

Community Preservation Committee Town of Belmont

CPA Funding – Final Application

Ten copies of the completed Final Application must be submitted to the following address by no later than 7:00 pm on Monday, November 29, 2021:

Community Preservation Committee
Matthew Haskell, CPA Administrator
Office of the Select Board
Belmont Town Hall
455 Concord Avenue
Belmont, MA 02478

Unless an applicant can demonstrate that a significant opportunity would otherwise be lost, final applications will not be accepted after the submission deadline. In order for the CPC to consider a project proposal that cannot adhere to the deadlines as outlined in the **Standard Application Process**, the project must meet the additional selection criteria as outlined in the **Special Application Process**.

Project Title: __ Grove Street Baseball and Basketball Reconstruction _____

Project Location __ Grove Street Park _____

Applicant/Contact Person __ Brandon Fitts, Acting Director of Recreation _____

Organization __ Town of Belmont (Partners -Friends of Grove St. Park & Belmont Youth BB & Softball

Mailing Address __ 19 Moore St. Belmont, MA 02478 _____

Telephone __ 617.993.2760 _____ **E-mail** __ bfitts@belmont-ma.gov _____

Signature __ *Brandon Fitts* _____ **Date** __ 11/29/2021 _____

CPA Category (check only one, in consultation with the CPC):

- Community Housing
- Historic Preservation
- Open Space
- Recreation

Amount Requested __ \$40,000 _____

Total Project Cost __ \$440,000 _____

The CPC will review the Final Applications. Applicants will be contacted if additional information or an interview is required. The CPC may also request to visit the site of the proposed project. Applicants will be notified by mid-January whether the CPC plans to recommend their project at the next Annual Town Meeting.

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

- **Goals:** What are the goals of the proposed project?
 - The Grove Street baseball and basketball project will reconstruct the 3 youth baseball fields, reconstruct the basketball court, and address drainage issues in those areas.

- **Community Need:** Why is the project needed? Does it address needs identified in existing Town plans?
 - The baseball fields require reconstruction every 20 - 25 years. As infield material is added, it slowly builds up the grade for the infield and overtime causes a safety issue between the infield and outfield. The reconstruction will allow for proper grading which should address the safety concerns as well hit groundballs move from the infield to outfield. Draining will also be addressed allowing the field to be played on faster following significant rain events. The uneven grades also create potential for leg injuries as players chase after baseballs. The basketball court has cracks growing throughout the court. The public works department has repaired and patched these cracks overtime, but the current condition is beyond repair. The court will need to be reconstructed.
 - The growing popularity of youth and adult sports in town makes Grove St a piece of infrastructure within the town. Reconstructing these assets will enable the community to stay active in a safe and healthy manner.

- **Community Support:** What is the nature and level of support for this project? Include any letters of support and petitions.
 - This project has the support of the Recreation Commission, Friends of Grove St Park, and Belmont Youth Baseball and Softball.

- **Project Documentation:** Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.
 - ATTACHED

- **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
 - **FY23 – Design**
 - **FY24 - Construction**

- **Credentials:** How will the experience of the applicant contribute to the success of this project? What prior municipal procurement experience does the applicant have? If the applicant has no prior procurement experience, what member of the project's working

team or Town of Belmont Department Head mentor will be responsible for ensuring the project adheres to the necessary procurement laws?

- Brandon Fitts and the Recreation Department have lots of experience and resources regarding town projects. In partnership with the Recreation Commission, DPW, other appropriate entities, Brandon Fitts as the head mentor, will see that this project is completed appropriately.
- **Success Factors:** How will the success of this project be measured?
 - By the competition of the reconstruction project in a timely manner and within budget.
- **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for ongoing maintenance expenses.)
 - This application is for phase one of the project; the design work. We are requesting \$40,000 to go out to bid for this work to be completed. The goal will be to hire a firm to evaluate the needs of the project and provide the town with construction documents for the next step. Based on previous conversations, we anticipate the construction phase of the project to cost approximately \$400,000
- **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
 - This project will be primarily funded by CPA funds.
- **Town Properties:** All CPA applications filed by a private person or entity for a CPA project either located on, or which involves, public land, structures, personal property or amenities shall be co-sponsored by a committee(s), board(s), commission(s), department(s) or other entity or entities of the Town of Belmont which have control of, or jurisdiction over, said land, structure, personal property or amenity. The committee(s), board(s), commission(s), department(s) or other entity or entities of the Town of Belmont which have control of, or jurisdiction over, said land, structure, personal property or amenity may set guidelines, standards and rules for, or make revisions to a CPA project either located on, or which involves, public land, structures, personal property or amenities.
 - This is a town sponsored project on town land
- **Private Entity as a Private Project Sponsor:** Private entities sponsoring CPA projects on private property, not town-owned, are required to be nonprofit 501(c) (3) organizations and provide a copy of their IRS determination letter as part of their application.
 - This is a town sponsored project on town land
- **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?
 - Grove St. will continue to be maintained by the town of Belmont's Parks Division of DPW. Additional maintenance may be covered by the Recreation Department's Fields Revolving Account.

- **Impact on Town Budget:** What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project?
 - There are no additional projects planned at Grove St. that will impact the town's budget

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

1. **Control of Site:** Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain how public benefits will be protected in perpetuity.
 1. Grove St is a Town owned Field.
2. **Deed Restrictions:** In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPC. Provide a copy of the actual or proposed restrictions that will apply to this project.
 1. None related to this project
3. **Acquisitions:** For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.
 1. N/A
4. **Feasibility:** Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.
 1. For this design phase, we will complete a Request for Bid and follow procurement laws to secure a vendor. For the study, there wont be additional feasibly considerations.
5. **Hazardous Materials:** Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.
 1. There aren't any known hazardous materials at Grove St. For this design phase, the general areas being evaluated are not anticipated to be disturbed beyond normal impact.
6. **Permitting:** Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already acquired.
 1. This design phase will inform the town of what permits will be needed for the construction phase in FY24.
7. **Environmental Concerns:** Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission.
 1. This project does not directly abut any wetlands resources areas. For the design work, there are no environment concerns.

8. Professional Standards: Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant has the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to technical expertise.

1. The recreation department in partnership with other relevant town departments will ensure that this project is conducted professionally from start to finish. The department has qualified staff who are prepared to ensure to project is conducted with integrity and honesty.

9. Fundraising: Private persons who wish to contribute to a particular CPA projects have the following fundraising options: A) Establish a 501 (c) (3) organization and set up a separate bank account in its name. This requires IRS filings on the part of the entity that sets it up. Collect and deposit all funds into the bank account you set up. B) Work with the Treasurer's Office to set up an account in the name of the CPA Project. Define the purpose of the fund raising and what the money will be used for.

1. Fundraising is not anticipated for this phase of the project.

10. Further Attachments: Assessor's map showing location of the project.



Grosvenor Rd

Grove St

Grosvenor Rd

Grosvenor Rd

Dalton Rd

Volleyball

Grove street Tennis Courts

Grove Street Playground

Huron Ave

Grove St

Grove St

Bacon Rd

Elm St

Foster Rd

Dalton Rd

Elm St

October 4, 2021

Dear Chairperson Dionne,

I am writing to the Community Preservation Committee as a member of the Belmont community with an interest in the Belmont Youth Baseball/Softball program and as an advocate for Grove Street Park. I strongly support the application you have received for reconstruction of the three Grove Street baseball fields and basketball court.

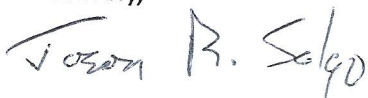
Grove Street Park is an essential part of the Belmont community. With its three youth baseball fields in near proximity to each other, basketball, tennis and soccer fields, Grove Street Park brings many members of the community together. On most spring and summer weekday evenings and weekend days, it is common to see three ball games taking place simultaneously, with parents, grandparents, siblings and friends enjoying time outside and catching up with each other. For the players, the atmosphere is special; the kids are enveloped by the community, making it an ideal place to improve their skills, face their friends and classmates on the field, and peek an eye towards the other fields to see how games are coming out.

I have had the pleasure and honor of coaching town and travel teams for Belmont Youth Baseball for the past 6 years. I've spent countless hours at Grove Street Park. These fields, a real treasure in the community, need to be upgraded for the coming decades of their use. After years of uneven subsidence, the fields need to be re-leveled to improve safety for the players. And the drainage needs to be improved; there are far too many games that are cancelled due to small rain episodes many hours before scheduled games.

The basketball court at Grove Street Park is not serviceable for any type of competition or skills development. The court is simply too antiquated, uneven and cracked to allow for safe play.

I strongly support the application you have received for Grove Street Park, allowing it to serve youth programs and the community for many decades to come.

Sincerely,

A handwritten signature in black ink that reads "Jason R. Salgo". The signature is written in a cursive style with a large, stylized "S" at the end.

Jason R. Salgo

Belmont Youth Baseball Coach and Parent

October 1, 2021

Dear Community Preservation Committee,

We are writing in support of the Town of Belmont's feasibility study application for the community basketball courts at Grove Street Park.

As you are aware, Grove Street received a major overhaul in recent years thanks to CPA funding, but the basketball courts, as "stand-alone" project – were not included as a part of this work. The town is now in the process of assessing addition infrastructure work at the park, and we are hoping that the courts -- which are significantly cracked and damaged – be included in the feasibility study and reviewed for code.

The Grove Street Park basketball courts represent one of the few outdoor courts in the Burbank, Harvard Lawn and Belmont Corner neighborhoods that serve hundreds of families in one, two and three family homes.

Thank you in advance for your consideration of our letter, and for your support of the Town's application.

Best regards,

Donna Ruvolo and Stephen Pinkerton
Co-chairs
Friends of Grove Street Park

September 27, 2021

Dear Chairperson Dionne,

My name is Ajay Pathak and I have lived in Belmont for more than 50 years. I am writing to you to express my support of the Belmont Youth Baseball's effort to improve the baseball fields at the Grove St. playground in Belmont, MA.

I grew up in Belmont and my brothers and I played in Little League on these fields at Grove St. My parents came from India and baseball was new to them. Little League gave them the opportunity to feel a greater part of the community. These fields helped my brothers and I develop lifelong friends. From the late 1960's to the early 70's, the fields at Grove St. always suffered from drainage issues. One of the most difficult issues is the rescheduling of games because a small amount of rain made the fields unplayable. The infield tends to be the biggest problem but puddling occurred in the outfields as well.

Starting in the 1990's I started coaching baseball in Belmont including Little League. I had twin boys in the program, and we played our games on the exact same fields I played on. We still had the same problems with the fields at Grove St. as we did when I played on the fields. In fact, it seemed to have gotten worse. The basepaths as well as the entire infield would have pooling of water which eventually lead to ditches, shoeprints, dog pawprints, etc. in the dirt. The league and coaches did the best they could to try to make the fields playable, but it was extremely difficult. I would haul red clay and bags of water absorption media, rakes and brooms to try to fix what we could but with poor drainage, and poor base material, there is only so much patching you can do.

I have been very fortunate to travel around the country with my sports business. Many of my clients in my golf business had sons and daughters that played in Little League and while traveling, if I had time, I would go with some of my clients to watch their kids play baseball. You can't take the coach out of coach! I would marvel at some of the fields these kids would play on. You could see these towns dedicated resources to ensure their youth sports had quality fields. I would see how their communities would get together around these fields. It was a sense of pride for the community.

I currently still help coach and administer the older kids in baseball (grades 9-12) and I coach football for grades 7 & 8. My sons, who I coached, now coach football and baseball and give back to the community. The importance of having quality fields for our youth to play on is a crucial building block for a sense of pride in one's community but also to teach the valuable lesson of caring for something that can benefit others. I am asking to please support Belmont Youth Baseball's effort to upgrade and improve the fields at Grove St. Generationally, you can see what it has done for my family. I know it will mean a lot to many other families for many generations.

Very Truly Yours,

A handwritten signature in black ink that reads "Ajay M. Pathak". The signature is written in a cursive, flowing style with a large initial 'A'.

Ajay M. Pathak

September 18, 2021

Dear Chairperson Dionne,

We are writing to the Community Preservation Committee as members of the Belmont community with an interest in the Belmont Youth Baseball/Softball program and as advocates for the Grove Street Park. We want to support the application you have received for reconstruction of the three Grove Street baseball fields and basketball court.

This project is meant to “overhaul” the fields in place. There is no ask for changes in placement or changes to related, surrounding structures. Instead, the project is focused on re-grading the three Grove Street baseball fields, as well as analyzing and addressing drainage issues.

With respect to grading, field levels have become a significant safety concern. The “bumpy” nature of the underlying ground, in conjunction with growing height changes between the infield, the base paths, and again with the outfield, cause highly unpredictable changes in the trajectory of baseballs hit into the field of play. In the past season alone, we had three instances where balls “jumped” and struck players in the facial area, causing significant (albeit it thankfully not permanent) physical harm.

In terms of drainage, the nature of the current infields is such that water does not drain well after rain. Without intervention and the use of chemical agents (e.g. “quick dry”), water can stand in the home plate area, dugouts, and base paths for days. These conditions are unplayable, and it quickly becomes difficult to reschedule events that are cancelled as a result of poor field conditions.

Please note that the three Grove Street baseball fields are called 46/60 fields, which are regulation size for Cal Ripken and Little League Baseball. (Cal Ripken is the national charter under which Belmont Youth Baseball operates.) These are the only 46/60 fields in Belmont, and so necessarily serve hundreds of Belmont youth players each year between the ages of 5 and 12. While these fields can be used for training at all ages, for 9-12 year old players these are the only fields on which baseball can be played in the town of Belmont.

In addition, one of the three fields is currently dedicated to long time coach and resident Hank Doyle. It is our intention to name a second field (the one on the corner of Grove St and Grovesner St.) after another coach of 30+ years, namely Dan Kelleher, who dedicated his life to teaching our community youth both ice hockey and baseball. While we can never do enough to honor his memory, a newly reconstructed playing surface, designed to serve our young players for another 30 years to come, feels appropriate.

Finally, we (the Belmont Youth Baseball/Softball Board of Directors) like Dan Kelleher believe in the value of youth sports as a way to expose children to many of life’s important lessons. Experiencing both successes and failures in sports are invaluable experiences and foster growth and citizenship in our young community members. We are also coaches, and we often say: we are not developing athletes, we are growing young men and women. What’s more, the bonds and friendships formed on the field are without parallel. Sports in general, and of course youth baseball, are incredibly important to us and an important offering to the Belmont community.

Given the necessity of these size fields, the history of reconstruction (where the Grove Street fields have not seen any major reconstruction for more than 25 years), and the importance of youth baseball to our young players, we feel it is very important that this project be undertaken, and we offer our full support for the Grove Street baseball field and basketball court reconstruction project.

Sincerely,

The Belmont Youth Baseball/Softball Board of Directors, namely:

*Keith Lockwood Pete Neene Michael Mahoney Andrew Burns William Regan Robert Delan Brendan Kelleher Brendan Connolly
Doug Connolly Bruce MacKinnon Dale Clutter Daniel L.L. Smith David Jones Gregg Lerkiewicz Jill Callanan John Markos
Michael Grant Michael Pizzi Pat O'Connell Paul Mutch Pierre Raymond Paul Melanson Recco Mastrangelo*

September 19, 2021

RE: Renovation of Grove Street Baseball Fields in Belmont, MA

Dear Chairperson Dionne,

Thank you for your consideration of this letter. My name is Eugene Han, and I am writing to your committee in advocacy of the application you have received for the renovation of the youth baseball fields and basketball court at Grove Street Park in Belmont, MA.

My wife and two children have lived in Belmont since 2014, and I have gratefully served as a coach for Belmont Youth Baseball since 2017. A number of those years were spent on the Grove Street fields. With sincerity, I can say that I have seen several kids develop their skills and love for baseball at Grove Street. And, perhaps more importantly, I've witnessed all the players develop their work ethic and sportsmanship at these fields while participating in our program. Grove Street has also always been a welcome place for the parents to enjoy an evening of youth baseball in our community.

As such, I will advise that the condition of the three fields can noticeably use improvements at this time. The players and parents should certainly expect a safe environment to learn baseball, and thrive in team sports overall. I would note two concerns – the grading of the fields, and drainage after rain – both of which can have implications in safety. I firmly believe that these factors ultimately affect the development of our younger baseball players.

Finally, we do have friends and players visit from surrounding towns. Just this past week, a visiting personal friend of mine noted how beautiful our parks were. This further convinced me to write to you, as a means to promote the necessary upkeep of these fields. They are, and should be, a proud representation of Belmont.

Respectfully,

Eugene Han

A handwritten signature in black ink, appearing to read 'E Han', written in a cursive style.

Coach, Belmont Youth Baseball