

Scituate Community Preservation Committee

Funding Request Form

DATE and YEAR of Application: Amended Oct 14, 2016

APPLICANT INFORMATION

Project Sponsor or Organization: Scituate Little League

Contact Name & Address: Dan Fennelly, 10 Highland Crossing, Scituate MA 02066

Telephone Number: 781 544-0222 Email: danfennelly@comcast.net

PROJECT INFORMATION

☒ OPEN SPACE ☒ RECREATION
☐ HISTORIC PRESERVATION ☐ COMMUNITY HOUSING

NAME OF PROJECT: Roach Field Parking Lot

BRIEF DESCRIPTION OF PROJECT: Proposal to refurbish existing parking area and construct additional parking lot (190'x42') with approximately 20 spaces on the grassy area past right field where the existing batting sits at Roach Field . Parking lot would be unpaved (gravel) and have no lights. (see attached background document and images)

Attach additional pages including summary, budget, estimated timeline and justification of need. (Please see attached)

Project Location or Address: Corner of Beaver Dam Road and Clifton Ave.

Include map, photo and other imagery for ALL category projects.

If Open Space or Community Housing:

Assessor's Map Page, Block & Lot Number: Map 38 – No Parcel ID on GIS

Number of acres in parcel: Unknown

Current Zoning Classification: Unknown

Assessed Value: Unknown

Title in name of: Town of Scituate Title Abstract Date: _____

Number of housing units proposed: Zero (0)

Summarize how this request benefits the Town of Scituate and meets the goals of the Community Preservation Act.

Roach Field currently has 12 parking spaces. Typical events include 25-30 youths plus parents and families.

Parking lot overflows and people park illegally on Beaver Dam Road and surrounding neighborhoods

presenting a hazard to families entering and exiting cars as well as cars exiting field parking.

PERMITS AND APPROVALS

What permits and approvals are required? Have they been obtained or have you filed for them?

Name of Permit	Filed? (Y/N)	Filed (Date)	Obtained (Date)
Unknown			
Curb cut permit	N		
Sight line documentation			

Have you met with any other Town Boards or committees? If so, what were the outcomes of those meetings?
(Letters of support from other Boards and committees should be included in the application or supplied at a later date.)

Scituate Little League has met with Town Planning, Scituate Police, Scituate DPW, Scituate Recreation Dept, CPC and have had discussions with 3 Selectman. We conducted an abutters meeting, and have modified our plan based on their feedback. We have met with the planning board and modified our plan based on their recommendation of refurbishing front parking lot and adding less parking spaces in the back lot. We have obtained official approval from DPW/Traffic committee at 6/14/16 meeting and Recreation Department (8/23/16) (conditional on final plan) and have implicit approvals from meetings and discussions with the other departments. Official notice was in Scituate Mariner (9/1) and abutters meeting held on 9/6/16).

Project Management will be conducted by Scituate Little League personnel.

What non-financial support and services are necessary, and how will these be provided?

Support from traffic control/Scituate Police for final plan, support from DPW in obtaining proper permits if any and Advice/approval from Traffic and DPW on final plan for lot egress/ingress.

FUNDING

Describe the proposed funding for this project. Identify other sources you are seeking funds from, and whether those funds are secured. Identify any funds you or your organizations are willing to provide.

We are seeking full funding for project from CPC. Total project cost is estimated at \$89,300 which includes details provided in attached document and allows for a contingency of \$15,000 for unexpected costs.

Proposed Funding

Total Project Cost	CPC Funds Requested	Sources of Funds other than CPA	Amount	Funding Secured? (Y/N)*
\$ 89,300	\$ 89,300	N/A	\$ 89,300	N
			\$	
			\$	
			\$	
			\$	

** If the request is still outstanding, when do you expect to hear a decision?*

OTHER COMMENTS

Provide any other information you think the CPC should be aware of in evaluating your request for funding.

This field has had a parking issue for many years for the youth and families participating in baseball at Roach (Beaver Dam) Field. We feel that this solution has minimal impact on the facility and environment while providing maximum impact on the safety of the participants on the field. This project would also include "fixing" the existing parking lot and providing Handicapped Parking at the facility. Neighbors have also complained for many years about parking on the street during events Sometimes driveways are blocked and only road to 28 houses on Clifton/Thomas is blocked for emergency vehicle access.

By signing below, the Applicant represents he/she is duly authorized, agrees to the terms and conditions and all other requirements of this Application and agrees to be bound thereby if funding is granted for the Project.

Date: Sept 1, 2016

Signature: _____



FOR COMMUNITY PRESERVATION COMMITTEE USE

This request received by Scituate CPC on _____

Copies provided to CPC Members on _____

Additional information required: _____

Committee Vote

Votes:	Yes / No	Votes: Y/N/Abstain	Date
Recommend to Town Meeting			

Other: _____

Roach Field Parking Lot Proposal



Prepared by Dan Fennelly

Updated October 2016

Purpose

- To provide adequate parking facility for activities at Roach Field
- To eliminate on-street and neighborhood parking
- To provide a safe parking environment for Roach Field users

Background

- Roach Field (Beaver Dam Field) has only 12-15 parking spaces
- Parents have been parking along side of Beaver Dam Road and in surrounding neighborhoods
- Scituate Police has complained to Scituate LL about parking situation for several years
- Parking on side of Beaver Dam Road is unsafe for those entering and exiting their cars
- Limited view due to street parking is unsafe for cars exiting the field and exiting Clifton Ave.
- Property is town property

Proposal

- Based on recommendation from Planning Board, this revised proposal is to refurbish the front parking lot to accommodate approximate 17 spaces and 2 handicapped spaces as well as construct additional parking area off Beaver Dam Road behind batting cage (42'x190') to hold 20 parking spaces.
- Additional parking area is on existing grass section behind left field fence. No tree/stump removal.
- Provide parking for approximately 40 cars
- Provide marked Handicapped spaces at existing parking area
- Provide access to Beaver Dam Road in area where both directions can be viewed exiting and entering.
- Parking lot graded with gravel surface
- Parking lot to be closed in winter (no access, no plowing, decrease in maintenance costs)
- New area would require moving batting cage. Money saved on tree and stump removal would offset purchase/installation of new cage

Proposal Includes based on feedback from departments and abutters

- Front parking lot will be refurbished and occupy existing footprint (some of which is grass covered)- edge near field will be moved to where the big rock currently exists
- “Neighborhood Island” at front parking lot will be kept and borders improved. 3 parking spaces along island. “No Parking” signs on both sides of the 3 spaces to keep entry/exit free from cars.
- Front parking lot will be at minimum 40 feet from stream near Thomas Road properties.
- Back lot will be locked to prevent entry in the non-baseball seasons.
- No plowing required in winter
- Based on Planning Board recommendation, new proposal includes compromise stated at planning board meeting: refurbish front lot and put less spaces in rear lot

Option/Futures

- Construct paved pathway from back parking to dugout area
- Suggestion for future paving of parking lot
- Suggestion for additional area to provide recreation for attendees (basketball court, playground, other)
- Note: providing additional recreation area beyond the scope of the project

Benefits

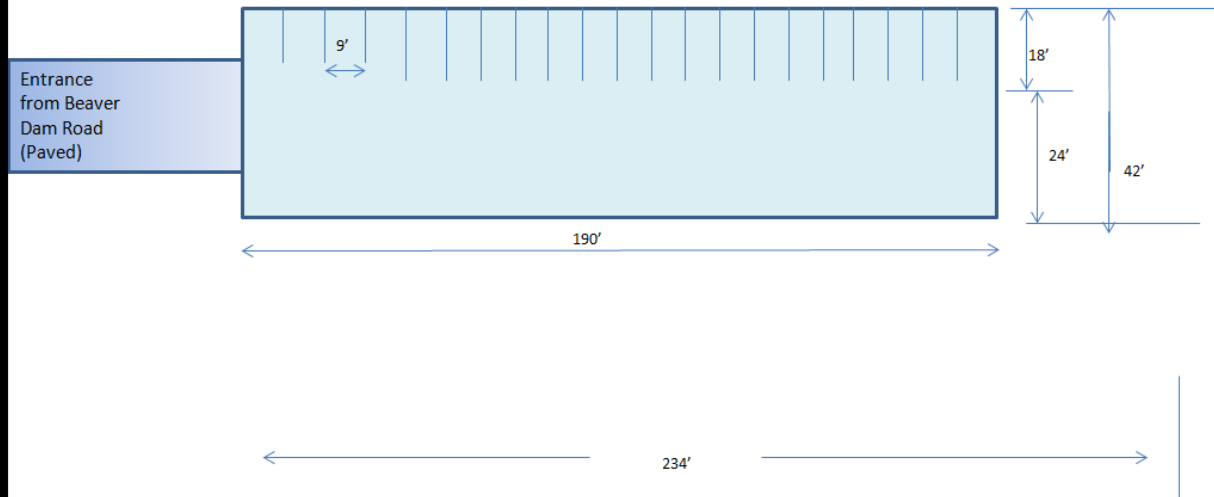
- Eliminates unsafe parking conditions at Roach Field
- Provide adequate parking for both in-town and travel team parking
- No paving – Gravel only –except for entrance – closed in winter – no plowing
- Extremely minimal grading if any
- Minimal maintenance
- Minimal impact on surrounding neighborhoods
- No Lights
- Provide 2 HP Spaces near field entrance

Common Parking Lot Standards

- 90 degree parking layout
- 9' width for vehicle spot
- 18' length for vehicle spot
- 24' width for aisle

Sample Parking Area Required 190 ft x 42 ft

Area would be curved approximately 15'
from outfield fence



Ask me anything



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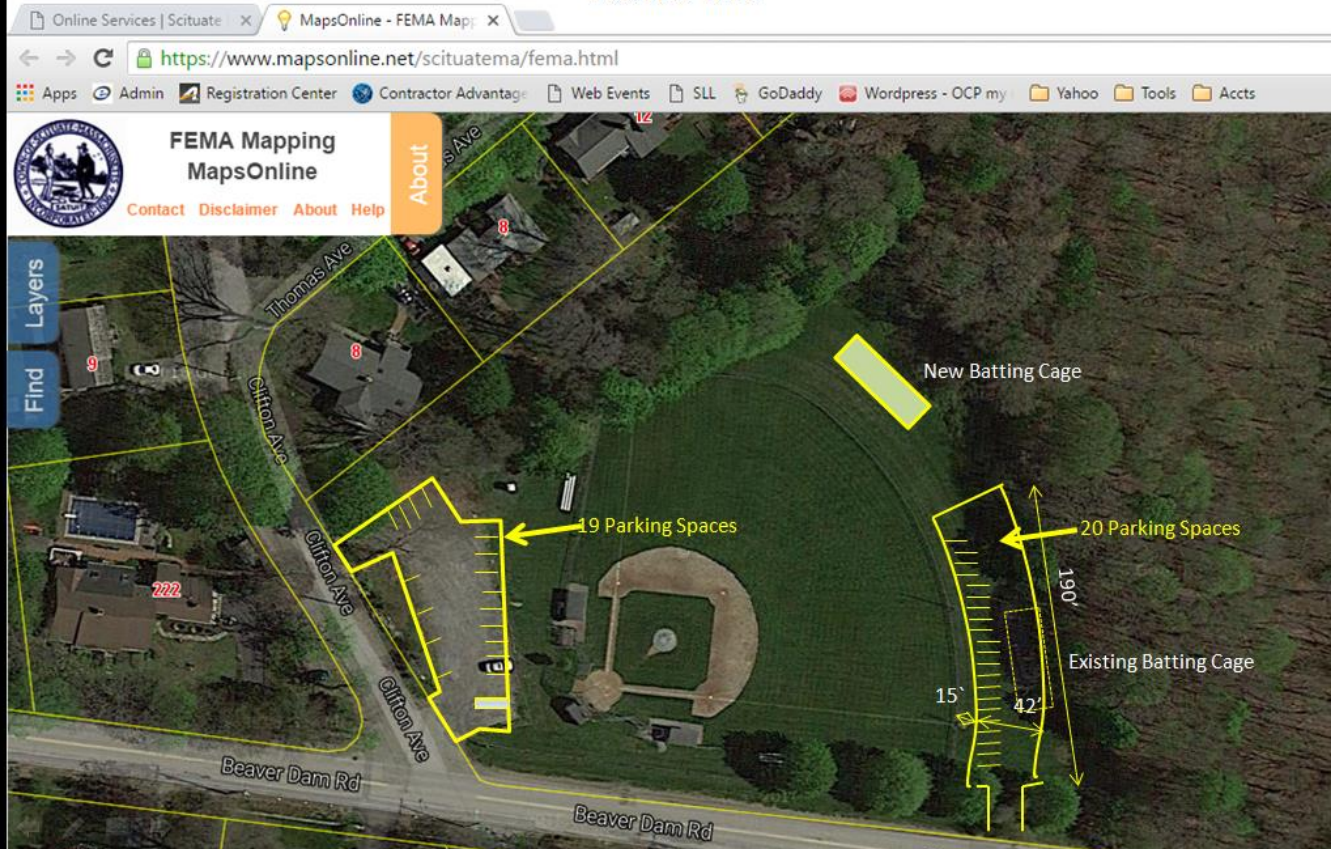
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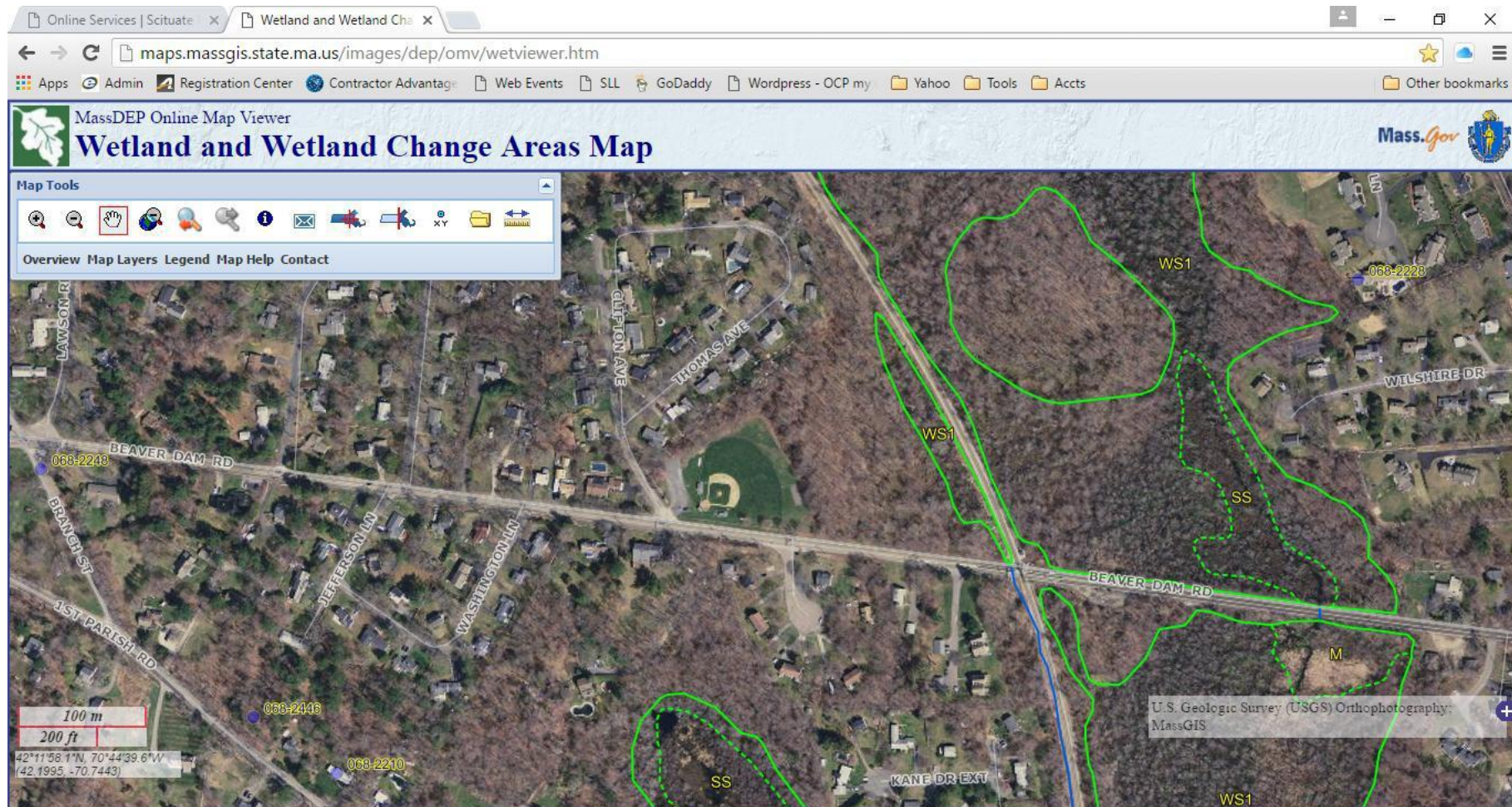
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Option 1
Potential New Parking area -
190 ft x 42 ft



Wetland Map of location



Approvals/Discussions

- Recreation Department – Approved 8/16
- Police Department – Traffic and Safety-Conditional approval at 6/14/16 meeting
- DPW – meeting with Kevin Cafferty
- Abutters Meeting - 9/6/16
- Legal Notice in Mariner – 9/1/16
- Selectmen – Post CPC approval
- Planning Committee – Meeting 9/22/16
- Conservation Committee – meeting 6/29/16
- CPC – meeting 9/12/16

Estimated Costs

- Includes –
 - Repair of Front Parking area (19 spaces – refurbishing similar area as existing) and installing new parking area (20 spaces 190'x42'). Includes base for gravel and gravel surface material, double high RR ties, grading, material removal, tree trimming and (1 or 2) tree removal if necessary, relocating batting cage (gravel surface), footing and pole installation and labor at prevailing wages \$46K
 - Road cut & Fence section removal/remediation - \$5K
 - Access to Field - Paving- \$5K
 - Landscaping – 1 tree per 8 parking spaces - \$3K
 - Add'l Signage – HP, Entrance - \$3K
 - Potential Engineering/Survey - \$7K
 - Contingency (20%) - \$15K
 - Optional pathway from lot to dugout - \$5K
 - Project Management – Scituate Little League \$0

- Scituate LL Expenses for abutter's meeting - \$300
- Total Cost – \$89.3K

Walkway from proposed parking lot to 1st Base Dugout



View toward Gates from proposed parking lot
exit (across from Hearthside Court)



View toward railroad tracks from proposed parking
lot exit (across from Hearthside Court)



View toward Hearthside Court from proposed parking lot exit

