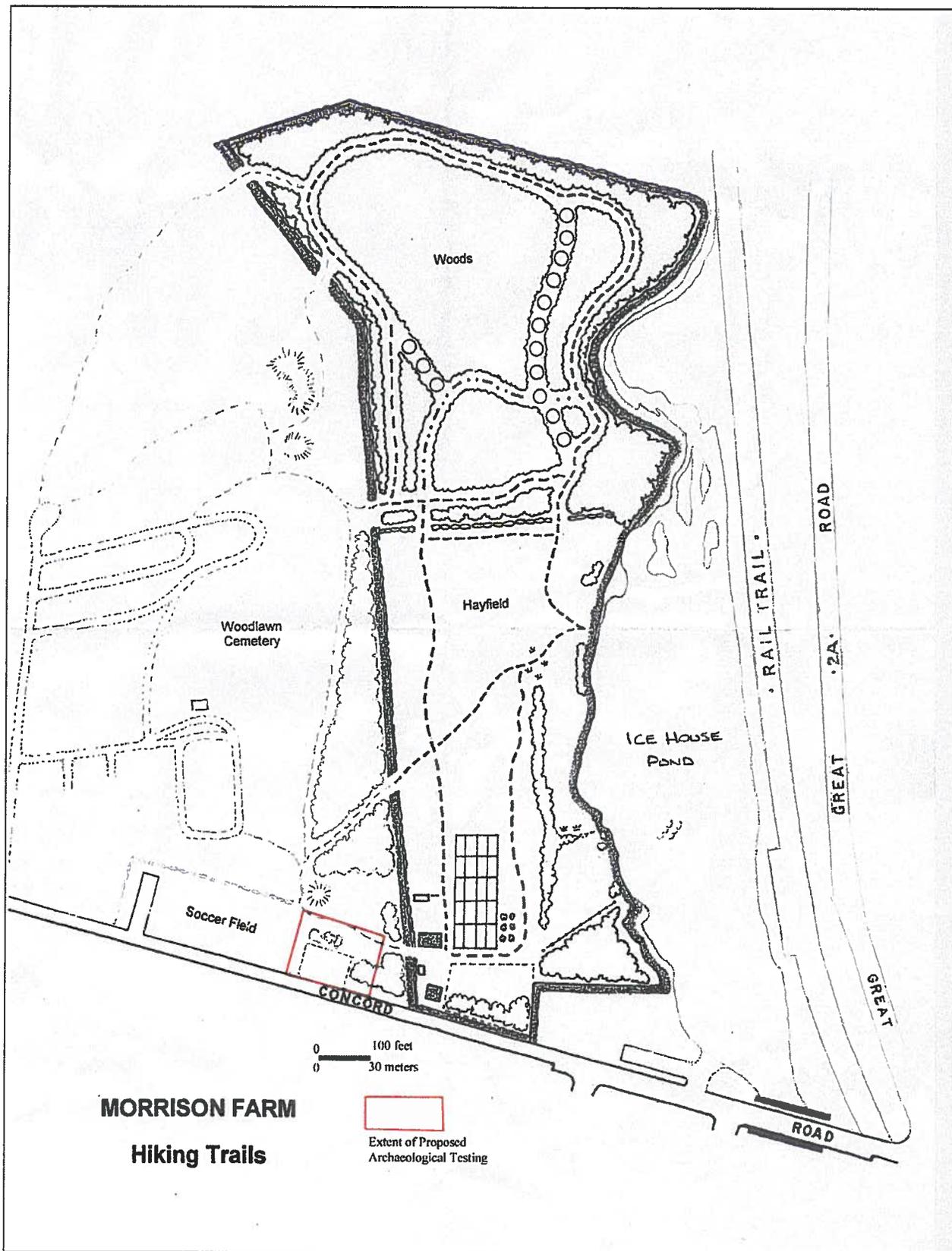


Figure 1. Location of proposed archaeological testing

Allocations per Segment of CPA

Code: O: Open Space; H: Historical; R: Recreation

Detailed Allocations

Summary Allocations

Category	Year 1 Expensed	Year 1 Bonded	Year 2 Expensed	Year 2 Bonded	Totals
Open Space	\$47	\$141	\$98	\$11	\$296
Historical	\$109	\$727	\$99	\$47	\$981
Recreation	\$74	\$880	\$79	\$443	\$1,475
Totals	\$229	\$1,747	\$275	\$501	\$2,752

Allocations per Segment of CPA

Code: O: Open Space; H: Historical; R: Recreation
Detailed Allocations

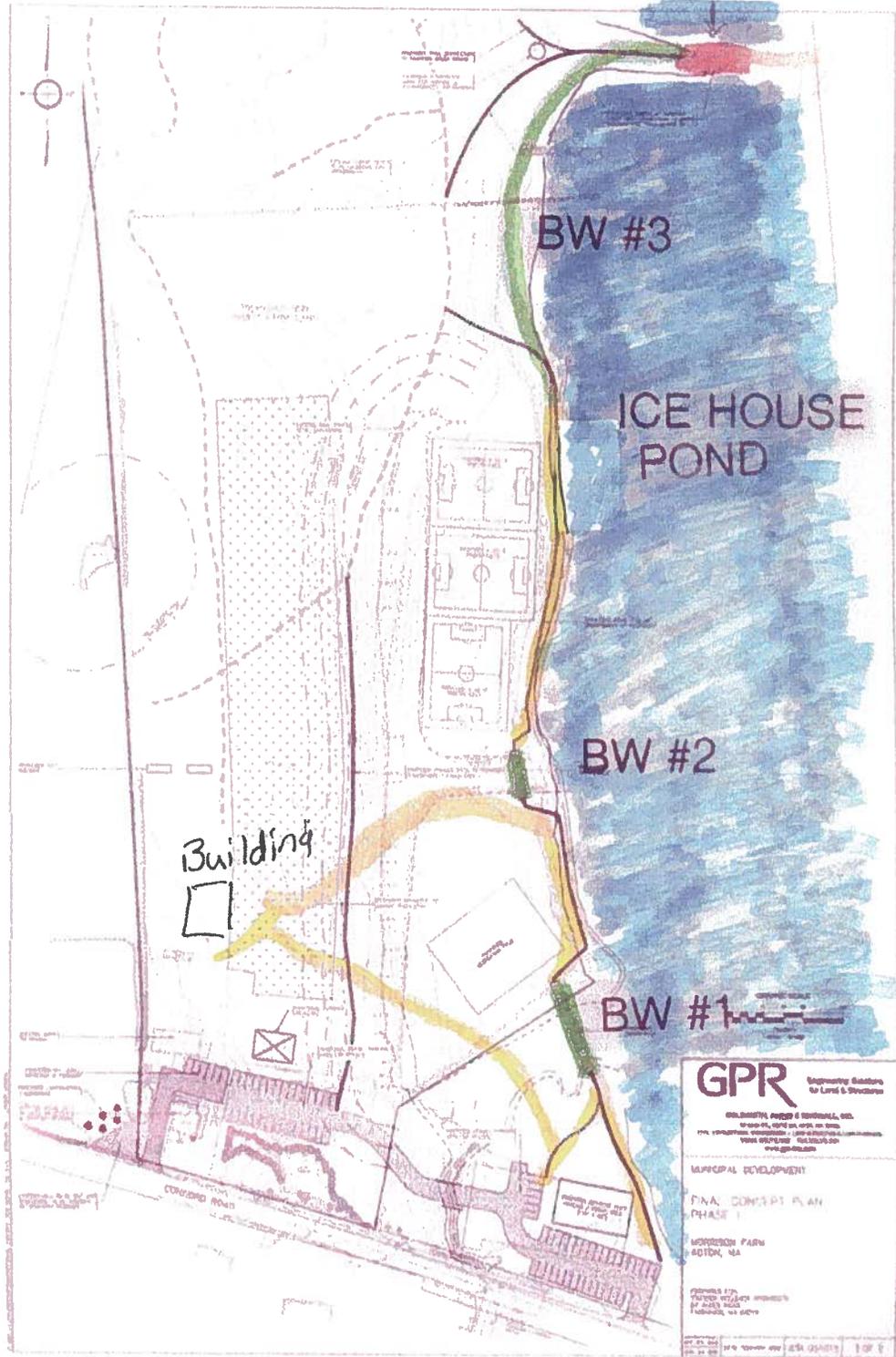
No.	Element	Year 1 Expended			Year 1 Bonded			Year 2 Expended			Year 2 Bonded			Total Bonded			
		O	H	R	O	H	R	O	H	R	O	H	R	O	H	R	
1	Trails	\$0			\$153			\$0			\$153			\$396			\$549
2	Infrastructure	\$0			\$499	\$50	\$225	\$50	\$23	\$23	\$50	\$5	\$23	\$105	\$47	\$47	\$604
3	Morrison N&H Bldg	\$0			\$910	\$91	\$410	\$75	\$8	\$34	\$910	\$8	\$34	\$0			\$910
4	Meadows/Playing Field	\$10	\$10		\$0			\$10	\$10		\$0			\$0			\$0
5	Robbins Memorial	\$35		\$35	\$0			\$20			\$0			\$0			\$0
6	Ice House Area	\$0			\$185		\$93	\$25	\$13	\$13	\$185		\$13	\$0			\$185
7	EAV Common	\$0			\$0			\$70	\$70		\$0			\$0			\$0
8	Arch, Eng, Survey	\$184	\$37	\$74	\$74	\$74	\$74	\$25	\$5	\$10	\$0	\$5	\$10	\$0			\$0
	Total	\$229	\$47	\$109	\$74	\$74	\$74	\$275	\$98	\$99	\$880	\$275	\$98	\$501	\$47	\$443	\$2,248

Total Expended \$504
 Total Bonded \$2,248
 Total \$2,752

Exhibit D

Trail Drawing and Bridge Style

BRIDGE



TRAILS
Board Walks

11/18/12

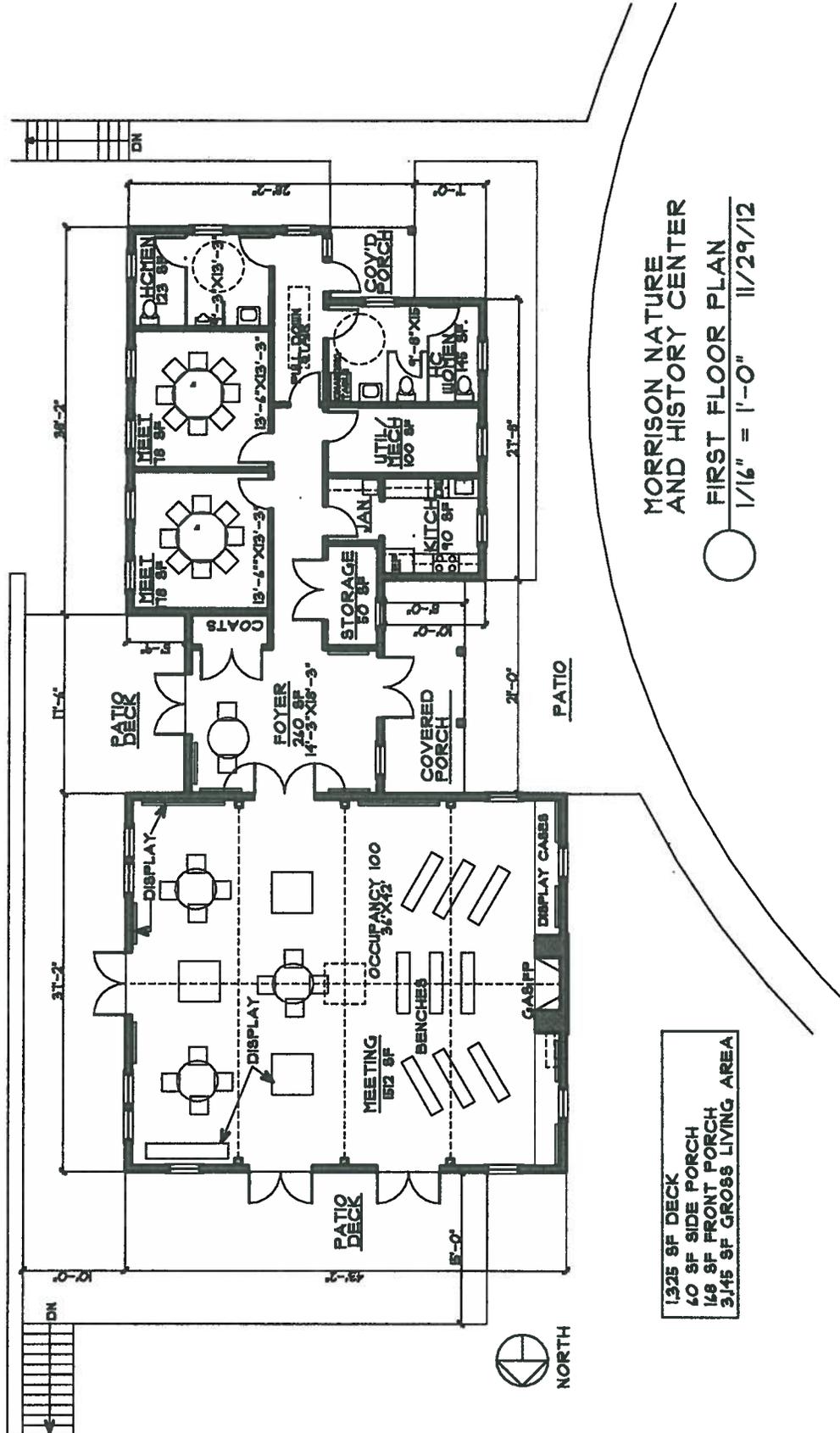


8x125 | H-section truss | Springfield, IL
{ 18 / 15 }



Exhibit E

Floorplan and Elevations for Morrison Nature &
History Center

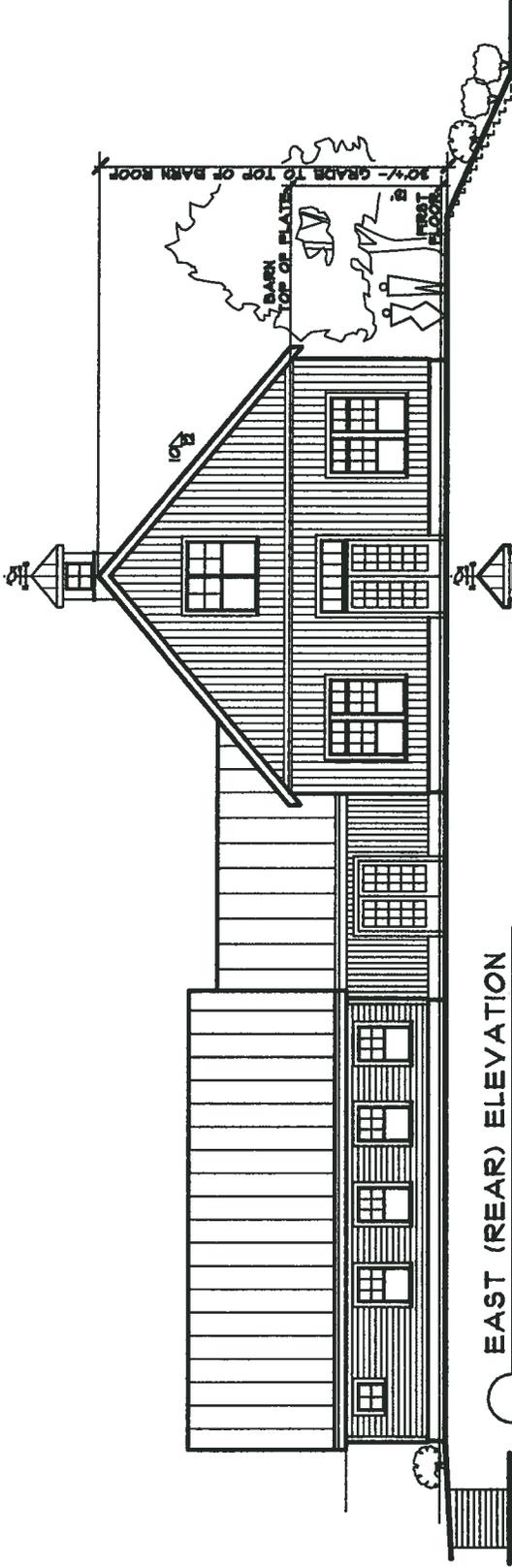


MORRISON NATURE
AND HISTORY CENTER

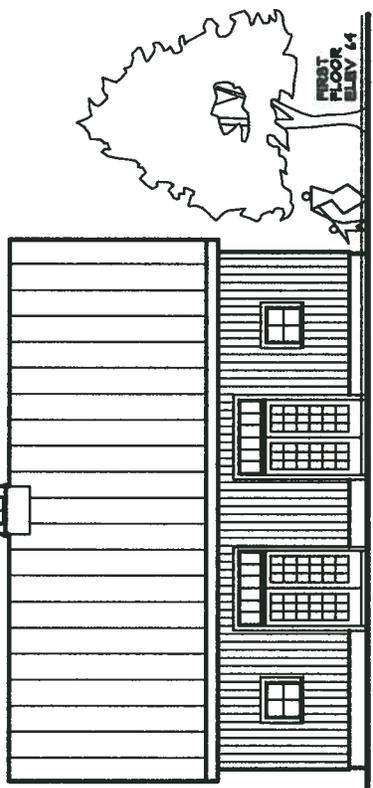
○ FIRST FLOOR PLAN 11/29/12

1/16" = 1'-0"

1,325 SF DECK
 40 SF SIDE PORCH
 168 SF FRONT PORCH
 3,145 SF GROSS LIVING AREA



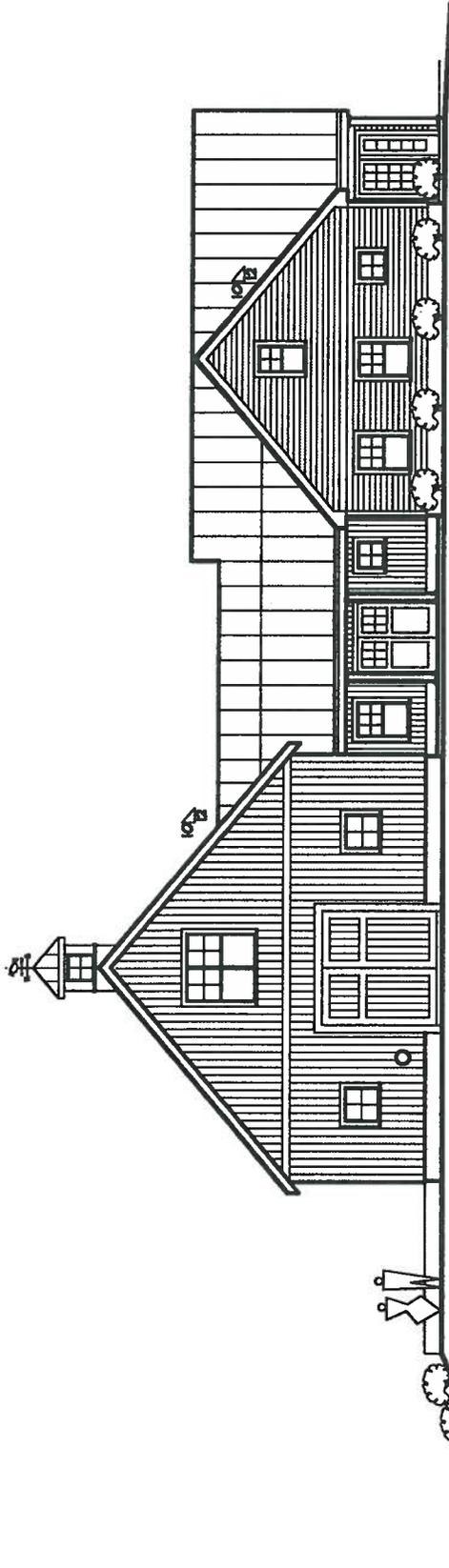
○ EAST (REAR) ELEVATION
1/16" = 1'-0"



○ NORTH ELEVATION
1/16" = 1'-0" 11/20/12

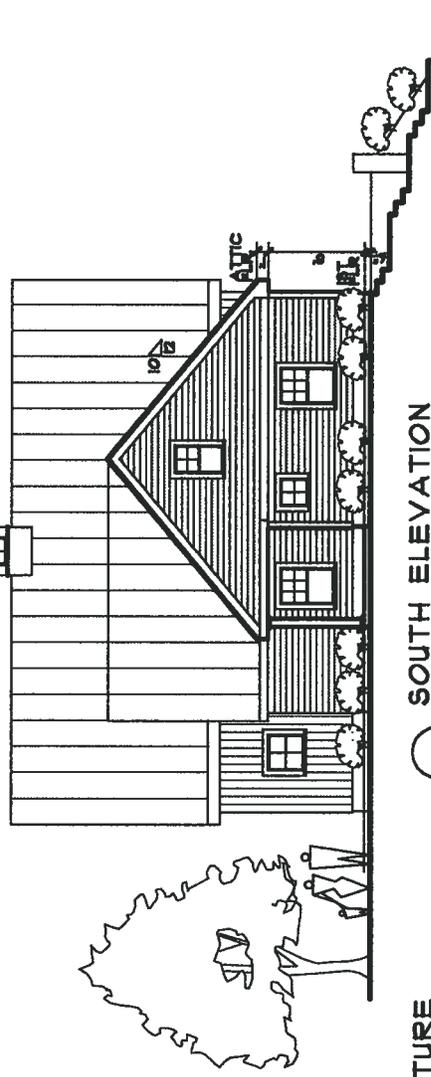
MORRISON NATURE
AND HISTORY CENTER

○ PATH AT
GARDENS
ELEV 10



WEST (FRONT) ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"



11/20/12

MORRISON NATURE
AND HISTORY CENTER

Exhibit F

Potential Uses

Activity	N&H Ctr	Comm Grdn	Field	Forest	Ice Hse Pond	Play-grnd	Rail Trail	B	EAC	IHS	PO	RH
Historical												
Historical Reenactment												
Revolution	X		X									X
Civil War	X		X									
Antique Farm Implements	X		X	X								
Other-Era Crafts												
Colonial Farm	X											
Farm	X											
Boating												
Club	X				X							
Learn to Paddle	X				X							
Rowboating					X							
Canoeing					X							
Kayaking					X							
Kayak Polo					X							
Pumpkin-Boat Fest					X							
Model Boats	X				X							
Fishing⁴												
Club	X				X							
Fly-Tying	X				X							
Fly Fishing					X							
Boat Fishing					X							
Shore Fishing					X							
Fishing Derby					X							
Ice Fishing					X							
Biking⁵												
BF RT Club	X						X					
Bike Rally	X						X					
Games, Passive Things, Etc												

Activity	N&H Ctr	Comm Grdn	Field	Forest	Ice Hse Pond	Play-grnd	Rail Trail	B	EAC	IHS	PO	RH
Activity	N&H Ctr	Comm Grdn	Field	Forest	Ice Hse Pond	Play-grnd	Rail Trail	B	EAC	IHS	PO	RH

¹Acton Garden Club (Cathy Fochtman)

²In place of Pearl Street (Could move outside from N&H Center as well)

³Greenhouse would be part of Nature & History Center

⁴Contact Nashoba Sportsman's Club (North Acton)

⁵Contact Pedal Power

⁶Marsha Wilcox (Alcott St) does this now.

⁷APD K9 (Miso) does this now.

⁸Function/Event Examples (in addition to those listed): Business Meetings, Comm Ed Classes, Scouts, Parties, Square Dancing, Folk Singing

Exhibit G

Letter from Town of Acton Recreation
Department with respect to Management of
Morrison Farm



Town of Acton Recreation Department
472 Main Street
Acton, MA 01720
Phone: 978-264-9608
Fax: 978-264-9630
Email: recreation@acton-ma.gov
Website: www.acton-ma.gov

Cathy Fochtman, Recreation Director

To: Steve Ledoux, Town Manager
From: Cathy Fochtman, Recreation Director
CC: Tom Tidman, Natural Resources
Date: November 27, 2012
Re: Recreation Operational Support of Morrison Farm

It is with much enthusiasm that I advocate for the development of revenue generating activities at Morrison Farm operated by the Recreation Department. I ask for your endorsement of this approach and the creation of a self-funded revenue model much like the programs and facilities that are operated at NARA. Over the six years that I have operated NARA, facility maintenance has been supported by the Recreation Department's NARA revolving accounts, from supplies to repairs.

Since my hiring as Recreation Director in August 2006, I have been personally working toward this goal by maintaining and working toward certifications in applicable realms.

Qualifications:

CPRP, Certified Parks and Recreation Professional, National Recreation and Parks Association (NRPA) www.nrpa.org/cprp since 2010

CPSI, Certified Playground and Safety Inspector, NRPA www.nrpa.org/cpsi since 2009

AOLCP Accredited Organic Land Care Professional, Northeast Organic Farming Association (NOFA, MA) since 2009 www.nofa.org/organiclandcare.net

Certified Master Gardener, Massachusetts Master Gardener Association, MMGA since 2006
<http://massmastergardeners.org/about-us/>

Pursuing HTR, Horticulture Therapist-Registered, American Horticultural Therapy Association
AHTA <http://ahta.org/professional-registration>

Nature, history and agriculture are to provide the themes for the development of future programming and facility use at this unique property and my staff and I are uniquely qualified to carry it out. We will be submitting a detailed revenue model in support of the Morrison Farm CPA application.

Thank you for your consideration of this support letter.

Catherine Fochtman

Exhibit H

Letter from Historical Commission



MASSACHUSETTS 01720

ACTON HISTORICAL COMMISSION

December 12, 2012

Community Preservation Committee
C/o Roland Bourdon, Chair
Town Hall
Acton, MA 01720

RE: Morrison Farm Proposal to Community Preservation Committee

Dear Mr. Bourdon:

The purpose of this letter is to inform you that the Historical Commission has voted to endorse the Morrison Farm proposal that is before you to create an historic, nature, open space and recreation park stretching from Concord Road Bridge to the Robbins foundation site, along Ice House Pond and back along Nashoba Brook.

From our perspective, Morrison Farm is a highly significant historic asset for our town. The land of Morrison farm was in continuous use as a farm from the 1600's and the plans to preserve the large meadow and the forested trails are very important features. The preservation, rehabilitation and restoration not only of Morrison Farm, but also of the Robbins foundation and Homestead and the preservation and integration of the Ice House Foundation and its related history into the overall Morrison Farm project are very important elements of the overall plan. We strongly support the work that relates thereto and encourage the careful use of proven preservation techniques, including but not limited to, archeological survey, as a key part of the work. We support the Morrison Farm proposal, provided, however, that all elements of the Robbins Historical Site, including but not limited to the Captain Robbins Alarm Stone and Robbins Foundation, shall not be disturbed at all without the prior written consent of the Acton Historical Commission and, if applicable, the Massachusetts Historical Commission.

We also understand that the plan calls for creating a new center, to be called the Morrison Nature & History Center, which will serve as the focal point for the use and programming for the whole farm, park and historical assets and that the Center will incorporate permanent displays regarding the history of the area. The existence of this center and the

opportunity for the Historical Commission and others to conduct seminars and to display historical artifacts in the center will greatly enhance the community's understanding and appreciation of the history of the farm and surrounding area. We recognize and appreciate that the building has been designed to echo the elements of the existing farmhouse and barn, which, regrettably, cannot be used for the important programming elements of the farm. The gathering space in the center is exactly the same size as the barn, and the other part of the building will serve the same functions as a farmhouse, i.e. bathrooms, kitchen, a couple of small rooms.

In our view the Morrison Farm program, including all of the elements described above, is and will be significant in the history, archeology, and culture of our Town of Acton.

We encourage your support for this important application.

Sincerely,

A handwritten signature in black ink, appearing to read "William Dickinson", followed by a long horizontal line extending to the right.

William Dickinson, AIA
Vice-Chair
Historical Commission

Cc: Town Clerk
Town Manager
Town Library