

**Town of Nahant
Community Preservation Committee**



Grant Application FY 2021

Applicant: Ellen Antrim

On behalf of Nahant Open Space and Rec Committee

Application Purpose:

Applicant's address and phone number:

267 Nahant Rd Nahant MA 01908

978-985-6078

(please select all that apply)

xx Open Space

Community Housing

Town committee or board (if applicable):

Historic Preservation

Recreation

1) Project Name: Bailey's Hill Complex--Fort Ruckman East Slope Restoration

2) Project Description:

Funding is for the design, engineering, permitting and construction of the ecological restoration and access improvements to the area east of gun turret at Fort Ruckman area of Bailey's Hill complex.

Scope of project:

Remove debris (asphalt/bricks/construction fill) from area east of gun turret closest to Oceanview/Pond Beach.

Grade and install hardscape and or retaining walls as needed. (per Engineering Design).

Installed foot path to allow pedestrian flow with the adjacent heritage trail path with retaining steps for safe walking.

Restore natural ecological landscape by planting native vegetation which will also provide stability and prevent erosion.

3) Grant Amount Requested:

Engineering quote for full scale project with fencing, kiosk, benches etc.: \$112,025

DPW Superintendent quote with reduced project scale:

low end minimal work scope: \$30,000

high end work scope: \$81,000

See attached estimates and email discussions.

4) Contribution to the preservation Nahant's unique character:

Preservation and Enhancement of Open Space & Quality of Life:

The Bunker portion of the Bailey's Hill Complex is a well-used and valued open space in Nahant. The Heritage Trail traverses the Bunkers and provides a passive recreation for residents. The subject location is adjacent to the Heritage trail, a well-used walking trail that connects open spaces in Nahant.

This area of the Bailey's Hill Complex has been neglected and was used for dumping asphalt, brick and other debris several years ago. This debris has created a very uneven landscape, making it unsafe for walking and prohibitive to the establishment of natural vegetation. The dirt downhill of the gun turret has eroded away leaving a potentially dangerous access gap. Grading and preventing erosion of the site is imperative. Removing invasive vegetation will allow for native plants and trees to be established. Maintaining the integrity of the open space surrounding the Bunkers is important for allowing the best and safest use of the space. Creating an extension path like the adjacent heritage trail will allow safe foot traffic for enjoyment of the area. Completing this project will allow public access to and use of an area which is unstable and not currently usable.

5) Planning Context: Is the project part of a general Town planning study (e.g. Open Space and Recreational Plan, Master Plan etc.)? If so, when was the plan prepared and who has approved the plan?

_____ Is **NOT** part of a Program Plan (Not at this time)

XX **Is** part of a Program Plan prepared on 9/2008 and approved by Town of Nahant

Grant Application (cont.):

6) Evaluation Criteria: Provide a brief description of how this project meets as many of the selection criteria as may be applicable. Refer to Selection Criteria attached as Appendix A (Page 10).

*How will the proposed project contribute to the preservation of Nahant's unique character and enhance our quality of life?

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*Is the proposed project consistent with town planning documents that have received wide input and scrutiny?

Nahant Open Space Plan 2000 excerpt:

The Nahant Open Space and Recreation Plan 2000, which was officially adopted by the Town of Nahant in 2000, contains a "Statement of Open Space and Recreation Goals" for the Town. This statement recognizes that "One characteristic that unites the residents of this Town is that so many people here cherish and make substantial use of the recreational opportunities that are available in the Town's open spaces, including ... passive recreational areas such as East Point and Bailey's Hill." In accordance with this statement, one of the Plan's goals is to make "practical suggestions for maintaining, preserving, and enhancing our open space and the quality of life that it fosters" (see Nahant Open Space and Recreation Plan 2000, Sec. 6.B.1-2). Finally, the members of the Open Space Committee have observed that Bailey's Hill is well used by the Townspeople and outside visitors for walking, jogging, scenery viewing, and sport fishing."

Nahant Open Space Plan 2008 excerpt:

"Today the Bailey's Hill Complex is heavily used by walkers, joggers, and scenery viewers, and by dog owners to exercise their dogs. In season it is a common destination for sport fishermen. It remains one of the most important sites in the Town for passive recreation and especially for the unparalleled scenery viewing from its heights.

Heavy foot traffic around the entrances to the two Gun Emplacements** has created a serious erosion problem, especially along the steep slope running down the western side of Gun Emplacement No. 1 and into the vicinity of the main entrance to the Complex Other potential erosion problems exist wherever there is substantial foot traffic in areas where the slope is of a steep grade.

After the adoption of the Nahant Open Space and Recreation Plan 2000, the Town began to implement the stated goal of a "network of paths extending from Little Nahant through Short Beach, The Meadows, and the golf course to Bailey's Hill." At this writing, funding was being sought for this project. The "network of paths" enters the Bailey's Hill Complex from the wide pebble path connecting the Oceanview parking lot with the northeast corner of the Flatland portion of the Complex."

**This refers to the area that is proposed for improvements in this grant application. The area has not been improved in the intervening years from this 2008 Plan. This plan was adopted in 2008 and utilized resident input via survey. The serious erosion problem still exists and would be corrected by the work proposed in this grant application.

Nahant Open Space and Rec Plan 2016 excerpt:

"The Bunkers This is the largest portion of the park with the most tree growth. It includes rugged features which are experienced through the walking path that cuts through the hill. It also has two gun emplacements (of the former Gardner Battery) and earthworks that have been built around and over them.

At the northern side, there's a gravel road entrance from Gardner Road which may be used as limited parking. Otherwise, access is by foot from this entry point (which is also part of the Heritage Trail) or from the east by a switchback footpath from the Flatland. Being a passive recreation site, the Bunkers feature three benches to provide relaxation for walkers/hikers as well as viewing vistas from this prominent location. One of the benches however needs repair or replacement.

Depending on the Town's needs and future plans for the paved parking and driveway, consideration should be given to replacing the asphalt, auto-oriented elements with more park-like elements. A natural trail path that mimics the existing Heritage Trail would connect The Bunkers and Bailey's Hill."

*In general, will the project serve multiple needs? Specifically, will the project serve more than one CPA category (i.e.affordable housing, open space, historic preservation or recreation)?

This project will serve both Open Space restoration/preservation and recreation. The proposed project will restore an open space that has deteriorated and once restored can be used safely for recreation purposes as an extension of the Heritage trail.

*Does the project have demonstrated community support?

Per 2008 Nahant Open Space Plan Survey:

"The importance of open space for protection of flood plains and wetlands; the maintenance of scenic areas; recreation areas; and conservation of trees, plants and wildlife for the enhancement of environmental quality was noted by 92 percent or more of respondents in each of the above categories. The five areas most visited "sometimes" or "often" were Short Beach, Henry Cabot Lodge Park / East Point, Forty Steps Beach, Bailey's Hill and Marjoram Park."

*Feasibility

This project is feasible and has the support of Zach Taylor, DPW Director

SEE SUPPORTING DOCUMENTS

7) Estimated Cost and Schedule:

Attach cost estimates for construction projects and state how costs were derived.

Single Year Projects - Anticipated Costs						
Project Timeline	Fiscal Year*	Stipend Request Guideline #3	Professional Services	Total of CPC Funds Requested	Other Funding Sources	Total Cost
TBD-Start 7/1/20	2021			See attached	none	3 estimates
						See attached
Sub Totals						See Att
					Total	30,000-\$81,000

If your project is expected to continue over **more than one year**, detail the project's cost on the following chart (explanation may be attached on a separate sheet).

		Multiple Year Projects - Anticipated Costs				
Project Timeline	Fiscal Year*	Stipend Request Guideline #3	Professional Services	Total of CPC Funds Requested	Other Funding Sources	Total Cost
Prior year	2020					
First year	2021					
2nd year	2022					
3rd year	2023					
4th year	2024					
Sub Totals						
						Project Total

* **Note:** The fiscal year begins on July 1 of a given year and ends on June 30 of the following year.

Grant Application (cont.):

Other Funding Sources: Include total amount and all funding sources including any potential grants or gifts. List all sources approached even if denied funds.

List of independent funding sources	
Funding Source	Amount of Grant / Gift
1.	
2.	
3.	
4.	
	Total

8) For Acquisition projects, attach appraisals and agreements, if available. Please indicate name of present owner and attach a copy of most recent deed. In addition to property address, please provide Nahant assessor's office identification (Map, Block and Lot number).

N/A

9) Coordination: If the project is dependent upon one or more other projects, identify them and indicate what the relationship(s) are among the projects. If the project is not dependent upon, but should be linked to one or more other projects, identify them and indicate the proposed relationship.

N/A

Grant Application (cont.):

10) Previous Town Meeting Action: If the project has previously been included in the Warrant of a Town Meeting, indicate the year, warrant article number, and Town Meeting action. N/A

11) Project Priority: If you are submitting applications for more than one project, indicate the priority of this project recognizing that your most important project may not be needed or be ready for action until two or three years from now.
N/A

12) Time Sensitivity: Describe any time sensitive critical issues that may impact the ability to protect the resource or otherwise impact schedule and/or grant making decisions.

The proposed project is time sensitive as the land is eroding and the previously dumped construction debris is causing uneven terrain prohibiting safe access to area.

13) Contingency Planning: What are the consequences if CPA funding is not available for the current fiscal year? Describe alternate plans for temporary stabilization, long term solution.

DPW can do minor grading and stabilizing as time allows over the next year if grant is not available.

Grant Application (cont.):

APPENDIX A
TOWN OF NAHANT
COMMUNITY PRESERVATION ACT
SELECTION CRITERIA

The Community Preservation Committee requires that all proposed projects be eligible for CPA funding according to the requirements described in the state's CPA statute. In addition, the following questions include the criteria, as applicable, that the Committee will use to assess proposed projects.

- How will the proposed project contribute to the preservation of Nahant's unique character and enhance our quality of life?
- Is the proposed project consistent with town planning documents that have received wide input and scrutiny?
- Is the proposed project feasible?
- How "time sensitive" is the project? Is it urgent?
- Is the cost of this project proportionate to its objectives?
- In general, will the project serve multiple needs?
- Specifically, will the project serve more than one CPA category (*i.e.* affordable housing, open space, historic preservation or recreation)?
- Does the project have demonstrated community support?
- Will the project preserve currently owned town assets?
- Will the project involve the acquisition and/or protection of threatened resources?
- Will the project involve multiple sources of funding, or will it leverage other public and/or private funding sources or in-kind services?
- If multiple sources of funding are involved, are commitments from other sources documented?
- Will this project stimulate other public/private projects in Nahant?

As the law requires, Town Meeting must approve all Community Preservation Committee funding recommendations.

Grant Application (cont.):

For Community Preservation Committee Use

Received on:

Associated Town Committee:

Reviewed on:

Determination:



Nahant Town Hall
334 Nahant Road
Nahant, MA 01908
Tel. (781) 581-9927 Fax (781)593-0340

Community Preservation Committee

C/O Selectman's Office

334 Nahant Road

Nahant, MA 01908

1/27/2020

Dear Committee,

I am writing on behalf of The Town of Nahant's (Town) application for Community Preservation Committee (CPC) grant funding request. The Town is applying for Community Preservation Act grant funding for design, engineering, permitting, and construction. The project involves the ecological restoration and access improvements to the area east of the gun turret at Fort Ruckman area of the Bailey's Hill Complex.

Historically this area has been used as a dumping grounds for fill and other earth materials. Invasive species of plants have taken over the area. A restoration effort will enhance the area for pedestrians by increasing the walking path footage and adding another viewing vista. By removing/replacing the invasive vegetation with native plants, existing trees will be preserved and native plants will provide both cover and foraging opportunities for birds and wildlife.

On behalf of the Nahant Department of Public Works, I support the CPC grant funding request.

Best Regards,

Zachary M. Taylor

Zach Taylor

Superintendent

Department of Public Works

Town of Nahant

334 Nahant Road

Nahant, MA 01908

Re: Fw: Cost Estimate

1 message

Zachary Taylor <ztaylor@nahant.org>
To: Ellen Antrim <ellenantrim@gmail.com>

Tue, Jan 28, 2020 at 2:39 PM

Ellen,

Please find attached edited estimate. I don't think a kiosk or signage is necessary nor the fence. The boulders and vegetation should be enough to keep people inside the open area. I kept the costs for the asphalt debris as I will still need to pay for disposal of the piles. I think the \$80,000 - \$110,000 is a good range. With a quick construction estimate and using his engineer's costs I was at \$88,000 (my cost sheet also attached) for the work proposed. You could do some minor grading and seeding and general cleanup of the area for far less with some work done by us around \$30,000 - \$50,000, however you would not the a finished, lasting product you would get at the higher end.

I think this is a great starting point for the restoration of the Bailey's Hill/Fort Ruckman area and would allow me to expand on the footprint of this restoration and continue up and around the hill.

Hopefully this helps. Please let me know if you have any additional questions or require any additional information.

Regards,
Zach

Zachary M. Taylor
Superintendent
Department of Public Works
334 Nahant Road
Nahant, MA 01908
ztaylor@nahant.org
781-307-3601

Bailey's Hill
Improvements Project

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST	REMARKS
1	General Conditions					\$ 15,000.00	
A	Bond	LS	1	\$ 15,000.00	\$ 5,000.00		
B	Site Mobilization	LS	1	\$ 7,500.00	\$ 5,000.00		
C	General Conditions	LS	1	\$ 5,000.00	\$ 5,000.00		
2	Demolition/Site Prep					\$ 10,800.00	
A	Remove and Dispose Existing Pavement Piles	TON	30	\$ 60.00	\$ 1,800.00		
B	Remove and Dispose vegetation and stumps	LS	1	\$ 7,500.00	\$ 7,500.00		
C	Misc Site Prep	LS	1	\$ 1,500.00	\$ 1,500.00		
3	Earthwork					\$ 6,400.00	
A	Stone dust Walkways (10")	TON	200	\$ 28.00	\$ 5,600.00		
B	Prepare sub-base, shape and compact	SY	400	\$ 2.00	\$ 800.00		
4	Fence					\$ 24,725.00	
A	4-ft ornamental fence	LF	185	\$ 85.00	\$ 15,725.00		
B	Boulders	EA	30	\$ 300.00	\$ 9,000.00		
5	Landscaping Improvements					\$ 27,100.00	
A	Plantings	EA	5	\$ 350.00	\$ 1,750.00		
B	Meadow Mix	LS	1	\$ 2,500.00	\$ 2,500.00		
C	Site Furniture	EA	6	\$ 1,600.00	\$ 9,600.00		
D	Monuments, Signs, Kiosk etc.	LS	1	\$ 15,000.00	\$ 15,000.00		
Subtotal:						\$ 84,025.00	
Contingency						\$ 10,000.00	
Soft Costs						\$ 18,000.00	
TOTAL						\$ 112,025.00	

NESKA Engineering
Estimate.

4A }
5C } NOT IN SCOPE
5D } OF PROJECT

Bailey's Hill
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						Subtotal:	\$ 84,025.00
						Contingency	\$ 10,000.00
						Soft Costs	\$ 18,000.00
						TOTAL	\$ 112,025.00

Edited by DPW 1-28-2020
Zach Taylor

Total = \$ 81,300

Zach Taylor Estimate #1

EXISTING

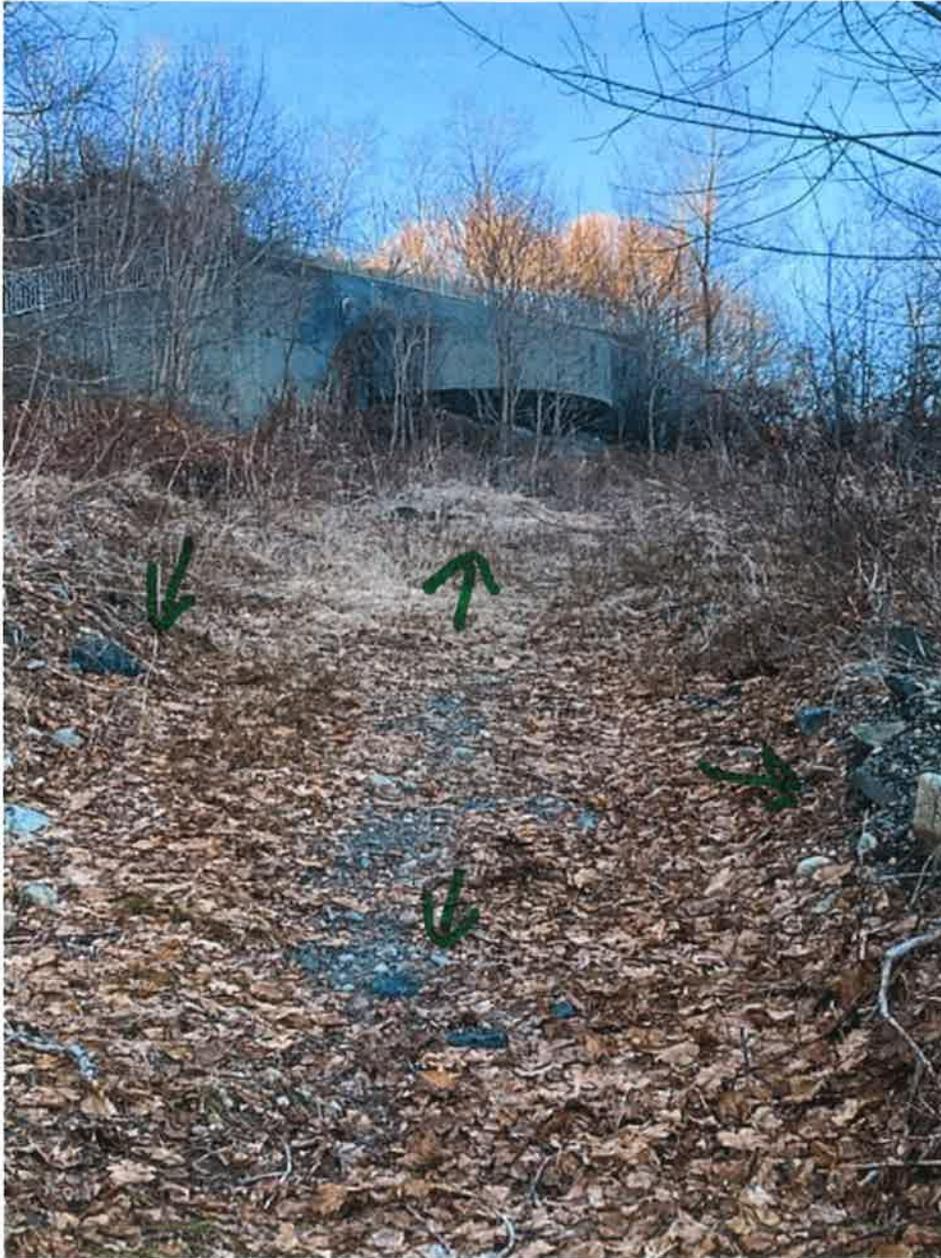
Google Maps Fort Ruckman



Imagery ©2020 Google, Map data ©2020

50 ft





PATH IN
DISREPAIR.

ASPHALT
+
CONSTRUCTION

~~DEBRIS~~

← DEBRIS



ASPHALT

DEBRIS



DEB
10/5