

# MASTER PLAN

## HOLLISTON PARKS

### Holliston, Massachusetts

*Presented to:*

**Town of Holliston  
Parks and Recreation Department  
1750 Washington Street  
Holliston, MA 01746**

*Presented by:*



**BEALS + THOMAS**

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Reservoir Corporate Center  
144 Turnpike Road (Route 9)  
Southborough, MA 01772-2104**

**July 2019**

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# Holliston Parks Master Plan 2019

Goodwill Park, Weston Pond, Pleasure Point, Mission Springs,  
Stoddard Park, Patoma Park, Flagg Field

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Parks and Recreation  
1750 Washington Street  
Holliston, MA 01746

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## 1.0 ACKNOWLEDGEMENTS

We wish to thank the Town of Holliston Parks and Recreation Department for their guidance throughout this project, the Recreation Commission for their input, as well as all of the residents and respondents who took the time to partake in the online survey.

## 2.0 INTRODUCTION

Beals and Thomas, Inc. (B+T) was retained by the Parks and Recreation Department for the preparation of a comprehensive Holliston Parks Master Plan for seven (7) existing parks (Goodwill Park, Weston Pond Recreation Area, Pleasure Point, Missions Springs Recreation Area, Stoddard Park, Patoma Park, and Flagg Field). The master planning process is a Parks Department initiative to prepare a Master Plan in order to best identify, maintain, manage, and prioritize the critical needs of each of the parks. The Master Plan is intended to be used as a general guide for future improvements. All improvements outlined in the Master Plan are recommendations only and are subject to refinement and adjustment as necessary to meet actual site conditions and funding availability.

The Parks and Recreation Department worked with B+T to develop a series of conceptual master plans for each of the park parcels. The preliminary plans were generated based upon an initial ‘wish list’ that was created by Kristen Hedrick, Holliston’s former Recreation Director. B+T met with Ms. Hedrick and discussed these ‘wish list’ items and how they could be incorporated into the Master Plan. (Note: After the project was initiated, Ms. Hedrick left her position as the Recreation Director and B+T subsequently worked with Mr. Mark Frank, the new Recreation Director.) Preliminary plans were then refined into final preferred master plans for each facility based upon feedback and further discussion.

The Master Plan represents the collaborative efforts of the community to refresh these parks by providing safe and universal access to the lake, active and passive recreation areas, and discouraging illicit activities by creating positive, family-friendly neighborhood environments. The Master Plan addresses the individual critical concerns and needs associated with each park in the most practical and efficient way possible, while understanding that the proposed improvements will be implemented likely in a phased manner dependent on availability of funds. Descriptions of the community’s goals, specific site improvements, and a proposed phasing plan are outlined in further detail later in this report.

### 3.0 COMMUNITY PARTICIPATION

At the outset of the project, B+T met with the Recreation Director to gain an understanding of the general opinion of the facilities and the vision for these specific parks. The initial meeting was to introduce the project and solicit ideas, concerns, and comments on the condition of the facilities, uses and activities currently taking place, as well as additional facilities such as new equipment or courts that may be desired. At the second meeting, the Parks Department staff and B+T presented conceptual master plans, one for each of the existing parks, based upon objectives and preliminary goals derived from the initial meeting. At a third meeting, it was determined that in order to best understand and assess the current condition of the parks, the neighborhood demographics, the recreational needs of the park users, and to identify the priorities of the Master Plan, it was determined that it would be beneficial to prepare a survey to let residents and users of the facilities provide feedback on the needed updates and improvements. An online survey was prepared and over a period of approximately one month (October 2018), residents of Holliston and others who had access to the link for the survey took the time to answer questions about how these parks and recreation areas were used, as well as leave valuable feedback of what is desperately needed at these special places in Holliston. Based upon feedback from the previous meetings with Parks and Recreation Department staff and the recreation Commission, Ms. Hedrick's 'wish list', B+T's findings from site visits, and results from the survey, a conceptual Master Plan for each park was prepared.

## 4.0 EXISTING CONDITIONS

B+T began the master planning process by preparing a base plan for each of the facilities utilizing aerial photographs, topographic information available in AutoCAD format and additional GIS data for use in performing site analyses at each facility and for use in developing the conceptual master plans. Additionally, B+T performed a site reconnaissance at each of the seven properties to observe and evaluate the existing conditions and resources of each facility.

### 4.1 Goodwill Park

#### 4.1.1 Neighborhood Context

Goodwill Park is an approximately 5-acre park located close to the downtown Holliston area and extends along the southern edge of Green Street, with single-family residential homes on the opposite side of the street. Green Street is a relatively quiet road that ends in a dead end, which makes it a suitable location for a park that contains a playground for young users, as there is typically a low volume of traffic on the street.

#### 4.1.2 Topography

In general, the majority of the Goodwill Park parcel is relatively flat. However, on the western side of the park in the wooded area, there is a fairly steep slope of about twenty (20) feet of grade change.

#### 4.1.3 Environmental Characteristics

In general, the vegetation at Goodwill Park is comprised of lawn and select ornamental and street trees, presumably all planted at one time by the Parks Division or former property owners. The westernmost section of the park becomes less open with the edge of existing trees and woods that separate the park from a neighboring residential area.

Additional vegetation includes scrub growth along the edge of the field at both the western and southernmost ends of the park. These areas have been allowed to grow naturally and appear to be only minimally maintained as necessary.



#### 4.1.4 Site Utilities

Existing site utilities are limited to electrical for existing bathroom and lighting. It is believed that the existing restroom building is served by a municipal water line located in Green Street, and an on-site septic system. Details regarding the existing utilities (pipe sizes, age, etc.) are unknown at this time until further investigation is warranted.

#### 4.1.5 Access and Circulation

As previously noted, Goodwill Park is bounded to the north by a quietly traveled Green Street and backed by commercial businesses along Washington Street (Route 126) and residential properties located on Quincy Place and Prospect Street. The park includes a small 10-space parking lot, accessed via one-way circulation from and to Green Street. Green Street allows for on-street parking, which is useful especially when the parking lot fills up during peak times. Two accessible parking spaces are provided within the parking lot, and additional on-street spaces proximate to the baseball field have been painted as accessible spaces.

A sidewalk along Green Street allows for easy pedestrian access to the park from the downtown area. Aside from the chain link fence along Green Street near the maintenance building and restrooms and the chain link surrounding the playground, there is little to no site security or access restrictions.

Within the park, a worn footpath through the grass and planter bed, from the playground to the restrooms appears to receive heavy use. An accessible route is provided from Green Street adjacent to the pavilion building to the tennis courts.

#### 4.1.6 Site Amenities and Recreational Uses

Goodwill Park is a mixed-use park consisting of areas for active and passive recreation. The playground area was renovated in 2012 and is actively used during the summer months and likely even during winter when the area is free of snow cover. Additionally, four (4) tennis courts that were re-surfaced in 2014 and a basketball court are located beyond the playground and storage building, adjacent to the fields. At the baseball field, there are no spectator seats; however, there is seating provided for spectator viewing at the soccer field. A dedicated accessible route to the seating area is not provided from the on-site parking lot, but a pathway does connect to Green Street.

A pavilion/picnic shelter is incorporated into the western end of the storage building with picnic tables within. Picnic tables appear to



be moved depending upon activities taking place at Goodwill Park, while tables have been observed in the lawn area between the building and the tennis courts. The picnic areas located within the lawn are not directly accessible in accordance with Massachusetts Architectural Access Board (MAAB) and Americans with Disabilities Act (ADA) standards. A single bicycle rack is located proximate to the parking lot.

#### 4.1.7 Site Amenities Inventory and Analysis

##### Parking Lot

- The existing pavement and striping are in good condition, as they were newly constructed.
- The parking lot is striped and provides proper ADA accessible parking and access to the playground area.
- The only constraint to the parking lot is that it is not large enough to support the use the park gets on any nice weathered day. The parking lot gets full and people have to park along Green Street.

##### Playground

- New playground – very heavily used when weather is nice. Appears that it can get overcrowded.

##### Restrooms

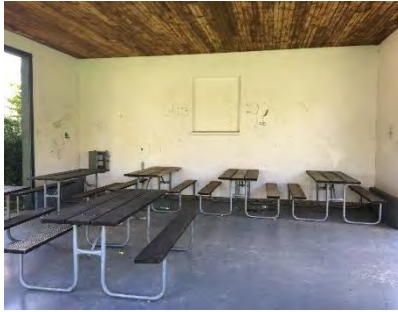
- The existing walkway to the restroom building is laid out poorly. It goes from the side of the tennis courts towards the front of the restroom, however most people are coming from the playground side to use the restroom facilities. Because of this, they cut across the grass and planter bed. As such, the grass in this area is compacted and sparse.



##### Picnic Shelter Facilities

- The shelter is not very visible from the main part of the park (playground area), and as such it gets a lot of vandalism. There is graffiti on the walls and littered with garbage.
- The picnic shelter is very dark and secluded and is not positioned well to serve the playground area. Its location serves only the ball-fields and park events that take place on the field.

- The shelter is not ADA accessible. The access route off Green Street could be made accessible by adding handicap parking spaces along Green Street near the walkway that leads to the shelter.



#### Four (4) Standard Tennis Courts

- Courts are new and in very good condition.
- An ADA accessible route is provided to a spectator area; however, there is no ADA accessible route to the tennis courts. An accessible route/path should be provided to the courts.

#### One (1) Soccer Field (180' x 120')

- The turf is in relatively good condition. There is only one, noticeable sparse area, at the goalmouth on the north end of the field.
- The soccer field is in conflict with the outfield of the baseball field, and therefore prohibits concurrent use.
- There is one set of bleachers for the soccer field, which is in good condition. However, there is no garbage can located near the bleachers, resulting in the area being littered with garbage (might be due to seasonal maintenance – garbage cans may not have been put out for the season when observed).
- There is no ADA accessible route to the field nor to the spectator area. An accessible route should be provided from the parking areas to the field and spectator area.

One (1) 60' Baseball Diamond

- The field is in good condition overall. The turf along the outside of the baseline (outfield edge) has some dandelion and clover growth and could be treated with a broad-leaf weed control.
- There is what appears to be an equipment storage shed near the backstop, which is in like-new condition.
- The aluminum bench in the west player seating area is bent in the middle and needs to be replaced.
- There are no designated spectator seating areas for the baseball field.
- There is no ADA accessible route from the parking to the baseball diamond. An accessible route should be provided to the field, and an accessible spectator seating area should be added as well.

One (1) Full Basketball Court

- The court is new, and in good condition overall.
- No garbage can is located in or near the basketball court. Therefore, the area is littered with garbage.
- Some of the furnishings are vandalized. Both benches are either broken or near breaking. The bench along the south fence line is bent and broken in half. Neither bench bolts to the surface, and therefore the other bench has been moved to an uneven surface, and the feet are beginning to bend and break as well.
- The court appears to be heavily used overall. The Town may consider adding additional courts to accommodate use.
- The court is not ADA accessible. An ADA accessible route to the court should be provided.



Information Kiosk

- One wood and Plexiglas bulletin board/kiosk is located just off the parking lot, between the playground and tennis courts. It is in good condition, and does seem to get some use. There are notices of local events and classes posted on the boards.



Picnic Tables and Benches

- There are a couple picnic tables and benches located as spectator seating for the tennis courts. The tables are wooden and mismatched. The benches are in good condition and do match one another. The tables should

be replaced and be surface mounted to prevent moving of them and other vandalism.

- The tables and benches are not ADA accessible. At least one of the tables or benches should be made accessible.

## **4.2 Weston Pond Recreation Area**

### **4.2.1 Neighborhood Context**

Weston Pond Recreation Area, consisting of athletic fields that are located on approximately 3.4-acres among multiple parcels. The site is located off Washington Street (Route 16) nearly across from Hopping Brook Road. Weston Pond borders the recreation area to the west and Washington Street runs along the southeast. Single family residences are scattered to the north and east of the parcel while an auto repair shop, borders the southwest edge of the parking lot.



### **4.2.2 Topography**

There is an approximately four-foot (4') grade change across the park, from Washington Street through the parking lot and down towards the northern end of the fields. The topography is steepest along the western edge by Weston Pond's shore where it is about three feet (3') of elevation change. The center of the park is relatively flat to accommodate the parking lot and open field.

#### 4.2.3 Environmental Characteristics

The vegetation at Weston Pond is generally comprised of open lawn areas. There is denser growth along the bank of the pond at the western and northern edges of the park.

Due to the open nature of the park and the park's open lawn areas and lake environment has created a desirable habitat for geese.

#### 4.2.4 Site Utilities

There appear to be limited utilities located on the property; however, fire hydrants are located at the front of the property along Washington Street, as well as utility poles. Portable toilets appear to be utilized as there are no existing permanent restroom facilities at the facility. There is evidence of an irrigation system installed for the fields, including an on-site well.



#### 4.2.5 Access and Circulation

Weston Pond Recreation Area is accessed by a single driveway from Washington Street into the parking lot. Where the paved driveway abuts to Washington Street, there are large deep potholes, which makes entering and exiting the park dangerous. Cars slow down to almost a stop to avoid the potholes when entering and pull into traffic more slowly when exiting to accommodate driving through the potholes. The entrance and exit could be modified to create two different driveway openings to allow for improved circulation into the parking lot. A portion of the parking area is paved, where most of it is simply gravel. Individual parking spaces were not demarcated.

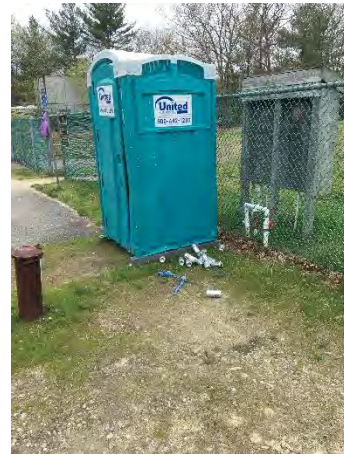


A paved walkway leads from the parking lot down to Weston Pond. It winds through two embankments on either side of the path; however, these embankments are eroding, and soil/sand are spilling into the walkway, resulting in a narrower path. The embankment should be planted with groundcovers and shrubs to help alleviate the erosion problems and the foot traffic coming from the hillsides. The paved path dead ends to the northeast side of the pond and appears that it was meant to connect into a future pathway, which has not been constructed. The path should be continued so that it can connect with the soccer fields, which could then help with the erosion along the embankments.

#### 4.2.6 Site Amenities Inventory and Analysis

##### Parking Lot

- The entry drive is paved, off Washington Street to the maintenance gate. The parking lot itself is gravel.
- Where the paved driveway abuts to Washington Street, there are large, deep potholes. This makes entering and exiting the park dangerous, as cars slow down almost to a stop to avoid the potholes when entering and pull in to traffic more slowly when exiting to accommodate running over the potholes.
- Where the paved driveway meets the gravel parking lot, there is a large, sunken area right in the middle of the lot. The grade drops off by a couple inches throughout the length of the junction, and more gravel should be feathered in to accommodate this grade change.
- One accessible parking space is provided.
- There are many exposed utility pipes located both within the parking lot (near the portable restroom) and between Washington Street and the parking lot. Protective bollards or fencing should be installed to help avoid damage to the utility pipes.



### Restroom Facilities

- One portable restroom is provided near the entrance to the ball fields.

### Walkway

- There is a paved walkway that leads from the parking lot down to Weston Pond. The walkway cuts through two embankments on either side of the path. These embankments are eroding and there is soil/sand spilling onto the walkway, resulting in a narrowing of the path.
- There is an unofficial footpath down the side of the embankment near where the pathway meets the pond area. It is eroding and spilling down onto the paved pathway.
- The sides of both embankments should be planted with a groundcover to help alleviate erosion problems and prevent foot traffic from coming down the hillsides.
- The paved path dead-ends to the northeast side of the pond. It appears it was meant to connect into a future pathway, which has not been constructed. The path should be continued to connect with the soccer fields, which would help alleviate the footpaths down the embankment.



One (1) Rectangular Multipurpose Field (585' x 180')

- The existing playing field area has many bare spots and is infested with ants, clover and dandelions. The field areas need to be regraded, top-dressed, fertilized, treated for ants, re-seeded, and re-grown to address these problems.



- There are no player and spectator seating areas.
- No storage area is provided.
- Irrigation system is installed but uses well water (as per the posted signs). Therefore, the water is not potable.
- No ADA accessible routes are provided to the field areas. One should be added.
- Fencing and/or protective sports netting should be installed along the western edge of the field, where it abuts to Weston Pond, to avoid lost balls into the woods/water. It will also help restrict foot traffic down the embankment, which has resulted in worn, eroded paths to the pond. Many tree roots are thereby exposed, and the soil has become compacted and subject to erosion.



## 4.3 Pleasure Point

### 4.3.1 Neighborhood Context

Pleasure Point is located on Pleasure Point Road found off Arch Street. This hidden gem provides a waterfront recreational facility in a small neighborhood on the northwestern shoreline of Lake Winthrop. The small park is situated in an entirely residential neighborhood, at the end of a few dead-end streets. The limited amount of parking and small beach area often leads to overcrowding in the summer. Additionally, the park is routinely the site of reportedly constant illicit activities.

### 4.3.2 Topography

The site has some interesting characteristics. For instance, the playground, on the beach side, is divided from the beach by a concrete retaining wall with two (2) steps that lead down to the sand. This wall is about 24" higher than the sand and has a very narrow rounded top. The slope on the beach is not ADA accessible nor is there an accessible path from the parking area to the playground and beach areas.



The beach itself has some minor erosion and compaction closer to the water's edges.

### 4.3.3 Environmental Characteristics

Pleasure Point has heavily wooded growth on the northwest and southwest corners of the property, proximate to the lake edge. All other areas that are not paved, gravel, or beach, consist of patches of lawn and are interspersed with exposed roots from the surrounding trees.



### 4.3.4 Site Utilities

Site utilities available at Pleasure Point are unknown. No visible surface structures such as hydrants or water gates were observed along Pleasure Point Road. The existing building may at one time had water, electric, and sewer (septic system?), but the status of these are unknown at this time until further investigation is warranted.

### 4.3.5 Access and Circulation

Access to Pleasure Point is via Pleasure Point Road which is located off of Arch Street. Access to Pleasure Point Road can be restricted via a gate at the intersection of Pleasure Point road with Arch Street. Pleasure Point Road is almost a quarter-mile long drive that terminates with a gravel parking area at the Pleasure Point recreation area. The grade change is also noticeable where the pavement drive meets the gravel parking.

In addition to the noticeable grade change, there is no accessible parking, nor are there any distinct markings to identify parking spaces. Access to the beach and the playground are not ADA accessible and the roots from the surrounding trees are hazardous.



#### 4.3.6 Site Amenities Inventory and Analysis

##### Parking Area

- The access road off Arch Street, called Pleasure Point Road, is paved. A gravel parking lot is located at the end of Pleasure Point Road.
- There is a noticeable grade change between the paved driveway and where it meets the gravel parking lot. There is also a lot of erosion in this area. The edge of the pavement is crumbled and cracked. The pavement in this area should be repaired, and the juncture between the gravel and the asphalt should be brought to the same grade. Drainage should be redirected to avoid eroding the gravel where it meets the asphalt.
- No accessible parking is provided.



##### Kiosk/Information Board

- The kiosk itself is wooden and in good shape. It has Plexiglas doors, behind of which are corkboards. The corkboards are in disrepair. They are warping and falling off the wood base.

##### Grass Area

- The grass is very sparse and full of surface roots. The area is compacted, as this is the main access route to the playground and beach.

##### Playground

- The playground is in acceptable condition overall. However, it is showing signs of wear from use and weathering.



- Along the beach side, the playground is divided from the beach by a concrete retaining wall. There are two sets of steps that lead down to the sand. The wall is approximately 24” higher than the sand, and very narrow with a rounded top. This may be a fall danger for children who climb on top of the wall. The Town might consider installing a different playground divider/retaining wall option.



#### Beach Area

- The beach is only open to Holliston residents during the summer, and stickers are required to park at the site.
- The beach has some minor erosion and compaction at the water’s edge. Some erosion control measures should be installed to prevent further damage to the shoreline – such as closing of the beach area during the off-season for repairs and rest.



#### Site Furnishings

- There is one picnic shelter located at the top of the beach, near the playground. It accommodates one picnic table. The shelter is constructed out of wood and is in good condition overall.

- The table inside of the shelter is in disrepair. The wood is old and weathered, and the surfaces have been vandalized as well.
- One additional table, the same as the one mentioned above, is located next to the picnic shelter as well. It is also in the same state of disrepair. Metal or concrete tables may be a more suitable replacement – as they resist weathering and vandalism better.
- More shelters and/or tables should be considered to accommodate use during the peak season.



#### Restroom Facilities

- One portable restroom is provided near the entrance to the park.

#### Boat Launch

- There is a non-motorized boat launch at the end of the parking lot. It is in good condition but does not offer much in the way of trailer parking. The site, when full, would be difficult to park a vehicle attached with a trailer. Restricted trailer parking areas should be identified and notated with signs.



ADA Accessibility

- The site does not provide ADA access to any of its features. ADA parking and an accessible route to the park and beach should be provided.

## 4.4 Mission Springs Recreation Area

### 4.4.1 Neighborhood Context

Mission Springs Recreation Area is located off Summer Street (Route 126) just south of the intersection with Washington Street. The recreation area is just to the northeast of the Mission Springs Housing complex. Chicken Brook runs from the west of the park and flows under the driveway to the south east side of the park. Wenakeening Woods borders the site along the entire eastern edge. The Upper Charles Rail trail is also located a short distance to the north of the recreation area and likely serves as a route the recreational facility.

### 4.4.2 Topography

Overall the site is relatively flat. The fields appear to flood occasionally, especially during the spring months and depending on the amount of rain fall, thus making the outer fields soft and at times unusable. A wetland system exists alongside the eastern border of the park near the basketball courts.



### 4.4.3 Environmental Characteristics

Mission Springs is primarily lawn bordered almost entirely by woods. Wenakeening Woods neighbors the property and there is trail access to the abutting conservation land.

### 4.4.4 Site Utilities

There are no observed dedicated services; however, the driveway to the recreation area is shared by the access to the housing complex, which features some site lighting. Although no evidence was visible of utility service on the site, it could likely be accessed if required for future expansion at the recreation area.



#### 4.4.5 Access and Circulation

The only access into and out of Mission Springs Recreation Area is via a driveway in the southeast corner of the property off Summer Street (Rt 126). The paved driveway ends to an open paved parking lot. The parking lot is not striped and no spaces are delineated. The space abutting the parking lot seems to be an old tennis court, however it appears to be used as a continuation of the parking. There are no direct paved paths to the courts, fields, picnic tables or trails, making them not ADA accessible.



#### 4.4.6 Site Amenities Inventory and Analysis

##### Parking Lot

- The existing parking lot is paved. The pavement is in marginal condition overall but does have some cracking and potholes. The parking lot should be repaired.
- The parking lot is not striped, so no parking stalls are delineated – including the two handicap parking spaces. They only have signs designating them as accessible parking.
- What appears to be an old tennis court area abuts to the parking lot. It is also paved, but there is no barrier between the courts and the parking lot. Because of this reason, cars park on the tennis courts. If it is intended for this area to be used as tennis courts, a fence or other barrier should be installed between it and the parking lot. If the tennis court is not intended to be used for this purpose any more, the area should be striped with the rest of the parking lot. A sufficient barrier between the basketball fence and the parking area should be established to prevent cars from hitting the fence and pushing it over.



One (1) 60' Baseball Diamond

- The dimensions of the field appear to meet Little League requirements.
- Overall, the turf is in good condition, with the exception of dandelion growth inter-dispersed throughout the field.
- There is some unevenness across the infield. The stone dust and clay mix base paths, pitcher's mound and home plate areas should be re-graded, supplemented, and repaired to eliminate lip, infield mix migration and weeds.
- The backstop, player seating areas and outfield fencing are all in good condition.

Restroom Facilities

- No restroom facilities or portable restrooms are provided.

Two (2) Full Basketball Courts (Approximately 70' x 40')

- The basketball courts are in poor condition. The asphalt mat surfacing is significantly cracked, heaved and unleveled. There are serious structural deficiencies in the asphalt mat. The court requires complete pulverization and reconstruction to become adequately serviceable and avoid potential safety hazards associated with the failing condition of the asphalt mat.
- The basketball hoops are missing nets.
- The fencing around the court is falling down in some parts. At the back of the courts, where the courts abut to the woods, a tree has fallen on the fence and pushed it in. At the front of the courts, it appears a car pushed and bent one of the posts, making the fence lean into the court.
- The player/spectator seating around the perimeter is in bad shape as well. Some of the benches are falling over, while tall weeds surround others.



- Standing water sits the area just behind the fence, in the low spots between the fence and the abutting woods. This is likely what has caused the trees to fall in

the back, as the soils are saturated. The standing water also attracts mosquitoes. A wetland assessment of the area should be conducted, and if possible, drainage should be installed in the area to alleviate the standing water problem.



- Dimensions of the basketball court are significantly smaller than the suggested minimum dimensions of 84' x 50'.

#### Site Amenities

- There are picnic tables near the basketball courts, in the grass. They are not ADA accessible.
- One in-ground bench is also located near the basketball courts – just off the former tennis court area. The bench is in good condition but not well-located, as the tennis courts do not appear to be used anymore. It also is a maintenance nuisance, as it is difficult to mow around. The bench should be relocated to a more suitable location.



#### Wenakeening Woods Trail

- There is a trail entrance located behind the basketball court area, beyond where the picnic tables are located.
- The trail is not well signed. If a visitor were unaware of the trail, they would not likely find it. The area near where the trail starts is full of garbage and an old concrete pad. The sign for the trailhead is buried into the woods as well.

Better wayfinding signage should be added to the site to help visitors know the trail exists and where it is located.

- The garbage and debris near the trailhead should be cleaned up and hauled away.



- A potential use for the old concrete slabs is to convert them into ADA accessible picnic table areas. An ADA accessible path would have to be installed to the picnic area as well.



## **4.5 Stoddard Park**

### **4.5.1 Neighborhood Context**

Stoddard Park is located off Norfolk Street, which is a heavily traveled connector road. The surrounding land uses consist of residential properties. Additionally, the Arcadian farm property is just north of Stoddard Park along Norfolk Street.

### **4.5.2 Topography**

Overall the site is relatively flat particularly considering the large field areas, parking lots, beach and other amenities including the picnic areas and playground.

### **4.5.3 Environmental Characteristics**

Stoddard park consists of a variety of features including athletic fields, picnic areas, woodlands and beachfront areas.

### **4.5.4 Site Utilities**

It is unclear regarding the extent of existing utilities located on the property considering the existing buildings located on the site. There is likely electric and water service, at a minimum; however, it is unclear how the waste from the restroom building is managed (sewer or septic system). Utilities could likely be accessed from Norfolk Street for future expansion if necessary.

### **4.5.5 Access and Circulation**

Access to Stoddard Park is by a paved driveway off Norfolk Street. The driveway leads to an expansive gravel parking lot. The parking lot is not striped, per se, with only subtle paint marks on the adjacent curbing to delineate the parking spaces. There are no direct paved paths to the courts, fields, picnic areas, or to the beach area, making them not ADA accessible.

### **4.5.6 Site Amenities Inventory and Analysis**

#### Parking Lot

- The access drive down to the parking lot is paved, and the parking lot itself consists of compacted gravel. Concrete curbing surrounds the gravel parking lot, and is painted with white tick-marks, delineating the different parking stalls. Overall, the parking lot is in very good condition.

- The parking lot has four (4) handicap parking spaces. There are curb cuts in the center of each of the parking stalls (two sets of two spaces); however, neither has an accessible route to any of the park's amenities. Both paths dead end into the grass.



#### Pathways

- There are various paved pathways off the parking lot, leading to the restroom and snack shack buildings. However, they stop before entering the park.
- There is a brick pathway that leads from the parking lot to the picnic shelter; however, it is not ADA accessible as it is divided from the parking lot by a curb. There is no curb cut. One should be installed to make this pathway ADA accessible.
- There is another gravel path that leads from the parking lot and ends in the grass near the picnic area. This could easily be made into an accessible pathway from the parking lot to one of the picnic areas to be in compliance.

#### Picnic Area

- There are approximately a dozen picnic tables scattered throughout the grassy area between the parking lot/playground and the beach area. The tables are all in good condition, and most are accompanied by a barbeque.
- The area is landscaped nicely, however the grass is sparse and compacted due to foot traffic coming across it down to the beach area.



### Playground

- The play equipment seems relatively new and is in good shape.
- The play surface is composed of wood chips and are in good condition.
- There is also a small tot-lot near the beach. It is in fair condition but is weathered due to its proximity to the water.
- Neither the playground nor the tot-lot are ADA accessible, as there is no accessible path to either.

### Picnic Shelters

- There are two picnic shelters on site. One is a large, multi-table shelter on concrete. The other is a small, single-table shelter on the sand/beach. Both are in good condition.
- Neither shelter is ADA accessible. At least one of the shelters should be made accessible.

### Restroom Facilities

- The park has a large restroom facility, which appears to be in good condition. The restrooms are ADA accessible.
- Near the ball-fields, there is also a portable restroom.

### One (1) Sand Volleyball Court

- The site features a sand volleyball court. Playability of the court is good with the exception that some sand could be added to prevent puddling and reduce compaction of the area.

### Beach Area

- There is some significant erosion along the southern boundary of the beach, where it abuts to the maintenance driveway. The area is washed out, eroded and gullied. It has eroded enough to expose a PVC pipe that appears to lead to the maintenance facility.

- This area should be repaired and armored with rip-rap, to prevent further degradation to the beach and surround area.



#### One (1) 65' Softball Field

- The turf is in good condition overall, despite having a dandelion issue. There are a few, very minor bare patches and other areas where the grass is lumpy and uneven.
- Spectator seating is provided along the first base line but is not ADA accessible.
- The fencing along the first-base line is rusting and bent. It is missing a number of posts/stringers. The fence could use replacement.



#### Multi-Use Field

- There are two soccer fields (striped according to use but can fit an approximately 180' x 125' field and a 300' x 200' field side by side), as well as a 60' baseball diamond in this area.
- The turf is in good condition overall, with the same issues mentioned above for the softball field.

- Weeds are present within the infield. The stone dust and clay mix base paths, pitcher's mound and home plate areas should be re-graded, supplemented, and repaired to eliminate lip, infield mix migration and weeds.



- Use of the soccer fields conflicts with use of the baseball diamond. The two sports cannot be played concurrently.
- Additional access to the field is provided off Cabot Road, along the south-end of the site. No official parking is provided at this location, however, and is primarily residential. Heavy use of the field may find park users parking along the street and upsetting the neighbors.
- A large equipment shed is provided for the ball-fields, located at the northern-end of the field.

## **4.6 Patoma Park**

### **4.6.1 Neighborhood Context**

Located just to the north of Stoddard Park, Patoma Park is located off Norfolk Street, which is a heavily traveled connector road. The surrounding land uses consist of residential properties. Additionally, the Arcadian farm property is just north of Patoma Park along Norfolk Street.



### **4.6.2 Topography**

The area of the softball fields is relatively flat and consistent with the elevation of the access drive off of Norfolk Street. As the access drive continues into the site towards the area of the tennis courts, the elevation rises, and the larger “parking” area is gently sloping. The pathway leading to the tennis courts and basketball courts slopes down, with an elevation change of approximately 10-feet.

### **4.6.3 Environmental Characteristics**

Patoma Park is tucked into a wooded setting, with the recreation areas being the only developed portion of the site, with the remainder left as woodlands.

### **4.6.4 Site Utilities**

There are no observed dedicated services, portable toilets were observed; however, utilities could likely be accessed from Norfolk Street for future expansion if necessary.

#### 4.6.5 Access and Circulation

Access to Patoma Park is off of Norfolk Street and the driveway meanders through informal parking areas until it opens up further into the site to a more expansive open area that could be utilized for parking. Portions of the access drive are narrow and are only one vehicle wide, causing some potential circulation issues during change over between games. As noted, parking is very informal, with visitors finding spaces located between trees along the access drive. At the larger area, no formal spaces are delineated, but being larger is much easier to maneuver and to accommodate additional vehicles.



#### 4.6.6 Site Amenities Inventory and Analysis

##### Parking Lot/Access Road

- The site is accessible via a dirt road that comes off Norfolk Street.
- Parking is very limited and/or restricted near the first entrance to the ball fields, which is a problem during baseball games. More parking and/or delineated parking areas should be better marked in this location. Another option is to install a sign that notifies visitors that there is more parking located further up the road.
- A larger, dirt parking area is located about 300 yards further up the dirt road. It is an informal parking lot, meaning there are no delineated parking spaces. The terrain is rough, with many washed out areas, potholes, rocks and tree roots exposed. The parking is not ADA compliant, and there is no ADA accessible route from this parking area to any of the park's amenities.



### Restroom Facilities

- There is currently one portable restroom located near the main entrance to the baseball fields. It is not ADA accessible. An accessible portable restroom should replace the existing one to be in compliance.

### Two (2) 60' Softball/Baseball Fields

- Both fields are in good condition. The grass as well as the infields are maintained well. They are used for little league games during the spring.
- Part of the field near the northern diamond appears to get inundated with water during storm events. This is evident as there is some rutting and sparse grass in the area, and the soil is softer than the surrounding area.
- There is a storage shed located behind the backstop at the northern field.
- It appears that the field is also used for soccer on occasion – as there is a goal stored on site.



### Two (2) Tennis Courts and Basketball Court

- New tennis courts and a basketball court were constructed in 2017 and are in very good condition.
- The nearest parking lot, currently, is the dirt overflow lot mentioned earlier. This parking lot, nor the access down to the tennis courts, is ADA accessible. At least one accessible parking space and an accessible route should be added for the new tennis facility.



Paths

- Footpaths connect the ball-fields to the tennis courts. These unofficial paths meander down to the tennis court area, as well as between the parking areas and the fields/courts. Again, there are no ADA accessible routes to any of the park's amenities, and therefore some should be installed to make the site ADA compliant.



## 4.7 Flagg Field

### 4.7.1 Neighborhood Context

Flagg Field is located close to the downtown Holliston area and adjacent to the Adams Middle School. The field is located on Linden Street, across from the intersection with Avon Street. Besides the existing school, the area consists primarily of residential properties.

### 4.7.2 Topography

Overall the site is relatively flat as the facility consists primarily of the existing baseball field and outer practice area. Beyond the maintained field area, lies wooded and wetland areas.



### 4.7.3 Environmental Characteristics

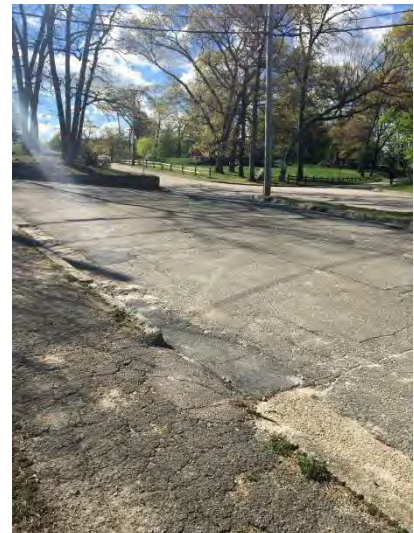
As the property consists primarily of the maintained ball field, vegetation consists of the field turf grass.

### 4.7.4 Site Utilities

A small storage/maintenance shed exists adjacent to the field and an electric meter was observed on the side of the shed. Presumably the electric service serves the existing scoreboard as well as the outlets adjacent to the batting cages in order to utilize pitching machines. Portable toilets were observed as there are no other restroom facilities on the site.

### 4.7.5 Access and Circulation

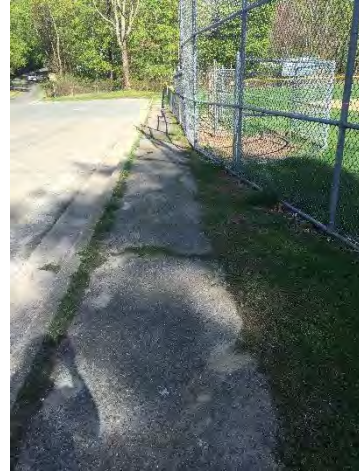
Access to the site is from Linden Street and the site includes a small parking area; however, spaces were not striped, leaving it unclear as to how cars are to park. Linden Street features a sidewalk along the portion leading towards Washington Street; however, the sidewalk stops as it turns up Avon Street. Nearby Grove Street does have a sidewalk along its length providing pedestrian access from the neighboring residential properties.



#### 4.7.6 Site Amenities Inventory and Analysis

##### Parking Lot

- The paved parking lot is in poor condition. The pavement is cracked, heaved, and disintegrating – along with the asphalt walkways that abut to it.



- There is one handicap parking space but is not well delineated. There is no parking lot striping, and only the one sign indicating an accessible parking space. Because the stall is not striped, this would be hard to reserve the spot properly on a busy game day. It appears that the signed accessible parking space does not meet grade requirements either, due to the heaving, rutting and cracking of the pavement surfacing.



##### Restroom Facilities

- There is one portable restroom located behind the backstop of the baseball field.

One (1) 60' Baseball Field

- The field is in overall good condition, with the exception that both foul poles are 13' short of meeting regulation distance. This would require a waiver for Little League play. The field should be expanded to meet Little League dimensional requirements, which means lengthening both foul lines to 200'.
- The outfield fence is in good condition and meets Little League requirements.
- Spectator seating in the form of metal bleachers is provided along the first base line, behind the fence. They are in good condition.
- The field appears to have an irrigation system, as there are valve boxes located on site.
- A wooden score board is located beyond the left field fence. Although useable, the scoreboard is in disrepair. Where the boards abut to one another, the edges are rotten and therefore a hole in the center of the scoreboard has developed. The scoreboard needs repair due to general weathering and wear.



- No ADA access to the field or to the spectator seating is provided. An accessible route should be installed.
- An equipment storage shed is located behind the backstop area and has its own electrical service.

Batting Cages & Pitching Station

- Two batting cages are located behind right field. They appear to be relatively new and in good condition.
- There is also a set of pitching stations next to the batting cages (but detached/separate). These also appear to be relatively new and are in good condition.

## 5.0 RECREATION MASTER PLAN SURVEY

The Recreation Commission, Parks and Recreation Department staff and B+T prepared an online survey requesting comments and feedback regarding the typical usage of the facilities, condition and desired improvements. Over a period of approximately one month (October 2018), a total of 490 respondents, including residents of Holliston and others who had access to the link for the survey took the time to answer questions about how these parks and recreation areas were used, as well as leave valuable feedback of what is desperately needed at these special places in Holliston. Upon review of the results of the survey results, a series of concerns and requests/desires were identified. Although consensus is often difficult to achieve where community members have different perceptions and priorities, there was a fair number of respondents that provided similar comments agreeing on the issues that need addressing at all the parks. Major comments and issues identified the following areas:

- Safety and security (*lighting, site access, illicit activities, traffic and overcrowding*)
- Undersized or inadequate facilities (*lack of restrooms, limited parking, playgrounds*)
- Maintenance (*vandalism, trash, dumping, limited Parks Division resources*)
- Lake Winthrop (*water quality, sediment/dredging, sand quality*)
- Demographics (*Town residents vs. Out-of-Towners access*)

In summary, the community and the Parks and Recreation Department recognize these seven parks as neighborhood and town-wide assets. With the positive support of the park users and surrounding residents, it is anticipated that the implementation of the Master Plan and associated improvements over time, will create successful and sustainable amenities within the Town that may be utilized by all.

## 6.0 MASTER PLAN SPECIFIC SITE IMPROVEMENTS

With the basic goals in mind and requests from the Parks Department and the community, a conceptual Master Plan for each facility has been prepared which includes site improvements ranging from specific components to general park-wide enhancements or maintenance requirements. The Master Plan strives to retain the overall existing use and purpose of each park while enhancing the functionality with general upgrades and additions to lighting, security, seating, etc. The various site improvements as identified are intended to be a guide for future development and are subject to change as specific implementation plans are commenced. Additionally, detailed engineering and design, will need to be addressed appropriately in the design development phase of each park project as improvements are being implemented. The Master Plan site improvements have been identified for each individual park as outlined below.

### 6.1 Goodwill Park

The main concern at Goodwill Park is primarily the restrooms and the lack of parking during peak hours.

- Expand & improve the pavilion and the restrooms (allow the restrooms to be accessible for longer hours during the day/evening).
- Improve & expand parking, add additional spaces including handicap spaces closer to the fields, farther down Green Street.
- Add additional shade structures/or trees to provide shade.
- Add seating options and more picnic tables.
- Construction of a new concessions stand to be used during games.
- Provide new bleachers for spectators.
- Add ADA access to new bleachers from new parking lot closer to fields.
- Provide covered dugouts and benches for players.
- Upgrades & maintenance to the field.
- Provide field sports lighting to allow night games.
- Create paths/walks that are ADA accessible to all the courts and fields.
- Add lighting to tennis courts and basketball courts to allow play later in the evenings.
- Re-surface the tennis and basketball courts.
- Add a splash pad area.
- Create an area for older children, such as a skate park, pump track or bike course.
- Potential to add a town pool.

## 6.2 Weston Pond Recreation Area

The Weston Pond Recreation Area improvements include circulation, upgrades to the fields and parking enhancements.

- Create a separate entry and exit drive to the parking lot from Washington Street.
- Re-pave/re-stripe parking lot and add additional parking spaces, including handicap spaces.
- Provide new bleachers for spectators with ADA access.
- Install a sports netting or fence to prevent lost balls from going into pond.
- Provide erosion control along paths to fields.
- New bathrooms.
- Concession stand for during games
- Storage building for field equipment – Can be combined with restrooms and concession building under one roof.
- Provide additional trash receptacles.
- Add landscaping and trees to area between parking and Washington Street.
- New pavilion or shade structures to add shade.
- Add shade trees throughout property to provide additional shade areas.
- Re-orientate fields to better use space.
- Add signage to distinguish fields.
- Field upgrades and maintenance.
- Resolve goose problem.
- Install field lighting to allow later games.
- Locate all utility pipes on property & protect with bollards or similar structure to prevent vehicles from hitting them.
- Add hiking trails and signage.

### 6.3 Pleasure Point

Pleasure Point improvements include circulation, upgrades to the beach and playground and parking enhancements.

- Expand swimming area and add additional options such as lap lanes.
- Improve overall beach/park maintenance.
- Add more sand to the beach.
- Remove the existing retaining wall at the playground edge.
- Provide erosion control along entire beach and shore edge throughout the park.
- Improve the existing shade structure and provide additional shade structure.
- Update existing picnic tables and add additional picnic tables.
- Re-locate playground to provide more beach space.
- Improve playground with new equipment & add inclusive play.
- Provide ADA access to beach and new playground.
- New restrooms with maintenance.
- Add electricity and running water.
- Provide additional trash receptacles.
- Install dog waste stations.
- Add a security gate house and increase security within park.
- Adjust grading where asphalt driveway and gravel parking meet; fix to be flush.
- Pave parking.
- Stripe & delineate parking spaces and add handicap parking.
- Expand parking to allow parking for boat trailers near boat ramp.
- Construct a kayak/canoe storage structure and allow rentals.
- Create a turn-around area for trailers.
- Add a bike rack.
- Hire lifeguards for summer months.
- Create rules and signage for park – Residents Only, Dogs must be Leashed, Pick up Litter, etc.

#### 6.4 Mission Springs Recreation Area

Mission Springs Recreation Area has a great location that provides access to Wenakeening Woods. Emphasizing this connection to trails was mentioned among many users, along with better maintenance of the park, accessibility, and more parking.

- Expand, re-pave and re-stripe parking lot to include ADA accessible parking spaces.
- Plow parking lot during winter months so visitors can still access trails to Wenakeening Woods trails.
- Provide sports netting or fence along field/parking edge to prevent balls from hitting parked cars.
- Upgrade & maintain fields; re-grade, fix drainage issues.
- Install field lighting for evening games.
- Renovate basketball courts; surfacing, new posts, hoops, players benches, and taller fencing.
- Address standing water issue along edge of woods near basketball courts.
- Create a better connection to trails from park.
- Define picnic area; add additional picnic tables.
- Create ADA accessible path to picnic tables, courts and field.
- Add existing tennis court to parking lot to add more spaces or transform to an inline hockey rink.
- Lower traffic speed on Washington Street.
- Add sidewalk along Washington Street.
- Clean up extensive collection of trash along woods edge near trail entrance.
- Provide additional trash receptacles.

## 6.5 Stoddard Park

Stoddard Park is a heavily used park but lacks much needed updates to keep up with the number of visitors. Some noted areas that need attention are ADA accessibility, field maintenance, as well as beach improvements. Parking is also an issue especially when out of towners are there before the park is even open.

- Provide additional parking; expand parking lot to allow more visitors; re-stripe lines.
- Add bollards or gate arm to prevent visitors from entering before park is officially open.
- Update restrooms; relocate to a better location.
- Proposed snack shack
- Improve existing playground by adding new equipment such as swings.
- Install a splash pad near playground.
- Re-locate Tot-lot playground to be closer to other playground and update equipment.
- Provide ADA accessible walkway to playgrounds, beach, new snack shack, restrooms, fields and other amenities throughout park.
- New building for boat/kayak/canoe/paddleboard rentals and storage.
- Propose new dock.
- Expand swimming area; add lap lanes.
- Control weed problem, water quality.
- Improve beach maintenance, add more sand.
- Install a water slide at beach.
- Provide additional picnic tables closer to the beach as well as throughout the park.
- Create a volleyball court or area for sand games.
- Provide updates to the existing shade shelter.
- Add another shade shelter.
- Improve trail connection to Patoma Park. Potentially make ADA accessible?
- Upgrade fields; re-grade, re-seed, re-stripe, etc. and overall maintenance.
- Install new bleachers for spectators.
- Re-grade and install irrigation system to create a new practice field.
- Replace / fix existing first base line fencing.
- Clean up / trim tree edge along entire perimeter of fields.
- Install sports field lighting for evening games.
- Make park Locals Only; or create a pass for locals.
- Town swim team or sailing program.
- Add No Parking signs along Cabot Road.
- Improve Norfolk Street sidewalk access.
- Provide additional trash receptacles.
- Resolve goose problem.

- Implement rules; noise restrictions.
- Address erosion issue behind existing maintenance building by adding rip-rap or some type of erosion control barrier to prevent wash-out.

## 6.6 Patoma Park

Overall, Patoma Park is considered a hidden gem, but the parking situation here is not the most organized nor the safest. Signage is also very poor, seeing that many residents who responded to the survey mentioned they had no idea trails or even basketball and tennis courts existed here.

- Sidewalks need to be installed along Norfolk Street to help pedestrian access from the main road.
- Pave the main access driveway and lay down packed stonedust or gravel for the existing parking.
- Improve the existing parking lot layout; i.e.: remove trees and stumps in the way, re-grade, re-stripe and delineate spaces.
- Create another parking lot farther onto the property closer to the tennis and basketball courts.
- Provide handicap parking.
- Construction of a concession stand that can be used during games.
- Install restrooms.
- Create ADA accessible paths to fields, courts and trails; clean up too.
- Add gates to tennis courts.
- Clean up/trim tree edge along entire perimeter of fields.
- Add fencing around fields.
- Update/improve playing fields; overall maintenance.
- Address drainage issue near northern diamond.
- Add lighting to fields and courts for evening games/matches.
- Install covered dugouts for players and benches.
- Provide new bleachers for spectators with ADA access.
- Add a small playground.
- Improve trails and connection to Stoddard Park; potentially make ADA accessible.
- Improve/add signage for wayfinding throughout park and trails.
- Address erosion on some of the trails.
- Add additional trash receptacles.

## 6.7 Flagg Field

Flagg Field is a great small field that needs maintenance and improvements.

- Add handicap parking.
- Re-pave and re-stripe parking lot.
- Provide ADA access to bleachers, bathrooms and concessions.
- Plant landscaping to soften the edge of the parking lot against Linden Street.
- Provide new bleachers for spectators with ADA access.
- Install covered dugouts for players with benches.
- Add a sports netting or high fence to prevent balls from hitting parked cars.
- Provide restrooms.
- Add a snack shack that can be used during games.
- Install sports lighting for evening games.
- Remove old score board.
- Install new score board.
- Update/Improve playing field; overall maintenance.
- Add additional trash receptacles.
- Install speed humps or a flashing sign to slow traffic on Linden Street during games.

## **7.0 PHASING AND IMPLEMENTATION**

From the beginning of the master planning process it was indicated and understood that all of the desired improvements would not be economically feasible in a single capital improvement project. The Town's top priorities for the first phase of implementation will be determined based upon the most logical and immediately necessary improvements that would be acceptable to the Town, will not conflict with future phases of construction, be economically feasible with current funding options, and coordinate with other recreation department priorities (i.e.: programming needs).

### **7.1 Preliminary Priority Items**

In an effort to identify the initial priorities for implementing the various improvements in this report, B+T reviewed the results to create a preliminary list of items that could be implemented immediately. These items pertain to safety and general maintenance to be addressed prior to implementing significant improvements identified in the Master Plan. The list is as follows:

#### **1. Weston Pond Recreation Area**

Re-paving and re-grading the parking lot entrance and adding a separate exit to Washington Street should be considered. The potholes at the current entry/exit are large enough to cause dangerous entering and exiting of the parking lot by driving too slowly to avoid the potholes creating a traffic hazard.

#### **2. Pleasure Point**

The retaining wall by the playground should be removed. The height of the wall between the playground and the beach creates a hazard where children could trip and fall. Removal of the wall and re-grading of the area could eliminate this potential hazard.

#### **3. Stoddard Park**

The erosion behind the existing maintenance building should be addressed. Riprap and pipe(s) should be installed to help divert the water that flows through this area to prevent future erosion.

#### **4. Patoma Park**

Parking should be improved to provide a safer, more efficient layout. Currently the number of stumps and trees cause a disorganized parking layout and visitors are forced to be creative with their parking, also making it potentially unsafe for pedestrians. Tree stumps should be removed, and trees cleared to allow space for

more conventional parking spaces. The spaces need to be marked so that visitors know where to park.

**5. Goodwill Park**

Players benches at the baseball field and basketball court need to be replaced. They are currently bent or broken and unusable.

**6. Flagg Field**

The old score board could be removed and replaced with a new scoreboard.

**7. Mission Springs Recreation Area**

Replace the broken players benches and spectators seating.

**8. Pleasure Point**

All the picnic tables are weathered and/or vandalized and could be replaced.

**9. Mission Springs Recreational Area**

The garbage and debris near the Wenakeening Woods trailhead need to be addressed.

**10. Goodwill Park**

Additional garbage receptacles could be located at select locations; one near the baseball field bleachers, and an additional one at the basketball court.

## Appendices

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### Appendix A: Locus Map

### Appendix B: Master Plan Exhibits

Goodwill Park Concept Plan

Weston Pond Rec. Area Concept Plan

Pleasure Point Concept Plan

Mission Springs Rec. Area Concept Plan

Stoddard Park Concept Plan

Patoma Park Concept Plan

Flagg Field Concept Plan



## Appendix A

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### Locus Map

## Appendix B

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### Master Plan Exhibits

## Appendices

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### Appendix A: Locus Map

### Appendix B: Master Plan Exhibits

Goodwill Park Concept Plan

Weston Pond Rec. Area Concept Plan

Pleasure Point Concept Plan

Mission Springs Rec. Area Concept Plan

Stoddard Park Concept Plan

Patoma Park Concept Plan

Flagg Field Concept Plan

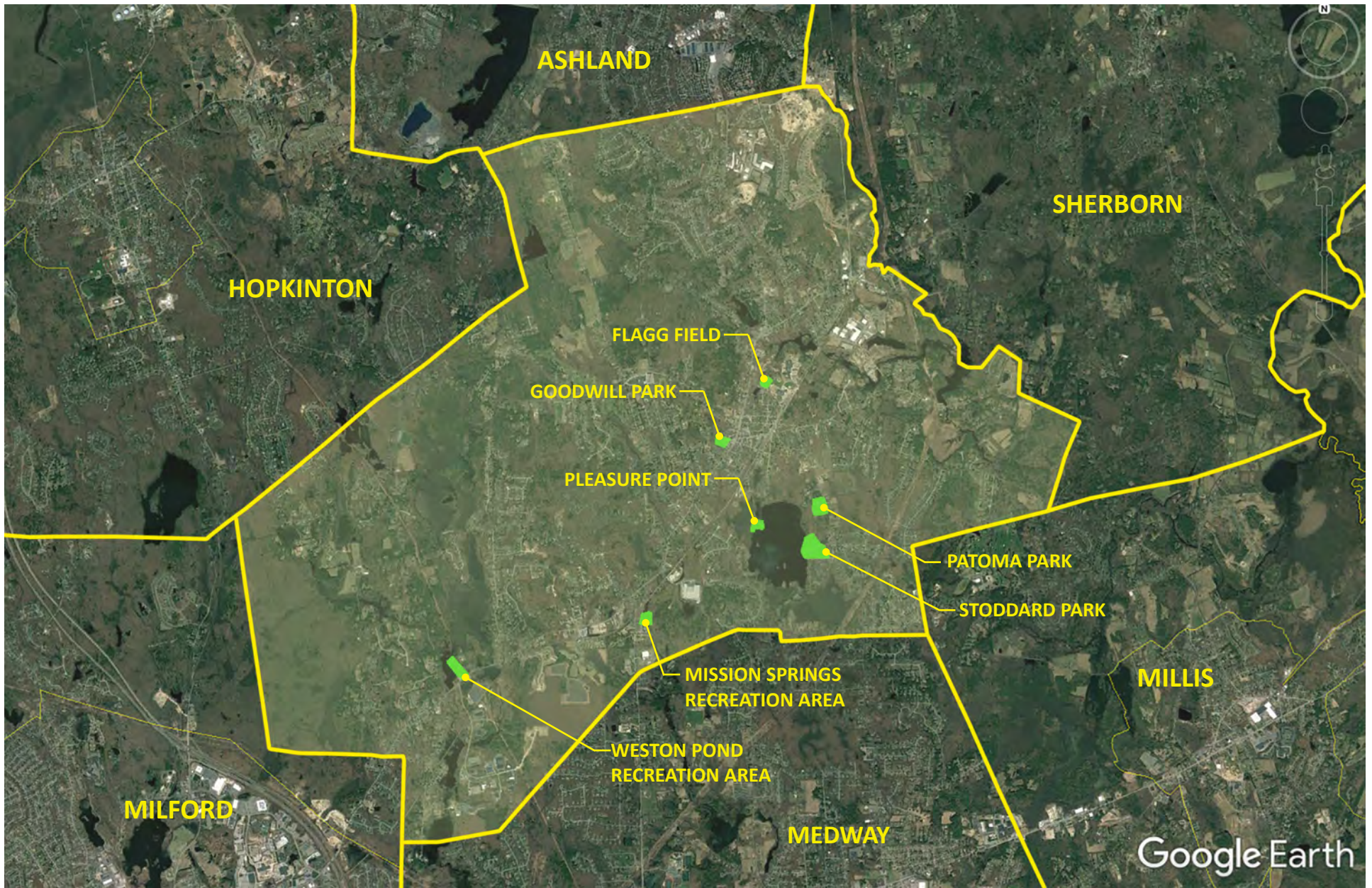
## Appendix A

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### Locus Map

# LOCUS MAP

## Parks Included in the Master Plan



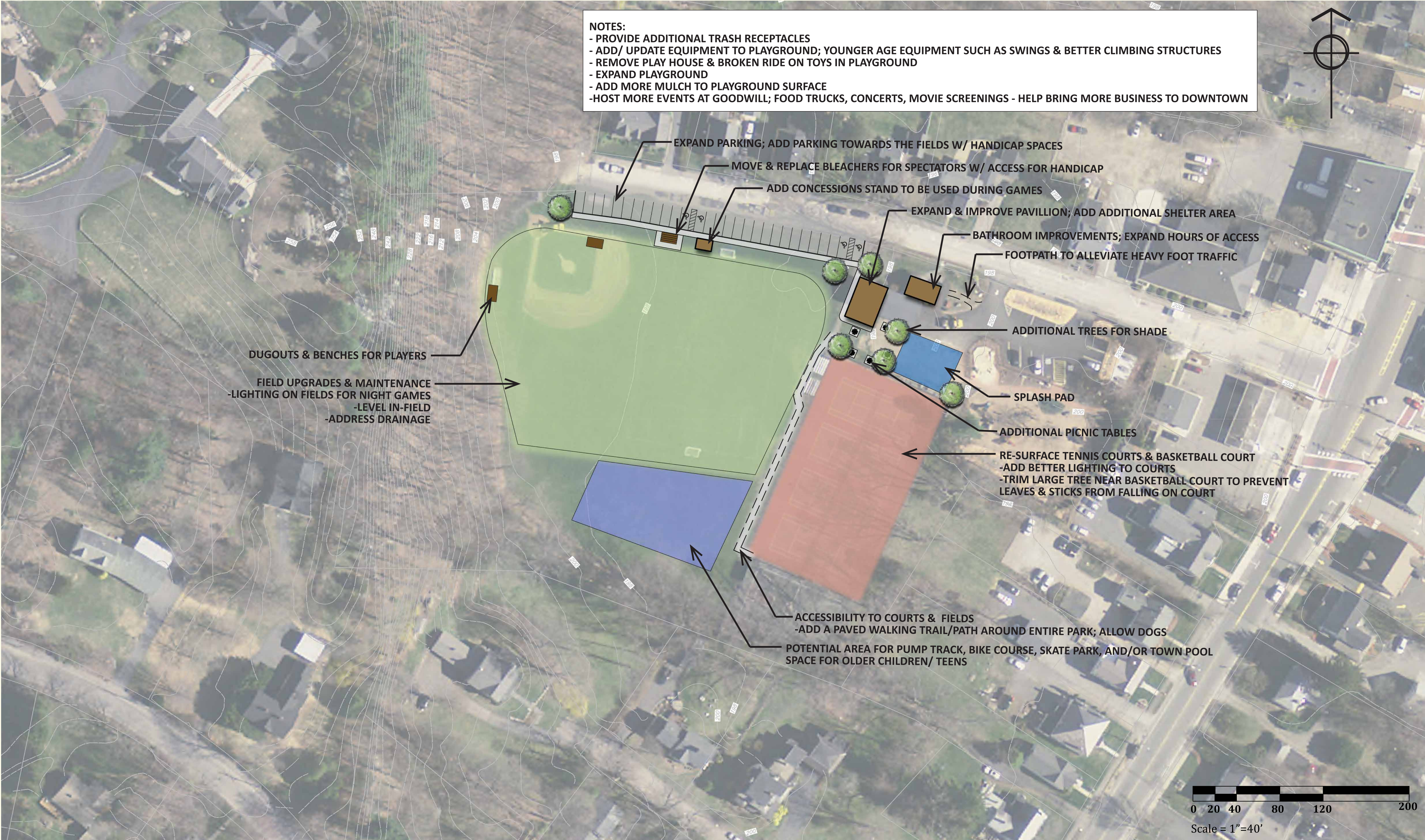
## Appendix B

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### Master Plan Exhibits

# Goodwill Park

## Parks Master Plan



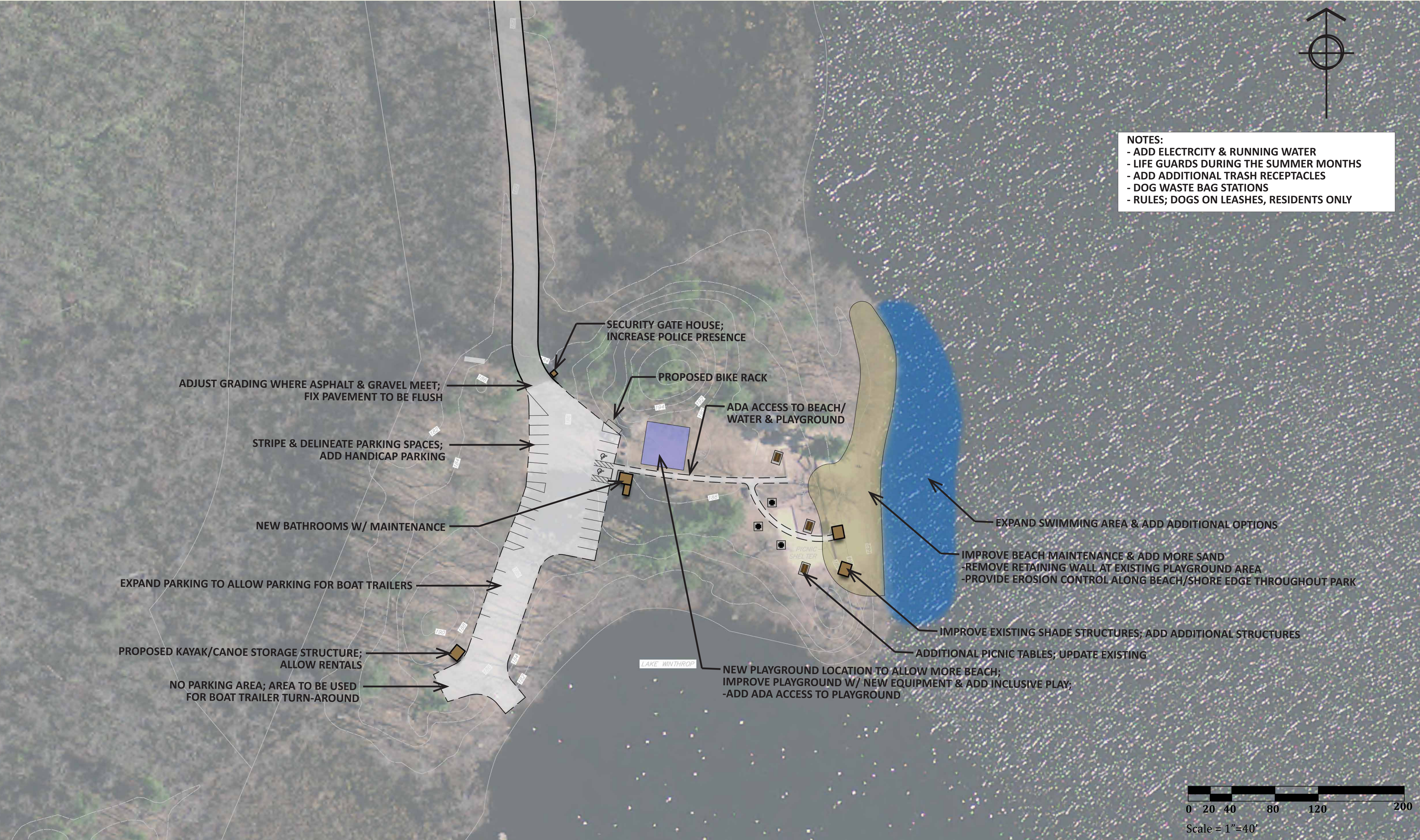
# Weston Pond Recreation Area

## Parks Master Plan



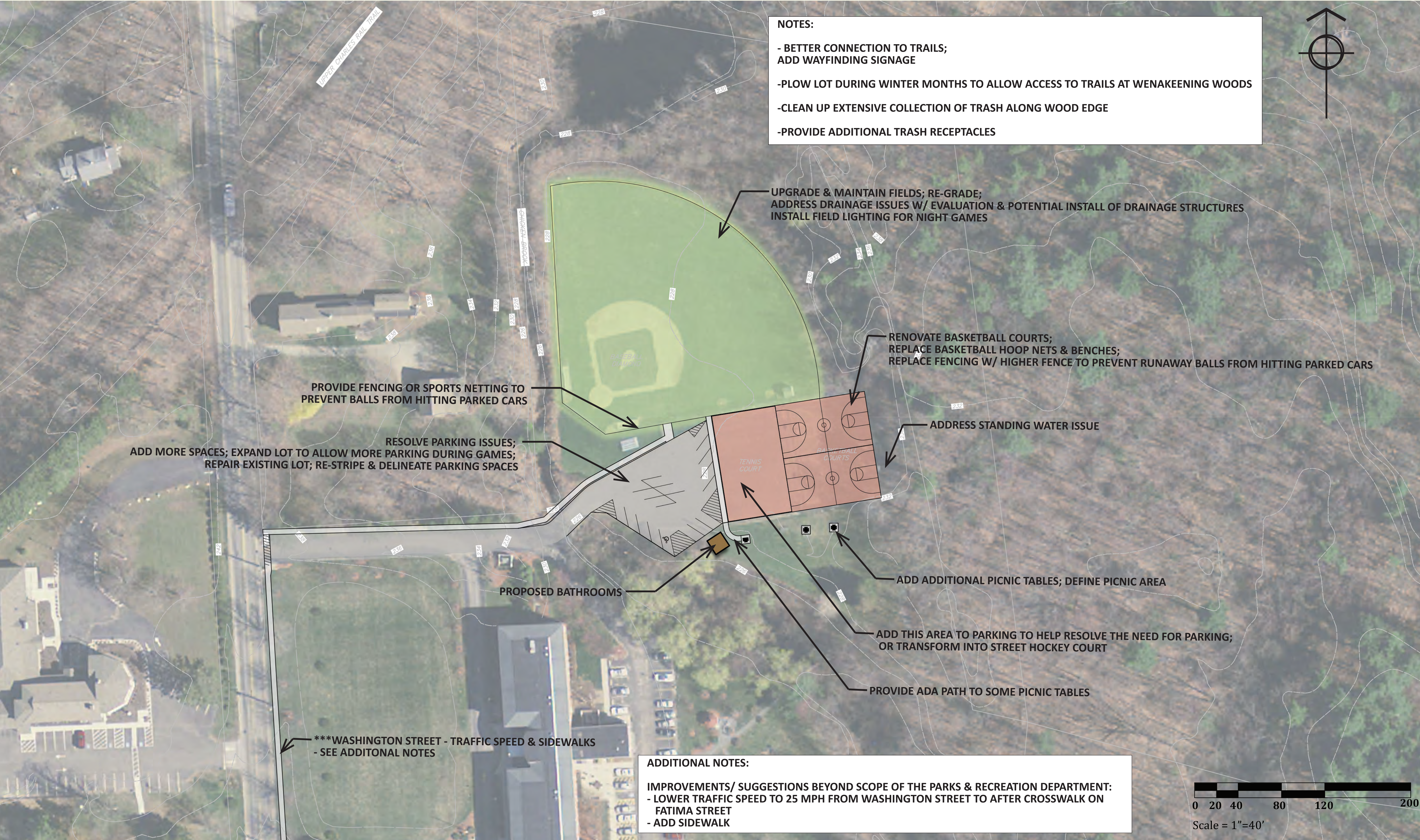
# Pleasure Point

## Parks Master Plan



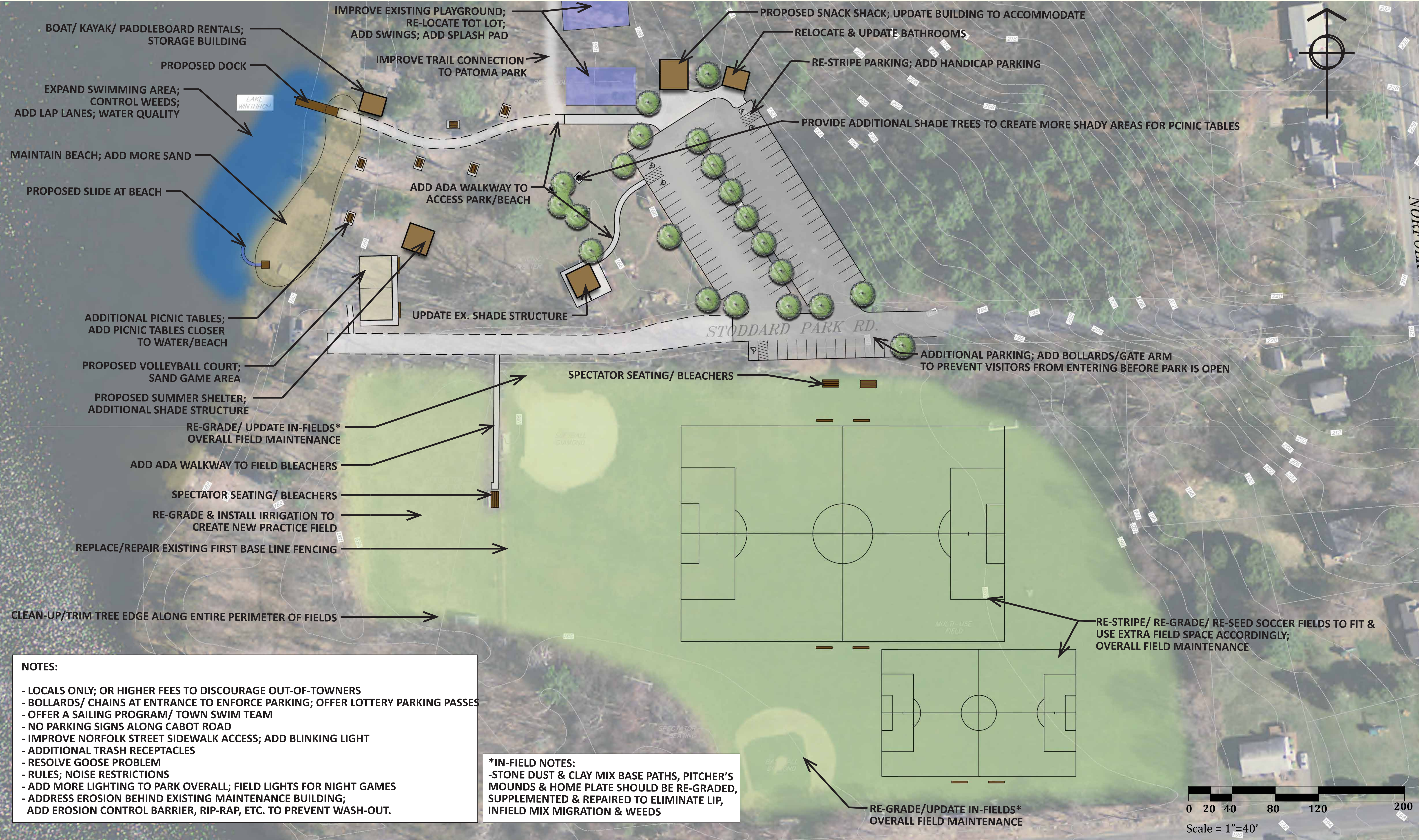
# Mission Springs Recreation Area

## Parks Master Plan



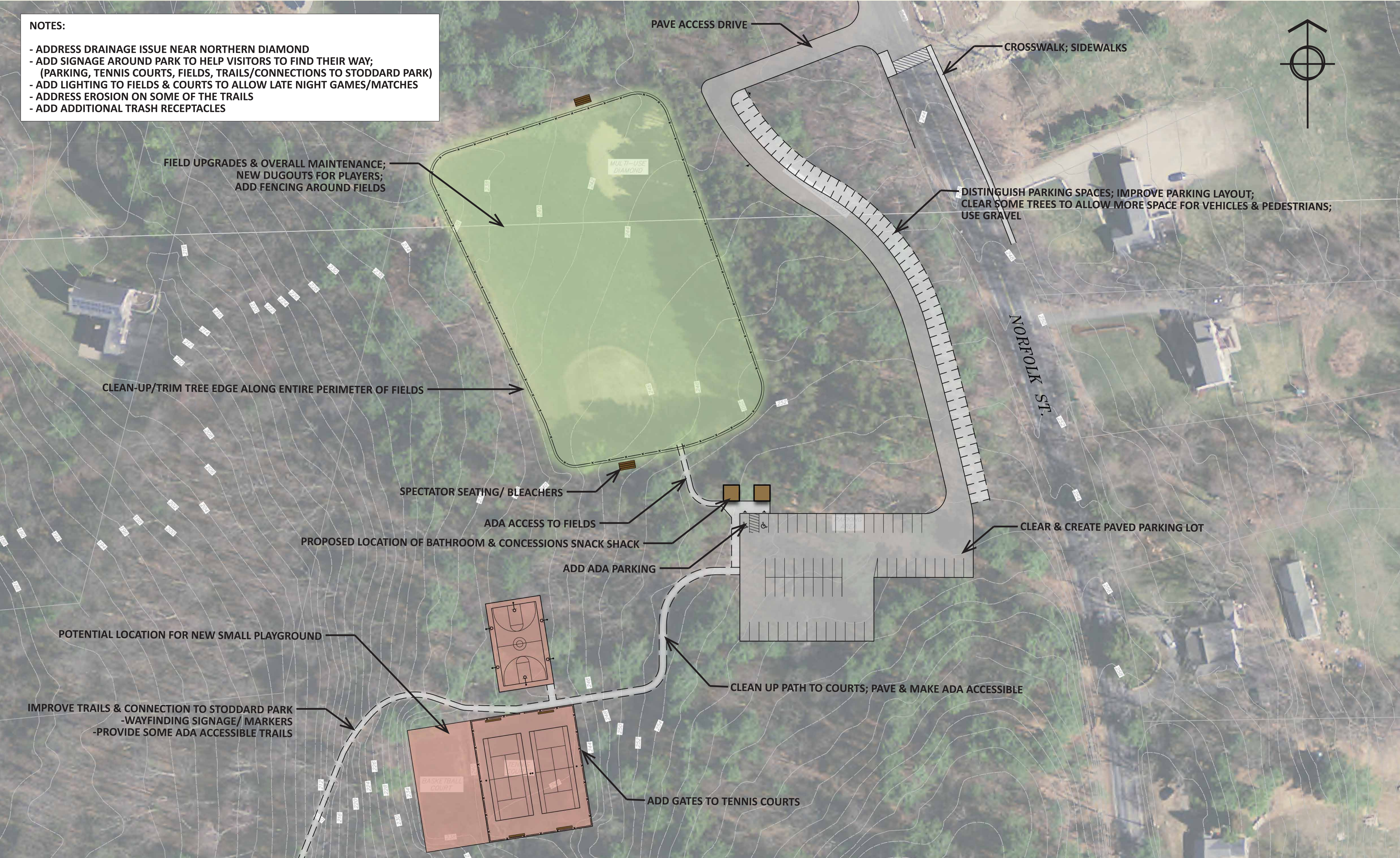
# Stoddard Park

## Parks Master Plan



# Patoma Park

## Parks Master Plan



# Flagg Field

## Parks Master Plan

