

ARTICLE 16D:

ARTICLE 16D: Open Space - Jenney Pond/Town Brook Trails

To see if the Town will vote to appropriate \$3,000,000.00 for the creation and/or restoration and rehabilitation of land for recreational use pursuant to the Community Preservation Act, which land is commonly known as Jenney Pond and Town Brook Park, and is shown as Assessors Map 19, Lot C-6 and C-8A, and specifically for the trail creation, improvements and enhancements and as funding therefor to appropriate said sum from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow pursuant to G.L. c.44B or any other enabling authority and to authorize the Treasurer, with the approval of the Select Board to borrow said sum and issue notes and bonds therefor; and, in connection therewith, to authorize the Select Board to grant to a nonprofit or charitable corporation a restriction in said land meeting the requirements of G.L. c.184, §§31-33; or take any other action related thereto.

COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Approval \$3,000,000 (Unanimous, 13-0-0)

The Advisory & Finance Committee recommends Town Meeting approve Article 16D. Approval of this Article will create, improve and enhance the trails along the Town Brook. The funding will be used to upgrade the existing paths, electrical wiring and conduit, lighting, landscaping, drainage, stone walls, and aesthetics of the of Town Brook Trail from Main Street Extension Bridge to Brewster Gardens, supplemental funding to replace the footbridge at Jenney Pond along with associated ADA sidewalks and lighting.



TOWN OF PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee
From: The Community Preservation Committee
Date: Friday December 8, 2023
Re: SPRING TM 2024: CPA Article 16D Town Brook Trails: Recreational

ARTICLE 16D: To see if the Town will vote to appropriate \$3,000,000.00 for the creation and/or restoration and rehabilitation of land for recreational use pursuant to the Community Preservation Act, which land is commonly known as Jenney Pond and Town Brook Park, and is shown as Assessors Map 19c, Lot 6 and 8a, and specifically for the trail creation, improvements and enhancements and as funding therefor to appropriate said sum from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow pursuant to G.L. c.44B or any other enabling authority and to authorize the Treasurer, with the approval of the Board of Selectmen to borrow said sum and issue notes and bonds therefor; and, in connection therewith, to authorize the Board of Selectmen to grant to a nonprofit or charitable corporation a restriction in said land meeting the requirements of G.L. c.184, §§31-33; provided however, that prior to expenditure of the funds appropriated hereunder, shall execute a mutually acceptable Grant Agreement between the Community Preservation Committee and the Town of Plymouth; or take any other action related thereto.
COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted unanimously in favor of Article 16D at its meeting held Thursday, December 7, 2023.

SUMMARY & INTENT:

The intent of the CPC is to appropriate \$3,000,000.00 from the Community Preservation Fund to create, improve and enhance the trails along the Town Brook from Jenney Pond Park to Brewster Gardens. The funds being requested from the CPA Funds are intended to upgrade the existing paths, electrical wiring and conduit, lighting, landscaping, drainage, stone walls, and aesthetics of the Town Brook Trail from Main Street Extension Bridge to Brewster Gardens and replace the footbridge at Jenney Pond along with associated ADA sidewalks and lighting. The replacement of the Jenney Pond Footbridge and the other proposed trail improvements would ensure that all the paths associated with the larger project are ADA compliant and connect to similar proposed work from Main Street Extension to Jenney Park which will be undertaken as part of the Jenney Pond Dam and Nature-like Fish-way Project.



FISCAL YEAR 2022-2023 APPLICATION

Project Name: Town Brook Trail Improvements

CPA Funding requested: \$ 3,000,000 If the amount is unknown, will an appraisal be needed?

☐ Y ☒ N (If yes see page 14 of the appraisal process)

Total project cost: \$ 21,800,000

Category—check all that apply: ☒ Open Space/Recreation ☒ Historic ☐ Housing

Lot and Plot: 6 and 8A

Assessors Map #: 19C

Number of acres in parcel: 1.329 acres

Number of proposed housing units: N/A

Are there any existing deed restrictions on this property? ☐ No ☐ Don't know ☒ Yes/DESCRIBE

Describe restrictions below:

As park land there is Article 97 protection under state ensuring that the land remain as park land and not be developed.

Project Sponsor/Organization: Department of Marine and Environmental Affairs

Contact Name: David Gould

Address: 26 Court Street

Phone #: 508-747-1620 x10134 E-mail: dgould@plymouth-ma.gov

[Signature] 10/31/23
Applicant Signature Date submitted

APPLICATION REQUIREMENTS:

A complete application consists of this application page (the specific amount of CPA funding is required), along with the following:

- A detailed description of the project explaining how your proposal benefits the Town of Plymouth and how it meets CPA goals and selection criteria outlined at the end of this application packet.
- Are there any special permit, variance or other approvals required? Are there any legal ramifications or impediments to this project?
- A detailed project budget including any additional revenue sources. Will there be any annual costs to the town once the project is operational?
- A project timeline.
- Additional supporting information such as photographs, plot plans, and maps (if applicable).
- Applicant must provide all title information for the property.
- Applicant must initial each page in the space provided.



Project Context

The proposed Town Brook Trail Improvements is part of a larger project that involves the dredging of Jenney Pond, repairs to Jenney Pond Dam and the construction of a nature-like fishway at Town Brook. Engineering for this work is complete and all permits have been submitted and will be received by the fall of 2024. The project is shovel ready.

The dredging component of the project has been partially funded by the CPC in the amount of \$1,101,000. The other half of the project costs are being sought through a grant application to NOAA. The dam repair work in the amount of \$5,100,000 will be sought at Spring Town Meeting and through the MA Dam and Seawall Program. The nature-like fishway (which will also provide increased spillway capacity for the dam to comply with Dam Safety regulations) and all associated utility and landscaping improvements is being sought via a NOAA grant for fish passage restoration for diadromous fish. This component is estimated at \$10,000,000.

Project Request

The funds being requested (**\$3,000,00**) from CPC are intended to upgrade the existing paths, electrical wiring and conduit, lighting, landscaping, drainage, stone walls, and aesthetics of the Town Brook Trail from Main Street Extension Bridge to Brewster Gardens and replace the footbridge at Jenney Pond along with associated ADA sidewalks and lighting. The CPC previously provided funding in the amount of \$414,230 for the Jenney Pond Footbridge replacement. Portions of that funding were utilized to complete engineering and permitting. \$383,828 remains in the account. This project was one of the few projects negatively impacted by the Covid-19 pandemic. Due to delays in holding a Town Meeting we were unable to meet the deadline for the state grant and returned the \$400,000 in PARC grant funds that had been received for this project. We re-applied and received funding a second time and put the project out to bid and the costs had increased nearly 40% beyond the available budget. As a result, we once again returned the \$400,000 in PARC Grant funds. We are now requesting funds to complete this project.

The replacement of the Jenney Pond Footbridge and the other proposed trail improvements would ensure that all the paths associated with the larger project are ADA compliant and connect to similar proposed work from Main Street Extension to Jenney Park which will be undertaken as part of the Jenney Pond Dam and Nature-Like Fishway Project. Due to its location beyond the geographic extent and scope of the fishway and dam work these improvements are not eligible for the NOAA or state grant funds. However, it makes little sense to leave the portion of the park between Main Street Extension and Brewster Gardens in poor condition with unimproved paths, lighting, and drainage.

Currently, the existing asphalt paths are uneven and broken due to drainage problems and freeze and thaw issues during the winter months. After twenty years (the pavement was placed in 2004) that has resulted in the current poor condition of the walkways. The approaches at

both the Main Street Extension and Market Street bridges are uneven, broken and in the case of Market Street frequently inundated and without railings. Drainage improvements, new conduit and lighting, new paths and landscaping would serve to connect Jenney Park to Brewster Gardens. This would benefit residents of the community that use this greenway and park space but also enhance the experience for tourists along this busy path to the waterfront along the Town Brook National Historic District.

Plans, specifications, and permits are all in-hand. Overall, the nature like fishway and dam repair work is \$15,000,000. We are submitting this request because the geographic extent of the proposed work area that is the subject of this application cannot be covered by dam repair or fishway funding. This work is clearly the responsibility of the Town. To date all engineering, landscape design and permitting work has been covered by the Environmental Affairs Fund.

Open Space Goals

Goal 1: Preserve Plymouth's rural character. The Town Brook corridor is one of the most prominent remaining natural areas in downtown Plymouth. This greenway helps maintain the historic feel and character of the downtown, especially walking along the brook.

Goal 2: Protect rare, unique, and endangered plant and wildlife habitat. The improved drainage, native plantings and removal of accumulated stormwater sediment and placement of natural wood and boulder clusters in the brook improve water quality and habitat for local fish and wildlife that use Town Brook.

Goal 3: Protect aquifer and aquifer recharge areas to preserve quality and quantity of future water supply. The drainage improvements help to improve water quality and recharge the aquifer which in this location also helps to maintain the groundwater baseflow of the brook.

Goal 6: Increase the town's ability to protect environmentally sensitive, historic, and culturally significant properties. Proper maintenance and upgrades of public space and historic properties downtown help to ensure the longevity of these sites and reduce the impact of visitors.

Goal 7: Improve public access and trail linkages to existing conservation, recreational and other land uses. This project not only improves the existing trail but makes it ADA compliant and helps connect it with Jenney Park, Brewster Gardens and downtown businesses and restaurants and homes at Spring Lane, Summer Street and Market Street. Improvements to the Town Brook path help connect folks all the way from the harbor to Morton Park.

Historic Preservation Goals

The location of the proposed work falls within the local Historic District as well as the federal Town Brook Historic District. Like all previous projects the Town (DMEA) has been working with Public Archaeology Laboratory (PAL), NOAA (as the lead federal agency) in the Section 106 Historic and Archaeological process along with the Massachusetts Historical Commission and the local Historic District Commission. In addition, to the requirements for a local Certificate of

Appropriateness we will also secure a Section 106 Memorandum of Understanding with MHC and NOAA to ensure protect and mitigate our work and impacts to historic and archaeological resources.

Goal 2: Optimize the use and enjoyment of the Town's historic resources for residents and visitors. Improved pathways, lighting, drainage, landscaping, benches, and overall beautification of the public space makes the park a more enjoyable overall experience for both residents and visitors. Repairing the crumbling walls, creating drier paths (and reducing ice in the winter), improved lighting of the walkways and providing a more cohesive and aesthetically pleasing landscape design makes it a much more comfortable and enjoyable place to visit.

Goal 3: Maximize the economic benefits of Plymouth's heritage and historic character for the Town and region. The waterfront and downtown area are the lifeblood of Plymouth's heritage and historic character. The Town Brook Historic District is part of that. Ensuring that this area remains a beautiful place not only for people but for fish and wildlife ensures that the historic nature of the site continues. The trail provides a critical link between downtown Jenney Park and the waterfront and allows residents and visitors to visit shops, museums, restaurants, and other businesses along the way.

Goal 4: Recognize, preserve, and enhance the historic heritage and character of the Town of Plymouth for current and future generations. The Town and the CPC have long recognized the historic heritage and character of the Town of Plymouth, especially along Town Brook. As a result, DMEA and the CPC have partnered on numerous projects over decades to improve and enhance this district. This project builds upon those previous projects and leverages state and federal funds in the same manner. Completion of the project will ensure that the condition of the park land is improved now and for decades to come.

Project Budget

The estimated cost of the proposed landscaping improvements is \$1,673,100. The remaining funds, \$1,326,900 would go towards the Jenney Pond Footbridge. Projects costs from 2021 have been provided. However, the parking lot lights originally included in the scope have been completed. Budget spreadsheets developed by the consulting engineer for both project components have been provided to the Committee for your review to provide good backup to the request. Thank you.

Opinion of Estimated Construction Costs
Jenney Grist Mill Bypass - Town Brook Trail Improvements
Plymouth, Massachusetts
Preliminary Design
11982.00018
Prepared on: 10/11/2023 by SLR

ITEM NO.	ITEM/DESCRIPTION	UNIT	QTY	UNIT COST	AMOUNT IN FIGURES
1.0	Site Preparation, Removals & Mobilization				
	Mobilization	LS	1	\$ 176,000	\$100,000
	Construction Staking	LS	1	\$ 20,000	\$20,000
	Chainlink Safety Fencing	LF	300	\$ 10	\$3,000
	Temporary Signage and Vehicular and Pedestrian Traffic Control	LS	1	\$ 35,000	\$35,000
	Removal of Concrete	SF	45	\$ 20	\$900
	Removal of Bituminous Paving	SF	800	\$ 5	\$4,000
	Removal of Curb (along sidewalk)	LF	210	\$ 35	\$7,350
	Removal of Two Existing Railings (Under Bridges)	LF	110	\$ 20	\$2,200
	Removal of Existing Light Poles and Foundations	EA	3	\$ 700	\$2,100
	Removal of Existing Trees	EA	10	\$ 1,000	\$10,000
	Tree Protection	EA	6	\$ 500	\$3,000
	Topsoil-strip and Stockpile (6" Depth)	CY	50	\$ 8	\$400
	Clearing and Grubbing	LS	1	\$ 15,000	\$15,000
				Total Site Prep	\$203,000
2.0	Sediment and Erosion Controls & Water Control				
	Construction Entrance Pad	EA	1	\$ 2,000	\$2,000
	Temporary Road & E&S Measures	LS	1	\$ 20,000	\$20,000
	Silt Fence & Haybales	LF	250	\$ 8	\$2,000
	Turbidity Curtains	LS	1	\$ 10,000	\$10,000
	Water Control (Cofferdamming, Bypass, Pumping, Etc.)	LS	1	\$ 120,000	\$120,000
				Total S&E	\$154,000
3.0	Earthwork and Grading				
	Formation of Subgrade for Paving	SY	100	\$ 65	\$6,500
	Formation of Subgrade for Rain Gardens	EA	3	\$ 3,000	\$9,000
	Reconstruct Existing Seeps	EA	4	\$ 4,000	\$16,000
	Subgrade Material to be Excavated/Reused	CY	20	\$ 40	\$800
	Subgrade Material to be Imported	CY	20	\$ 70	\$1,400
	Subgrade Material to be Exported	CY	180	\$ 85	\$15,300
				Total Earthwork and Grading	\$49,000
4.0	Site Features				
	Colored Concrete Paving (4" depth)	SY	100	\$ 85	\$8,500
	Gravel Subbase for concrete (6" depth)	CY	20	\$ 40	\$800
	Steel edging (landscape beds)	LF	200	\$ 12	\$2,400
	Porcelain Pavers	SF	530	\$ 35	\$18,550
	Stone Slab Crossings	EA	3	\$ 1,200	\$3,600
	Boulders	TON	100	\$ 130	\$13,000
	Sitting Boulders (4'x3'x3')	TON	120	\$ 130	\$15,600
	Decorative Railing (Under Bridges)	LS	2	\$ 30,000	\$60,000
	ADA Ramp Handrails	LF	90	\$ 75	\$6,750
				Total Site Features	\$130,000
5.0	Park-Site Furniture				
	Salvaged Granite Block Benches (setting only)	EA	2	\$ 500	\$1,000
	Upright Adirondack Chair (Product & Install)	EA	8	\$ 300	\$2,400
	Pole Mounted Site Light (Product & Install)	EA	5	\$ 12,000	\$60,000
				Total Park Site Furniture	\$64,000
6.0	Topsoil				
	Furnish and Place Topsoil (Planting Areas) 12" Depth	CY	100	\$ 55	\$5,500
	Furnish and Place Topsoil (Lawn) 6" Depth	CY	130	\$ 55	\$7,150
				Total Topsoil	\$13,000

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Jenney Grist Mill Bypass - Town Brook Trail Improvements
Plymouth, Massachusetts
Preliminary Design
11982.00018
Prepared on: 10/11/2023 by SLR

ITEM NO.	ITEM/DESCRIPTION	UNIT	QTY	UNIT COST	AMOUNT IN FIGURES
7.0	Plantings				
	Shrubs	EA	30	\$ 80	\$2,400
	Perennials	EA	400	\$ 35	\$14,000
	Seed Mix	LB	1	\$ 100	\$100
	Pine Bark Mulch (4" Depth)	SY	1100	\$ 10	\$11,000
	Lawn (seed)	SF	10000	\$ 1	\$10,000
	Temporary Irrigation	SF	10000	\$ 1	\$5,000
				Total Plantings	\$43,000
8.0	Structural				
	Main St Ext Underpass Repairs	LS	1	\$ 150,000	\$150,000
	Market St Underpass Repairs	LS	1	\$ 55,000	\$55,000
	Stone Masonry Headwall	LS	1	\$ 10,000	\$10,000
	Boardwalks	LS	1	\$ 160,000	\$160,000
	Temporary Shoring, Supports and Specialty Equipment	LS	1	\$ 37,500	\$37,500
				Total Structural	\$413,000
9.0	Utilities				
	Drainage Improvements	LS	1	\$ 30,000	\$30,000
	Town Brook Trail Electrical Work	LS	1	\$ 26,000	\$26,000
				Total Utilities	\$56,000
10.0	Construction Incidentals (±5%)				\$ 50,000.0
11.0	Project Closeout (±2%)				\$ 20,000.0

CONTRACT ITEMS SUBTOTAL = \$1,195,000

12.0 CONTINGENCY (±25%) =	\$298,800
TOTAL	\$1,493,800
13.0 CONSTRUCTION PHASE ENGINEERING AND CONSULTING (±15%)	\$179,300
TOTAL CONSTRUCTION PHASE	\$1,673,100