

Community Preservation Committee Town of Arlington

CPA Funding – FY2020 Final Application

One (1) electronic copy and three (3) hard copies of the completed application must be submitted to the CPAC **no later than 4 p.m. on December 10, 2018** in order to be considered for advancement to the final application stage, with the electronic copy sent to AFidalgo@town.arlington.ma.us and the hard copies to:

Community Preservation Committee c/o Amy Fidalgo
Town of Arlington, 730 Massachusetts Ave., Arlington, MA 02476

Applications will be date stamped and assigned control numbers in the order that the hard copies are received. This PDF form may be completed on a computer using [Adobe Reader](#).

1. General Information

Project Title: _____

Applicant/Contact: _____

Organization: _____

Mailing Address: _____

Telephone: _____ E-mail: _____

2. CPA Eligibility (refer to the chart on page A-4)

CPA Category (select one):

Community Housing Historic Preservation Open Space Recreation

CPA Purpose (select one):

Acquisition Creation Preservation Support Rehabilitation & Restoration

3. Budget

Amount Requested: _____ Total Project Cost: _____

Signature _____ Date _____

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Please answer and document all questions on the following page

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

1. **Goals:** What are the goals of the proposed project?
2. **Community Need:** Why is the project needed? Does it address needs identified in existing Town plans? If so, please specify.
3. **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
4. **Project Documentation:** Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.
5. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
6. **Credentials:** How will the experience of the applicant contribute to the success of this project?
7. **Budget:** What is the total budget for the project and how will funds be sourced and spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for maintenance.)
8. **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
9. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?
10. **Impact on Town Budget:** What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project?

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

1. **Control of Site:** Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain what communications have occurred with the bodies that have control and how public benefits will be protected in perpetuity or otherwise.
2. **Deed Restrictions:** In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPAC. Provide a copy of the actual or proposed restrictions that will apply to this project.
3. **Acquisitions:** For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.

4. **Feasibility:** Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.
5. **Hazardous Materials:** Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.
6. **Permitting:** Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already acquired.
7. **Environmental Concerns:** Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission.
8. **Professional Standards:** Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant and the project team have the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to technical expertise.
9. **Further Attachments:** Assessor's map showing location of the project.

REMINDER: Projects financed with CPA funds must comply with all applicable state and municipal requirements, including the state procurement law, which requires special procedures for the selection of products, vendors, services, and consultants. Project sponsors will be required to meet with Arlington's Town Manager before the Town enters into any contracts or issues any purchase orders. However, this requirement can be waived if adherence to procurement procedures will be overseen by a Town Department Head or other MCPPO certified third party.

Goals

The goal of the Arlington Reservoir Phase II project is to complete the work that was identified in the Reservoir Master Plan. Phase II will address the parking lot, boat launch area, bathing beach area, bath house, playground equipment and perimeter path areas. The details of the work to be completed are called out in the master plan and included in this document.

Community Need

This project is needed to address the infrastructure challenges at the reservoir. It will improve the community's experience at the site. There are parts of the site that are difficult to navigate, many elements have reached their useful life, and there needs to be considerable updating and improvements at the site that will address environmental concerns.

Project Documentation:

See attached

Timeline

See attached

Credentials

This project will be managed by the Recreation Department. The Recreation Department will be working with various Public Works Divisions, the Town Conservation Agent, and the established working group to see this project through. The town will hire a design and engineering firm to complete the specifications for this project.

Budget

The total cost for the reservoir project is anticipated to be around \$4.5 million. Phase I is currently underway and was budgeted at \$991,000. Phase II is anticipated to cost \$3.5 million. The current plan is to split the \$3.5 million over two years of funding requests. The first year request is for \$1,225,000. The department is seeking funding from both Community Preservation Act and Capital for the total dollar amount. Attached is the most recent break down of costs for phase II

Other Funding

Attached is a list of potential grants that the department will seek over the course of the next 12 months. Most of the grant opportunities require designs and funding commitment from the Town to be considered for these grants.

Maintenance

Currently maintenance is challenging at the reservoir. The perimeter path has several washout areas. Vegetation has encroached the path and minimized the width in several places. The bath house fixtures

are in need of constant repairs. The parking lot must be patched several times each year and even with these patches it still puddles, making parking and navigation difficult. There are several groups that spend many volunteer hours with upkeep of the paths and weeds. A harvesting program to remove invasive weeds to improve water conditions is conducted annually.

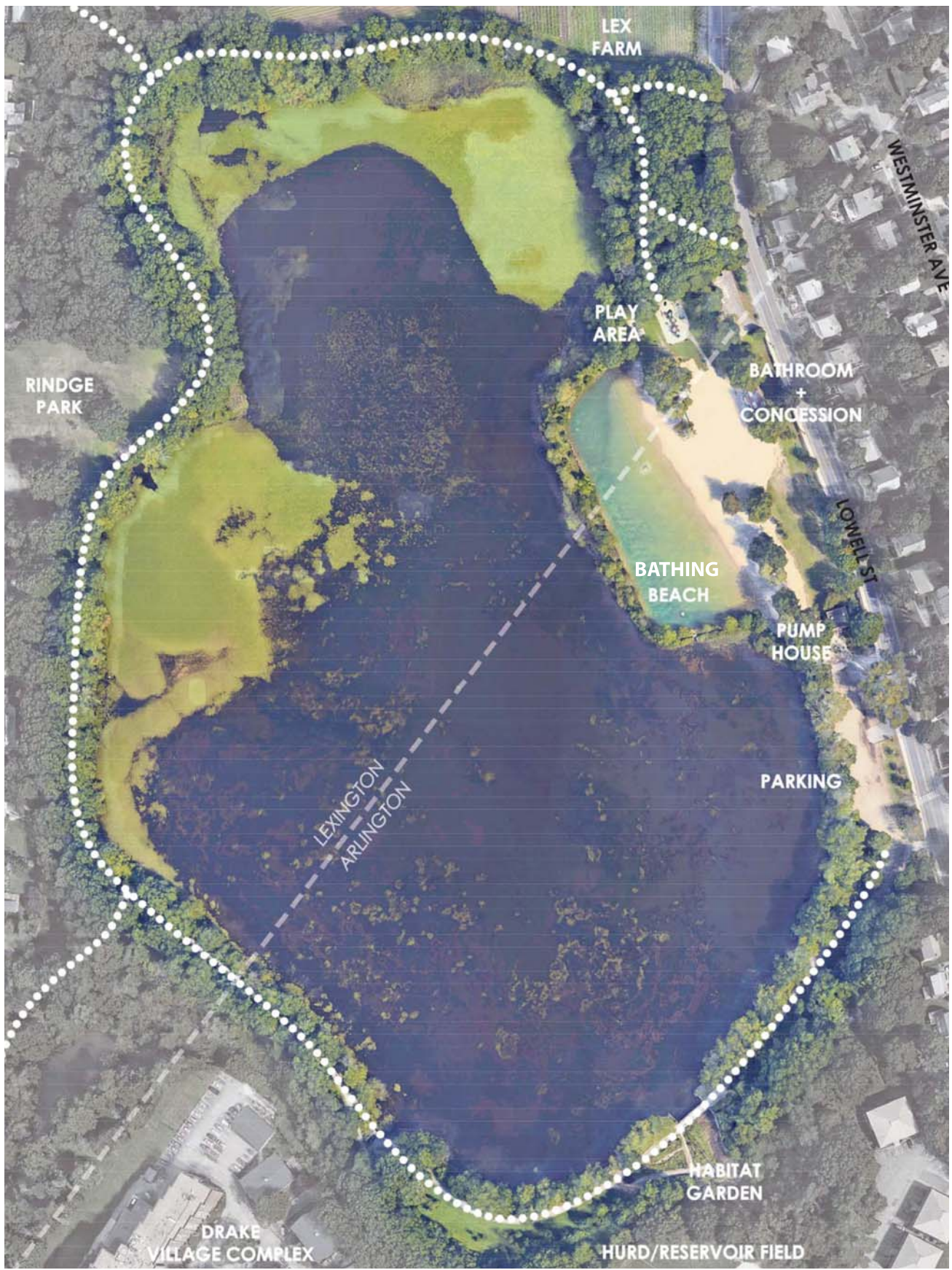
Addressing these conditions will improve the overall ability to maintain the reservoir. The addition of permeable paths will increase the number of maintenance hours required of the Department of Public Works. Most other improvements will be part of maintenance work and annual volunteer cleanups already being conducted.

Impact on Town Budget

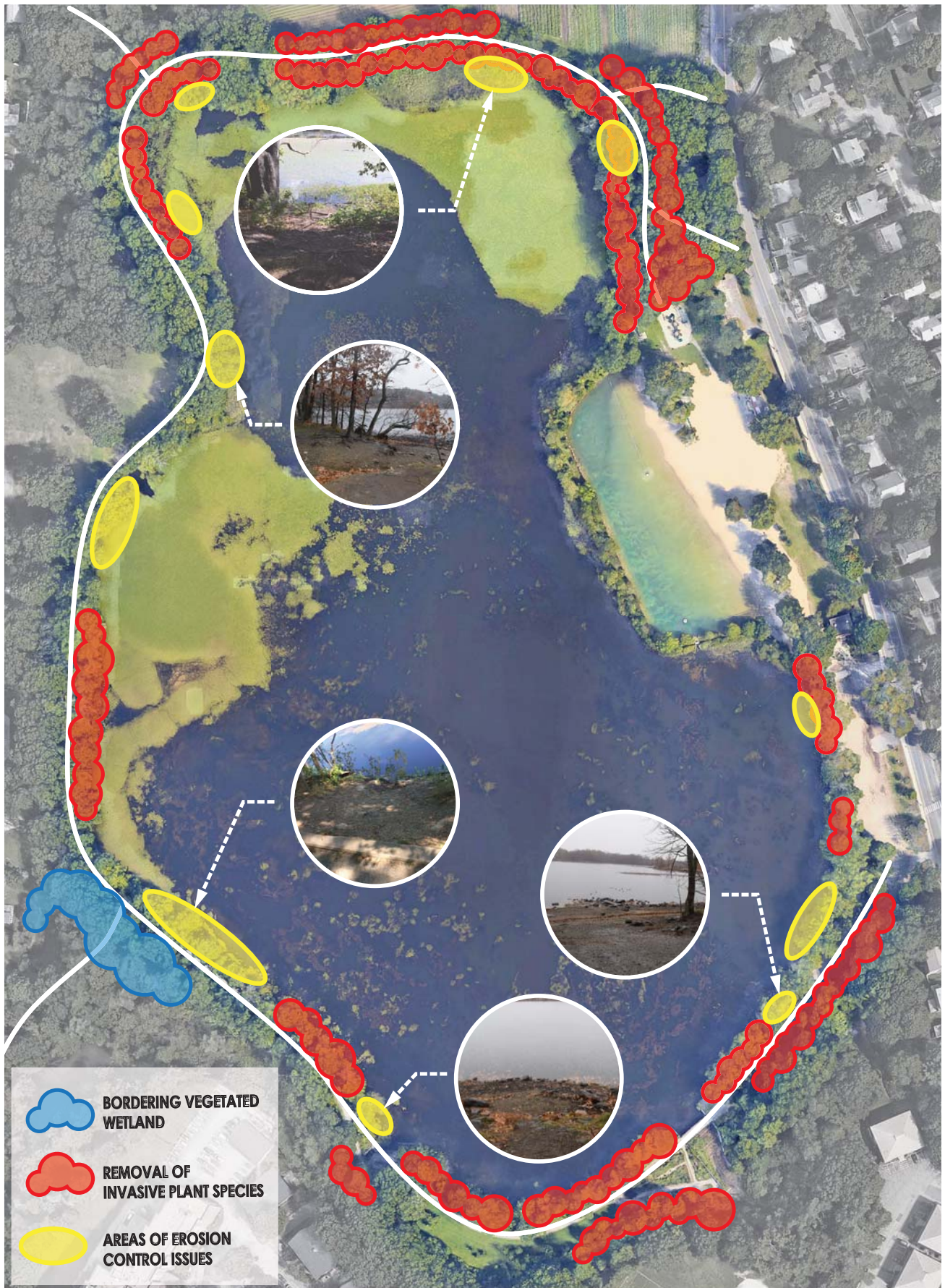
Improving the conditions at the reservoir will enable a more enjoyable experience for the community. Although the reservoir will not change much esthetically, the improvements will allow individuals who had previously not been able to use the site the ability to do so.

Feasibility

The project will require the review and approval from both the Town of Arlington and Town of Lexington Conservation Commissions. Phase I is currently under review to secure the necessary permits to move forward with the planned work. We anticipate a similar need to review the specifications with these boards for final approval.



Aerial photography showing existing conditions



Environmental findings at Arlington Reservoir

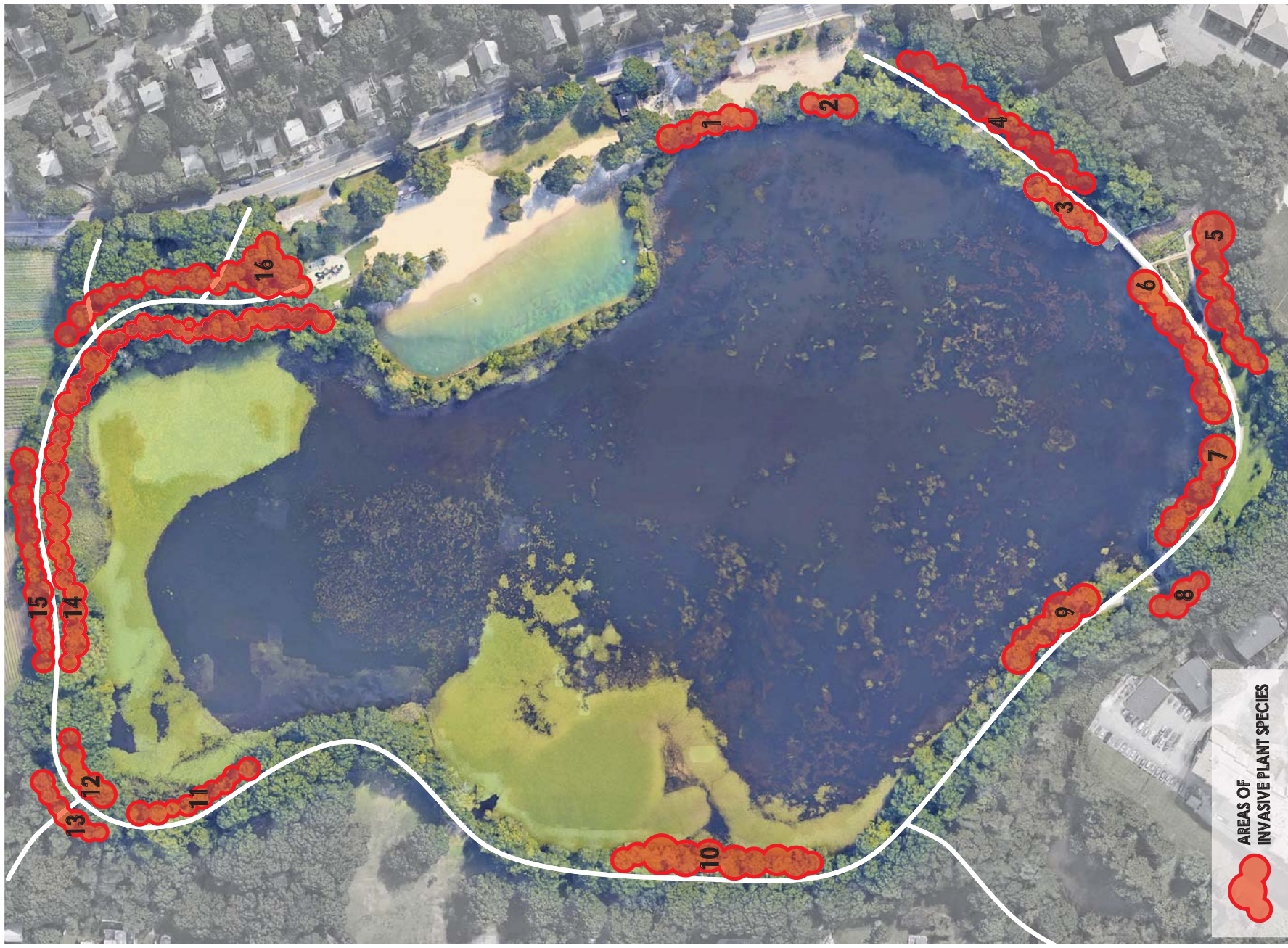
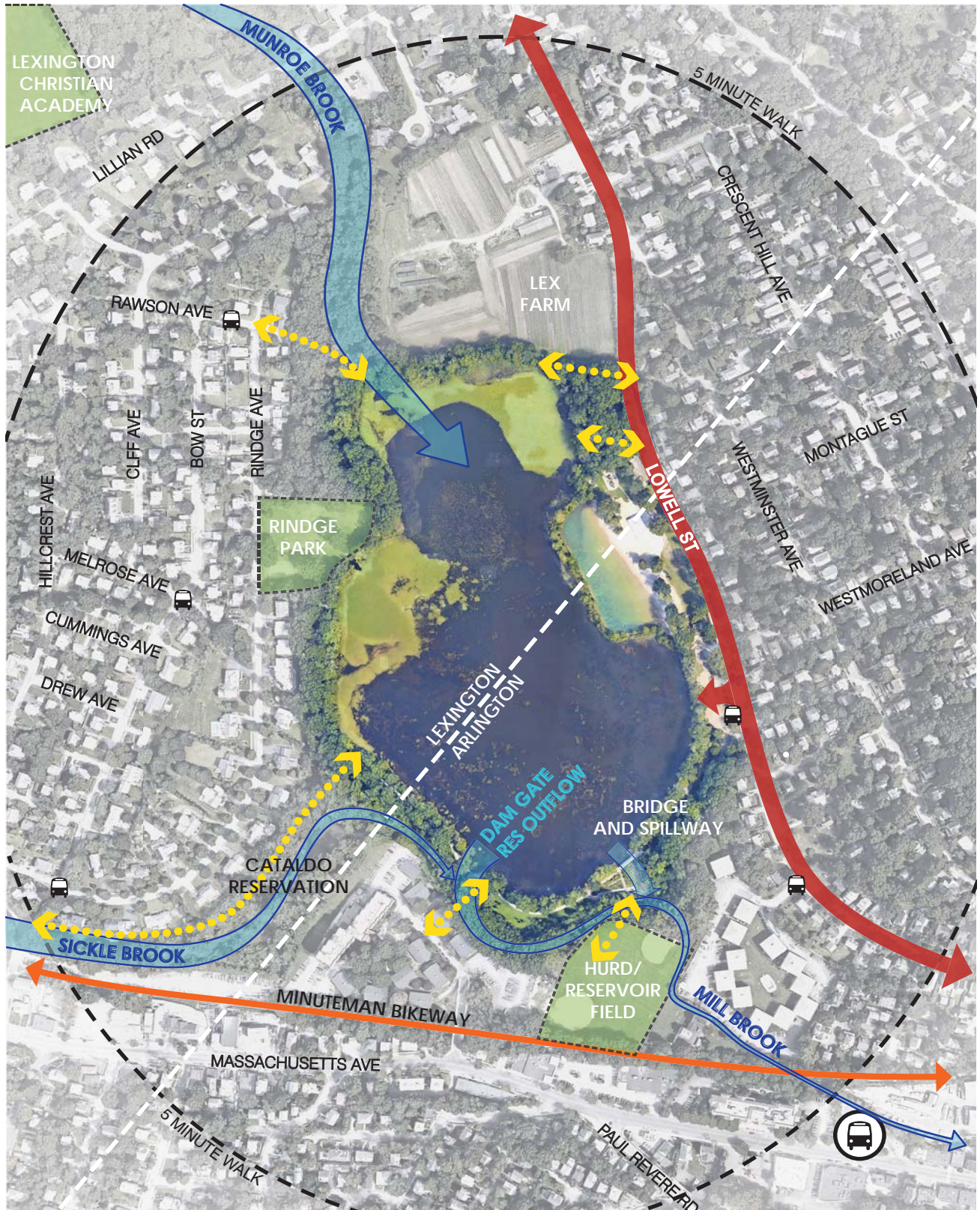
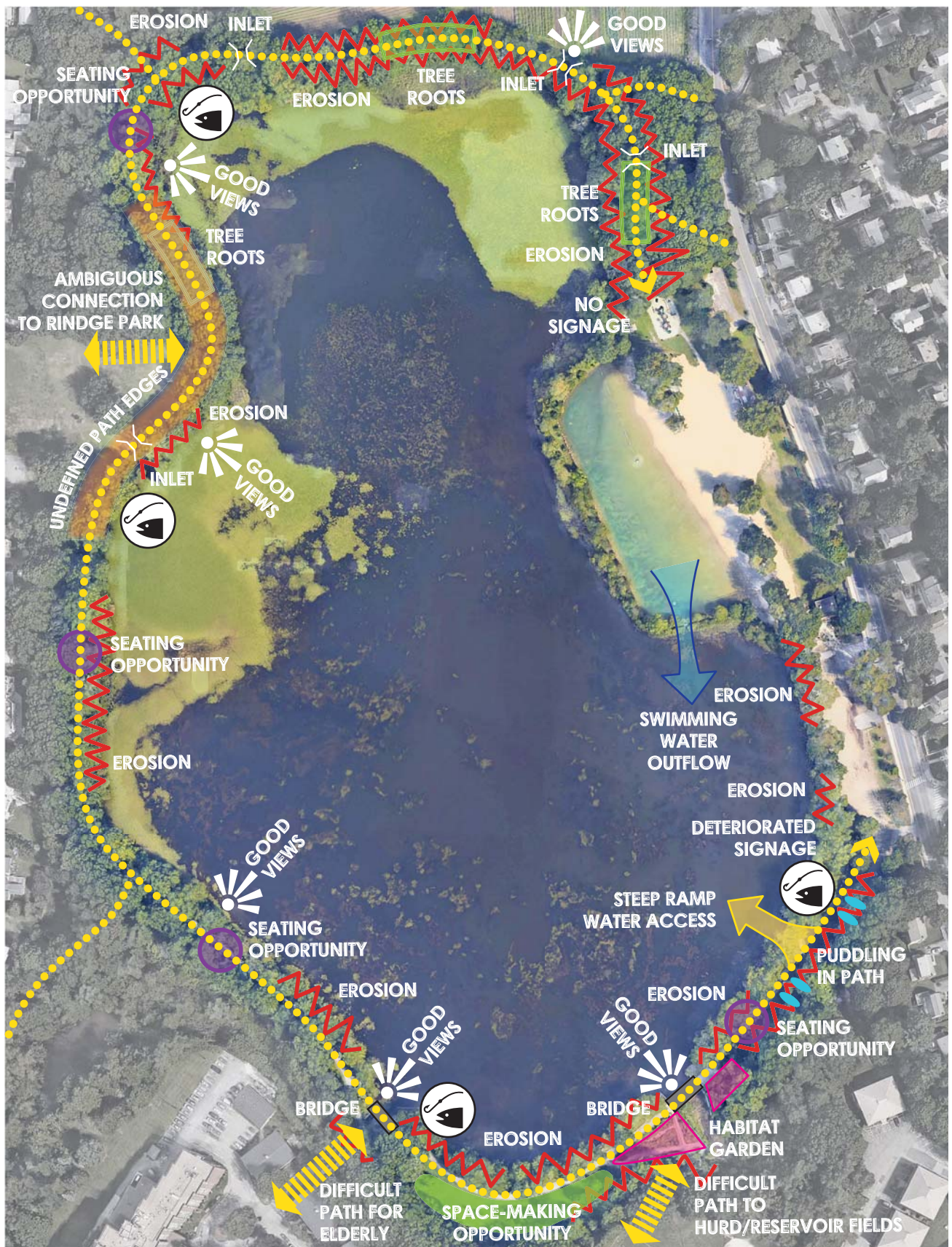


Diagram indicating observed invasive plant species per area, which related to the areas noted in Table 12

average user. The trail connections to the Drake Village Complex and to Hurd/Reservoir Fields are especially difficult to navigate, as noted on the analysis diagram on page 29. The condition of the perimeter pathways will be discussed in greater detail later within this section.



Context diagram showing bus stops, other open space destinations, trail connections, and flow of water



Analysis diagram showing good viewing locations and fishing overlooks, the boat launch and habitat garden locations, the variability of trail conditions, seating and fishing opportunities, and shoreline erosion zones along the perimeter path.



Analysis diagram of the beach and parking area, showing trail conditions, incomplete or non-compliant walking path connections, seating and viewing opportunities, deteriorated perimeter fencing and disjointed programmatic elements

Overall Aesthetics and Landscape Qualities

Although The Res has great foundational features, including magnificent shade trees within the bathing beach and canopy cover around The Res perimeter, wildlife diversity, a widened trail and bridge infrastructure along part of the perimeter path, and a large and diverse active user group, the overall aesthetic qualities of the property are generally poor and adversely impacted as follows:

- There is a general lack of site identity, particularly at primary pedestrian entrances to the property. For the 65 acre site, the property is identified as Arlington Reservoir only at the deteriorated trailhead kiosk and on the Bathhouse and Concession Building.
- The formal points of entry are inadequate relative to the size of the property and do not provide sufficient meeting/gathering areas. Current points of access to the pathways, beach, and parking areas are poorly marked and unwelcoming.
- The street edge along Lowell Street is deteriorated and does not indicate an open space asset.
- Some vegetated areas are overgrown and collect debris and trash. These conditions are particularly seen along the berm containing the bathing beach. Existing vegetation impedes views of The Res from the bathing beach, parking lot, and Lowell Street.
- Within the interior of the property, visual qualities suffer from aging or unmaintained facilities. The Pump House and Bathhouse and Concession building are unsightly and deteriorated.
- The pump and filter equipment serving the bathing beach is in dire need of upgrade or complete removal and replacement in order to improve water quality and reintegrate Reservoir water back into the system rather than using domestic water.
- The main parking lot is often dotted with mud puddles.
- The condition of the fencing along Lowell Street parking area and surrounding the beach is deteriorated and in need of repair.
- The play equipment is beyond its useful life and offers little play value. The sand surfacing below the play equipment is dangerous and not ADA-compliant.
- Sand migration within the bathing beach requires constant upkeep. Its movement has resulted in exposure of tree roots, which compromises the long-term health of the large shade trees at the beach.
- Programming at the beach, access to the Wildlife Habitat Garden, and much of the perimeter trail are inaccessible due to structural accessibility barriers, which include slopes that exceed 5%, lack of handrails, tree roots emerging within trails, non-compliant surfacing materials, and lack of ADA-compliant curb cuts at parking areas.
- The perimeter trail condition is wildly variable and lacks consistent accessibility. Trail improvements should address tree roots, ensure positive drainage away from the paths and establish a typical and consistent width along the entire trail.
- The Res shoreline is dotted with areas of erosion and infestations of invasive species. This will be discussed in greater detail within the Environmental Assessment section.
- Trail connections to neighboring properties or open space resources are either extremely difficult to navigate or are ambiguous. Clear wayfinding signage and path improvements will be essential to improving these connections.
- There are minimal site furnishings along the perimeter path that offer a place to sit and enjoy The Res, especially at viewing and fishing overlooks. The seating provided at the bathing beach is generally in disrepair or the sand has pulled away from the foundations such that it is unreachable for the average person.
- There is a lack of information available to the casual visitor about The Res's long and rich history. Educational signage would help to build The Res's identity.

PREFERRED MASTER PLAN

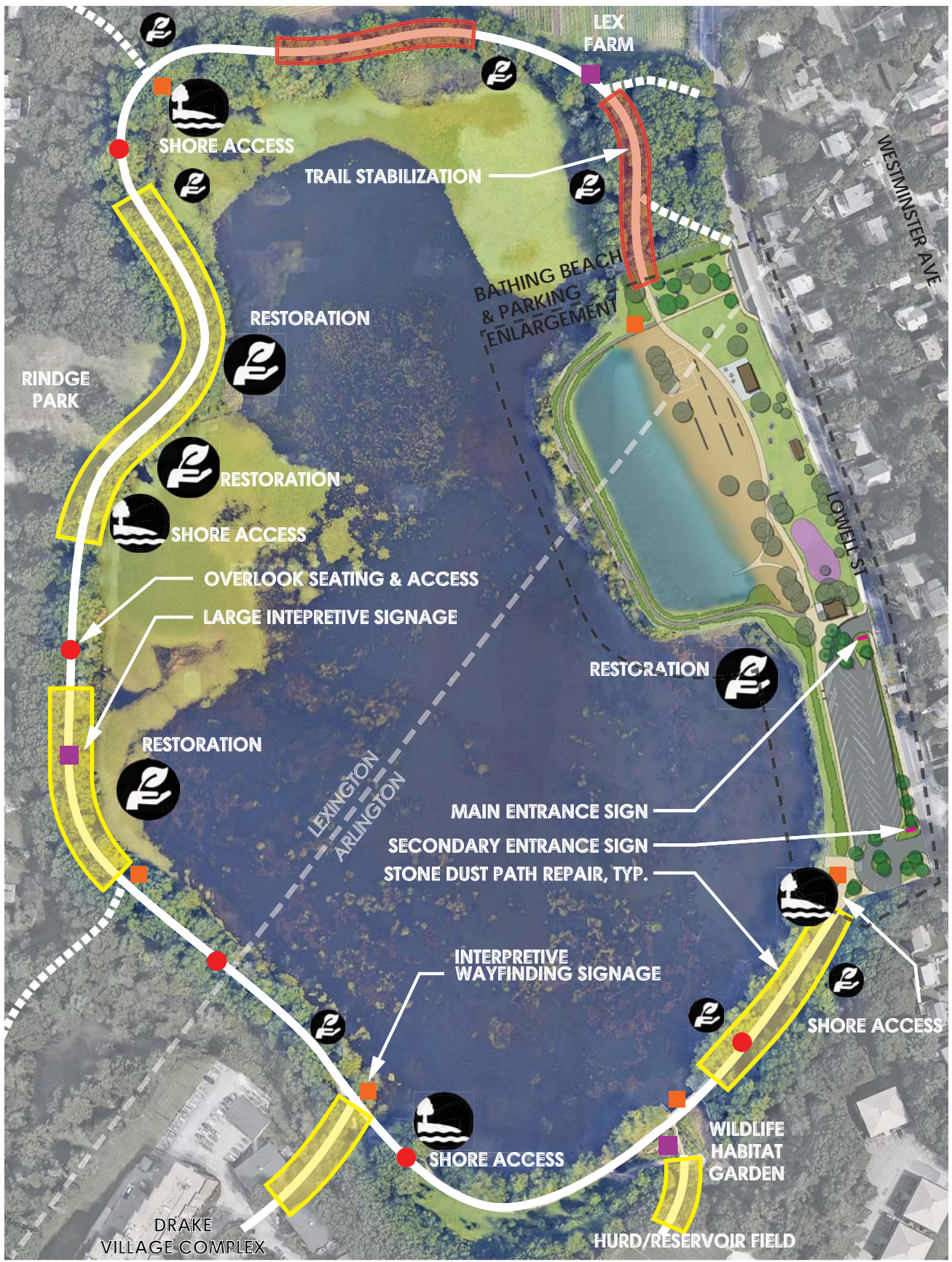
The master planning effort provided a unique opportunity to comprehensively assess the Arlington Reservoir for the purposes of developing a series of thoughtful and achievable enhancements. These improvements will provide benefits to all members of the surrounding neighborhood and the town as a whole. Working with the community and the Reservoir Working Group, a “Preferred” Master Plan has been developed that identifies the basic scope of desired improvements throughout The Res. In summary, the plan identifies restoration, reconstruction, reorganization or redevelopment of the entire property. The intent is to reestablish this open space gem as a focal point of community life with improved environmental conditions and recreational opportunities for both neighborhood and town-wide use. A number of goals related to the improvement of the property are described below:

- Improve the perimeter trail.
 - Establish a pilot area of the perimeter trail, shoreline erosional mitigation, and invasive species management strategies.
 - Stabilize and repair areas of the perimeter trail that are currently eroding.
 - Formalize critical linkages to important neighboring recreational resources.
 - Repair erosion control issues along the reservoir’s shoreline.
 - Remove invasive species and replant the shoreline with native species.
- Establish a pedestrian circulation strategy.
 - Identify primary and secondary entrances with nodes for services (wayfinding, seating).
 - Expand connections between park facilities, amenities, and adjacent streets and sidewalks, which include coordination with the planned traffic improvements on Lowell Street.
 - Create alternative means of travel through the beach area that completes the perimeter trail loop interior to the perimeter fencing.
 - Comply with ADA requirements to accommodate all users while balancing the rustic feel of the trail system
 - Provide strong connections to neighboring open space amenities.
- Establish a vehicular circulation strategy.
 - Identify primary and secondary entrances at the main parking lot and the boat launch entrances.
 - Create clear routes of vehicular travel within the main parking lot and boat launch driveway.
 - Identify a drop-off location for summer programming and service vehicles.
 - Identify specific Department of Public Works and maintenance vehicle access.
- Improve site permeability, visibility, and access.
 - Formalize access for recreational fishing.
 - Create overlook seating that takes advantage of the spectacular views across the water.
 - Provide clear and intuitive wayfinding into and around the property.
 - Improve the pedestrian experience along Lowell Street.
 - Comply with ADA Requirements.
- Improve water quality, filtration and pump equipment system at the bathing beach.
- Improve existing recreational facilities.
 - Improve facilities such that they will meet an increased demand that is anticipated once these improvements are implemented.
 - Improve aesthetic quality, structural integrity, interior and exterior functionality and configuration, and utility upgrades as needed within the Bathhouse and Concession Building and Pump House Building.
 - Provide flexible event space that can accommodate a range of programming.
- Improve the Wildlife Habitat Garden, including more durable fencing.

A reduced version of the plan and an enlargement of the bathing beach and parking area are contained within this section. These two drawings identify in graphic form the configuration of all proposed site features. It is important to note that the vast majority of recommendations suggest the refinement, enhancement or refurbishment of existing facilities within The Res. The plan also recommends the development of a modest level of new site amenities, that both complement existing facilities and provide new opportunities for public use and enjoyment.



Bathing beach and parking area enlargement



Overall perimeter improvement plan for The Res

NEXT PHASE IMPROVEMENTS

	Unit Cost	Notes
DEMOLITION + SITE PREPARATION	\$ 82,000	
Temporary Construction Fence	\$ 10,000	Assumes use of existing fencing and limited temp. fencing along trails
Tree Protection at Bathing Beach & Parking Lot Improvements	\$ 10,000	
Tree Protection at Trail Improvements	\$ 6,000	
Tree Stump Grinding (24")	\$ 2,000	
R&D Paving (Asphalt, Concrete, Gravel)	\$ 38,000	
R&D Fence	\$ 6,000	
Misc. Demolition	\$ 10,000	
REMAINING TRAIL + RESERVOIR PERIMETER IMPROVEMENTS	\$ 252,000	
Repair of Erosion Control Issues (17 locations)	\$ 63,000	Incl. coir fascine and stakes, labor, new native plantings, and seeding of erosional areas
Removal of Invasive Plant Species	\$ 29,000	Incl. labor and restoration of 2.54 acre, seeding and invasive root treatment
FlexiPave (750 LF)	\$ 90,000	Assumes 6' width
Trail Improvements	\$ 70,000	All pathways not FlexiPave
BATH HOUSE RENOVATIONS	\$ 370,300	
Structural	\$ 69,400	
Repair/ replace Existing Roof Sheathing	\$ 14,400	
Reinforce Roof Framing	\$ 15,000	
Provide Uplift Ties	\$ 8,000	
Concrete Masonry Repair Allowance	\$ 20,000	Add vertical reinforcing for uplift
Rebuilding Screen Walls	\$ 12,000	
Architectural - Exterior	\$ 120,400	
Replace Roof	\$ 16,500	
New Skylights	\$ 10,000	
Roof Trim	\$ 3,750	
Gutters	\$ 2,000	
Downspouts	\$ 1,200	
New Gable Louvers	\$ 2,500	
New Door & Frame	\$ 12,000	
Clean & Repoint Masonry	\$ 20,000	
Replace Entry Screens	\$ 6,200	
Demo/ Cut Service Window	\$ 5,000	
New Service Counter & Trim	\$ 2,500	
New Coiling Shutter	\$ 3,500	
Add Inside Walls to Reconfigure Space	\$ 10,250	Assumes add'l 15' wall to expand concession area, plus basic power & lighting, ventilation
Landscape Treatment along Building Face	\$ 25,000	
Architectural - Interior	\$ 180,500	
New door & frame	\$ 3,000	
Prep & Paint Walls	\$ 9,000	
Prep & Paint Ceiling	\$ 6,000	
New WCs	\$ 30,000	
New Urinals	\$ 13,500	
New Lavatories	\$ 27,000	
New DW Heater	\$ 22,500	
Toilet Partitions & Screens	\$ 9,000	
Toilet Accssories	\$ 7,500	
Outdoor Shower Upgrades	\$ 10,000	
Exterior Lighting	\$ 6,000	
Interior Lighting	\$ 12,000	
Gas Service or Electric Upgrade	\$ 25,000	
PARKING LOT, FENCE & GATES	\$ 579,600	
Primary Parking Lot	\$ 490,000	
Perimeter Chain Link Fence	\$ 86,000	
Double Gates	\$ 3,600	
BOAT RAMP	\$ 9,400	
Earthwork	\$ 500	
Concrete Paving	\$ 8,900	Incl. gravel base
BATHING BEACH INFRASTRUCTURE IMPROVEMENTS (incl. sediment cleanup)	\$ 350,000	
Dredging of Sediment	\$ 50,000	
Exotic Vegetation Removals from Embankment	\$ 15,000	
Embankment Reinforcement	\$ 125,000	
Weir Construction	\$ 65,000	
Armoring of the Interior Embankment Walls	\$ 95,000	
INTERPRETIVE SIGNAGE	\$ 3,000	
Large Angled Sign and Post (3 @ 24"x36")	\$ 1,500	
Small Upright Sign and Post (6 @ 8"x10")	\$ 1,500	
ADDITIONAL RENOVATION CONSIDERATIONS		
Drop Off Area	\$ 29,100	
Earthwork	\$ 900	
New Drainage Piping & Structures	\$ 12,000	
Bituminous Concrete Paving - Porous	\$ 10,900	Incl. gravel base
Granite Curb	\$ 4,800	
Striping	\$ 500	
New Grilling Area at Concession	\$ 45,200	
Earthwork	\$ 1,300	
Concrete Paving	\$ 16,700	Incl. gravel base
Trash Receptacle/ Recycling	\$ 2,400	
Drinking Fountain with Bottle Filler	\$ 6,000	
Picnic Tables	\$ 11,300	Incl. 1 ADA table
Concrete Paving for Picnic	\$ 7,500	
Playground	\$ 225,000	
Earthwork	\$ 2,500	
Concrete Pathway	\$ 2,500	Incl. gravel base
PIP Rubber Play Surfacing	\$ 89,000	Incl. gravel base
Steel Edger	\$ 4,000	
Play Equipment	\$ 127,000	

Pathway Improvements	\$	173,200	
Earthwork	\$	6,900	
Concrete Paving	\$	94,000	Incl. gravel base
Stabilized Stone Dust	\$	19,000	Incl. gravel base; not incl. edge restraint
Accessibility Improvements	\$	20,000	
Detectable Warning Mats at Curb Cuts	\$	2,000	
FlexiPave Pathway Connection	\$	13,000	
Concrete Stairs	\$	18,300	
Overlook Seating	\$	13,500	
Earthwork	\$	400	
Stabilized Stone Dust	\$	3,100	Incl. gravel base; not incl. edge restraint
Benches	\$	10,000	
Beach Volleyball	\$	2,000	
Beach Sand	\$	1,500	
Volleyball Net	\$	500	
New Tree & Shrub Planting	\$	100,800	
New Native Deciduous Trees	\$	30,000	
New Native Shrub Planting	\$	34,000	
New Native Perennial Plug Planting	\$	14,800	
Tree Grates at Plaza	\$	3,800	
Pine Bark Mulch	\$	5,200	
Loam & Seed	\$	13,000	
Pruning of Existing Trees	\$	20,000	
Beach Sand Replenishment	\$	32,000	
Entry Plaza	\$	38,500	
Earthwork	\$	1,700	
Concrete Paving	\$	31,100	Incl. gravel base
Trash Receptacle/ Recycling	\$	1,200	
Bike Racks	\$	4,500	
Pavilion/ Shade Structure	\$	87,400	
Earthwork	\$	400	
Concrete Pad	\$	7,000	Incl. gravel base
Pavilion Structure	\$	80,000	
Terraced Seating	\$	79,800	
Earthwork	\$	500	
Concrete Seat Walls	\$	79,300	
Construction Subtotal	\$	2,492,800	
Construction Contingency (10%)	\$	249,280	
Contractor Mobilization, Overhead & Profit (15%)	\$	373,920	
Soft Costs (12%), including design, engineering and permitting	\$	299,136	
NEXT PHASE TOTAL	\$	3,415,136	
NEXT PHASE TOTAL SAY	\$	3,436,000	
TOTAL PROJECT COST	\$	4,427,000	

June 26, 2018

DESIGN STUDIO
85 Devonshire Street, 3rd Floor, Boston, MA 02109
Tel: 617.412.4480

TO: Jon Marshall
Director, Parks and Recreation
Town of Arlington

FROM: Cheri Ruane, RLA

Re: **Funding Scenarios for Arlington Reservoir Master Plan**

Please append this memo to the DRAFT of the Arlington Reservoir Master Plan document that you will be distributing tonight. The information below should be inserted at the bottom of Page 84.

As discussed the Town has committed \$2M in capital funds for the next round of improvements at The Res. Based on opinions of probable cost for improvements, soft costs, and contingencies, the total estimate for the next phase of work rounds up to \$3.45M leaving a delta of \$1.45M in needed funding.

Through our committee meetings and review of grant programs included in the Master Plan document we offer the following potential funding scenario to complete the financing package. Keep in mind that the Town's \$2M commitment would provide any and all matching funds required by the summary below:

For general park improvements including access to water, active and passive recreation est. \$400k:

Parkland Acquisition and Renovations for Communities (PARC)	Improvements to existing parks	\$400,000	Reimbursement program	Mid July	
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For improvements to conservation areas, erosion control and pathway improvements est \$150k:

Massachusetts Land and Water Conservation Fund	Development and renovation of parks, recreation and conservation areas	unmin. \$10,000; max \$200,000	Reimbursement program	Early June	
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For improved playground area and active recreation amenities est \$750k:

Landscape Partnership Program	To build a park or playground	\$1,250,000	Up to 50% of total eligible project costs; reimbursement program	Late Fall	
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For erosion control, cleaning of existing outfalls, and aquatic vegetation management est. \$50k:

604b Water Quality Management Planning	Green infrastructure projects that manage wet weather to maintain or restore natural hydrology.	\$50,000	Reimbursement program.	Early March	
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For trail improvements, interpretive signage and connections to larger town trail networks est \$100k:

Greenways and Trails Program/ Recreational Trails Program	Maintenance and restoration of existing recreational trails; development and rehabilitation of recreational trailside and trailhead facilities	\$5,000 to \$50,000; \$100,000 for larger projects	Must be at least 20% of the total project value.	mid Feb	
Recreational Trails Program - Education Grants	Training on trail accessibility and sustainability; Training that promotes safety or environmental protection related to recreational trails. Partnering with youth organizations, corps or individual volunteers are highly encouraged!	\$8,000 to \$10,000	Must be at least 20% of the total project value.	Rolling	

GRANT	AWARD	MATCH
PARC GRANT	\$400K	\$280K
MLWCF	\$150K	
Landscape Partnership	\$750K	\$375K
604b Water Quality	\$ 50K	
Greenways / Trails	\$ 90K	\$ 18K
Recreational Trails	\$ 10K	\$ 2K
	\$1.45M	\$675K (from the \$2M capital improvement budget)

or interest in said estate at the time aforesaid. IN WITNESS WHEREOF, I the said Herbert C. Blackmer in my said capacity of Deputy Sheriff, have hereunto set my hand and seal, this eleventh day of July in the year of our Lord one thousand nine hundred twenty-eight. Herbert C. Blackmer Deputy Sheriff (seal) COMMONWEALTH OF MASSACHUSETTS. Middlesex, ss. July 11, A.D. 1928. Then the above-named Herbert C. Blackmer personally appeared and acknowledged the above instrument, by him signed, to be his free act and deed. Before me, Grace K. Jennings, Special Commissioner. My commission expires March 15, 1929. - - - - -

Middlesex ss. July 17, 1928. 10h. 45m. A.M. Rec'd & Recorded.

"p" over erasure.

TOWN OF
ARLINGTON

TAKING

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. Arlington, Mass., July 16, 1928.

The duly elected and qualified Board of Park Commissioners of the Town of Arlington in said County of Middlesex, having complied with all the preliminary requirements prescribed by law; and the said Town at a legal town meeting duly called, warned and held, having, by a vote of more than two-thirds of the voters present and voting thereon, duly passed on March 28, 1928, authorized the taking hereinafter set forth for the purposes hereinafter set forth and made an appropriation of money for the purpose, a copy of which vote is hereto annexed and made a part hereof; and it being necessary and desirable to acquire land for the said purposes, adopts the following order of taking: Ordered that there be and hereby is taken by eminent domain on behalf of said Town for the purposes of a public playground or recreation centre: 1. A certain parcel of land situated in Arlington, Middlesex County, Massachusetts, bounded and described as follows: Beginning at the point of intersection of the northeasterly boundary line of land formerly of Lawrence Leary and the boundary line between the Town of Lexington and the Town of Arlington, thence running Southwesterly along the said Town boundary line six hundred and fifteen (615) feet, more or less, to land of the Boston and Maine Railroad; thence running Easterly along said Railroad land seven hundred and eighty (780) feet, more or less, to land now or formerly of Dolly Bolles; thence running Southwesterly along the boundary line between said Railroad land and said Bolles land twenty (20) feet more or less; thence running Easterly along said Railroad land three hundred seventy-one (371) feet; thence turning at an interior angle of 108° 40' and running Northeasterly through said Bolles land four hundred ninety (490) feet; thence turning at an interior angle at 139° 20' and running Northerly through said Bolles land two hundred and eighty (280) feet,

See Book of Plans No. H/3. Plan 77.

more or less, to land of the Town of Arlington; thence turning at an interior angle of $55^{\circ} 20'$ and running Southwesterly along said Town land to the northeasterly line of said Leary land; thence running Westerly and Northwesterly along said Town land to the point of beginning; containing $10 \frac{2}{10}$ acres, more or less, and being portions of land now or formerly of Lawrence Leary and of Dolly Bolles; subject to and reserving to the owners of the remaining portion of said Leary land situated in Lexington and adjoining said parcel, their heirs and assigns, as appurtenant to said remaining portion, a right or easement of way in common with others now or hereafter entitled, upon and over that portion of the said parcel which is bounded southerly by said Railroad land, westerly by said Lexington-Arlington boundary line, northerly by a line parallel with and distant thirty (30) feet northerly from said Railroad land and easterly by a line extending northerly, at right angles to the northerly line of said Railroad land, from a point on said northerly line at the easterly side of the existing crossing of said Railroad land from said Leary land, said point being one hundred (100) feet more or less from said Lexington-Arlington boundary line. 2. Also a certain parcel of land situated in said Arlington between land of the Boston and Maine Railroad and Massachusetts Avenue near Dundee and Paul Revere Roads, bounded as follows: Beginning at a point on the southerly line of land of the Boston and Maine Railroad distant one hundred and thirty-eight (138) feet, more or less, measured on said line, northwesterly from land now or formerly of Bolles; thence running Southwesterly along land now or formerly of Eva C. Culhane thirty-six (36) feet, more or less, to Massachusetts Avenue; thence running Northwesterly along Massachusetts Avenue one hundred and sixty-five (165) feet, more or less, to land now or formerly of Robert MacDonald; thence running Northeasterly along said MacDonald land thirty-four and $\frac{20}{100}$ (34.20) feet, more or less, to said Railroad land; thence running Southeasterly along said Railroad land one hundred sixty-four and $\frac{5}{10}$ (164.5) feet, more or less, to the point of beginning; containing 5140 square feet, more or less, and being shown as lot No. 3 on a plan marked "Plan of Land in Arlington, Mass. Owned by Thomas P. Culhane, July 28, 1927, P. H. Mossman, C.E.," filed with Middlesex So. Dist. Deeds, plan book 402 plan 5. Both said parcels are shown on a plan marked "Town of Arlington, Mass. Playground Committee Proposed Playground at Arlington Heights Fay, Spofford and Thorndike, Engineers, Boston", to be recorded herewith. The interest taken in both said parcels of land is the fee simple thereof. All trees upon the first parcel hereinbefore

described and all structures affixed thereto are included in the taking. None of the trees and structures upon the second parcel hereinbefore described is taken and the owner thereof is allowed until August 1st, 1929 to remove the same. No betterments are to be assessed for this improvement. We estimate and determine that the damages sustained by any and all persons in their property by reason of this taking are as follows, reference being hereby made to said last mentioned plan for a description of such property and we hereby award such damages to the persons hereinafter named as the owners of the property taken, it being understood that if the persons named are not the true owners and entitled to such damages the awards are made to the true owner or owners of said property

	As owner of	Damages
Norah Leary	a portion of parcel 1	\$1000.00
Florence M. Wiggins	a portion of parcel 1	\$4500.00
Arlington Five Cents Savings Bank, mortgage holder		
Thomas P. Culhane	parcel 2	\$600.00
F.L. Goodwin, mortgage holder		
Catherine M. MacLean, " "		
Emile A. Chagnon, " "		

WITNESS our hands at Arlington aforesaid this Sixteenth day of July, 1928.

Frank W. Wunderlich	}	Board of Park Commissioners
Percy A. Goodale	}	of the Town of Arlington,
Richard L. Powers	}	Massachusetts.

TOWN OF ARLINGTON
 COPY OF ARTICLE & VOTE

July 2, 1928. TO WHOM IT MAY CONCERN: I hereby certify that the following is a true copy of Article 29 of the warrant calling the Annual Town Meeting of 1928, and that the following is a true copy of the vote passed under Article 29 at the Adjourned Town Meeting duly called, warned, and held March 28, 1928 when said article was before said meeting: Article 29. To see if the Town will acquire by purchase, eminent domain or otherwise, for the purpose or purposes of a public playground or recreation centre, all or any portion or portions of the two parcels of land within the town hereinafter described, any interests or easements therein, and any rights or easements of way or otherwise as appurtenant thereto, and subject to or with any reservations of any rights or easements therein; determine by whom the powers conferred by section 14 of chapter 45 of the General Laws shall be exercised; make an appropriation of money for all or any of the purposes aforesaid; determine in what manner the money shall be raised and expended; or take any action relating to all or any of the foregoing. The first parcel is bounded as

follows: Beginning at the point of intersection of the northeasterly boundary line of land formerly of Lawrence Leary and the boundary line between the Town of Lexington and the Town of Arlington, thence running Southwesterly along the said Town boundary line six hundred and fifteen (615) feet, more or less, to land of the Boston and Maine Railroad; thence running Easterly along said Railroad land seven hundred and eighty (780) feet, more or less, to land now or formerly of Dolly Bolles; thence running Southwesterly along the boundary line between said Railroad land and said Bolles land twenty (20) feet, more or less; thence running Easterly along said Railroad land three hundred seventy-one (371) feet; thence turning at an interior angle of $108^{\circ} 40'$ and running Northeasterly through said Bolles land four hundred ninety (490) feet; thence turning at an interior angle at $139^{\circ} 20'$ and running northerly through said Bolles land two hundred and eighty (280) feet, more or less, to land of the Town of Arlington; thence turning at an interior angle of $55^{\circ} 20'$ and running Southwesterly along said Town land to the northeasterly line of said Leary land; thence running Westerly and Northwesterly along said Town land to the point of beginning; containing $10 \frac{2}{10}$ acres, more or less, and being portions of land now or formerly of Lawrence Leary and of Dolly Bolles. The second parcel is situated between land of the Boston and Maine Railroad and Massachusetts Avenue near Dundee and Paul Revere Roads, and is bounded as follows: Beginning at a point on the southerly line of land of the Boston and Maine Railroad distant one hundred and thirty-eight (138) feet, more or less, measured on said line, Northwesterly from land now or formerly of Bolles; thence running Southwesterly along land now or formerly of Eva C. Culhane thirty-six (36) feet, more or less, to Massachusetts Avenue; thence running Northwesterly along Massachusetts Avenue one hundred and sixty-five (165) feet, more or less, to land now or formerly of Robert MacDonald; thence running Northeasterly along said MacDonald land thirty-four and $\frac{20}{100}$ (34.20) feet, more or less, to said Railroad land; thence running Southeasterly along said Railroad land one hundred sixty-four and $\frac{5}{10}$ (164.5) feet, more or less, to the point of beginning; containing 5140 square feet, more or less, and being shown as lot No. 3 on a plan marked "Plan of Land in Arlington, Mass. Owned by Thomas P. Culhane, July 28, 1927, P. H. Mossman, C.E.," filed with Middlesex So. Dist. Deeds, plan book 402, plan 5. Both said parcels are as shown on a plan marked "Town of Arlington, Mass. Playground Committee Proposed Playground at Arlington Heights, Fay, Spofford and Thorndike, Engineers, Boston," a copy of

which is filed in the office of the Town Clerk. (Inserted at the request of the committee to investigate the matter of a suitable playground at Arlington Heights) Voted: (Unanimously) That the Board of Park Commissioners be and hereby is authorized and empowered, on behalf of the Town, to purchase or take in fee by eminent domain or otherwise acquire, for the purposes of a public playground or recreation centre, one parcel of land within the Town subject to and with the reservation of certain rights or easements, a second parcel of land, and also a right or easement in other land, all as hereinafter described; that for the purpose of such purchase, taking or acquisition of said two parcels the sum of sixty-one hundred (\$100) dollars be and hereby is appropriated; that for the purpose of such purchase, taking or acquisition of said right or easement the sum of one hundred (100) dollars be and hereby is appropriated; and that both said sums be raised by general tax and expended under the direction of the Board of Park Commissioners. The first said parcel is bounded by the boundary line between the Town of Lexington and the Town of Arlington, land of the Boston and Maine Railroad, land now or formerly of Dolly Bolles, and land of the Town of Arlington, being portions of land now or formerly of Lawrence Leary and of Dolly Bolles, as more particularly described in Article 29 of the warrant; subject to and reserving to the owners of the remaining portion of said Leary land situated in Lexington and adjoining said parcel, their heirs and assigns, as appurtenant to said remaining portion, a right or easement of way in common with others now or hereafter entitled, upon and over that portion of the said first parcel which is bounded southerly by said Railroad land, westerly by said Lexington-Arlington boundary line, northerly by a line parallel with and distant thirty (30) feet northerly from said Railroad land and easterly by a line extending northerly, at right angles to the northerly line of said Railroad land, from a point on said northerly line at the easterly side of the existing crossing of said Railroad land from said Leary land, said point being one hundred (100) feet more or less from said Lexington-Arlington boundary line. The second said parcel is bounded southerly by Massachusetts Avenue, westerly by land now or formerly of Nathan MacDonald, northerly by said Railroad land, and easterly by land now or formerly of Eva C. Culhane, as more particularly described in Article 29 of the warrant. Also a right or easement of way in common with others entitled thereto as appurtenant to said first parcel upon and over a parcel of land thirty (30) feet wide extending from Massachusetts Avenue to said Railroad land, one hundred and ten (110)

feet, more or less, easterly from said Lexington-Arlington boundary line measured on the northerly line of Massachusetts Avenue, as shown upon a plan marked "Plan of Land in Arlington, Mass. owned by Robert MacDonald Scale 40' = 1" Sept. 28, 1896, H. S. Adams, C.E., Additions by C. H. Gannett, C.E. Mar. 1924, May 1925", filed with Middlesex So. Dist. Deeds, plan book 361 plan 27, and thence by the existing crossing of said Railroad land to said first parcel. Attest: E. Caroline Pierce, Town Clerk (Corporate seal) - - - - -

Middlesex ss. July 17, 1928. 10h. 47m. A.M. Rec'd & Recorded.

We, George S. Wheeler and Mabel H. Wheeler, his wife, in her right, of Laconia, New Hampshire, for consideration paid, grant to William O. Bentley, of Newton, Middlesex County, Massachusetts, with QUITCLAIM COVENANTS the land in LINCOLN, Middlesex County, Massachusetts, consisting of one and 93/100 (1.93) acres, situated on Silver Hill Road, bounded and described as follows: Beginning at a point at the southeasterly corner of premises on Silver Hill Road where these premises join those now or late of Maria Eaton; Thence running northerly and northwesterly by Silver Hill Road as wall now stands by four (4) dimensions one hundred fourteen and 5/10 (114.5) feet, two hundred five (205) feet, thirty-four (34) feet, and seventy-five (75) feet respectively to land now or late of George R. Wheeler; Thence turning and running southwesterly by land of Wheeler by a stone wall four hundred sixty-six (466) feet to land of said Eaton; Thence running easterly by land of said Eaton by two dimensions, one hundred ninety-four (194) feet, and one hundred eighty-three (183) feet respectively as fence now stands to Silver Hill Road to point of beginning. Said premises are shown on plan of "Land in Lincoln, surveyed for Lillian P. Smith by Horace F. Tuttle", dated 1913, recorded with Middlesex South District Deeds Book of Plans 224, Plan 27. Being the same premises conveyed by Lillian P. Somes to said Mabel H. Wheeler by deed dated July 15, 1927, and recorded with Middlesex South District Deeds Book 5126, Page 439. Said premises are subject to a mortgage for \$3,000 held by Lillian P. Somes and to taxes for the year 1928. WITNESS our hands and seals this sixth day of July, 1928. George S. Wheeler (seal) Mabel H. Wheeler (seal) COMMONWEALTH OF MASSACHUSETTS. Massachusetts. Middlesex Co. ss. July 14, 1928. Then personally appeared the above-named George S. Wheeler and Mabel H. Wheeler and acknowledged the foregoing instrument to be their free act and deed, before me, Joseph M. M. Appleby, Notary Public. (Notarial seal) My Commission Expires

WHEELER
et al
to
BENTLEY