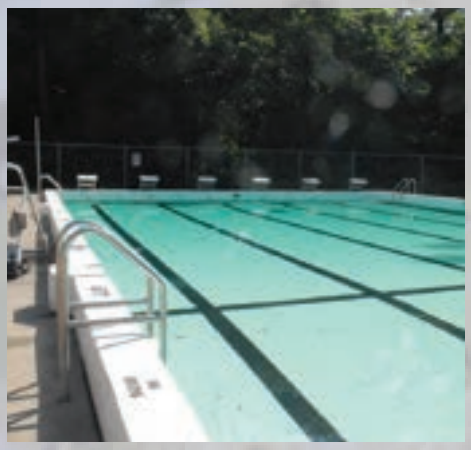
TOWN OF WALPOLE
MASSACHUSETTS



RECREATION PROGRAMMING AND FACILITIES STUDY

2022

Weston & Sampson

2022
Town of Walpole
Recreation
Programming &
Facilities Study

TABLE OF CONTENTS

SECTION 1

Blackburn Hall

EXECUTIVE SUMMARY

The Recreational Programming and Facilities Study that follows provides a comprehensive analysis of existing facilities conditions and a series of recommendations for improving town-owned facilities throughout the Town of Walpole. We have looked specifically at five facilities that are owned, operated, and managed by the Town of Walpole, including:

A. Blackburn Hall (30 Stone Street)
B. Former East Walpole Library Building (5 Wolcott Avenue)
C. Center Pool and Splash Pad (144 School Street)
D. Jarvis Farm (691 Common Street)
E. South Pool (14 Jasons Path)

The project included an analysis of current site, architectural, structural, and mechanical conditions, as well as a review of historic uses, and town needs based on information gathered during a series of meetings with key town personnel.

As work progressed, it became clear that:

Despite the limitations of insufficient maintenance staff and operations budget, quality facility conditions have been achieved at several venues, most notably Blackburn Hall and the splash pad at the center pool.

The Town must set aside funds to renovate, maintain, and operate these existing facilities. Improvements can be accomplished through a traditional public design,

bid, and construction process or through other means that have potential cost savings. The Town must aggressively pursue other traditional state and federal funding sources to reduce the financial burden on residents and to match local funding authorizations.

Newly emerging outdoor public needs, including for pickleball courts, cricket pitches, skateparks, and other non-traditional sports, as well as the regional trend of increasing participation rates of female and adult populations, are creating demands for expanded public recreation facilities throughout the region. Walpole is seeing increased demand for non-traditional programing and an overall increase in the number of residents participating. Furthermore, evolving indoor public needs, like space for coding camps, community group meetings, private events, and expansion space for school events continues to place high demand on Walpole's indoor facilities.

We invite you to review the larger document that follows and to actively participate in an endeavor to provide improved recreational opportunities to all residents of Walpole.

WALPOLE FACILITIES AND PROGRAMMING SUMMARY EQUATION

AGING INFRASTRUCTURE + SHIFTING DEMANDS + INCREASING COMMUNITY NEED = URGENT NEED FOR RENOVATION AND REDEVELOPMENT OF KEY FACILITIES

Center Pool

SECTION 1

Jarvis Farm tennis courts

PRIORITY RECOMMENDATIONS

Priority recommendations for each site are listed in this section. These recommendations have been identified to provide maximum near-term benefits and immediate impacts for the Town. Urgent priorities (URGENT) are those which address health, safety, and property protection Improvements. Important priorities (IMPORTANT) address code compliance and maintenance concerns. Other priorities are based on current and future use improvements. Priorities may be adjusted to match actual funding opportunities. Expanded Narratives of these recommendations for all the properties are contained in Section 5 of this study.

BLACKBURN HALL

Blackburn Hall

1. Renovate the building for continued and improved flexible use

- (URGENT) Replace the existing roof in an effort to save the building's iconic chimneys and stop internal water damage from continuing
- (IMPORTANT) Improve interior spaces including bathrooms and stairs to meet current ADA/MAAB requirements
- Repair existing interior and exterior water damage to interior walls, foundations, decorative trims and fascias

2. Improve access to the building and site infrastructure

- (IMPORTANT) Improve the entry from the parking lot and perimeter sidewalks to meet current ADA/MAAB requirements
- (IMPORTANT) Relocate accessible parking spaces to meet current ADA/MAAB slope requirements
- Define the Stone Street lawn space to provide a high-functioning exterior space for outdoor town uses, such as movie nights, camps, and craft fairs.

FORMER EAST WALPOLE LIBRARY

1. Improve parking and traffic flow

- (IMPORTANT) Install ADA compliant parking spaces (1 space required)
- (IMPORTANT) Install accessible route from the new ADA parking spaces to the building to meet ADA/MAAB requirements
- Improve traffic flow for events and drop-off / pick-up

2. Renovate and update the building

- (URGENT) Replace existing roof and install gutters to stop further water damage
- Repair interior and exterior water damage to the building
- Improve security and safety through installation of commercial doors, locks, and security system
- Improve site drainage at the base of the building foundation to pull water away from the building

The Former East Walpole Library

CENTRAL POOL AND SPLASH PAD

1. Replace existing pool, deck, and fencing

- (IMPORTANT) Replace the current pool shell, deck, and fencing to meet town needs and safety codes
  - Install a new regulation size short course swimming pool: 25 yards x 8 lanes for club and high school level competition
  - Reconfigure the pool deck to provide more useful space
  - Install underwater and above-grade lights for night swimming to meet the Model Aquatic Health code (MAHC)
- (IMPORTANT) Provide an accessible route from the parking lot to both facilities' entrances to meet ADA/MAAB requirements
- (IMPORTANT) Install new code-compliant fencing around the site per 780 CMR, 120.M Massachusetts building code with latest amendments
- Establish a policy that defines the period of use during evening hours in a way that addresses any community concerns over safety and night-time disruption

The Center Pool

2. Renovate and update pool building

- (URGENT) Replace the existing roof to stop current water intrusion
- (IMPORTANT) Renovate locker rooms and restrooms per current Massachusetts Building code 521 CMR and 780 CMR, with latest amendments
- Re-point mortar and repair masonry bricks on the exterior of the structure
- Upgrade electrical and communications systems as needed during renovations

The Center Pool Splash Pad

3. Renovate or Replace splash pad equipment shed.

- (URGENT) Renovate or replace the mechanical shed for the splash pad for safety of maintenance personnel. Relocate if possible to a better location for maintenance needs.
- Replace damaged surfaces and water features.

4. Improve user amenities around the splash pad

- Install additional seating, shade canopy structures or permanent umbrellas, and landscape plantings to improve the user experience at the splash pad.
- Connect and integrate user space around the splash pad with user space around the pool.

JARVIS FARM

1. Develop a site master plan for use with a phased implementation approach

- Plan should include, but not be limited to:
  - Install a parking lot with stormwater management structures to control stormwater for volume and water quality
  - Install accessible walks from a parking lot to the office cabin and restroom cabins to meet ADA/MAAB requirements
  - Locate new recreational fields or courts that are not able to be met elsewhere in the town

2. Remove unnecessary structures

- (IMPORTANT) Remove all deteriorating or unused cabins and storage sheds
- Improve the existing main office and bathroom cabins
- Remove deteriorated and non-programmed courts and fields

Jarvis Farm

SOUTH POOL

1. Replace existing pool, deck, and fencing

- (IMPORTANT) Replace the current pool shell, deck, and fencing to meet town needs and safety codes
  - Install a new regulation size short course swimming pool: 25 yards x 6 lanes for town and community use, as well as club or school practice
  - Reconfigure the pool deck to provide more useful space
- (IMPORTANT) Install new MA CMR 780 compliant fencing around the site.
- Install underwater and above-grade lights for code compliance for night swimming
- Provide accessible parking spaces and an accessible route from the parking lot to the pool deck to meet ADA/MAAB requirements
- Establish a policy that defines the period of use during evening hours in a way that addresses any community concerns over safety and night-time disruption

The South Pool

2. Renovate pool buildings

- (URGENT) Replace the existing roofs to stop water intrusion and damage in both the restroom and support buildings
- (IMPORTANT)Install improved ventilation equipment in both buildings
- Renovate restrooms to meet current MA 521 CMR and 780 CMR code requirements
- Upgrade the electrical equipment in the mechanical room to meet NEMA 4R requirements.
- Install emergency safety lighting in both buildings per MA CMR 780

TOWN-WIDE IMPROVEMENTS

1. Adopt a robust facilities-wide user and scheduling policy

Weston & Sampson recommends that the Town adopt a concise user and scheduling policy for the pools and other recreation facilities. At present, the Town has limited tracking of uses on daily and yearly time frames for the facilities included in this study. Scheduling and tracking use has proven a critical tool to allow other area towns to better identify current use levels and unmet needs, as well as forecast needs through town, regional, and national trends.

1. Staffing and maintenance

Weston & Sampson recommends that the Town increase the maintenance operation budget and associated staffing levels in coordination with the facilities improvements. During the annual budgeting process, Weston & Sampson recommends that Town Administration, Public Works Department, and Recreation Department request together the additional funds to secure any increased maintenance and manpower needs associated with proposed improvements to be facilitated. If done incrementally, gains can be made by the Town to maintain and continue operating town-wide recreation facilities at a high level.

Route 1A Recreation Fields

SECTION 2

Jarvis Farm Pond

ACKNOWLEDGMENTS

Weston & Sampson gratefully acknowledges the many members of the Walpole Town Administration for their participation in every aspect of this study. Their ability to understand Walpole's most critical facility and recreational needs, to validate solutions that address the town's needs, and to develop strategies for implementing the actual improvements will yield positive benefits to all residents as key parts of the study are considered in future years.

Thanks, in particular to Town Administrator; Jim Johnson, Assistant Town Administrator; Patrick Shield, Director of Public works: Richard E Mattson; Recreation Director; Brendan Croak, Superintendent of Building Maintenance; Don Anderson, Superintendent of Parks, Forests, and Cemeteries; Justin Monta for their assistance in providing key data and institutional knowledge of the properties studied, and for their insight in the development of all aspects of this study. Lastly, thanks to the many representatives and contributers who participated in the process. The recommendations contained in this study represent our best professional judgments and expertise tempered by the unique perspectives of the participants in the process.

Brandon Kunkel, RLA
Practice Leader

Michael Easler, RLA
Project Manager

August 2022

SECTION 3

South Pool

INTRODUCTION

The Town of Walpole retained Weston & Sampson in 2022 to complete this Recreation Department Program and Facilities Study. The Town has funded the work to assess current facility conditions to be better able to provide critical program and recreational activities and enjoyment for all its residents in this great community at Blackburn Hall, the former East Walpole Library, Center Pool and Splash Pad, South Pool, and Jarvis Farm.

It is important to note that the Town's recreation needs relate not only to active sports and athletic programs or community programs that make use of the buildings, but also to residents such as families using the spaces for a birthday venue, or town voting on election day. In addition, we must consider that recreational activities are multi-generational, and this study will identify strategies for improving opportunities for town users of all ages.

This study will serve as a guide for the future refurbishment and redevelopment of these Town facilities, and a tool to secure funding from various private, municipal, state and federal sources by the Town of Walpole.

SECTION 4

The Former East Walpole Library

SECTION 4

SITE ASSESSMENT & RECOMMENDATIONS

SITE-BY-SITE ANALYSIS

Weston & Sampson (W&S) visited the town sites between on March 15th, 17th, and April 4th, 2022, to complete an assessment and inspection of visible conditions. Weston & Sampson has identified issues and opportunities for improvement at each of the following sites:

Blackburn Hall (30 Stone Street)
Former East Walpole Library Building (5 Wolcott Avenue)
Center Pool and Wading Pool (144 School Street)
Jarvis Farm (691 Common Street)
South Pool (14 Jasons Path)

Based on these findings and with Town input, Weston & Sampson developed a site assessment and existing conditions review for each site. The review is organized by discipline, as appropriate to each site and includes:

1. Site Assessment

ADA accessibility, pedestrian and vehicular access, circulation, topography and drainage concerns, landscape materials, and current passive and active uses, environmental factors, and other site related elements.

- HYDROGEOLOGICAL ASSESSMENT (JARVIS FARM ONLY) Current land use and protection requirements around town wellheads.

2. FACILITY ASSESSMENT
Exterior conditions, interior conditions, and code requirements.

3. STRUCTURAL ASSESSMENT
Condition of visible structural components, estimation of hidden and otherwise unavailable structural components through inference of visible conditions.

4. ELECTRICAL ASSESSMENT
Condition and code compliance of existing distribution systems, lighting, fire alarm system, security system, and code requirements.

5. HVAC ASSESSMENT
Condition and code compliance of visible heating and air conditioning elements.

6. HAZARDOUS BUILDING MATERIALS ASSESSMENT
Identification of suspect asbestos-containing materials, lead paint/coatings, polychlorinated biphenyls (PCBs) and other hazardous materials (OHMs).

7. POOL AND SPLASH PAD ASSESSMENT
Conditions of pool deck, structures, treatment apparatus, visible piping, and code review for Mass DEP, ANSI, ADA, and the VGB Pool and Spa Safety Act.

SOURCES
To present and describe the existing conditions of each site herein,Weston & Sampson representatives with Town representative members collected available information and reports to support this study.

Weston & Sampson representatives undertook field observations to observe how properties are currently used, to better understand the physical characteristics of the properties, and to document the existing conditions of each site and structures at each property.

Through this Recreational Facilitates Programming and Feasibility Study effort,Weston & Sampson was able to assess the Town of Walpole's facilities. This effort provides a unique opportunity to analyze the uses and activities and to develop a list of thoughtful and achievable enhancements at each of the properties to provide benefits to all members of the community.

Based on the above breakdown by discipline, below are the summary analyses by site.

SECTION 4

A. BLACKBURN HALL

Built in 1930, and dedicated in 1932, Blackburn Hall, located at 30 Stone Street, is primarily used for Town Recreation Department administrative office space, indoor recreation space, and rental space for community and school gatherings. The building provides a flexible interior space for many different community needs. The building is a well-known fixture in the town, both visually and culturally. Original construction plans for the building were not available at the time of this report.

Deed restrictions were put into effect through town vote on February 20, 1931:

> Chapter 48, *"an act authorizing the Town of Walpole to erect a memorial building on certain land of said town, used for park purposes..." Authorized the town "to use as a site for a memorial building and its appurtenances so much of certain land on Stone Street in said town, owned by said town and used for park purposes…"*

Photo 1: Distance to ADA parking

Photo 2: Non-compliant curb cut

1. SITE ASSESSMENT

- Accessibility: ADA access is deficient in multiple routes to the building. Two marked accessible parking spaces, though indicated with signage, are not fully striped per MAAB 521 CMR 23, requirement, and are located on a slope exceeding the ADA requirement of a maximum two percent (2%), slope in any direction. The spaces are not located nearest to the accessible sidewalk curb cut to the entrance (Photo 1). Delineated crossing from the ADA spaces to the entrance of the building are not marked, and the sidewalk curb cuts are not code compliant, lacking tactile warning mats per 521 CMR 21 (Photo 2).

Photo 3: Non-compliant sidewalk crossing

Photo 4: Non-compliant southeast stairs

Photo 5: Foundation planting overgrowth

Photo 6: Planting conflict with building materials

- There is no accessible route to other entrances around the building. Sidewalks along the site perimeter are also deficient in some areas (Photo 3) Issues along the paths include missing tactile warning strips, cross slopes exceeding two percent (2%), steep slopes, and stairs without compliant railings. The stairs on the southeast corner of the building grounds do not include handrails (Photo 4).

- Exterior concrete stairs are spalling and cracking in multiple areas but in fair condition overall. Stairs along the north face of the building show signs of concrete degradation, most likely due to over-salting. Railings at the north stairs and at the emergency access on the West face of the building are damaged.

- Landscape Vegetation: Plantings are in healthy, good condition. Overgrowth of plantings at the foundation of the building at the Southeast corner may lead to damp conditions and future damage to the masonry structure (Photos 5,6). Planting along the access walks from Stone Street are more recent and in good condition.

- Stormwater Drainage/ Topography: A visual review of topography and drainage indicates issues with positive site drainage not sloping away from the building in some locations along the south and east faces of the building, adjacent to the Recreation Department offices (Photo 7). Water ponding concerns also exist around the mechanical room/elevator at the northwest corner of the building due to the topographic layout of the retaining walls and access walkway at the corner (Photo 8).

Photo 7: Site drainage issue at South facade

Photo 8: Site drainage issue at Northeast corner

Photo 9: View of fascia in poor condition

2. FACILITY ASSESSMENT

- The building is a double wythe faced brick construction with an exposed concrete foundation wall that is in good condition overall. The slate shingle roof is beyond its life cycle. The four chimneys are in poor condition. The chimney masonry appears to be in fair condition, but the step flashing needs repair. Deteriorating roof and aging chimneys has allowed water into the building.

Photo 10: View of stairs cracking

Photo 11: View of the original basement door assembly

Photo 12: View of recently replaced floor

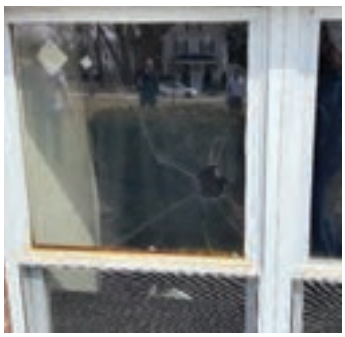


Photo 13: View of broken window

Photo 14: View of shutters

View of water damage on ACT tiles

Photo 15: View of damage on ACT tiles

Photo 16: View of ceiling mounted radiator

- The building has eight decorative columns, four columns on each end of the building. They were recently replaced and are in good condition overall. Most of the window openings on the first level have been replaced to double hung windows while the rest of the windows remain fixed. The fixed windows consist of wood and single pane glazing. Some windowpanes are broken due to vandalism and/or harsh weather. Some of the double-hung windows have lost integrity. At nine window locations, on the north and south elevations, there are wooden shutters that are in decent condition. The paint coating on the shutters is chipping due to weather and lack of maintenance. Three exterior doors, two on the north elevation and one on east elevation, were recently replaced and are in good condition. There are two canopies with copper roofing, one above each door on the north elevation, that are in poor condition. The wood fascia and molding of the canopies is rotting. The exterior basement door on the northwest corner of the building is in poor condition and lacks proper security.

- The first-floor interior is plaster with a drop ceiling, which does not meet the minimum ceiling height of seven feet six inches (7'-6"). Water damage was observed on ACT tiles at multiple locations. The plaster is in fair condition with some minor cracks and dents and was recently repainted. The first-floor entrances and ramp have new rubber floor tiles that are in good condition. The lower first-floor meeting area has laminate floors that are in good condition. Fixed wired glazing windows were observed on the first level and are in poor condition. There are two fireplaces on the first floor that are in good condition but are currently inoperable. There are male and female toilet facilities on the first floor that are in fair condition. They do not meet current ADA accessibility requirements. There is a single user restroom that is accessible near the large space. An office space on the first level was recently renovated and the space is in good condition, though leaking and water intrusion/mold was observed around exterior walls. There are two staircases on either end of the building that lead to the second level gymnasium. Both stairs do not have adequate height handrails (less than thirty-eight inches (38"). It was observed that radiators were suspended

Photo 17: View of shutters

Photo 18: View of plaster damage in auditorium

Photo 19: View of paint peeling around chimney

Photo 20: View of inoperable fireplace

from the ceiling in the circulation hallway spaces.

- The second floor has a hardwood floor along the room perimeter with a VCT tile inlay. The ACT ceilings are in fair condition and there are two new ceiling fans in good condition. Discussion determined that they were replaced due to prior damage from indoor activities such as basketball. The plaster walls are in poor condition. There are multiples instances of paint peeling, cracks, and kick-ins. There is a theater stage at the east end of the room with an adjacent storage room. Water damage and leaking was noted opposite the stage. There is a small storage room on a balcony level that overlooks the auditorium space. The storage room is currently not considered ADA accessible. It was observed that there was condensation on the windows in the stairwell leading to the balcony level. The building has no air conditioning.

3. STRUCTURAL ASSESSMENT

- Some rusting and slight warping of steel lintels was found along the first level of the building (Photo 21). Rust and corrosion were observed on the main service disconnect. Some damage to the brick masonry was observed at the tops of both chimneys. Some surface cracks were observed in the front exterior concrete steps. It was indicated on site that steps had been previously repaired. The cracks are likely due to weathering over time (Photo 22).

- The second floor auditorium appeared to be in good condition. Some mold was observed around ceiling vents in this area (Photo 23). In storage and mechanical spaces, some window frames appeared to be rusted (Photo 25). The ceiling in the men's and women's bathrooms appeared to be constructed of a concrete slab on supporting concrete beams. Some cracks and spalling of concrete were observed in these areas (Photos 24). Visible cracks in wall finishes were observed throughout the building as well as at corners of window openings in the attic space. The underlying structure behind wall finishes was not visible at the time of this visit.

Photo 21: View of the rusted steel lintels over windows

Photo 22: View of concrete steps

Photo 23: View of staining/ mold at Level 1 recreation room ceiling

Photo 24: Cracks in level 1 men's bathroom concrete

Photo 25: View of AC that serves the office spaces

Photo 26: View of AC that serves the auditorium/gym

Photo 27: Outdoor CUs that serve the indoor ACs terminations

4. ELECTRICAL ASSESSMENT

- Electrical Service: The building is served by a single electrical service rated 200A, 120/240V, 3 phase, four wire system. There is an existing utility pole-mounted transformer on utility pole 29/2, located to the south side of the building on Stone Street. From this transformer, the electrical service runs underground to a 240V, 200A, general duty disconnect switch. Rust and corrosion on the main service disconnect were observed. This switch feeds a panelboard rated 225A at 120/240V three phase, four wire which is located in the electrical mechanical room. This panelboard in turn feeds three separate panelboards – one located in the electrical mechanical room, one located in the adjacent art room, and one located in the recreation department closet. These panelboards provide power to the building elevator, lighting, HVAC, fire alarm, security systems.

- Lighting: The second floor auditorium lighting consists of LED fixtures that were installed recently and appear to be in good condition. The recreational space / gymnasium lighting consists of pendant-mounted LED panels that were installed recently and are in excellent condition. Building restrooms, electrical/mechanical rooms, and closet lighting consist of fluorescent tube lights that appear to be in good condition. There are multi-level toggle switches in the function hall and recreational space and occupancy sensors in the building restrooms. Exit and emergency lighting is sufficient. The building exterior lighting consists of high-pressure sodium wall packs that appear to be in poor condition.

- Fire Alarm: The building fire alarm system consists of local smoke detectors, pull stations, and visual/audio notification devices connected to the building a fire alarm control panel. Fire department notification is via a connection to the buildings SCADA system which should be verified to be properly certified

- Security: The building security system consists of card readers, electric door strikes, and dome cameras. Full functionality was not tested, but the security elements seemed to be operable and in good condition.

5. HVAC ASSESSMENT

- Based upon a visual inspection, the HVAC systems appear to be in good condition. There are three systems in the existing Blackburn Recreation Hall. There are two split systems that serve the basement level recreation room and office spaces and a heating hot water system that serves the auditorium/gym and support areas. All the heating systems operate on natural gas metered at the building and piped to the HVAC equipment. No concerns or issues related to any of the HVAC systems were brought to the attention of Weston & Sampson during the observation visit.

Split Systems:

- The split systems provide heating and cooling to the lower level. The first split system is an indoor condensing, gas fired, York furnace with a DX cooling coil (AC) with a remote outdoor condensing unit (CU) (Photos 25,27). The associated CU is a York model YCJD36S43S3A with a nominal capacity of 36 MBH (3 tons) of cooling. The outdoor unit connects to the indoor unit via refrigerant piping (Photo 28). The insulation on the refrigerant piping is decaying due to UV exposure and degradation. This system provides heating and cooling to the offices in the lower level via supply and return ductwork. There is a single return duct with a large sidewall return grille located centrally in the open area of the recreation office spaces. The supply ductwork is all overhead, above the acoustical ceiling that connects to several supply diffusers.

- The second split system is an indoor condensing, gas fired, York furnace with a DX cooling coil (AC) with a remote outdoor condensing unit (CU) (Photo 26,27). The associated CU is a York model YCJD60S41S1C with a nominal capacity of 60 MBH (5 tons) of cooling. The outdoor unit connects to the indoor unit via refrigerant piping (Photo 28). The insulation on the refrigerant piping is decaying due to UV exposure and degradation. This system provides heating and cooling to the public recreation room in the lower level via supply and return ductwork. There is a single return duct with a large sidewall return grille located centrally in the auditorium. The supply ductwork is all overhead, above the acoustical ceiling that connects to several supply diffusers.

- There were no exposed/apparent manufacturer tags on the indoor units that indicated model numbers or capacities. The ACs utilize PVC flue and combustion air ducts that are routed to the outdoors, through a panel over a window and under the open stairs (Photo 29). The combustion air pipe for the AC unit that serves the office area is broken (Photo 30).

- Ventilation for the entire building is provided by operable windows (Photos 30).

Heating Hot Water System:

- The entire heating hot water system appears to be in good operating condition. The existing heating hot water system is a primary secondary system with boilers to heat the water. The heating hot water system consists of two condensing, gas fired, floor mounted boilers, two boiler pumps, a low loss header, three zone pumps, an expansion tank, and an air separator. Each boiler is a Lochinvar model Knight KBN106 (based on dimensions) with an output capacity of 97 MBH. The boilers are in the mechanical room in the lower level (Photo 31). The existing heating hot water system was installed approximately 10 years ago. Condensing gas fired boilers typically

Photo 28: View of typical refrigerant piping from CUs

Photo 29: View of AC flue and combustion air

Photo 30: Combustion air split needs repair

Photo 31: Existing lochinvar boilers

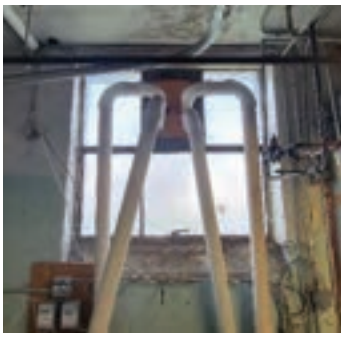


Photo 32: Boiler flues and combustion air ducts

Photo 33: Typical bathroom exhaust fan

last 20-30 years with regular maintenance.

- The remaining heating hot water system components (two boiler pumps, a low loss header, three zone pumps, etc.) appear to have been installed at the same time as the boilers. In-line pumps typically last 10-15 years and the heating system appurtenances typically last 30-35 years with regular maintenance.

- The boilers utilize PVC flue and combustion air ducts that are routed to the outdoors, through a panel in a window and terminate with a concentric termination (Photo 32).

- Three zone pumps serve the auditorium/gym, hallways, bathrooms, and storage areas throughout the recreation hall. These zone pumps serve piping connected to terminal units. Heating hot water piping is required to be insulated. Uninsulated piping was noted during the observation in the halls and bathrooms. Terminal units consist of floor mounted cabinet heaters/unit ventilators (CUH/UV) in the auditorium/gym and ceiling mounted cast-iron radiators in the supporting spaces (bathrooms, halls, etc.). The CUH/UVs appear to be about 10 years old (age of the heating hot water system). The cast-iron radiators appear to be original to the building. The existing CUH/UVs appear to be in poor physical condition due to the gym environment. The cast-iron radiators appear to be in good condition.

- Exhaust Fan: Each bathroom has a dedicated exhaust fan (EF). None of the bathroom EFs were exposed to locate model numbers and age of equipment (Photo 33). The EFs discharge to the outdoors via wall hoods.

- Control: The HVAC systems are currently controlled by local controls. There is no building management system (BMS) at the Blackburn Hall. There are three thermostats located throughout the building to control the zone pumps in the boiler room for heating purposes. There is one thermostat in the office area and one in the recreation room for heating and cooling purposes. The boiler controls and temperature controls are in good condition. The temperature controls typically last 15-20 years.

6. HAZARDOUS BUILDING MATERIALS ASSESSMENT

Asbestos Observations:

- Weston & Sampson conducted a limited visual assessment of Blackburn Hall for suspect ACMs. The asbestos assessment was performed by Massachusetts-licensed asbestos inspector Mr. Craig Miner (license No.: AI000014) on March 15, 2022. No samples of suspect ACMs were collected. Suspect materials at the Site were identified according to methods outlined in the U.S. Environmental Protection Agency (EPA) guidance document titled, "Guidance for Controlling Asbestos-Containing Materials in Buildings" (Document No. 560/5-85/024). The

Suspect ACM	
Plaster – walls and ceilings	Ceiling tiles and associated glue daubs
Cork/cement panel and associated mastic	Floor tile and associated mastic
Carpet mastic	Sheetrock/joint compound

  results of the assessment are summarized below.

- The EPA and Massachusetts Department of Environmental Protection (MassDEP), consider materials identified to contain greater than or equal to 1% asbestos to be ACMs. All suspect ACMs should be assumed to be ACM until sample results prove otherwise. All suspect ACMs were noted to be in generally good condition at the time of the assessment.

- Asbestos Limitations: Our assessment did not include an evaluation of soils or underground materials that may be present at the Site. Only materials related to this existing conditions assessment were assessed. Other suspect ACMs may be present at the Sites in hidden locations. Weston & Sampson recommends that all suspect materials or materials uncovered during renovation activities that were not identified during the assessment, be sampled and analyzed for asbestos content prior to disturbance. Per MassDEP regulations, the Town must maintain a copy of this document for at least two years.

- Polychlorinated Biphenyls (PCBs): Weston & Sampson conducted a limited visual assessment of Blackburn Hall for suspect PCB-containing caulking and paint materials. PCB's are regulated under the EPA Toxic Substances Control Act (TSCA) regulations (40 CFR Part 761). Caulking and other bulk materials that contain PCBs in concentrations greater than 50 parts per million (ppm) are considered PCB bulk product waste and must be disposed at a facility permitted to accept PCB Bulk Product waste per TSCA regulations. Caulking and other bulk materials containing concentrations of PCB's less than 50 ppm are not regulated by TSCA and can be disposed of at a facility permitted to accept the specific concentration of PCBs present in that particular bulk material.

Recommendations

Based on the above building and site evaluation, a summary of recommendations for the South Pool are listed below. In a later section, these suggested improvements are prioritized based on the level of importance associated with each item

Exterior:

- Replace the existing roof. If chimneys are to remain;
    - Add chimney crickets to improve water flow.
    - Replace/repair chimney flashing and mortar at chimney tops.
- Improve the east entrance area and parking for ADA compliance and aesthetics;
    - Remove or replace porticoes over east entrances
    - Add Tactile Warning strips and compliant curb cuts at main entrance and southeast entrance.
- Review and improve foundation drainage and surficial flows to stop water intrusion.
- Define and improve landscape amenities for town users in a more park-like fashion, including rejuvenated foundation plantings, decorative fencing and definition of outdoor spaces.
- Repaint shutters.
- Replace older windows as needed with double-hung vinyl or similar.
- Replace the main service disconnect with a new 200A heavy duty safety switch, minimum NEMA 3R rating.
- Replace exterior lights with LED wallpacks with internal LED emergency drivers, minimum NEMA 3R rating.
- Confirm the SCADA system is properly certified for fire alarm use.

Interior:

- Scrape and appropriately paint gymnasium walls. Remove water damaged elements.
- Replaced damaged ACT tiles as necessary.
- Install Blade Guards around the fans in the auditorium space.
- Review of first floor ceiling height, and adjust ACT tiles system as needed
- Scrape rusted lintels clean and repaint.
- Sound the concrete to reveal areas of delamination in the bathrooms. Remove delaminated concrete and scrape clean exposed.
- Open the ceiling to investigate the condition of the roof framing.
- Review current fire alarm SCADA connection with the fire department, and upgrade if necessary.
- Remove and replace the cabinet heater/unit ventilator (CUH/UV) enclosure in the auditorium/gym.
- Provide insulation and jacketing on all accessible heating hot water supply and return piping.
- Provide labeling on all HVAC equipment to identify each piece of equipment (ACs, boilers, pumps, CUH/UVs, etc.) to aid in servicing the equipment.
- Provide labeling on all heating hot water supply and return piping to aid in servicing.
- Label the thermostats to identify which equipment it is associated with.

SECTION 4

B. FORMER EAST WALPOLE LIBRARY BUILDING

The Former East Walpole Library building at 5 Wolcott Avenue was built in 1936. It currently acts as a flex-use space for meetings, clubs, and other community events, as well as storage for the high school theater program. It is comprised of a large open room with an adjacent smaller gathering space, a water closet, an attic, and a basement which includes a main room, utility room, restrooms, and closets.

Photo 1: View of access walk

Photo 2: Parking area

1. SITE ASSESSMENT

- Accessibility: ADA access is deficient to the building entrance, with slopes exceeding 5% (Photo 1). There are no properly marked accessible parking spaces. There is no accessible route to other entrances of the building. Overall, parking is deficient in terms of number of spaces and layout/ access and flow off Wolcott Avenue. (Photo 2).

- Landscape Vegetation: Landscape plantings are, in general, in fair condition. Overgrowth of plantings at the main building entry may cause damp conditions and potential damage to the structure (Photo 5). The existing tree on the corner of Walcott Avenue is in decline (Photo 6).

- Stormwater Drainage/ Site Topography: Review of topography and drainage indicates there may be a lack of positive site drainage away from the building in some locations around the north and west side of the building (Photo 3). Water concerns also exist around the basement bulkhead on the south face of the building (Photo 4).

Photo 3: Drainage concerns at building foundation

Photo 4: Drainage concerns at bulkhead

Photo 5: Damaged and inoperable downspout

Photo 6: Existing tree in decline

2. FACILITY ASSESSMENT

- The asphalt shingle roof appears to be in fair condition. The building has one chimney. The chimney masonry appears to be in good condition, but the step flashing needs repair. The wood fascia board, soffit, and crown molding are in poor condition. The siding is in declining condition with visible damage and cracks. There is mold and algae growth on the vinyl siding.

- It was observed that the building only has one gutter, and two downspouts present on the east elevation. The downspout on the north end of the building is damaged and no longer working as intended. The porch off the east elevation also has two downspouts and gutters. The water runoff from the roof is causing grade and foundation issues where there are no gutters present. The porch deck and ramp were recently replaced and are in good condition.

- The paint on the porch and handrails is peeling. There are thirteen (13) windows openings, all of which are recently replaced double hung windows. An additional six basement windows are contained in the stone foundation, and appear original to the building. The stone foundation is in poor condition and is cracked and spalling in many locations. The paint on the hollow metal front door is chipping. The wood exterior basement door is deteriorating and lacks proper security.

- The building interior is faced with drywall and/ or plaster throughout and it appears in good condition. The flooring in the main hall is hardwood inlaid with vinyl composition tiles (VCT). The adjacent room has hardwood flooring throughout that is in good condition. The first-floor water closet has VCT tiles that are in fair condition. The water closet door is in poor condition and the paint coating is cracking. There is no proper ventilation for the water closet. The building has acoustic ceiling tiles (ACT) throughout. Some water damage was observed on the ceiling of the main hall.
- There is a wood door leading to the attic. The paint coating is peeling off.

Photo 7: View of painting chipping on metal door

Photo 8: View of sagging ceiling in attic

Photo 9: View of sagging ceiling in attic


Photo 10: Damage at porch fascia boards


Photo 11: Cracks in attic space walls


Photo 12: Attic space flooring


Photo 13:Attic space ceiling tiles


Photo 14: Roof framing


Photo 15: Roof framing


Photo 16: Foundation wall in basement

The stairs accessing the attic are steeper than current code allows. The stair handrail is fixed to the wall, but the rail extension does not return to the wall. The stair treads appear to be too shallow, and the risers are too high. The attic is in overall poor condition. The ceiling is sagging in the center and ACT tiles are missing in multiple areas. There are floor tiles that are curling and damaged. The attic drywall is cracking and in poor condition. Part of the attic is unfinished and accessible through a crawlspace.

- The stairs leading to the basement are in poor condition. There is one wall-fixed handrail that does not return to the wall. The basement is built out with painted CMU blocks. The CMU blocks appear to be in good condition, but the paint coating is cracking in multiple areas. The floor tiles are in poor condition and are missing in some places. There is an original fire-rated steel door that leads to the boiler room. The door hardware throughout the building is outdated and not accessible or ADA compliant.

3. STRUCTURAL ASSESSMENT

- Original construction plans for the building were not available at the time of this report. In general, the exterior of the building appeared to be in good condition. Some of the front porch fascia boards have started to deteriorated need replacement (Photo 10). Inside the attic space, some cracks were observed in the wall finishes (Photo 11). The floor tiles in the attic space are likely asbestos (Photo 12).

- Proper procedures should be followed if these tiles are to be removed. Water marks were observed in the attic ceiling tiles indicating a possible leak in the roof. Some of the ceiling tiles, as well as a light fixture, were hanging low at the time of this visit (Photo 13). In general, the roof framing appeared to be in good condition (Photos 14, 15).

- In the basement, some loose stones were found in the foundation wall (Photo 16). The exterior concrete basement steps were covered in moss at the time of this visit, but otherwise appeared to be in good condition (Photo 17).

Photo 17: Basement steps

Photo 18:Siding mold damage

Photo 19: View of foundation and basement window

Photo 21:View of outdoor switch

4. ELECTRICAL ASSESSMENT

- Based upon a visual inspection, the electrical distribution and related systems appear to be in good condition.

- Main Electrical Service: The building is served by a single electrical service rated 100A at 240V, 1 phase, 3 wire. There is an existing utility pole-mounted transformer on utility pole 31/5 located to the east side of the building on Union Street. From this transformer, the electrical service runs overhead into a weatherhead and conduit mounted to the east side of the building. The cables in the conduit run through the utility meter to a 100A, 120/240V, 1 phase main service panelboard located in the basement electrical/ mechanical room. This panelboard feeds the lighting, building mechanical, fire alarm, security, and other related systems. There are two electric meters mounted to the east side of the building and one spare meter socket.

- Rust and corrosion on the main service panelboard was observed. This panelboard is in an unconditioned space with some exposure to outside elements.

- Lighting: The main hall and computer room lighting consists of recessed fluorescent 2x2 fixtures that appear to be in good condition. The lights in the main hall are controlled by a timer switch mounted near the front entrance to the building. The lights in the basement are LED and appear to be in good condition. It was noted that there is no emergency lighting system or exit lighting in the building.

- The building exterior lighting consists of a surface-mounted fluorescent tube fixture with shield and cover under the awning at the front entrance and a single wall-mounted pendant incandescent fixture over the door at the basement entrance of the building. Both fixtures appear to be in good condition.

Photo 21:View of the panelboard

Photo 22: Interior lights

Photo 23: Improper type and label for fire alarm control panel branch circuit breaker


Photo 24: Windows provided ventilation air


Photo 25: Windows provided ventilation air


Photo 26: Existing Weil McLain boiler


Photo 27: System pump and appurtenances

- Fire Alarm: The building fire alarm system consists of three zones: Zone 1 – Second Floor and Attic, Zone 2 – Basement, and Zone 3 – First Floor. Each zone is covered by ceiling-mounted smoke detectors and wall-mounted audio/visual notification devices. There is a single pull station by the front entrance/exit in Zone 3. These zones feed into a fire alarm control panel (FACP) in the unconditioned basement electrical/mechanical room. This panel is at risk of exposure to outside elements. The engineer observed what appears to be an old fire alarm bell that has been painted over with the rest of the main hall. It is unclear if this bell is still active.

- Security: The building security system consists of card readers, electric door strikes, and a camera on the outside of the building next to the front entrance.

5. HVAC ASSESSMENT

- Based upon a visual inspection, the HVAC systems appear to be in good condition.

- There is a single heating system. There is no cooling in the building. There is a hot water system that serves the entire building. The heating system operates on oil which is piped to the boiler from an oil tank behind the building. No concerns or issues related to the HVAC system were race during the observation visit. Ventilation for the entire building is provided by operable windows (Photos 24, 25).

- Heating Hot Water System Observations: The entire heating hot water system appears to be in good operating condition. The existing heating hot water system is a primary only system with a single boiler to heat the water. The heating hot water system consists of an oil-fired, floor mounted cast-iron boiler, a pump, an expansion tank, and an air separator. The boiler is a Weil McLain model Gold. The boiler is in the mechanical room in the basement (Photo 26). The existing heating hot water system appears to be 20+ years old. The inline pump appears to have been replaced in the last 5-10 years (Photo 27). Oil-fired boilers typically last 30-35 years with regular maintenance. Inline pumps typically last 10-15 years and the heating system appurtenances typically last 30-35 years with regular maintenance.

- The boiler utilizes a B-vent flue from the boiler into the existing chimney (Photo 28). Combustion air is provided by a louver on the rear wall of the mechanical room (Photo 29).

- The pump serves the piping connected to cast-iron radiators throughout the building. Heating hot water piping is required to be insulated. Uninsulated piping was noted during the observation in the mechanical room. Cast-iron radiators are throughout the building (Photos 30). The cast-iron radiators appear to be original to the building and appear to be in good condition.

- Controls: The HVAC systems make use of local controls. There is no building management system (BMS) at the East Walpole Library. There is one thermostat in the main area for heating purposes (Photo 31). The boiler controls and temperature controls are in good condition. The temperature controls typically last 15-20 years.

6. HAZARDOUS BUILDING MATERIALS ASSESSMENT

- Asbestos: Weston & Sampson conducted a limited visual assessment of the former East Walpole Library for suspect Application Control and Management System (ACMs). The asbestos assessment was performed by Massachusetts-licensed asbestos inspector Craig Miner (License No.: AI000014) on March 15, 2022. No samples of suspect ACMs were collected. Suspect materials at the site were identified according to methods outlined in the U.S. Environmental Protection Agency (EPA) guidance document titled, "Guidance for Controlling Asbestos-Containing Materials in Buildings" (Document No. 560/5-85/024). The results of the assessment are summarized below.

Suspect ACM Building Elements	
Floor tile and associated mastic – multiple types	Plaster – walls and ceilings
Pipe/fitting insulation*	Ceiling tiles and associated glue daubs
Roofing materials	Window/door sealants

*6 linear feet in stairs is damaged and requires repair.

- The EPA and Massachusetts Department of Environmental Protection (MassDEP), consider materials identified to contain greater than or equal to 1% asbestos to be ACMs. All suspect ACMs should be assumed to be ACM until sample results prove otherwise. Aside from the damaged pipe insulation, all suspect ACMs were noted to be in generally good condition at the time of the assessment.

- Asbestos Limitations: Our assessment did not include an evaluation of soils or underground materials that may be present at the site. Only materials related to this existing conditions assessment were assessed. Other suspect ACMs may be present at the Sites in hidden locations. It is recommends that all suspect materials or materials uncovered during renovation activities, that were not identified during the assessment, be sampled and analyzed for asbestos content prior to disturbance.

- Per MassDEP Regulations, the Town must maintain a copy of this document for at least 2 years.


Photo 28: Boiler flues into the chimney


Photo 29: Combustion air louver


Photo 30: Typical cast-iron radiator

Photo 31: Thermostat to control the boiler and the pump

- Polychlorinated Biphenyls (PCBs): Weston & Sampson conducted a limited visual assessment of the East Library for suspect PCB-containing caulking and paint materials. PCB's are regulated under the EPA Toxic Substances Control Act (TSCA) regulations (40 CFR Part 761). Caulking and other bulk materials that contain PCBs in concentrations greater than 50 parts per million (ppm) are considered PCB bulk product waste and must be disposed at a facility permitted to accept PCB Bulk Product waste per TSCA regulations. Caulking and other bulk materials containing concentrations of PCB's less than 50 ppm are not regulated by TSCA and can be disposed of at a facility permitted to accept the specific concentration of PCBs present in that particular bulk material.

- Based on limited observations of the building and age of construction, paint and caulking materials are considered suspect PCB-containing materials and may be required to be disposed of at a TSCA permitted facility. Caulking impacted by both PCBs and asbestos would likely require disposal in a facility such as Turnkey Landfill in Rochester New Hampshire or Minerva Enterprises in Waynesburg, Ohio.

- Lead Paint: Based on the age of the East Library and the type of construction the coatings/paints present are suspected to contain lead. The Occupational Health and Safety Administration (OSHA) Lead in Construction Standard 29 CFR 1926.62 considers any detectable level of lead to be a potential for exposure if dust is generated from disturbances of surfaces coated with

Recommendations

Exterior

- Replace the existing roof.
- Retrofit gutters and downspouts in entirety.
- Replace roof wood fascia board, soffit, and crown molding with PVC or wrapped in brake metal for durability and longevity.
- Replace damaged ceiling tiles and any other water damaged components. Reattach the low hanging light fixture in the upper space. Loose stones that are part of the foundation wall should be reset in mortar. The steps to the basement require cleaning for preservation and safe passage. Replace deteriorating front porch fascia boards.
- Replace windows as necessary with fiberglass or composite windows that mimic the same historical look.
- Remove and replace exterior basement door with fiberglass or composite assembly.
- Replace front door with a composite door matching the historic and residential style.
- All door hardware should be upgraded and replaced with secure and compliant hardware.
- The water closet should be prepared accordingly, cleaned, and repainted with an appropriate product. Proper water closet ventilation should be added.
- Repair and fill cracks in foundation.
- Redevelop the parking area and ADA accessible walk to meet codes and improve traffic flow.
- Remove dying trees.
- Plant new trees for user comfort and aesthetic integration into the neighborhood
- Review existing stormwater infrastructure and grading to mitigate issues with pooling around foundation
- Reset loose stones that are part of the foundation in mortar
- Clean the steps to the basement of all moss

Interior

- Upgrade all door hardware with compliant hardware.
- The water closet should be prepared, cleaned, and repainted with an appropriate product.
- Add proper ventilation to water closet.
- Replace stair railings to make compliant.
- Replace damaged ceiling tiles and any other water damaged components in attic.
- Reattach or replace low-hanging light fixture in the upper space.
- Relocate main service panelboard to a conditioned space that is protected completely from exposure to outside elements. Alternately, replace panel with a new NEMA 3R panel to meet the requirements of an outdoor panel.
- Replace lighting with LED equivalents.
- Design and install emergency and exit lighting.
- Update lighting controls to meet current energy code.
- Relocate FACP to a conditioned space that is protected completely from exposure to outside elements. Alternately, upgrade to a NEMA 3R enclosure to meet the conditions of the space.
- The fire alarm bell, if active, should be removed, replaced, and/or repainted red.
- Install pull stations next to each building exit way and stairway entrances on the second floor and basement.
- Provide insulation and jacketing on all accessible heating hot water supply and return piping.
- Provide labeling on all heating hot water supply and return piping to aid in servicing.
- Provide protective berm around utility room sump.

C. CENTER POOL AND WADING POOL

The Central Pool at 144 School Street, was originally built in 1953. It currently acts as an aquatic recreation facility for the Town of Walpole's residents and schools.

Photo 1: Steep entry slopes

Photo 2: Overgrown planting and non-accessible walkway at parking lot

The Center Pool and Wading Pool were evaluated based on the below code standards:

- 105 CMR 435.00 – Minimum Standards for Swimming Pools
- American National Standard for Public Swimming Pools (ANSI / NSPI – 2014)
- American National Standard for Aquatic Recreation Facilities (ANSI / IAF – 9 2005)
- International Swimming Pool and Spa Code (ISPC, 2012)
- International Building Code (IBC, 2015)
- International Plumbing Code (IPC, 2018)
- United States Access Board – Accessible Swimming Pools & Spas (ADA Code, June 2014)
- National Electrical Code – Article 680 – 2011 Edition (NEC 680)
- Virginia Graham Baker Pool and Spa Safety Act – January 2012 (VGB Code

1. SITE ASSESSMENT

- Accessibility: ADA access is limited and non-compliant with MAAB/ADA codes to the building entrance and the wading pool entrance, with slopes exceeding 5% in some of the paved area between the parking lot and pool entrances, and no defined accessible path of travel indicated where slopes area less than 5% (Photo 1). While there may be accessible routes within the current paving, they are not marked. The ADA parking spaces meet requirements for size and markings. In general parking seems sufficient at the site, with overflow parking nearby. Sidewalk access from the parking

lot is also greater than 5% and not considered accessible.

- Landscape Vegetation: Landscape plantings are, in general, in fair condition, though aging. Planting at the edge of the parking lot and the wading pool may create some visual hazards for pedestrians (Photo 2). Interior to the wading pool area and on the pool deck, user amenities such as permanent shade or tree shade is lacking. Stone Street is visually proximate to the pool and may be visually and acoustically impact patrons' experience.

- Stormwater Drainage/ Site Topography: A visual review of topography and drainage indicates erosion around the pool deck, and drainage concerns along the edge of the pool deck against the building (Photo 3). Informal foot-paths around the pool fence and into the surrounding forested and wetland areas indicate non programmed recreational activity outside of the limit of the pool facility.

2. FACILITY ASSESSMENT

- There are multiple buildings on the site. The restroom building is a brick masonry wall with flat wood siding above portions of the brick masonry wall. It has an asphalt shingle hip roof with no gutters and downspouts. This building is uninsulated as it is a seasonal building. The filter equipment room is built off the restroom building and consists of wood framing and siding and an asphalt shingle gable roof.

- Exterior Assessment: The roof is has multiple valleys and hips throughout. The asphalt shingles are in fair to poor condition. Most of the fascia and soffit trim is in good condition with minimal paint peeling. There are no gutters and downspouts which has caused the brick masonry base wall deteriorate more rapidly. The brick wythe wall is in fair condition. Most of this deterioration occurs at the base of the wall. Above portions of the brick masonry walls, there is flat wood siding which is in good condition. The doors have been replaced with fiberglass / composite doors and are in good condition. There are fixed windows in the building which are in good condition. The roof of the filter equipment room consists of an asphalt shingle gable roof. The roof structure is in fair condition. The siding consists of painted wood siding which is in good condition. Overall, the building addition is in good shape.

- Interior Assessment: There is a lifeguard station, an entry into the pool area, and restrooms. The interior of the building consists of painted brick wythe and CMU walls. They are mostly in good shape except for a few hairline cracks. The paint is in good shape as well. The floor is concrete which is in fair condition. The ceiling is the underside of the roof sheathing and roof rafters which are in good condition. In the restrooms, the ceiling is painted plywood and is in good condition. The toilet partitions are in great condition. The plumbing fixtures in the restrooms are outdated and not accessible. The under-lavatory pipe insulation is missing on the waste piping. The main


Photo 3: Erosion outside of pool deck


Photo 4: Center Pool building


Photo 5: Center Pool building interior roof framing


Photo 6: Center Pool at shallow end

men's and women's restrooms themselves are not accessible based on the current clearance requirements. There is an accessible single user restroom with the appropriate grab bars. The depth of the room is not the required minimum clearance by the Massachusetts Accessibility Access Board, MAAB.


Photo 6: Cracks at deep end of Central Pool


Photo 7: Large crack at the bottom of the Center Pool


Photo 8: Wadding Pool skimmer


Photo 9: Center Pool at shallow end

3. STRUCTURAL ASSESSMENT

- Original construction plans for buildings and pool were not available at the time of this report. It was indicated on site that the pool and pool building are both around 100 years old.
- Inside the pool building the wood framing appeared to be in good condition (Photo 5). Steel lintels inside the building appeared to be rusted (Photo 9). Lintels did not appear to be overly corroded. Some steps cracks were observed on the exterior masonry as well as some areas of previous repair as would be expected for a building of this age (Photo 10). Some door frames were found to rusted and should be replaced (Photo 11).

4. ELECTRICAL ASSESSMENT

- Based upon a visual inspection, the electrical distribution and related systems appear to be in good condition.

- Electrical Service Assessment: The building is served by a single electrical service rated 400A at 240V, 3 phase, 4 wire system. There are existing pole mounted transformer located to the west side of the restroom building on School Street. From this riser pole, the electrical service runs underground to an electric meter and then to a 400A main service disconnect. From this disconnect, the cables run to a 225A, 240V panelboard (PP1). No rust or corrosion was observed on the main service panelboard. This panelboard is located in an unconditioned space with some exposure to outside elements.

- The interior lighting consists of surface-mounted fluorescent tube fixtures with lens and shield that appear to be in good condition. The switches for these light fixtures all have weatherproof covers (Photos 12, 13).

- The exterior lighting consists of pole-mounted LED floodlights that appear to be in great condition.

- Code Review: Per the National Electric Code Paragraph 408.4(B): "All… panelboards supplied by a feeder(s) in other than one- or two-family dwellings shall be permanently marked to indicate each device or equipment where power originates."

5. HAZARDOUS BUILDING MATERIALS OBSERVATIONS

- Asbestos: Weston & Sampson conducted a limited visual assessment of the Center Pool, Bath House and associated Splash Pad for suspect ACMs. The results of the assessment are summarized below.

- The EPA and Massachusetts Department of Environmental Protection (MassDEP), consider materials identified to contain greater than or equal to 1% asbestos to be ACMs. All suspect ACMs should be assumed to be ACM until sample results prove otherwise. All suspect ACMs were noted to be in generally good condition at the time of the assessment.

SUSPECT ACM BUILDING MATERIALS
Caulk – various types
Pool coating
Roofing materials

- Our assessment did not include an evaluation of soils or underground materials that may be present at the Site. Only materials related to this existing conditions assessment were assessed. Other suspect ACMs may be present at the Sites in hidden locations. Weston & Sampson recommends that all suspect materials or materials uncovered during renovation activities that were not identified during the assessment, be sampled and analyzed for asbestos content prior to disturbance.

- Per MassDEP regulations, the Town must maintain a copy of this document for at least two years.

- Polychlorinated Biphenyls (PCBs): Weston & Sampson conducted a limited visual assessment of the Center Pool for suspect PCB-containing caulking and paint materials.

- Based on limited observations of the building and age of construction, paint and caulking materials are considered suspect PCB-containing materials and may be required to be disposed of at a TSCA permitted facility. The Walding Pool was constructed after the use of PCBs in building materials and no suspect PCBs were observed there.

- Lead Paint: Based on the age of the Center Pool and Bath House and the type of construction the coatings/paints present are suspected to contain lead.

Photo 10: Rusted steel lintels inside building

Photo 11: Rusted door frames inside building

Photo 12: Center Pool interior lighting

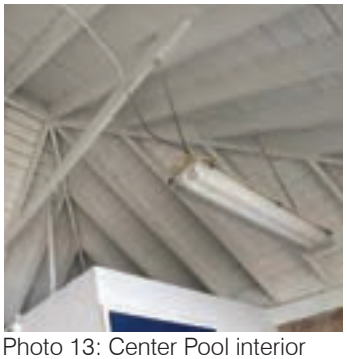


Photo 13: Center Pool interior lighting

6. POOLS AND SPLASH PAD ASSESSMENT

Central Pool

- The Center Lap Pool was constructed roughly 100 years ago as a community and competition pool (Photo 15). The exposed portions of the pool shell are painted and the cracks within are re-sealed every other year. Pieces of pool equipment systems have seen upgrades through the years, including but not limited to the chemical controller, chemical feeders and filters.

- The pools are located within an enclosed fence. The mechanical room is in the main facility building northwest of the pool, and the wading pool equipment is in a re-purposed concrete structure to the southeast of the wading pool.

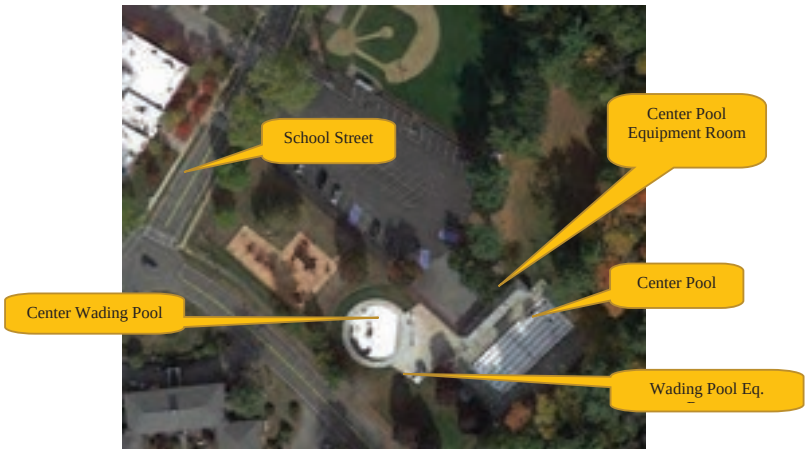


Photo 14: Center pool and Wadding pool site location

- Patrons enter the pool area through the main entrance in the building. The enclosure includes bench seating along the south-east side of the pool perimeter, and a storage shed for the swimming team on the southwest side of the pool deck (Photo 16). There are deck anchors along the northeast side of the pool for six starting blocks that are currently being stored in the swim teams shed for winter.

- Based on a bather load of one (1) bather per 15 sq. ft. for non-swimmer areas and one (1) bather per 20 sq. ft. for swimmer areas, the maximum bather load per 105CMR 435: Minimum Standards for Swimming Pools is approximately 233 bathers.

- The Central Pool is rectangular in shape with dimensions of 100-ft long by 40-ft wide (Photo 5). The pool has a surface area of approximately 4,000 square feet (sf), a perimeter length of approximately 280 linear feet, a pool depth ranging from roughly 3-ft to 7-ft, and a volume of approximately 165,000 gallons (gal).

- The Central Pool was drained and shut down for the winter at the time of this assessment, allowing Weston & Sampson access to walk and inspect the pool shell. The town representatives noted that there have been leakage issues in the past at the Center Pool and estimated that on an average day the pool would lose 6-in to 8-in of water, which translates to upwards of 20,000 gal. a day. There are a considerable number of cracks throughout the entirety of the pool shell that may lead to more severe leaking in the future. Major cracks were observed along the bottom of the pool with the largest measuring around 1-in wide (Photo 6). Cracks were also observed along the pool walls.


Photo 16: Center Pool deep end deck

- The pool shell is a 1-ft thick concrete shell with a paint finish. Situated along the perimeter of the pool are eight skimmer boxes, three (3) along each of the long walls and one (1) along each of the short walls. Each skimmer has a corresponding equalizer line and fitting.

- Depth markers are painted on top of the raised beam portion of the pool wall circumference, and on the interior waterline of the pool shell. The markers themselves consist of one digit, no unit or other markers were indicated. “NO DIVING” can be found in select locations painted on the raised beam portion of the pool where water depths are less than four feet.

- There is a 4-in wide contrasting safety stripe that spans the floor and wall of the pool at the 4-ft depth marker, rather than the code required five-foot water depth. The anchors for a safety line are found approximately four feet away from the contrasting strip on the shallow end side. Entry points into the pool include four sets of ladders that are currently stored for the winter. Two sets are in both the shallow and deep ends near the corners along the long walls. There is an ADA lift currently stored in the building that is installed along the southeast wall just past the ladder entry each season.

- The pool includes six (6) 6.5-ft lanes that span the length of the pool. Each lane has anchors for starting blocks installed in the deep end. The lane line markers are painted on the floor and walls along the middle of the lanes.

- There are anchors for a lifeguard chair on the pool deck and the chair itself is stored. Signage on the door to the office indicates the first aid equipment is inside the office, and the emergency phone is mounted on the interior of the building across from the office. The safety equipment required by the health department was stored on site.

- The pool rules sign is hung on the building within the enclosure and is prominently displayed next to the restrooms. There is one hose bibb located within a stainless-steel enclosure found within the decking. The pool area is lit with both natural and artificial lighting. There are a two spotlights on posts

that illuminate the deck area at night, however the pool shell does not have lighting and is not designed to be used at night.

- Multiple deck showers can be found at the northeast side of the building facing the pool for use prior to entering the pool. The pool has a waterline skimmer system that was installed after the original pool construction. The skimmer boxes appeared to be in good condition.

Center Pool Deck:

- The pool deck was replaced when the skimmer boxes and piping were installed and is in fair condition. The deck is a poured concrete deck with an expansion joint between the deck and the pool shell. The deck slopes and drains to the landscape surrounding the pool area, creating erosion concerns outside of the enclosure fence. The deck clearance from the coping to any obstruction meets or exceeds the required 4-ft throughout the perimeter of the pool. There is an expansion joint found around the pool decking, installed between the pool shell and deck. The existing expansion joint is in poor condition and should be replaced.

Center Pool - Filtration and Recirculation System:

- The filtration system for the pool is in the addition to the restroom building located northwest of the pool area. Weston & Sampson was informed by town representatives that the filtration equipment has been replaced periodically throughout the years, but exact dates were not available. Table 1 includes available information on the pool filtration equipment.

Equipment	Manufacturer	Model	Installation Year	Description
Filter Pump 1	Marlow/Griswold	E881A	-	3 Phase, 7.5 HP
Filter Pump 2	Marlow/Griswold	E881A	-	3 Phase, 7.5 HP
Strainer	Neptune Benson	-	-	-
Sand Filter	Neptune Benson	4872 SHFFG-SLM	1998	Filter Area: 27.7 SF, Sand replaced in 2021
Flow Meter	GF Signet	-	-	-
Disinfection	Pulsar	Pulsar 3	2022	Tablet Feeder, 1 Phase, 3/4 HP
CO_2	Neptune Benson	-	-	100lbs Tanks
Water Quality Controller	Prominent	DCM2 CI	2021	-

Table 1: Center pool mechanical equipment

- Pool water is suctioned directly from the eight (8) perimeter skimmers and two (2), 24-in by 24-in main drains, both main drains were replaced within the last five years. One (1) main drain is floor installed in the deepest area of the pool, and the other is installed on the wall in the northwest corner of the pool.

- The flow rate for the filtration system is 334 gallons per minute (gpm) which results in a turnover rate of about 8.23 hours. The filtration system includes two (2) pumps and one (1) basket strainer, where water is suctioned through the strainer to the pumps, then sent through the sand filter. The filter has a total area of 27.7 sf, resulting in a filter application rate of approximately 12.06 gpm/sf. Backwash for the sand filters discharges through an air gap to a stand pipe that leads to the woods southeast of the pool area. From the filter the water is disinfected with a calcium hypochlorite Pulsar tablet feed system and a CO2 tank feed system. Additional calcium hypochlorite briquettes are stored adjacent to the chemical controller in the mechanical space. CO2 is regulated by using the CO2 tanks strapped to the wall located next to the chemical controller. Additional tanks are stored next to the sand filter.

- There are compound gauges on each pump influent line, and pressure gauges on the pump effluent lines before the filter. The recirculation system has one (1) flow meter on the pool return line but it is not connected to the chemical controller. Water quality in the pool is automatically monitored and controlled by a Prominent DCM2-CI Automation water quality controller. Filtered and balanced water is recirculated back into the pool through a perimeter wall inlet return loop, with inlets located approximately 3-ft below the deck. Inlets run along the entire perimeter of the pool, located adjacent to the skimmers (Photo 17).

- The water level in the pool is manually controlled using a fill line at the southwest end of the pool (Photo 18). On the Southeast side of the swim team's storage shed is a below grade valve that feeds the fill line.

- Within the mechanical space, floor drains could not be located, however there was a hose bibb installed near the CO2 tank storage area. With poor ventilation and drainage devices valving, pumps, and pipe supports have experienced a considerable amount of corrosion (Photo 19).

- Some equipment had been replaced and is in great shape, while other equipment is in need of replacement.


Photo 17: Center Pool skimmer

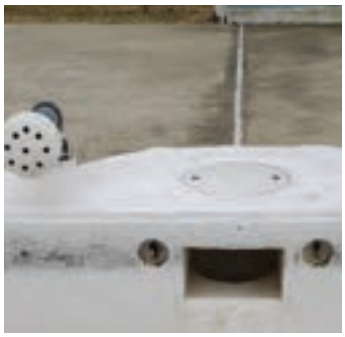


Photo 18: Center Pool fill line, skimmer box and wall


Photo 19: Center Pool pipe supports

Center Pool - Patron Usage and Programming:

- The pool is used primarily for competition swimming and open swim. When available, it can be rented out for private events such as birthday parties. Although not frequently, the pool is occasionally used for night swimming. Proper lighting to accommodate night swimming should be installed as the current set up is a safety concern.

Photo 20: Cracking in Center Pool shell

Photo 21: Wadding Pool and splash pad

Photo 22: Wadding Pool skimmer

Center Pool - Existing Challenges:

- The biggest challenge with the pool is repairing the pool shell cracking and replacing components of the mechanical space. Additionally, there are several fittings and rail goods (ladders, blocks etc.) that need replacement or alteration in the pool area. A large portion of the wall anchors are corroded and need replacement. The four ladder points of entry should be replaced as they exceed the code required 75-ft.

- The mechanical room presents additional challenges. The valving and pipe supports require repair due to corrosion (Photo 19). Additionally, although not required or critical, the pumps show early signs of corrosion and long-term wear and tear.

Wading Pool:

- The Wading Pool was drained and shut down for the winter at the time of assessment The town representatives informed us that there have been issues with the waterline tiles falling off. The Town noted that they have not experienced any leaking with this pool, however, it was noted that there are potential structural concerns regarding the cracks in the pool shell and coping on most of the skimmer box areas (Photo 22).

- Patrons can enter the Wading Pool area through a gate in the center pool area. The enclosure includes a circular wading pool with active spray features on the zero entry. The pool filtration system is located southeast of the wading pool within a re-purposed concrete structure.

- The Wading Pool is circular in shape with a diameter of roughly 55-ft. The pool has a surface area of approximately 2,252 sf, a perimeter length of approximately 170-ft 6-in linear feet, a pool depth ranging from 0-ft 0-in to 2-ft 0-in, and a volume of approximately 25,020 gallons (Photo 21). Based on a bather load of one (1) bather per 15 sq. ft., the maximum bather load per 105CMR 435: Minimum Standards For Swimming Pools is approximately 150 bathers.

- The pool has a light in color plaster finish, with a 6-in contrasting waterline tile and six (6) skimmer boxes along the perimeter. There is a zero-entry area with an entry gutter in addition to the skimmer boxes (Photo 22). Each skimmer has a corresponding equalizer line and fitting.

- Tile depth markers are installed around the perimeter of the pool on the deck, and on the interior of the pool shell. The depth markers have 4-in tall lettering with proper units displayed and an international “NO DIVING” symbol.

- Entry points into the pool include a large zero entry area sloping at a slope of approximately 1:12. The zero-entry area acts as an ADA compliant entry point. It was noted by the town representatives that they have received complaints of the sloped area being too slick and bathers slipping and falling. The zero-entry area also consists of four (4) installed spray features and two (2) main drains. The features and main drains are in good condition and the town representatives informed Weston & Sampson that the features function properly. In addition to the above grade features, ground sprays and future anchors were installed to allow for potential re-programing or feature changeouts.

- The first aid equipment is shared with the Center Pool and located inside the building. The wading pool has its own emergency phone which is mounted on the exterior of the main building. The safety equipment required by the Health Department is stored on site and required every year for opening.

- The Wading Pool Rules sign is hung on the wading pool storage shed within the enclosure and is prominently displayed for users of the wading pool. There is a hose bibb, Emergency shut-off, and GFCI outlet mounted against the mechanical shed in the deck area of the wading pool. The pool area is lit with only natural lighting, and there are no artificial light sources in the wading pool area. Additionally, multiple deck showers can be found at the southwest end of the main building, directly east of the pool.

Wading Pool Deck:

- The wading pool deck was constructed at the same time as the pool in 2015 in good condition. It's a poured concrete deck with an expansion joints between the deck and the pool shell. The existing expansion joint has been maintained and is in good condition. The deck slopes and drains to the landscape surrounding the pool area. The deck clearance from the pool wall and edge the wading pool meets and exceeds the required 4-ft requirement around the system.

Equipment	Manufacturer	Model	Installation Year	Description
Filter Pump	Baldor	EJMM3212T	2015	3 Phase, 5 HP
Booster Pump	Pentair	WFK-12	2015	3 Phase, 3 HP
Strainer	-	-	2015	-
Sand Filter	Stark	RS-60	2015	Filter Area: 13.45 SF
Flow Meter	GF Signet	-	2015	-
Disinfection	Pulsar	Pulsar 3	2015	Tablet Feeder 1 Phase, 3/4 HP
CO_2	Neptune Benson	-	2015	100lbs Tanks
Water Quality Controller	Prominent	DCM2 CI	2021	-

Table 2 – Wading Pool and Splash Pad Mechanical Equipment

Wading Pool - Filtration and Recirculation System:

- The filtration system for the wading pool is in the small building to the southeast of the wading pool. The equipment was installed in 2015 in what seemed to be a concrete tank re-purposed to be an equipment shed. Table 2 includes available information on the pool filtration equipment.

- The wading pool water is suctioned directly from the six (6) perimeter skimmers, two (2) 18-in by 18-in main drains located at the deepest portion of the pool, and two (2) main drains located at the center of the zero-entry area. The grating for the main drains has been replaced within the last five years.

Photo 23: Wadding Pool and splash pad equipment room

- The volume of the wading pool is approximately 25,020 gal., and flow rate for the filtration system is 139 gal. per minute (gpm) which results in a turnover rate of about three (3) hours. The filtration system includes one (1) filter pump and one (1) basket strainer, where water is suctioned through the strainer to the pump, and then sent through the sand filter. The filter has a total area of 13.45 sf., resulting in a filter application rate of approximately 10.33 gpm/sf. Backwash for the sand filters discharges through an air gap to a standpipe that leads to the woods southeast of the pool area. From the filter the water is disinfected with a calcium hypochlorite Pulsar tablet feed system and CO2 tank feed system. Additional calcium hypochlorite briquettes are stored on the floor adjacent to the chemical controller in the mechanical space. CO2 is regulated by using the CO2 tanks strapped to the wall located next to the chemical controller. Additional tanks are stored in the main pool equipment room (Photo 23).

Photo 24: Broken feed pipe

- There were no compound gauges on either of the pump influent lines, or pressure gauges on the pump effluent lines. The recirculation system has one (1) flowmeter on the pool return line but it is not connected to the chemical controller. Water quality in the pool is automatically monitored and controlled by a Prominent DCM2-Cl Automation water quality controller. Currently there is no ventilation in the mechanical room. According to the town representatives, operators must wear masks in order to be stay in the room for any length of time. The restricted air flow to this space has played a role in the amount of corrosion the space and equipment is experiencing.

- Filtered and balanced water is recirculated back into the pool through a perimeter wall inlet return loop, with inlets located approximately 1-ft below the deck. The features for the zero entry are fed using a booster pump. Static water level in the pool is currently being manually controlled due to a broken feed pipe, that has not been addressed (Photo 24).

Photo 25: Corroded equipment, piping, valves and pipe supports

- Floor drains could not be located in the mechanical space at the time of visit. There was what appeared to be a drainage sump that had water in it at the time of the visit. Corrosive damage was observed throughout most of the equipment within the mechanical space (Photo 25). There is a

single hose bibb installed near the water feed line. There is visible concrete damage to the room (Photo 26) and severe corrosion to most of the pool equipment, pipe supports, and valving (Photo 25). The lack of ventilation in the room needs to be addressed to ensure that the pool can be operated safely, and the equipment room maintained. The autofill system requires repair to avoid manually filling the pool and potentially running the pumps dry. Aspects of the concrete pool shell and mechanical space need to be addressed to avoid larger problems in the future.


Photo 26: Stone Street along edge of splash pad area

Wading Pool - Patron Usage and Programming

- The pool is used primarily for public swimming and open swim and can be rented out for private events such as birthday parties. Although not frequently, the pool is used for night rentals and should have proper lighting to accommodate swimming in the dark.

Recommendations

Based on the above building and site evaluation, a summary of recommendations for the Center Pool and Wading Pool are listed below. In a later section, these suggested improvements are prioritized based on the level of importance associated with each item:

Exterior:

- Replace the pool shell or, at minimum, refinish to mitigate leaks and further structural damage.
- Replace wading pool mechanical space with a new structure, as the existing structure is unsafe for the operators
- Replace restroom building roof
- Add building gutters and downspouts to minimize back splashing against the lower brick masonry wall.
- Prepare and paint wood fascia and soffits during roof replacement
    - Alternately, replace the entirety of fascia and soffits in PVC or in other durable materials
- Repoint The brick wythe wall and replace any spalled or cracked bricks in its entirety
- Re-develop the paved entry area between the pool and wading pool to better meet existing needs and access requirements
- Add new soil and regrade around the pool deck to mitigate existing erosion.
- Formalize paths outside of pool fencing to mitigate additional erosion potential
- Redevelop interior space around wading pool to provide additional user amenities including:
    - Buffer planting between users and stone street (see South Pool for example)
    - Shade plantings for user comfort
    - Permanent shade shelters around wading pool deck as feasible
    - Additional movable furnishings such as lounge chairs, tables, etc.
- Redevelop shower area to better accommodate use and protect existing buildings


Photo 27: Stone Street along edge of splash pad area

- Install International “No Diving” symbols on the deck in all locations where the water depth is less than or equal to 5-ft 0-in
- Add Units of measurements to all depth markers that do not have them
- Field-confirm the accuracy of all the depth markers and update as needed
- Repair or replace expansion/control joints around Center pool shell as needed
- Spot replace the wading pool joints as needed
- Move the contrasting safety line and float line at 5-ft water depth in the Center pool to the correct position to meet code
- Replace main drain grates at all pools to ensure code compliance and that they are within their lifetimes
- Install additional entrances (ladders) to the pool to meet 75-ft spacing requirements
- Add required lighting for night swimming or close the pool to night swimming entirely.
- Ensure all gates to pool enclosures are self-closing and self-latching
- Update pool fencing to correct the opening sizes to be less than 1.75” to meet the non-climbable requirement
- Correct backwash stand pipes in the pool mechanical spaces to meet required code.
- Ensure proper water treatment to meet international turnover requirements
    - This would increase the pool turnovers to six hours and the wading pool to two hours
- Inlet depths and locations should be adjusted to create proper movement of water to allow for proper skimming
- Flow meter distances should be updated to accurately display the flow through the systems
- The Wading pool fill line should be corrected to ensure a proper air gap is achieved when filling the pool
- Test the integrity of the pool bonding system.

Interior:

- Pool chemicals should be given a designated storage area
- Update wading pool mechanical space to allow for proper ventilation
- Pipe supports should be replaced as needed to ensure all pipes are safely and securely fastened
- Add flow arrows and pipe labels on all pipes to ensure proper operation and reduce confusion
- Eyewash stations should be installed at both mechanical rooms near the chemical feed/loading areas
- Replace all valves, piping and pipe supports in the center pool mechanical room that show signs of corrosion
- Existing pumps nearing the end of their life cycle should be replaced or rebuilt
- The Wading pool pump strainer should be replaced due to extensive corrosion
- Replace pump strainers as needed
- Install newly ordered pulsar chemical feeders per manufacturer recommendations for both systems when they arrive on-site

- Add floor drains or means of drainage to all mechanical spaces to drain standing water
- Scrape clean and re-paint the door lintels
- Upgrade all door hardware with compliant hardware
- The town should consider replacing fluorescent fixtures with LED equivalents
- Add permanent affixed, non-handwritten labels to the electrical panel boards and control equipment
- Replace plumbing fixtures to meet ADA accessibility guidelines
- Scrape clean and re-paint the door lintels
- Installation of fire alarms in the filter room and restrooms is recommended

D. JARVIS FARM

This site was previously used by the Sharon Country Day Camp from the 1950s until 2014, when it was purchased to protect drinking water wellheads by the Town of Walpole's Water and Sewer Commission with funds appropriated at Town Meeting. The site is located within the Zone II of multiple sand-and-gravel water supply wells operated by the town.

The property includes cabins from the day camp, basketball and tennis courts, softball fields, a pond, and trails connecting to the Walpole Town Forest. A deed restriction requires that the site be used for limited recreational purposes. Groups including Little League, Boy Scouts, and town festivals and events use the space throughout the year.

Photo 1: Access ramp to administrative cabin

Photo 2: Wet edge at playing fields

1. SITE ASSESSMENT

- Accessibility: No formal accessible parking spaces are provided on-site. There is an accessible ramp to the back of the administrative cabin (Photo 1). No other accessible routes were visible on-site. Trails on site had varying degrees of accessibility.

- Landscape Vegetation: A mix of open fields and natural forested land. There were few purposely planted materials, with a small garden bed around the administrative cabin. Court pavement was in mixed condition (Photos 5,6), and the softball fields were in good condition overall. Basketball backboards/fixtures were missing.

- Stormwater Drainage/ Site Topography: A visual review of the site indicated some drainage issues at the southeastern edge of the fields (Photo 2). Steep topography and the access to the cabins has led to some erosion in the northern edge of the site under the pine trees (Photo 3). There was a visible lip between the infield and outfield of the softball fields (Photo 4).

HYDROGEOLOGICAL ASSESSMENT

Current uses of the site include for Little League, town activities such as various summer programs, and regular informal use by town residents all year long. Previously there was swimming in the on-site pond and a summer camp operated on site. The site is gated but gates are usually open into the evening as Little League runs until 8 p.m..The site is sewered and has two permanent restroom buildings on site.

Photo 7: Site map showing Jarvis Farm and nearby water supply wells.

- When the town purchased the site, they placed a deed restriction on the property. The site can currently be used for “passive” recreation only, Further review of the definition and extents of “passive” recreation in the deed restriction is ongoing. The site is bordered to the south and west by Town Forest land.

- Northwest of the site, in the Town Forest there is a new boardwalk constructed through the wetlands, which allows for users to enjoy the wetlands without damaging them. This boardwalk connects to a walking trail which passes the

Photo 3: Minor erosion around cabins

Photo 4: Outfield lip

Photo 5: Tennis court

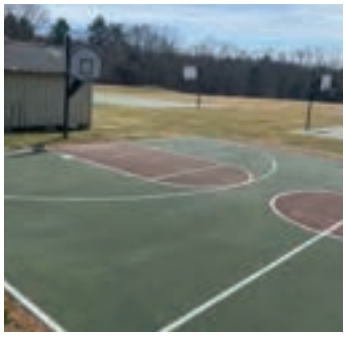


Photo 6: Basketball courts

Photo 8: Pond and wooded wetlands beyond. Geese are visible.

Photo 9: Entrance to the spillway which controls pond level.

Photo 10: Unnamed inlet stream which feeds the pond.

Photo 11: Spillway outlet, feeding a small stream which eventually joins School Meadow Brook.

easternmost town drinking water wells and ultimately leads to the Jarvis Farm property. These trails are open to the public on foot.

- There is evidence the site is used during the off hours. The wooded areas around the pond show evidence of "camping" type activities including drinking and dumping of rubbish. Town staff reported there has been issues with vandalism at the site.

- We observed several monitoring wells on site and town personnel indicated they are part of long-term monitoring of the aquifer for Trichloroethylene (TCE) and other compounds resulting from historical groundwater contamination. A groundwater investigation in the 1980s and 1990s revealed the contamination and resulted in clean-up activities. As part of the remedy granular activated carbon (GAC) treatment was implemented at the wells up until 1998 when the town's new treatment plant was built. Groundwater from the wells is now all pumped to the main treatment plant where there is a packed tower aeration system that successfully removes TCE and other volatile organic compounds. The town reports that after several decades of clean-up activities, TCE concentrations in the aquifer are very low.

- There is an artificial pond on site that has been used for swimming in the past. The pond is stream fed by an unnamed stream. The pond level is controlled by a vertical spillway which discharges through a culvert pipe into the stream below, ultimately feeding School Meadow Brook. The pond reportedly has an artificially sandy bottom with muck and soil below. Town staff indicated that in past summers the pond was treated bi-weekly for algae. Staff also indicated ongoing issues with E. coli in the pond and have closed the pond due to high bacteria counts at times. Canada Geese were swimming in the pond (which was only partially covered with ice at the time of the visit) and had a nest on the shore. Waterfowl swimming and feeding in the pond are a likely source of E. coli.

2. FACILITY ASSESSMENT

- Jarvis Farm is comprised of approximately 26 outbuildings that include sheds and cabins. The outbuildings were built in the 1990s with wood frame construction and board and batten siding. Most of the outbuildings have asphalt shingle gable roofs, with the restrooms and main building having metal gable roofing. Recently, an accessible ramp was installed.

- The main administration building, the girls' restroom building, and the boys' restroom building are all in good condition. The administration and bathroom buildings were recently renovated with metal roofing. The remainder of the cabins with asphalt shingle roofs are in poor condition due to debris build-up and water damage. It was observed that moss and

Photo 12: Mold and algae growth on siding

Photo 13: Moss growing on cabin roof

Photo 14: Painting peeling and wood rooting

Photo 15: Office building exterior

pine needles have built up on all the asphalt shingle roofs. Water damage on some roof rafters and sheathing was also observed.

- On the main administration cabin, and on multiple others, there is visible water damage, and algae growth at the base of the siding. Each building was constructed on concrete block or sonotube foundations but are too low to the ground, creating water mitigation issues for the siding. All window openings have been boarded with shutters for security purposes. Multiple cabins show signs of weathering with cracked and peeling paint.

- Each building interior is unfinished with basic wood framing exposed. Electricity is run throughout the cabins for lighting. The lighting in the cabins is minimal. In all outbuildings, the ceiling is the underside of the roof structure, which is wood, and overall is in fair condition. The main administrative building has a mess hall, bathroom, and command center, all in good condition. It was observed that there was graffiti in the command center. The restroom buildings are in very good condition. They have upgraded laminate flooring and fiberglass reinforced panels (FRP) wall paneling for moisture control. The restroom buildings while recently renovated are not accessible.

Photo 16: Office building interior

Photo 17: Men's restroom exterior

Photo 18: Women's restroom exterior

3. STRUCTURAL ASSESSMENT

- The site has many wood cabins of different sizes. The cabins appear to be wood framed with either 2x6 or 2x4 roof rafters at +- 20 inches on-center and are supported by concrete pier or cinder block foundations. There is one large cabin on site that is currently used as an office as well as 2-bathroom cabins. It was indicated that the larger cabins by the courts are currently being used for storage while other smaller cabins on site were uninhabited and unused. There is also an additional cabin by the pond.

- The office cabin appeared to have a new metal roof and looked to be in good condition from the outside (Photo 15). The inside of this cabin also appeared to be in good condition with no indication of mold or rot


Photo 19: Women's bathroom interior


Photo 20: Mold and algae growth on siding


Photo 21: Typical storage building exterior


Photo 22: Typical storage building interior


Photo 23: Typical cabin exterior


Photo 24: Cabin by the Pond exterior


Photo 25: Cabin by the Pond Hole floor

observed at the time of this visit (Photo 16). The bathroom cabins also had new metal roofs and appeared to be in good condition from the outside (Photos 17, 18).

- The framing inside the bathroom cabins looked to be in good condition (Photos 19, 20). The larger cabins by the courts used for storage, as well as the other smaller cabins on site, had asphalt shingle roofs. In general, the roofs were found to be in poor condition, many with missing or damage shingles. Some deterioration of exposed rafter tails was also observed on many of these cabins (Photos 21). One (1) of the larger cabins by the courts and one (1) of the smaller cabins were opened for evaluation at the time of this visit. The framing inside these cabins was found to be in fair condition (Photos 22). The cabin by the pond also had an asphalt shingle roof and appeared to be similar condition to other cabins (Photo 24). It was noted by a town staff on site that there was a hole in the floor of this cabin. This hole was covered at the time of this visit (Photo 25).

4. ELECTRICAL ASSESSMENT

- Based upon a visual inspection, the electrical distribution and related systems appear to be in good condition. A few observations were made during the assessment and recommendations made in this report are based on those observations.

- Main Electrical Service: Jarvis Farm is served by two identical electrical services rated 200A at 240V, 1 phase, 3 wire. There is an existing utility pole-mounted transformer located by the cabins. From this transformer, the electrical services run overhead to 240V, 225A panelboards, located in Buildings 17 and 25. These panelboards feed the lights and fire alarm systems in each of the cabins. The Building 25 panelboard feeds two 100A panelboards, one in each of the bathroom cabins. These bathroom panels provide power to the lights, receptacles, and hot water heaters in their respective cabins. The branch circuit wiring is run overhead between the cabins.

- Rust and corrosion on both service entrance panelboards was noted. (Photo 26). The panelboards in the bathrooms appear to be in good condition.


Photo 26: Rust and corrosion at panelboard

- Lighting: The office/administration cabin interior lighting consists of surface-mounted fluorescent tubes with protective covers that appear to be in good condition. The dormitory cabin lighting consists of surface-mounted incandescent bulbs with no cover or lens and appear to be in fair condition. Emergency lighting in the administrative cabin consists of double-headed emergency backup units that appear to be in good condition.

- The exterior lighting consists of LED wall lights and LED security floodlights. There are also architectural light fixtures on the exterior of the administrative cabin. The exterior lighting appears to be in good condition.

- Fire Alarm: The campground fire alarm system consists of smoke detectors located throughout each of the cabins. The engineer noted that one of the smoke detectors in the administrative cabin was beeping and assumed this to be from low battery or from the battery being removed, but was not able to verify. Otherwise, the smoke detectors appear to be installed in adequate locations and be in good condition.

- Security: While there are signs throughout the campground indicating that there are security cameras, the engineer on site was informed by a town employee that there is no security system.

- Code Review: Per the National Electric Code Paragraph 408.4(B): "All… panelboards supplied by a feeder(s) in other than one- or two-family dwellings shall be permanently marked to indicate each device or equipment where power originates."

- It is recommended that the panelboards throughout Jarvis Farm have permanently affixed, non-handwritten labels indicating the power source. Any major electrical upgrade on-site will require this.

5. HAZARDOUS BUILDING MATERIALS OBSERVATIONS

- Asbestos: Weston & Sampson conducted a limited visual assessment of the Jarvis Farm buildings (cabins and bathrooms) for suspect ACMs. The results of the assessment are summarized below.

SUSPECT ACM BUILDING ELEMENTS
Roofing materials
Below grade materials -transit pipe, etc.

- The EPA and Massachusetts Department of Environmental Protection (MassDEP), consider materials identified to contain greater than or equal to 1% asbestos to be ACMs. All suspect ACMs should be assumed to be ACM until sample results prove otherwise. All suspect ACMs were noted to be in generally good condition at the time of the assessment.

- Asbestos Limitations: Our assessment did not include an evaluation of soils or underground materials that may be present at the site. Only materials related to this existing conditions assessment were assessed. Other suspect ACMs may be present at the site in hidden locations. It is recommended that all suspect materials or materials uncovered during renovation activities, that were not identified during the assessment, be sampled and analyzed for asbestos content prior to disturbance.

- Per MassDEP regulations, the Town must maintain a copy of this assessment for at least two years.

- Polychlorinated Biphenyls (PCBs): Weston & Sampson conducted a limited visual assessment of the Jarvis Farm buildings (cabins and bathrooms) for suspect PCB-containing caulking and paint materials. PCB's are regulated under the EPA Toxic Substances Control Act (TSCA) regulations (40 CFR Part 761). Based on limited observations of the building and age of construction, no suspect PCB-containing materials were observed at Jarvis Farm.

- Lead Paint: The majority of the Jarvis Farms building components are not painted. However, based on the age of the buildings and the type of construction any exterior paints present are suspected to contain lead. The Occupational Health and Safety Administration (OSHA) Lead in Construction Standard 29 CFR 1926.62 considers any detectable level of lead to be a potential for exposure if dust is generated from disturbances of surfaces coated with paint containing lead.

- Soil Issues: The presence of a monitoring well and historic Trichloroethylene (TCE) contamination at the Jarvis Farm site warrants assessment/review of existing environmental reports and potential additional soil and/or groundwater sampling. This may also affect future planning at the site depending on end use.

Recommendations

Based on the above building and site evaluation, a summary of recommendations for Jarvis Farm are listed below. In a later section, these suggested improvements are prioritized based on the level of importance associated with each item

Exterior:

- Review deed restriction to fully understand limitations of site uses, and better define "passive" recreation. (Ongoing).
- Develop a master plan to better incorporate, re-organize, and formalize

recreation:
    - Consolidate court spaces to better control access, safety, and stormwater runoff.
    - Re-align softball and little league fields for better sun orientation and less outfield overlap.
    - Develop an accessible route to all major site elements.
- Regrade softball field outfield transitions for safety.
- Construct a formal parking area, including ADA accessible spaces. Lot should be designed to constrain unauthorized uses and control stormwater runoff, and sized according to the final site uses developed during the site master planning effort.
- Re-use existing cabins for storage, club, or gathering spaces as needed.
    - Demolish remainder of cabins.
    - All outbuildings with asphalt shingle roofs to remain should be replaced with new asphalt shingles or metal roofing.
    - Replace rotting soffits and rafter tails as needed.
    - Inspect foundations and repair/shore as needed.
    - Clean, prepare, and paint the board and batten siding, and replace where needed.
    - Replace hardware with more secure hardware if warranted.
    - Replace doors for building security and longevity.
- Consider installing a CCTV or other security monitoring system.
- Obtain additional records related to the TCE cleanup. If the observed monitoring wells are no longer used they should be properly abandoned as they pose a potential conduit into the aquifer for new contamination.
- Limit or eliminate the use of pesticides, herbicides, and mobile fertilizers through the use of best-management field practices and/or integrated pest management strategies (IPM)
- Limit the use of algae control methods to those approved for sensitive sites.
    - Establish a buffer strip along pond edge in unused areas.
    - Use multiple small treatments for algae, instead of large “shocks”.
- Dredge the pond if deemed beneficial for future uses (deeper ponds have less algal growth).

Interior:

- Clean all cabins to remain.
- Prepare and coat underside of the roof planks.
- Make minor repairs as-needed.
- Replace service entrance panelboards with new 225A, 240V, 1 phase, 3 wire panelboards, minimum NEMA 12 rating.
- Replace cabin lighting with LED fixtures with covers to protect them from the environment.
- Replace all batteries in the existing smoke detectors.
- Consider tying the smoke detectors into a fire alarm control panel (FACP) to be installed in the administrative building. Configure the existing telephone service to accommodate outgoing calls from the FACP.
- Consider adding permanently affixed, non-handwritten labels indicating power source to panelboards. Any major electrical upgrade on-site will require this.

E. SOUTH POOL

The South pool, located at 14 Jasons Path, is a single recreational rectangular lap pool, as well as a men's and women's bathroom building, a filter building, and a storage shed. Original construction plans for the pool and pool buildings were not available at the time of this report.

Photo 1: Accessible parking sign

Photo 2: Accessible parking sign

The South Pool was evaluated based on the below code standards:

- 105 CMR 435.00 – Minimum Standards for Swimming Pools
- American National Standard for Public Swimming Pools (ANSI / NSPI – 2014)
- American National Standard for Aquatic Recreation Facilities (ANSI / IAF – 9 2005)
- International Swimming Pool and Spa Code (ISPC, 2012)
- International Building Code (IBC, 2015)
- International Plumbing Code (IPC, 2018)
- United States Access Board – Accessible Swimming Pools & Spas (ADA Code, June 2014)
- National Electrical Code – Article 680 – 2011 Edition (NEC 680)
- Virginia Graham Baker Pool and Spa Safety Act – January 2012 (VGB Code

1. SITE ASSESSMENT

- Accessibility: Two (2) accessible parking signs are in the parking lot, but do not correspond to ADA spaces (Photos 1,2). Gaps between the building and the pool deck are wider than acceptable and have a transition greater than ¼-in height (Photo 3). Site is reasonably flat and otherwise accessible.

- Landscape Plantings: Landscape plantings are, minimal. A single volunteer Ailanthus tree is growing from the wall south of the pool vault (Photo 5). Interior

lawn space is in reasonable condition. The arborvitae hedge along Jason's Path is healthy and providing excellent screening from the street (Photo 6). There is a lack of permanent or planting shade for patrons on-site.

- Stormwater Drainage/ Site Topography: A visual review of topography and drainage patterns indicate minor issues with drainage from interior lawn area through block walls, including surficial seepage and minor erosion behind the wall. How the concrete block wall is connected to the lower cast-in-place wall is not known. (Photo 4).

2. FACILITY ASSESSMENT

- The filter building houses filter equipment and consists of CMU masonry single wythe walls with a standing seam metal panel gable roof. The storage shed is comprised of wood siding and a has a standing seam metal panel gable roof. The restroom building is a single wythe CMU masonry wall with a membrane shed roof. None of the building have gutters or downspouts. These buildings are uninsulated and used seasonally.

- The filter equipment building consists of a single wythe masonry wall and is in great condition. The roof which is standing seam metal panels with rake and soffit boards, looks recently replaced (date unknown) and is in great condition. The doors, which are hollow metal painted, are in good condition. The storage building which is comprised of wood siding and wood doors is in fair condition. There is evidence of water damage along the lower walls from back splash off the pool deck. The roof which is standing seam metal panels with rake and soffit boards, looks recently replaced (Date unknown) and is in great condition. The restroom building is built of a single-wythe concrete masonry unit (CMU) wall, painted, is in good condition. The membrane roof appears to be in good condition. The perimeter rake, fascia and soffit boards appear to be in good condition with minimal water damage. The doors at the restroom building are in great condition and look recently replaced. There is a single exterior drinking fountain which is not ADA accessible and is beyond the wall past the maximum limit for protrusion requirements by current codes.

- There are no comments on the stand-alone filter and storage buildings. The restroom building interior consists of painted CMU walls. They are mostly in good condition with the exception of a few hair line cracks. The paint is in good condition as well. The floor is painted concrete which is in good condition. The ceiling is the underside of the roof sheathing and roof rafters which are in good condition but show signs of mold. The toilet partitions are in great condition. The plumbing fixtures in the restrooms are outdated and not ADA accessible. The under-sink pipe insulation is missing on the waste piping. The counter is in fair condition The main restrooms themselves are not ADA accessible based on current code clearances. There is an accessible stall with the appropriate grab bars. The depth of the stall is not the required minimum clearance by the Massachusetts Accessibility Access Board, MAAB.


Photo 3: Gap at doorway


Photo 4: Drainage concerns at wall


Photo 5: Volunteer tree in pool deck wall


Photo 6: Privacy hedge in healthy conditions

Photo 21: Bathroom building exterior

Photo 22: Bathroom building interior

Photo 23: Pump house building exterior

Photo 24: Pump house building interior

Photo 25: Main service disconnect at Boyden Elementary

Photo 26: 100A Panelboard

Photo 27: Interior fluorescent lighting

3. STRUCTURAL ASSESSMENT

- The filter room has a gable roof with 2x6 rafters at 16-in on center (Photos 23,24). The bathroom building has a flat roof with 2x10 joists at 16-in on center (Photos 21,22).

- The exterior of the bathroom building appeared to be in good condition (Photo 21). Inside the bathroom the wood joists appeared to be in good condition (Photo 22). The exterior of the filter building appeared to be in good condition with a new metal roof (Photo 23). The interior framing of the filter building also looked to be in good shape (Photo 24).

- The South Pool was drained and shut down for the winter at the time of visit, and the pool shell was inspected. Town staff stated there has been severe leakage of up to 2-3 feet per day on-site. There are a considerable number of cracks throughout the pool shell that may lead to severe leaking in the future.

4. ELECTRICAL ASSESSMENT

- Based upon a visual inspection, the electrical distribution and related systems appear to be in good condition.

- Electrical Service: The pool filter building is served by a single electrical service rated 100A at 240V, 3 phase, 4 wire system. The meter and main service disconnect is in the electrical room of the adjacent Boyden Elementary School to the west of the pool. The switchgear which houses the main disconnect is served from a utility pad-mount transformer outside of north side the school (Photo 25). Conduit runs underground from the switchgear to a 100A panelboard which feeds all the lights, small power, HVAC, pool pumps, analyzers, and ancillary equipment within the pool main equipment building (Photo 26). Rust and corrosion were observed on the panelboard and other electrical equipment in the pool main equipment building.

- Lighting: The interior lighting consists of surface-mounted, linear fluorescent tube fixtures with lens and shield that appear to be in good condition (Photo 27). The exterior lighting consists of pole/stanchion-mounted LED floodlights

affixed to the roof of the bathroom building (Photo 28). These lights appear to be in good condition. The pool is not used for night swimming and does not have proper lighting to accommodate night time swimming.


Photo 28: Current exterior lighting

- Fire Alarm: No fire alarm system was observed at the South Pool.
- Security: No security system was observed at the South Pool.

SUSPECT ACM BUILDING ELEMENTS	
Floor coating	Pool coating
Caulk – various types	Roofing materials

- Code Review: Per the National Electric Code Paragraph 408.4(B): "All… panelboards supplied by a feeder(s) in other than one- or two-family dwellings shall be permanently marked to indicate each device or equipment where power originates."
- The panelboards and control equipment must have permanently affixed, non-handwritten labels indicating the power source if improvements are made.

5. HAZARDOUS BUILDING MATERIALS ASSESSMENT

- Asbestos: Weston & Sampson conducted a limited visual assessment of the South Pool and Bath House for suspect ACMs. The results of the assessment are summarized below.
- The EPA and Massachusetts Department of Environmental Protection (MassDEP), consider materials identified to contain greater than or equal to 1% asbestos to be ACMs. All suspect ACMs should be assumed to be ACM until sample results prove otherwise. All suspect ACMs were noted to be in generally good condition at the time of the assessment.
- Asbestos Limitations: Only materials related to these existing conditions assessment were assessed. Other suspect ACMs may be present at the sites in hidden locations. Weston & Sampson recommends that all suspect materials be sampled and analyzed for asbestos content prior to disturbance.
- Per MassDEP regulations, the Town must maintain a copy of this document for at least 2 years.
- Polychlorinated Biphenyls (PCBs): Weston & Sampson conducted a limited visual assessment of the South Pool and Bath House for suspect PCB-containing caulking and paint materials. PCB's are regulated under the EPA Toxic Substances Control Act (TSCA) regulations (40 CFR Part 761). Caulking and other bulk materials that contain PCBs in concentrations greater than 50 parts per million (ppm) are considered PCB bulk product waste and must be disposed at a facility permitted to accept PCB Bulk Product waste per TSCA

regulations. Caulking and other bulk materials containing concentrations of PCB's less than 50 ppm are not regulated by TSCA and can be disposed of at a facility permitted to accept the specific concentration of PCBs present in that particular bulk material.

- Based on limited observations of the building and age of construction, paint and caulking materials are considered suspect PCB-containing materials and may be required to be disposed of at a TSCA permitted facility. Caulking impacted by both PCBs and asbestos would likely require disposal in a facility such as Turnkey Landfill in Rochester New Hampshire or Minerva Enterprises in Waynesburg, Ohio.

- Lead Paint: Based on the age of the South Pool and Bath House and the type of construction the coatings/paints present are suspected to contain lead. The Occupational Health and Safety Administration (OSHA) Lead in Construction Standard 29 CFR 1926.62 considers any detectable level of lead to be a potential for exposure if dust is generated from disturbances of surfaces coated with paint containing lead.

- Microbial Growth: Visible microbial growth was noted on ceiling surfaces in the Bath House at the South Pool. Growth was widespread rather than localized, indicative of high moisture levels but not necessarily a localized leak or moisture source.

6. POOL ASSESSMENT

- Patrons can enter the pool area through the main gate entrance to the east of the pool. The enclosure includes a shade structure and room for lounge furniture that was stored at the time of visit. The mechanical building is located directly west of the pool shell at the mid-point of the pool.

- The South Pool is rectangular in shape with dimensions of 100-ft long by 40-ft wide. The pool has a surface area of approximately 4,000sf a perimeter length of approximately 280 lf, a pool depth ranging from roughly 1-ft to 7-ft, and a volume of approximately 120,000 gal.

Photo 29: South Pool Aerial

- Based on a bather load of 1 bather per 15sf for non-swimmer areas and 1 bather per 20sf for swimmer areas, the maximum bather load per 105CMR 435: Minimum Standards for Swimming Pools is approximately 233 bathers.

- The pool shell is a 1-ft thick concrete shell with a paint finish, with eight (8) skimmer boxes along the perimeter. The skimmers do not have a corresponding equalizer line and fitting, as seen on the center pool. Weston & Sampson was informed at the time of visit that the skimmers do not function.

- Depth markers are painted on top of the raised beam portion of the pool wall around the perimeter of the pool, and on the interior waterline of the pool shell. The markers themselves consist of one digit, no unit or other markers were indicated. “NO DIVING” can be found in select locations painted on the raised beam portion of the pool where water depths are less than four feet.

- There is a 4-in wide contrasting safety stripe that spans the floor and walls of the pool at the 4-ft depth marker, rather than the 5-ft water depth. The anchors for a safety line are found approximately 4-ft away from the contrasting strip on the shallow end side. Entry points into the pool include four (4) sets of ladders that are currently stored for the winter. Two (2) sets are located towards the midpoint of the pool around the 4-ft 6-in depth, and the other two (2) are in the corners on long walls of the deep end. There is no ADA lift for the south pool, as required by code.

- There is no signage that indicates the first aid equipment is inside the building. There is an emergency phone mounted on the exterior of the building next to the water fountain. The safety equipment required by the health department is stored on site.

- The pool rules sign is hung on the exterior of the building and is prominently displayed next to the men’s restroom. There is one hose in the enclosure accessible to clean the deck. The pool area is lit with natural lighting and the pool is not intended to be used for night swimming. Multiple deck showers can be found at the south side of the building facing the woods for use prior to entering the pool.

- Pool Deck: Portions of the South Pool deck is original to the pool construction. Around the perimeter of the pool the decking was replaced when the skimmers were added, this section of decking is in good condition. Both portions of deck are a poured concrete deck with expansion joints throughout and between the deck and the pool shell. The deck clearance from the coping to any obstruction meets or exceeds the required 4-ft throughout the perimeter of the pool.


Photo 28: Cracks in pool

- Filtration and Recirculation System: The filtration system is in the filter building west of the pool. Weston & Sampson was informed by town representatives that the filtration equipment has been replaced from the original construction. Table 3 includes available information on the pool filtration equipment.

Equipment	Manufacturer	Model	Installation Year	Description
Filter Pump Motor	Marathon	M321	-	3 Phase, 7.5 HP 3 Phase, 7.5 HP
Strainer	Neptune Benson	-	-	-
Sand Filter	Neptune Benson	4872 SHFFG-SLM-6P80-L	1998	Filter Area: 27.7 SF
Flow Meter	GF Signet	-	-	-
Disinfection	Pulsar	Pulsar 3	2015	Tablet Feeder 1 Phase, 3/4 HP
CO_2	Neptune Benson	-	2015	100lbs Tanks
Water Quality Controller	Prominent	DCM2 CI	2021	-

Table 3 – South Pool Mechanical Equipment

- Pool water is suctioned directly through the two (2), 24-in by 24-in main drains, one located at the deepest portion of the pool and the other on the wall at the mid-point of the pool. The drain grates have been replaced within the last five years. As previously mentioned, the eight (8) skimmers do not work properly and do not contribute to the recirculation flow.

- The flow rate for the filtration system is approximately 332 gallons per minute (gpm) which results in a turnover rate of approximately 8 hours. The filtration system includes two (2) pumps and one (1) basket strainer, where water is suctioned through the strainer to the pumps, and then sent through the sand filter. The strainer lid was noted to have a chip along the edge preventing a tight seal with the top of the strainer box. The sand filter has a total area of 27.7sf, resulting in a filter application rate of approximately 11.9 gpm/sf. Backwash for the sand filters discharges through an air gap to a standpipe that leads to the woods south of the pool area.

- The water is disinfected with a calcium hypochlorite Pulsar brand tablet feed system and a CO2 tank feed system. The pulsar feeder was currently uninstalled because a new unit was planned to be installed the week after our visit. Additional calcium hypochlorite briquettes are stored above the sand filter on a shelf. CO2 is regulated by using the CO2 tanks strapped to the wall located next to the entrance door.

- There are compound gauges on each pump influent line, and pressure gauges on the pump effluent lines before the filter. The recirculation system has one (1) flowmeter on the pool return line but it was not connected to the chemical controller. Additionally, there was not the manufacturer recommended clearance upstream and downstream from the flow meter for it to give accurate readings.

- Water quality in the pool is automatically monitored and controlled by a Prominent DCM2-Cl Automation water quality controller. Filtered and balanced water is recirculated back into the pool through a perimeter wall inlet return loop, with inlets located approximately 3-ft below the deck. Inlets run along the entire perimeter of the pool. Static water level in the pool is manually controlled using a fill line at the west end of the pool (Photo 32).

- Within the mechanical space a hose bibb was located near the chemical controller but floor drains could not be found. Most of the piping and valving was in good condition, however the pipe supports do need replacement due to corrosion.

- Patron Usage and Programming: The South Pool is used primarily for open public swimming. It can be rented out for private events such as birthday parties, however it is typically used for open swim.

- Existing Deficiencies: The biggest challenges with the pool are repairing the pool shell cracking to avoid future large leaks and trying to fix the skimmer system to function properly. The town representatives at the facility noted that last year at one point the pool experienced water loss at a rate of 3-ft of freeboard a day, which can be up to about 90,000 gal. a day.

- There are also a number of fittings and rail goods that need replacement or alteration in the pool area, including inlets, skimmers, and ladders. A large portion of the wall anchors are corroded and need replacement, and the points of entry along the pool exceed 75-feet at points which requires attention.

- The filter room presents additional challenges. Select valving and a majority of the pipe supports require repair due to corrosion. The pump strainer lid has a large chip in it preventing a proper seal and should be replaced.

Photo 29: South Pool Autofill System

Recommendations:

Based on the above evaluations, the Town may consider for South Pool the following:

EXTERIOR

- The South Pool shell should be replaced, or at minimum refinished to mitigate leaks and further structural damage.
- Perform bulk sampling of suspect building materials to estimate actual quantities for abatement cost estimating purposes
- Limited exploratory demolition and below-grade exploration should be performed to identify potentially hidden materials.
- Properly locate, mark, and stripe at least two ADA accessible parking spaces, including all associated crossing markings. Coordination with the bus lanes will be required
- Remove the volunteer tree and plant additional shade trees along south and west sides of the pool for user comfort
- Add permanent shade structures on the east side of the pool deck over the lawn areas
- Expand pool fencing to incorporate additional pool users and provide more space for families
- Lift storage building off the ground with blocks or have gutters and downspouts installed to minimize the back splash onto the siding
- A new exterior drinking fountain should replace the existing one with flanking walls to protect occupants from walking into it. Alternately install a standalone fountain off the building and away from the pool deck
- Install International “No Diving” symbols where the water depth is less than or equal to 5-Ft.
- Units of measurements need to be added to all depth markers that do not have them
- Confirm the accuracy of all the depth markers and update as needed
- Install an ADA lift and tie into the existing bonding loop
- Reseal, correct, or replace expansion/control joints around the pool shell
- Move the contrasting safety line and float line at 5-ft water depth in the South Pool to the correct position in order to meet code
- Replace main drain grates to ensure code compliance and that they are within their lifetimes
- Correct the skimmer piping to allow for proper skimmer use
- Install additional entrances (ladders) to the pool to meet 75-ft spacing requirements
- Add required lighting for night swimming or close the pool to night swimming entirely.
- Ensure all gates to pool enclosures are self-closing and self-latching
- Update pool fencing to correct the opening sizes (less than 1.75-in) to meet non-climbable enclosure requirements.
- Elevate storage building or add gutters.

INTERIOR

- Correct backwash stand pipes in the pool mechanical spaces to meet required code.
- Increase the pool turnover rates to meet international turnover requirements of 6 hours.
- Adjust Inlet depths and locations to create proper movement of water to allow for proper skimming.
- Update flow meter distances to accurately display the flow through the systems.
- Pool chemicals should be given a designated storage area.
- Pipe supports should be replaced as needed to ensure all pipes are safely and securely fastened to mitigate any potential harm to the operator or equipment.
- Place flow arrows and pipe labels on all pipes to ensure proper operation and reduce confusion.
- Install eyewash stations near the chemical feed/loading areas to ensure a safe working environment.
- Replace all valves, piping and pipe supports in the south pool mechanical rooms that show signs of corrosion.
- Consider replacing or rebuilding existing pumps.
- Replace pump strainer lid.
- Install newly ordered pulsar brand chemical feeders per manufacturer recommendations for all bodies when they arrive on site.
- Add floor drains or means of drainage to all mechanical spaces to drain standing water.
- Clean, prepare and repaint bathroom building ceiling, removing mold concerns.
- Repair or upgrade ventilation to restroom building spaces to mitigate future mold growth.
- Upgrade all door hardware with compliant hardware.
- Consider replacing fluorescent fixtures with LED equivalents.
- Replace plumbing fixtures to meet ADA accessibility requirements.
- Scrape clean and re-paint the door lintels.
- Replace main panelboard and corroded ancillary electrical equipment.
- Upgrade electrical equipment in the filter room to NEMA 4X standards, or place electrical equipment in a NEMA 4X rated box to meet the requirements of the space for chemical exposure.
- Update electrical lighting controls to meet the current IECC energy code requirements.
- Add emergency lights at each exit door, per MA building codes.
- Install permanently affixed, non-handwritten labels indicating the power source for the panelboards and control equipment.
- It is recommended all panelboards be replaced during any electrical upgrades.

Blackburn Hall

SECTION 5

PROGRAM FEASIBILITY STRATEGIES

As a result of the assessment for each property and recommendations concluded in Section 4, implementation strategies are based on current and anticipated town needs. Conceptual strategies for each property include a summary of improvements and development opportunities. Magnitudes of cost in 2022 economic conditions have been provided. Scaled plan options and itemized cost estimate tables are available in Appendix A. Urgent priorities (URGENT) are those which address health, safety, and property protection Improvements. Important priorities (IMPORTANT) address code compliance and maintenance concerns. Other priorities are based on current and future use improvements.

A. BLACKBURN HALL

From the assessment and discussions with town personnel, it is evident that Blackburn Hall has historically provided, and continues to provide a community space for a variety of programs, including camps, dances, birthday parties, community meetings, election voting, and many other recreation programs. Based on the variety of uses, as well as anticipated future town needs, Weston & Sampson recommends that Blackburn Hall be improved to meet present-day accessibility code requirements, modernize utility systems, and create organized storage areas and community spaces that are flexible and suitable for multiple programs within the shared spaces.

Priority building investments include:

- (URGENT) Replace the existing roof to stop internal water damage
    - Repair and repoint the chimneys or remove them all together

- (IMPORTANT) Repair existing interior and exterior water damage to walls, foundations and decorative trims
- (IMPORTANT) Improve accessibility from the exterior and through interior spaces
- (IMPORTANT) Renovate all bathrooms to meet current ADA accessibility codes (See Appendix B for standard bathroom templates)
- Repair existing exterior building elements including windows, shutters, stairs, chimneys, and facade with period-appropriate architectural details and materials
- Remodel the kitchen area for use as a critical storage space with a utility sink

Other building investments may include:

- Renovate the main hall space for both indoor sports and large group uses, including:
  - Install wainscot or fiber-reinforced wall panels around the base of the walls for additional protection from active indoor use
  - Protect ceiling fans with fan guards
  - Replace old ceiling tiles and integrate LED lighting
  - Upgrade the main hall's cabinet heater
  - Replace old, damaged, or broken windows
- Renovate the stage for more varied community uses such as theater performances, movies, community meetings, etc.
  - Improve storage under and to either side of the main stage area
  - Improve access to the stage with a stairwell lift on one side
  - Update stage lighting and curtain systems
- Renovate the balcony space for more organized storage and easier access
- Renovate first floor recreation office spaces to improve storage and repair water-damaged walls and carpet
- Replace the ramp system in the first floor community room with lifts to expand the usable footprint and add storage space
- Upgrade the electrical system to meet current code requirements, including replacing existing fixtures with LED light fixtures, and replacing the service with an appropriately sized and located service disconnect

Priority exterior investments include:

- (URGENT) Improve site drainage at the base of the building foundation to pull water away from the building
- (IMPORTANT) Improve accessibility to the main entry doors from the parking lot to meet ADA requirements:
  - Relocate accessible parking spaces
  - Install compliant curb cut
- Define the north entry space with replaced awnings and improved paving around the entry doors to improve legibility and comfort for users.
- Develop the main outdoor lawn space to provide a high-functioning exterior space for a variety of outdoor town uses, such as movie nights, camps, and craft fairs.

Other exterior investments may include:

- Replace plantings around the building foundation to reduce the impacts of water to the building, including rotting wood and water infiltration.
- Improve ADA accessibility around the site perimeter walks and create connections to other town buildings such as the Town Hall, Library, and Fire Department
- Improve architectural lighting of the building facade

Lower community room, Blackburn Hall

Existing lower restrooms, Blackburn Hall

Outdoor space, Blackburn Hall

Example investments to Blackburn Hall

A conceptual level engineer's estimate of probable cost for these improvements based on 2022 pricing can be found below. These estimates should be re-evaluated at the beginning of any planned improvements to account for current economic impacts and any changes to the overall design scope from this study.

BLACKBURN HALL	COST
Site Improvements	$595,000
Architectural/Structural Improvements	$520,000
Mechanical, Electrical, and Plumbing Improvements	$150,000
Design and Permitting	$110,000
Total:	**$1,350,000**

The entry at the former East Walpole Library Building

B. THE FORMER EAST WALPOLE LIBRARY BUILDING

From the assessment and discussions with town personnel, it is evident that the former East Walpole Library Building has provided an overflow community space for smaller community needs in Walpole, especially for residents living in north Walpole. Based on the variety of uses, as well as anticipated future town needs, Weston & Sampson recommends that the former East Walpole Library Building be improved to provide town residents with flexible space for various smaller community programs and space needs, from yoga classes to book clubs, or perhaps for even more unique uses, such as a temporary business incubator space. The building can also act as a satellite space in conjunction with programming at Blackburn Hall.

Priority building investments include:

- (URGENT) Replace existing roof to stop further water damage
- (URGENT)Install gutters to further direct and control stormwater flow off of the building
- (URGENT) Remove all suspected asbestos-containing materials as needed
- (IMPORTANT) Repair interior and exterior water damage to the building
- (IMPORTANT) Improve security and safety through the installation of period-appropriate commercial doors and town standard locks and security system including a SCADA connection to the fire department

Other building investments may include:

- Renovate the main hall space for small to medium sized group uses, including:
  - Repair interior water damage
  - Replace old ceiling tiles and integrate LED lighting
  - Replace broken or damaged window frames and sashes
- Renovate the back room for more varied community uses, including:
  - Integrate more flexible space and storage options, including revising desk layouts, adding additional internet access points, and creating locked storage areas for medium and long-term storage of equipment for user groups
- Renovate the upstairs storage room for better access and improved storage
  - Add LED light fixtures for additional lighting
  - Add additional secure storage for town and community group uses.
- Renovate the basement for improved storage for the high school theater department, including more lighting and secure storage areas
- Remove non-compliant basement bathrooms and renovate the space for additional storage
- Renovate the main floor water-closet to meet current code requirements for ADA access and ventilation
- Upgrade the electrical system to meet current code requirements, including replacing existing fixtures with LED light fixtures
- Relocate or upgrade the electrical service panel in the basement to a NEMA 4a enclosure

Back room, former East Walpole Library

Water-closet, former East Walpole Library

Priority exterior improvements include

- (IMPORTANT) Install ADA compliant parking for access to the building
- (IMPORTANT) Install an accessible route from any new parking to the main building entry
- Improve traffic flow for drop-off and event coordination to mitigate current traffic issues and community concerns

Parking, former East Walpole Library

Other exterior improvements may include:

- Improve site drainage to pull water away from the foundation and stop infiltration.
  - Include plantings around the building foundation to reduce the impacts of water to the building, including splash-back and rotting wood
- Improve pedestrian accessibility around the site perimeter with walks
- Repair existing exterior building elements including outdoor entry awning, windows, doors, bulkhead stairs, chimney, and facade elements such as corbels and architectural details.

Example investment in the former East Walpole Library
See Appendix A for more options

A conceptual level engineer's estimate of probable cost for these improvements based on 2022 pricing can be found below. These estimates should be re-evaluated at the beginning of any planned improvements to account for current economic impacts and any changes to the overall design scope from this study.

FORMER EAST WALPOLE LIBRARY	COST
Site Improvements	$275,000
Architectural/Structural Improvements	$210,000
Mechanical, Electrical, and Plumbing Improvements	$60,000
Design and Permitting	$55,000
Total:	**$600,000**

Center Pool & Splash Pad

C. CENTER POOL AND SPLASH PAD

From the assessment and discussions with town personnel, it is evident that both the Center Pool and adjacent splash pad provide a well-patronized community space despite the advanced age and condition of the pool and adjacent support building. Weston & Sampson recommends that the Center Pool be replaced with a new pool and deck area to meet current plumbing, ADA, and pool system code requirements and MIAA competition regulations. Replacement of the pool will provide an opportunity for club and high school competition events, as well as improved user experiences. The historic nature of the existing building fits well into the context of the surrounding town fabric, and could be renovated to meet building code requirements, while maintaining its unique character. The splash pad is relatively newer construction (Installed in 2014-2015), and only needs minor improvements such as replacing the utility shed for the splash pad system.

Investment will provide an improved user experience through new site amenities including shade and seating, to create a more cohesive and integrated space around both the pool and the splash pad. Improvements to Center Pool should be Prioritized over improvements to South Pool.

Priority building investments include:

- (URGENT) Replace existing roof to stop water damage
- (IMPORTANT) Renovate locker rooms, restrooms, and staff areas to meet current CMR and IBC building codes
- Re-point and repair masonry on the exterior of the structure
- Upgrade electrical and communications systems to meet National Electric Code (NEC) and 527 CMR

Other building investments may include:

- Remove all suspected asbestos-containing materials as needed, such as caulking and pipe insulation
- Add architectural LED lighting to porticoes/entrances
- Install commercial doors and town-standard locks and security system

Priority exterior investments include:

- Replace the current pool shell, expand the deck and install code-compliant fencing to provide competition-sized lap lanes and adequate deck space for users, spectators, and staff.
- Install underwater and above grade lights for night swimming
- Renovate or replace the mechanical shed for the splash pad to meet pool and building codes, including repaired piping and improved ventilation for the safety of maintenance personnel.
    - Relocate to a better location for maintenance needs if possible.
- Replace damaged surfaces and water features at the splash pad.
- Provide an ADA accessible route from the parking lot to both facilities' entrances
- Establish a policy to define the periods of use during evening hours in a way that addresses potential community concerns over safety and night-time disruption

Other exterior investments may include:

- Improve the spatial connection between the pool and splash pad decks for user comfort and safety through the reorganization of the outdoor spaces around the two facilities.
    - Relocate storage sheds to provide better use of the outdoor space
- Install a landscape buffer between Stone Street and the splash pad and lawn for user comfort and safety
- Install permanent shade structures around the pool and splash pad

There is also an opportunity to develop the under-utilized land north of the pool and adjacent to the parking lot and fields. This space could provide for current unmet needs in the town.

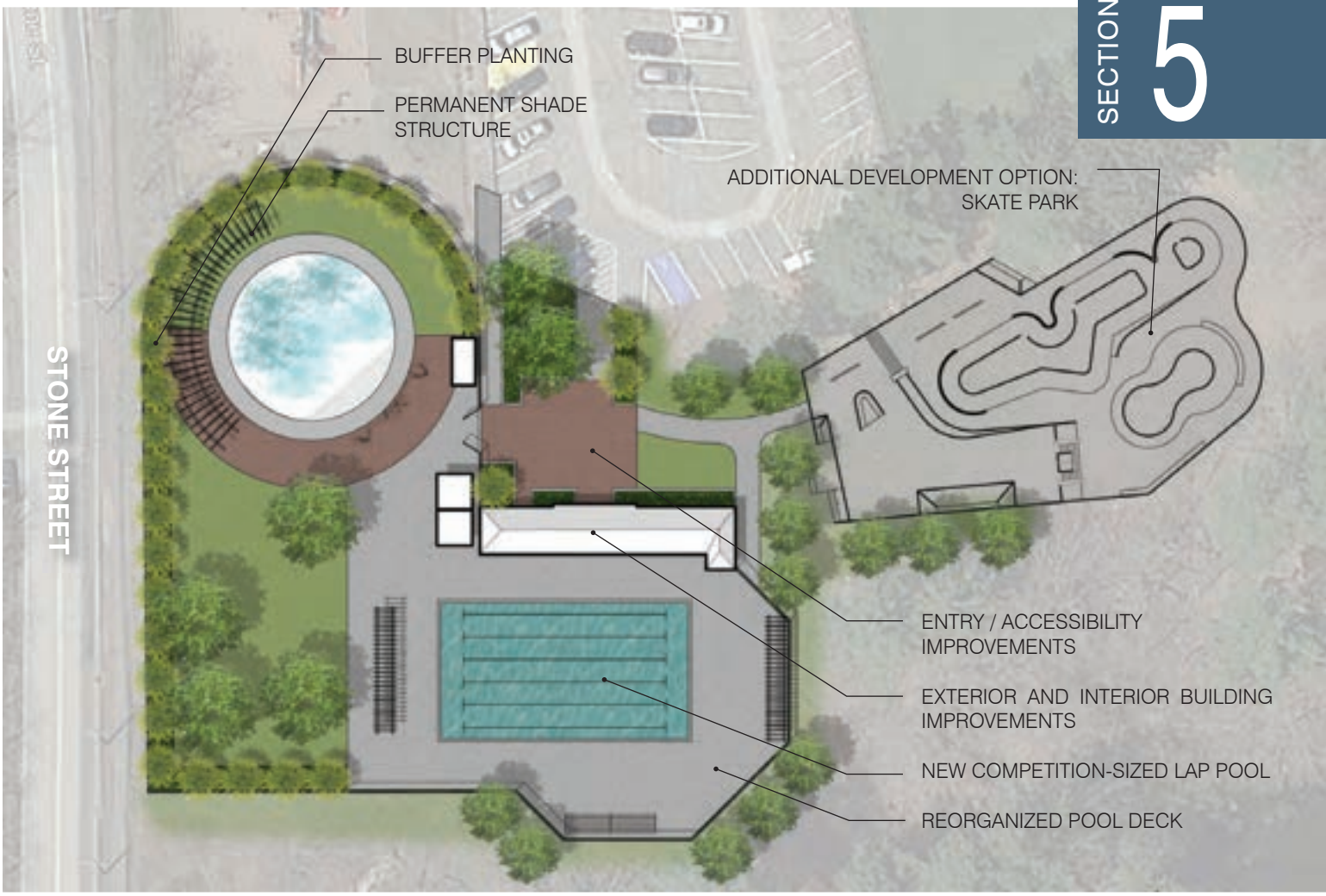
Options might include:

- Pickleball courts
- Skate/BMX park and pump track
- Multi-generational exercise loop
- Other recreational needs as-yet unidentified by the town

Splash pad, Center Pool

Communications and site lighting, Center Pool

Brick masonry, Center Pool



Example Investments to the Center Pool and Splash Pad
See Appendix A for more options

A conceptual level engineer's estimate of probable cost for these improvements based on 2022 pricing can be found below. These estimates should be re-evaluated at the beginning of any planned improvements to account for current economic impacts and any changes to the overall design scope from this study.

CENTRAL POOL AND SPLASH PAD	COST
Site Improvements (Entry, Landscaping, and Shade)	$650,000
Architectural/Structural Improvements	$1,650,000
Mechanical, Electrical, and Plumbing Improvements	$125,000
Aquatics Improvements (Pool and Pool Deck, Utilities)	$4,800,000
Design and Permitting	$700,000
Total:	**$7,925,000**

ADDITIONAL DEVELOPMENT OPTIONS	COST
Skate Park	$1,250,000
Pickleball Courts	$300,000
Pickleball Courts (With Sports Lighting)	$600,000
Multigenerational Exercise loop	$150,000

South Pool

D. SOUTH POOL

From the assessment and discussions with town personnel, it is evident that the South Pool provides a well-patronized community amenity, despite the deteriorating conditions of the pool and support building. Weston & Sampson recommends that the South Pool be replaced with a new pool and deck to meet current CMR, IBC, and MAHC design and code requirements. The mechanical room can either be renovated or relocated.

Investment will provide an improved user experience with enhanced site amenities such as shade structures and seating to create a more open and user-friendly deck around the pool.

Priority building investments include:

- (URGENT)Upgrade the electrical equipment in the mechanical room to meet National Electric Code (NEC) and 527 CMR code requirements
- (URGENT) Install improved air circulation equipment in both buildings
- (IMPORTANT) Replace the existing roofs on both buildings to stop water damage
- (IMPORTANT) Renovate restrooms to meet current building codes (see Appendix B)
- Add emergency lighting to both buildings

Other building investments may include:

- Replace the outdoor drinking fountain or install a partition to meet 527 CMR code requirements
- Install new fiberglass commercial doors and town-standard locks and security system
- Update the electrical system in the restroom building to meet National Electric Code (NEC) and 527 CMR

Priority exterior investments include:

- (IMPORTANT) Replace the current pool shell, expand the deck and install code-compliant fencing to provide competition-length lap lanes and more space for users and staff
- (IMPORTANT) Install underwater and above grade lights for code-compliance for night swimming
- (IMPORTANT) Install new MA CMR 780 compliant fencing around the site.
- Provide ADA accessible parking spaces and indicate an accessible route from the parking lot to the entrance

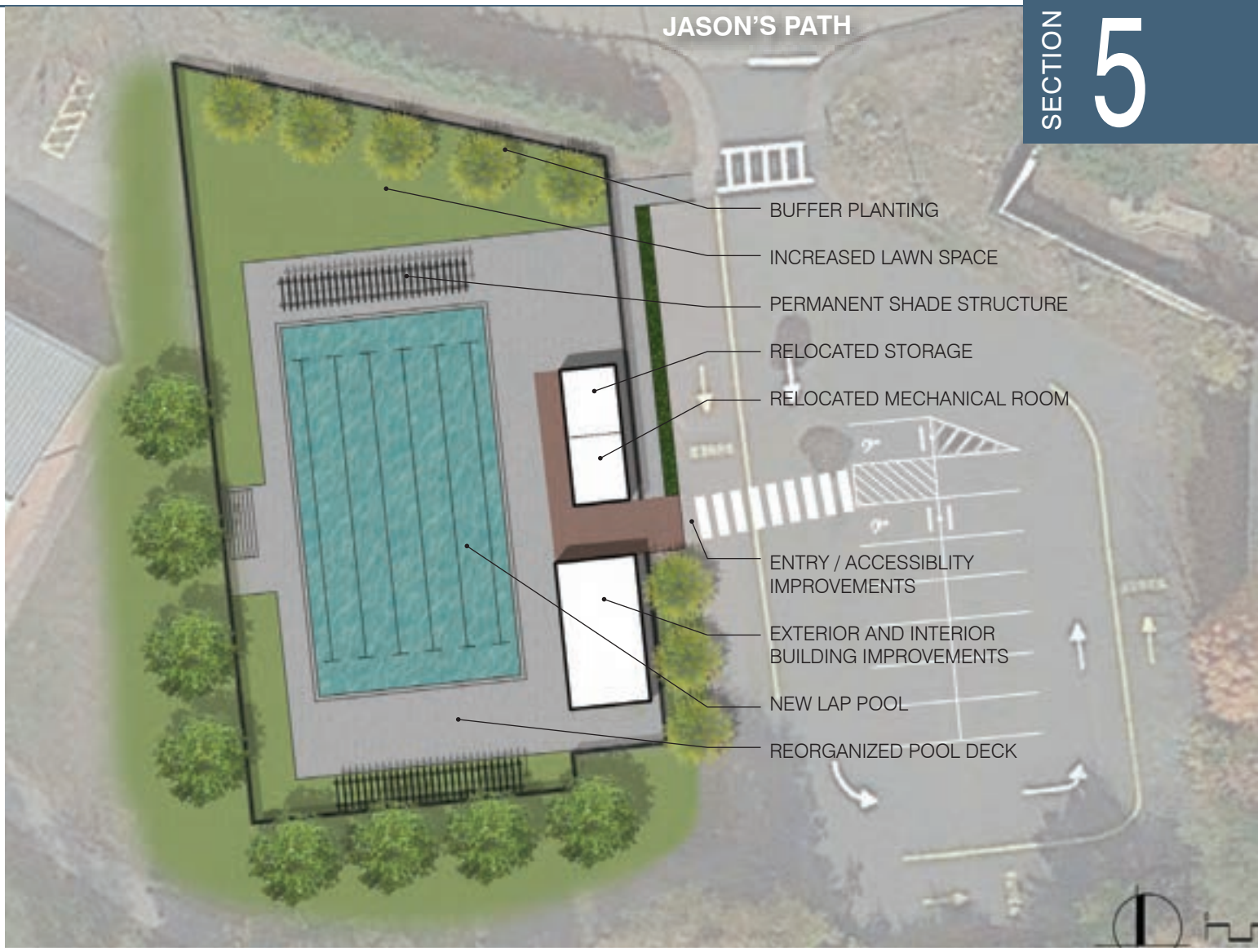
Other exterior investments include:

- Expand the pool deck area to provide room for additional users
- Relocate storage sheds to provide better use of the space
- Install permanent shade structures around the facility

Mechanical room, South Pool

Retaining wall, South Pool

Pool and mechanical room, South Pool



Example investments to the South Pool
See Appendix A for more options

A conceptual level engineer's estimate of probable cost for these improvements based on 2022 pricing can be found below. These estimates should be re-evaluated at the beginning of any planned improvements to account for current economic impacts and any changes to the overall design scope from this study.

CENTRAL POOL AND WADING POOL / SPLASH PAD	COST
Site Improvements (Entry, Landscaping and Shade)	$465,000
Architectural/Structural Improvements	$1,300,000
Mechanical, Electrical, and Plumbing Improvements	$45,000
Aquatics Improvements	$4,800,000
Design and Permitting	$600,000
Total:	**$7,210,000**

Jarvis Farm

E. JARVIS FARM

From the assessment and discussions with town personnel, it is evident that the Jarvis Farm property is currently underutilized, but already has infrastructure in place to offer the town a location for currently un-met recreation needs. Weston & Sampson recommends developing a site master plan for the property to incorporate public input and town needs in conjunction with this study to steer investments in the site in a cohesive manner.

While all current site elements are scattered throughout the site with no accessible routes, the large open spaces, existing restroom and office infrastructure, and deed restriction all provide a sound roadmap forward. Current uses (Little League baseball, basketball, tennis, and summer camps) could be re-located on site or reprogrammed to provide more accessiblity or, based on public input in the site planning process, Jarvis Farm can provide space to meet unmet needs within the community, such as dedicated pickleball courts or a cricket field. The existing restrooms and office cabins should be improved relatively easily to meet current 527 CMR building codes and future user needs, while the remainder of the cabins should be removed for safety and the cost to repair. The town is currently working to run fiber-optic connection to the site to install cctv.

Priority building investments include:

- (IMPORTANT) Renovate restrooms to meet current Massachusetts building code (527, 780 CMR), or construct an additional ADA compliant stand-alone restroom building in addition to the current restrooms
- (IMPORTANT) Replace building doors and windows and install town-standard locks and security system, with cctv
- Add gutters and downspouts

- Paint or seal interior exposed wood elements
- Renovate the office cabin water closet to meet current code requirements for ADA access and ventilation

Other building investments include:
- Renovate the main cabin/office to provide more flexible space and secure storage for multiple user groups, including elements such as:
    - A projector and screen
    - Locked storage areas for use by community groups
    - An accessible concession-type window for outdoor events
- Replace Interior light fixtures with LED lighting
- Install public wifi service access
- Install LED wallpacks for exterior lighting
- Replace Service Panels with 225A 240V 3 wire panelboards, with a minimum Nema 12 Rating
- Install commercial doors, locks, and security system, including a SCADA connection to the fire department
- Install a fire alarm control panel (FACP) and coordinate with the Fire Department
- Install insulation and interior drywall for expanded seasonal use, if future use of the site requires interior space in the spring or fall

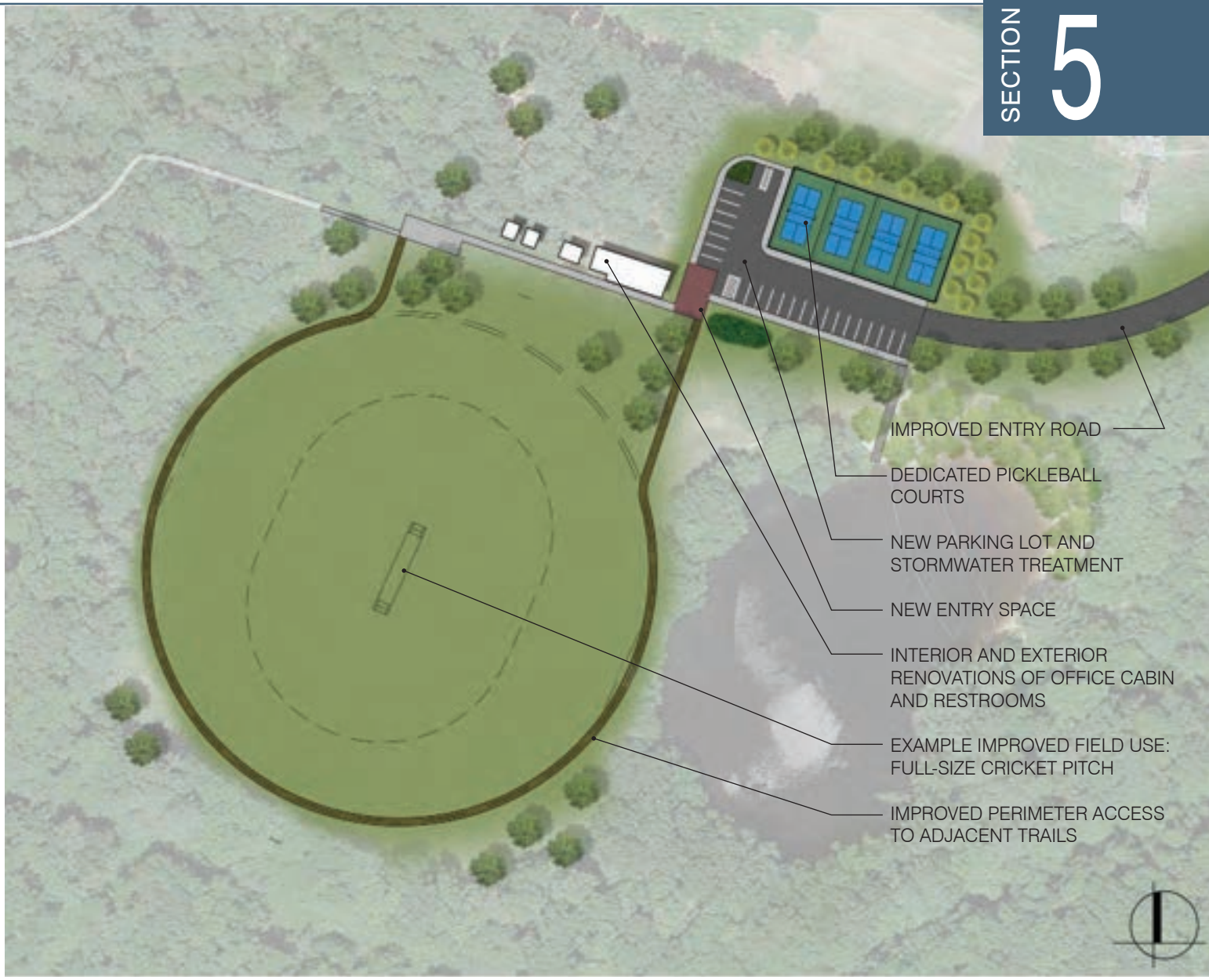
Priority exterior investments include:
- (IMPORTANT) Develop a master plan for site use and incremental improvements
- (IMPORTANT) Remove and demolish all unused and deteriorating cabins for safety and to decrease maintenance needs
- Install parking lot with stormwater management structures to control stormwater for volume and water quality
- Install water quality structures from Morningside drive to improve pond water quality
- Install accessible walks from any new parking to the office cabin and restrooms

Other exterior investments include:
- Replant around the building foundations to reduce the impacts of water to the building, including rotting wood and water infiltration.
- Improve outdoor open space, including removing old courts and relocating or redeveloping field uses. Options may include:
    - Relocate Little League baseball fields for improved field alignment and minimized outfield overlap
    - Remove one Little League field and expand the remaining to include adult softball
    - Replace Little League fields with a cricket pitch or other field sport
- Improve pedestrian accessibility and connection to walking trails around the site perimeter
- Install new pickleball, basketball, or tennis courts
- Dredge pond and replant to eliminate informal beach/swimming access
- Repair pond outfall pipe

Open field, Jarvis Farm

Tennis courts and cabins, Jarvis Farm

Existing Cabins, Jarvis Farm



Example Investment at the Jarvis Farm Property
See Appendix A for more options

A conceptual level engineer's estimate of probable cost for these improvements based on 2022 pricing can be found below. These estimates should be re-evaluated at the beginning of any planned improvements to account for current economic impacts and any changes to the overall design scope from the study.

JARVIS FARM	COST
Site Improvements	$2,780,000
Architectural/Structural Improvements (Existing Buildings)	$65,000
Mechanical, Electrical, and Plumbing Improvements	$15,000
Design and Permitting	$230,000
Total:	**$3,090,000**

APPENDIX B

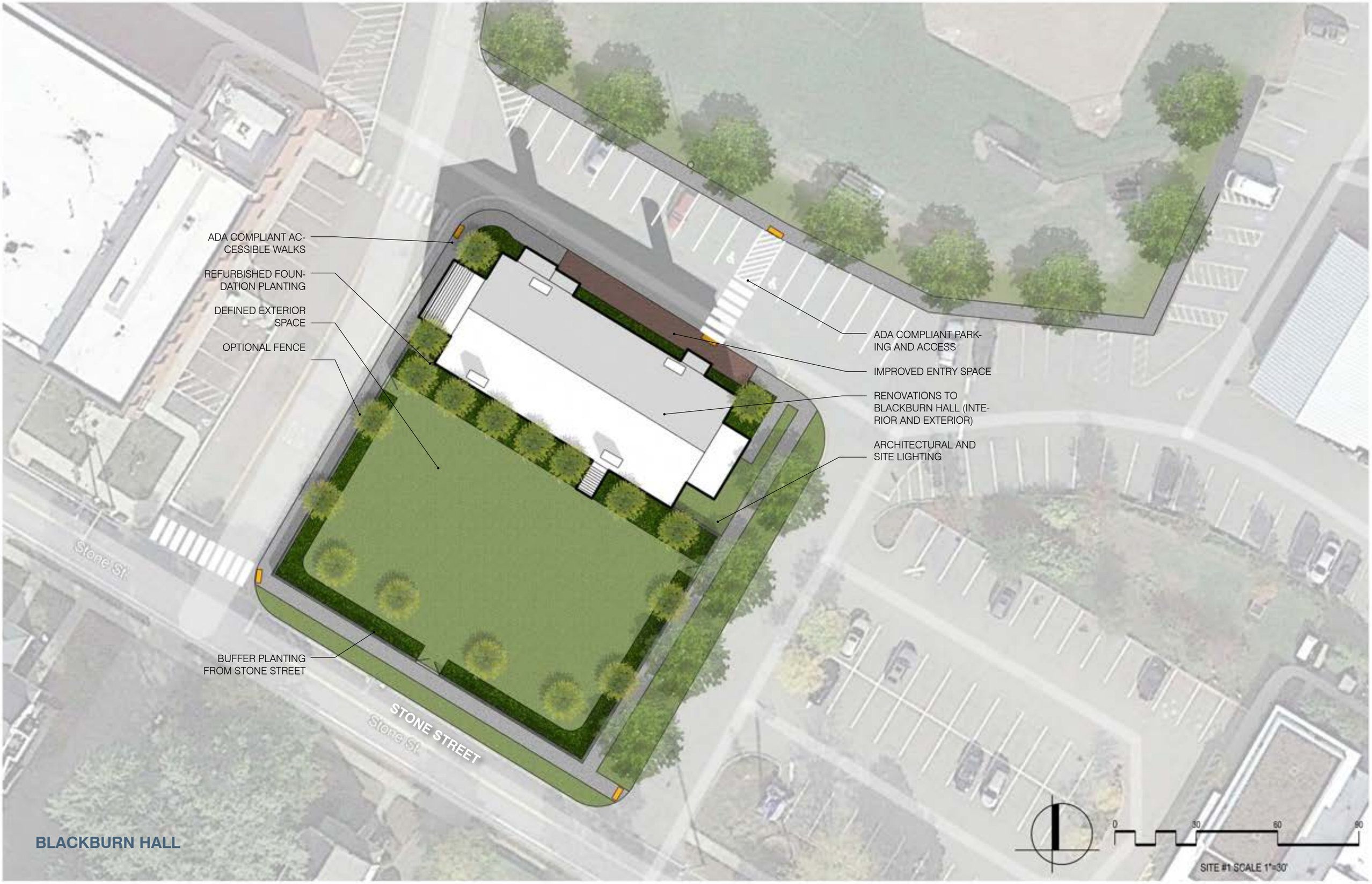
APPENDIX A | SITE INVESTMENT CONCEPTS

PROGRAM FEASIBILITY STRATEGY COST ESTIMATES

SCALED PROGRAM FEASIBILITY STRATEGY DRAWINGS

BLACKBURN HALL	COST
Site Improvements	$595,000
Architectural/Structural Improvements	$520,000
Mechanical, Electrical, and Plumbing Improvements	$150,000
Design and Permitting	$110,000
Total:	**$1,350,000**

BLACKBURN HALL		
ENGINEER'S ESTIMATE- CONCEPTUAL LEVEL DESIGN (ESTIMATE IS IN 2022 DOLLARS)		
PRIORITY INVESTMENTS		Cost Range
URGENT	Replace existing roof	Not Included in Estimate
IMPORTANT	Repair existing interior and exterior damage to walls, foundations, and decorative trims	$60,000 - $120,000
IMPORTANT	Improve accessibility from the exterior and through interior spaces	$50,000 - $150,000
IMPORTANT	Renovate all bathrooms to meet current ADA accessibility codes	$60,000 - $80,000
	Repair existing building elements, including windows, shutters, stairs, etc.	$60,000 - $90,000
	Remodel kitchen for use as a critical storage space with a utility sink	$30,000 - $50,000
URGENT	Improve site drainage at the base of the building	$35,000 - $50,000
IMPORTANT	Improve accessibility to the main entry doors form the parking lot	$10,000 - $15,000
	Define north entry space with replaced awnings and improved paving	$35,000 - $60,000
	Develop the main outdoor lawn space to provide space for town uses	$60,000 - $90,000
OTHER INVESTMENTS		
	Renovate the main hall space for both indoor sports and large group uses	$20,000 - $35,000
	Renovate the stage for more varied community uses	$10,000 - $15,000
	Renovate first floor recreation office spaces	$20,000 - $30,000
	Replace the ramp system in the first-floor community room	$75,000 - $110,000
	Upgrade the electrical system to meet current code requirements	$15,000 - $30,000
	Replace plantings around the building foundation	$35,000 - $50,000
	Improve ADA accessibility around the site perimeter	$50,000 - $75,000
	Improve pedestrian lighting and architectural lighting of the building facade	$75,000 - $150,000
URGENT: Health, safety, and property protection improvements	IMPORTANT: Code compliance and maintenance improvements	



BLACKBURN HALL

FORMER EAST WALPOLE LIBRARY	COST
Site Improvements	$275,000
Architectural/Structural Improvements	$210,000
Mechanical, Electrical, and Plumbing Improvements	$60,000
Design and Permitting	$55,000
Total:	**$600,000**

FORMER EAST WALPOLE LIBRARY BUILDING		
ENGINEER'S ESTIMATE- CONCEPTUAL LEVEL DESIGN (ESTIMATE IS IN 2022 DOLLARS)		
PRIORITY INVESTMENTS		Cost Range
URGENT	Replace existing roof	$20,000 - $30,000
URGENT	Install gutters	$5,000 - $8,000
URGENT	Remove all suspected asbestos-containing materials (During construction or renovation on-site)	$15,000 - $25,000
IMPORTANT	Repair existing interior and exterior water damage to walls, foundations, and decorative trims	$5,000 - $10,000
IMPORTANT	Install period-appropriate commercial doors and town standard locks and security system	$15,000 - $20,000
IMPORTANT	Renovate all bathrooms to meet current ADA accessibility codes	$15,000 - $25,000
IMPORTANT	Install ADA compliant parking spaces	$80,000 - $120,000
IMPORTANT	Install accessible route from any new parking to main entry	$25,000 - $35,000
	Improve traffic flow for drop-off and event coordination	$75,000 - $100,000
OTHER INVESTMENTS		
	Renovate the main hall space for small to medium group uses	$5,000 - $10,000
	Replace old ceiling tiles and integrate LED lighting	$2,500 - $5,000
	Replace broken or damaged window frames and sashes	$50,000 - $75,000
	Renovate the back room for more varied community uses	$10,000 - $15,000
	Renovate the upstairs storage room for better access and improved storage	$8,000 - $12,000
	Renovate the basement for improved storage for the high school theater department	$8,000 - $12,000
	Remove non-compliant basement bathrooms and renovate the space for additional storage	$5,000 - $10,000
	Renovate the main floor water-closet to meet current code requirements	$8,000 - $12,000
	Upgrade the electrical system to meet current code requirements	$5,000 - $8,000
	Relocate or upgrade the electrical service panel in the basement	$50,000 - $75,000
	Improve ADA accessibility around the site perimeter	$5,000 - $10,000
	Improve site drainage around building foundations	$15,000 - $25,000
	Repair existing exterior building elements	$5,000 - $10,000
URGENT: Health, safety, and property protection improvements	IMPORTANT: Code compliance and maintenance improvements	

THE FORMER EAST WALPOLE LIBRARY - CONCEPT A

UNION STREET

ADA COMPLIANT PARKING AND ACCESS

INTERIOR AND EXTERIOR RENO-VATIONS

IMPROVED ENTRY

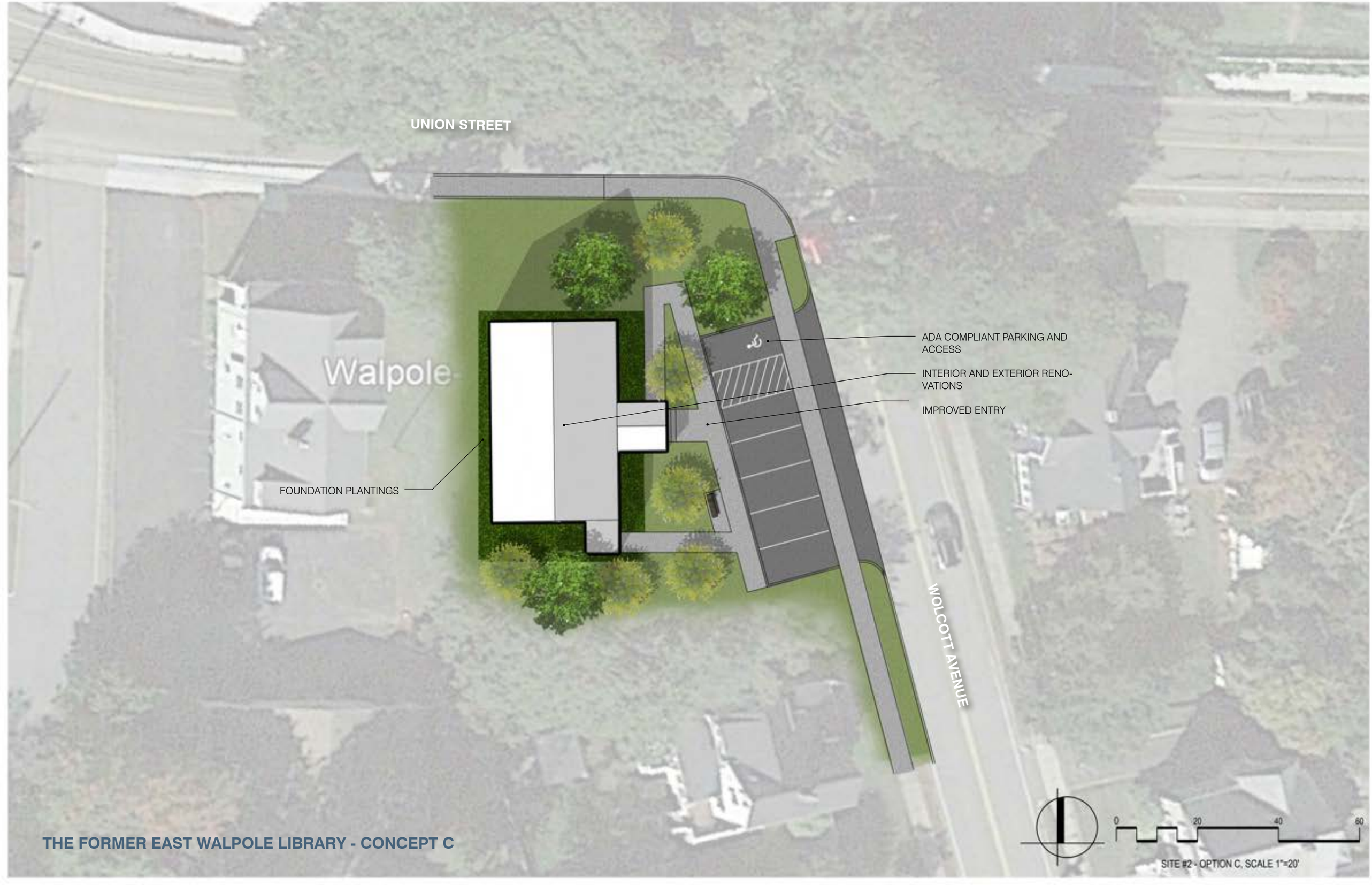
FOUNDATION PLANTINGS

WOLCOTT AVENUE

0 20 40 60

SITE #2 - OPTION B, SCALE 1"=20'

THE FORMER EAST WALPOLE LIBRARY - CONCEPT B

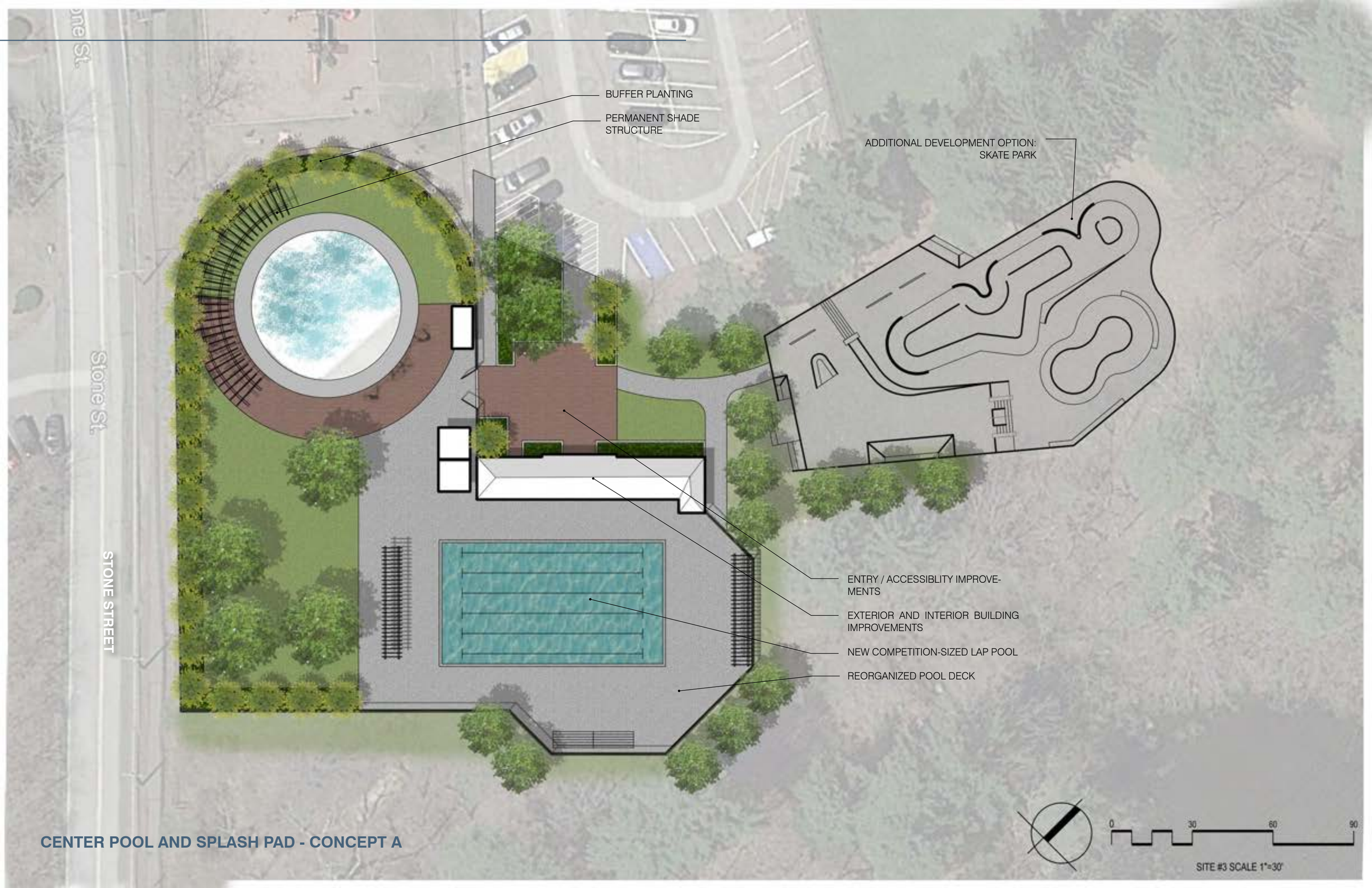


THE FORMER EAST WALPOLE LIBRARY - CONCEPT C

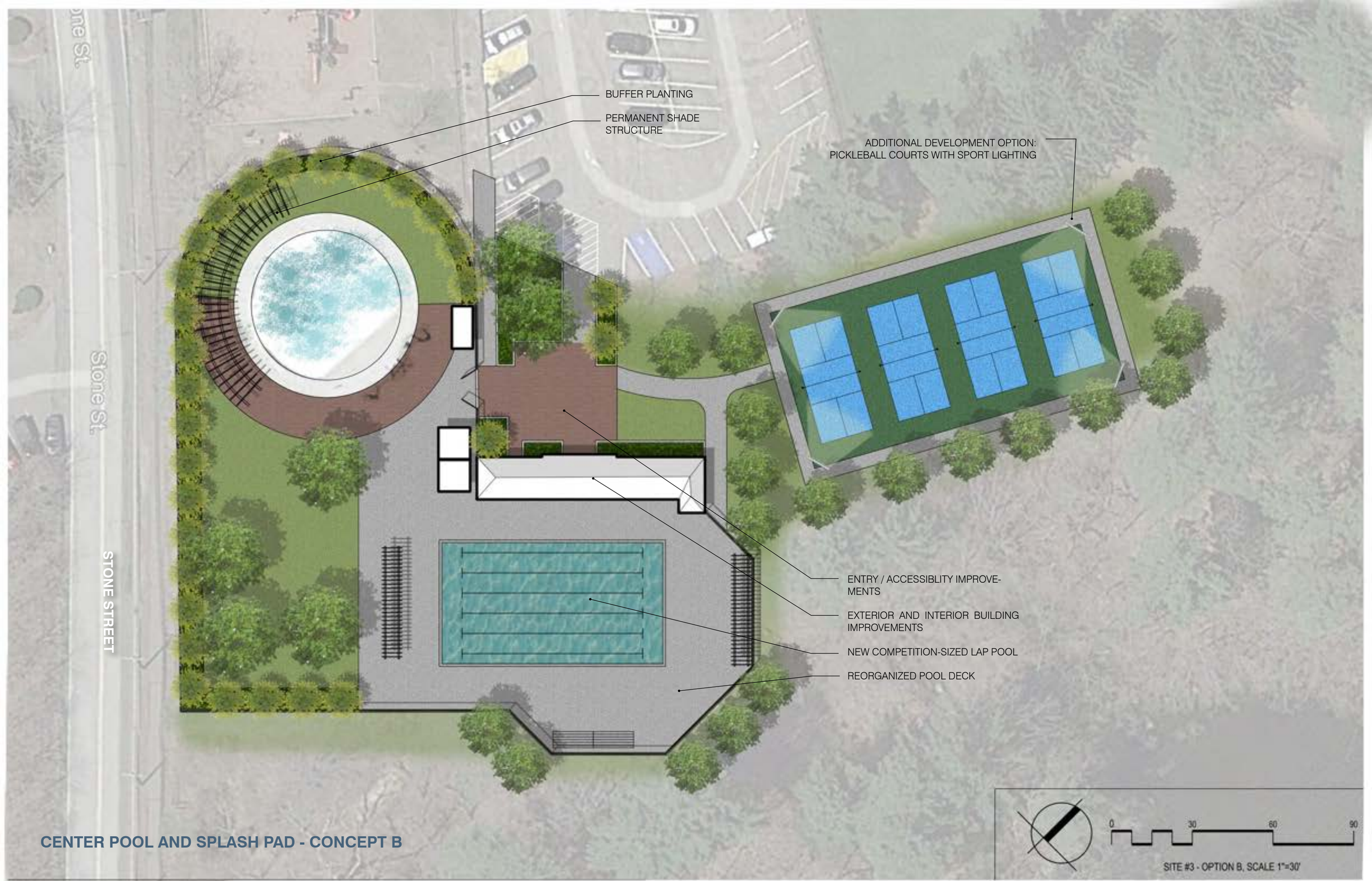
CENTRAL POOL AND SPLASH PAD	COST
Site Improvements (Entry, Landscaping, and Shade)	$650,000
Architectural/Structural Improvements	$1,650,000
Mechanical, Electrical, and Plumbing Improvements	$125,000
Aquatics Improvements (Pool and Pool Deck, Utilities)	$4,800,000
Design and Permitting	$700,000
Total:	**$7,925,000**

ADDITIONAL DEVELOPMENT OPTIONS	COST
Skate Park	$1,250,000
Pickleball Courts	$300,000
Pickleball Courts (With Sports Lighting)	$600,000
Multigenerational Exercise loop	$150,000

CENTER POOL AND SPLASH PAD		
ENGINEER'S ESTIMATE- CONCEPTUAL LEVEL DESIGN (ESTIMATE IS IN 2022 DOLLARS)		
PRIORITY INVESTMENTS		Cost Range
URGENT	Replace existing roof	$20,000 - $30,000
IMPORTANT	Renovate locker rooms, restrooms, and staff areas	$1,200,000 - $1,800,000
IMPORTANT	Replace the current pool shell, expand the pool deck, and install code-compliant fencing	$4,500,000 - $5,500,000
IMPORTANT	Install underwater and above grade lights for night swimming	$15,000 - $25,000
IMPORTANT	Renovate or replace the mechanical shed for the splash pad	$30,000 - $50,000
IMPORTANT	Provide an accessible route from parking to entry points	$25,000 - $95,000
	Upgrade electrical and communications systems	$20,000 - $30,000
	Replace damaged surfaces and water features at the splash pad	$25,000 - $50,000
OTHER INVESTMENTS		
	Remove all suspected asbestos-containing materials (During construction or renovation)	$10,000 - $15,000
	Add architectural LED lighting to porticoes/entrances	$25,000 - $35,000
	Install commercial doors and town-standard locks and security system	$20,000 - $30,000
	Improve the spatial connection between the pool and splash pad	$75,000 - $110,000
	Install a landscape buffer between Stone Street and the splash pad	$35,000 - $50,000
	Install permanent shade structures around the pool and splash pad	$75,000 - $125,000
URGENT: Health, safety, and property protection improvements	IMPORTANT: Code compliance and maintenance improvements	



CENTER POOL AND SPLASH PAD - CONCEPT A

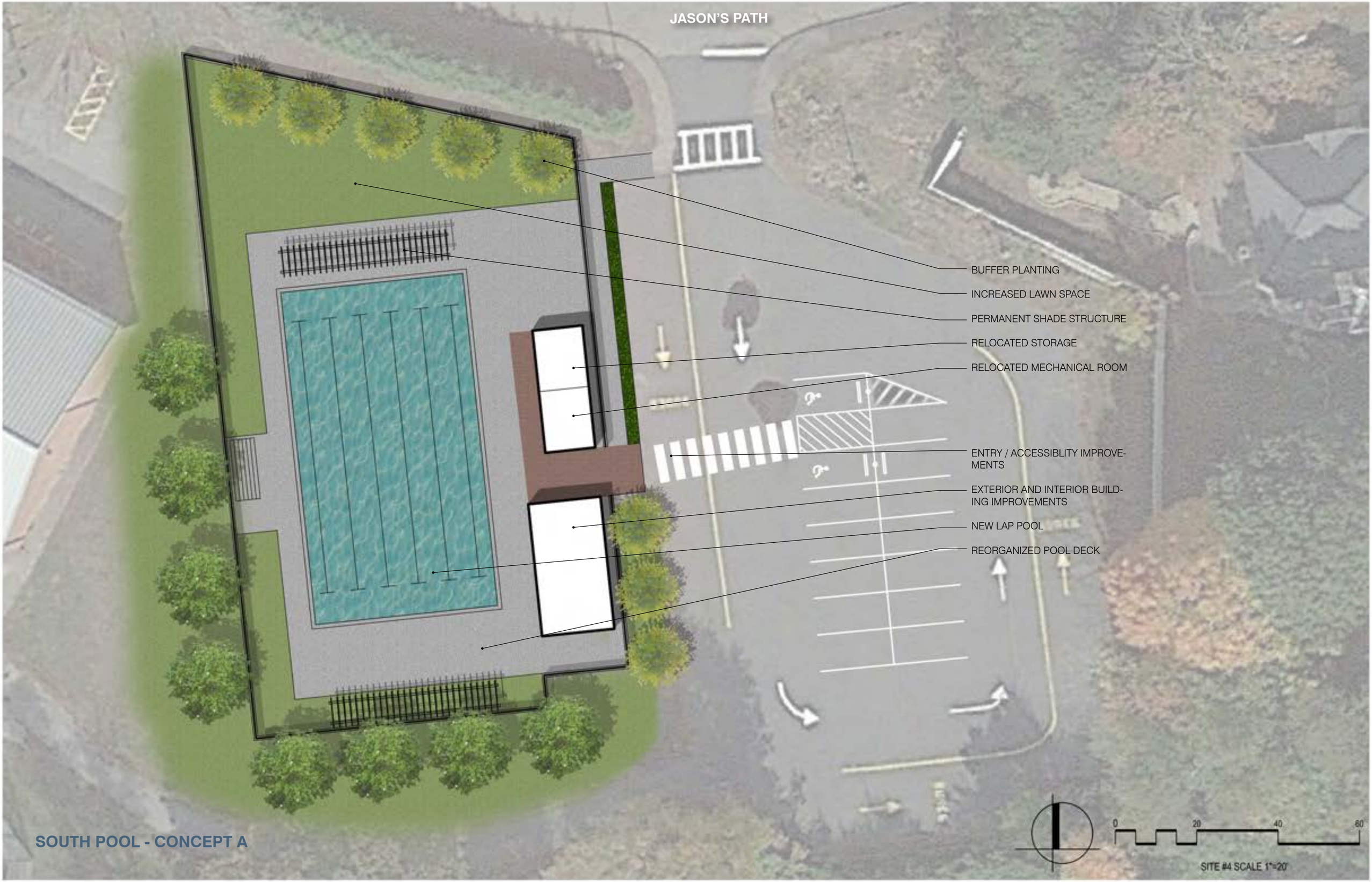


CENTER POOL AND SPLASH PAD - CONCEPT B

JARVIS FARM	COST
Site Improvements	$2,780,000
Architectural/Structural Improvements (Existing Buildings)	$65,000
Mechanical, Electrical, and Plumbing Improvements	$15,000
Design and Permitting	$230,000
Total:	**$3,090,000**

SOUTH POOL		
ENGINEER'S ESTIMATE- CONCEPTUAL LEVEL DESIGN (ESTIMATE IS IN 2022 DOLLARS)		
PRIORITY INVESTMENTS		Cost Range
URGENT	Upgrade the mechanical room electrical equipment	$25,000 - $30,000
URGENT	Install improved air circulation equipment in both buildings	$25,000 - $50,000
IMPORTANT	Replace the current pool shell, expand the pool deck, and install code-compliant fencing	$4,500,000 $5,500,000
IMPORTANT	Replace existing roofs	$10,000 - $20,000
IMPORTANT	Install underwater and above grade lights for night swimming	$15,000 - $25,000
IMPORTANT	Renovate restrooms to meet current building codes	$800,000 - $1,000,000
	Provide an accessible route from parking to entry points	$2,500 - $5,000
	Add emergency lighting to both buildings	$10,000 - $15,000
OTHER INVESTMENTS		
	Remove all suspected asbestos-containing materials (During construction or renovation)	$10,000 - $15,000
	Replace the outdoor drinking fountain or install a partition to meet 527 CMR code requirements	$2,500 - $6,500
	Install commercial doors and town-standard locks and security system	$15,000 - $20,000
	Update the electrical system in the restroom building to meet National Electric Code (NEC) and 527 CMR	$10,000 - $15,000
	Expand the pool deck area to provide room for additional users	$100,000 - $250,000
	Relocate storage sheds to provide better use of the space	$5,000 - $10,000
	Install permanent shade structures around the pool and splash pad	$50,000 - $75,000
URGENT: Health, safety, and property protection improvements	IMPORTANT: Code compliance and maintenance improvements	

JASON'S PATH



SOUTH POOL - CONCEPT A

JASON'S PATH

BUFFER PLANTING

INCREASED LAWN SPACE

RELOCATED MECHANICAL ROOM

RELOCATED STORAGE

PERMANENT SHADE STRUCTURES

ENTRY / ACCESSIBLITY IMPROVEMENTS

EXTERIOR AND INTERIOR BUILDING IMPROVEMENTS

NEW LAP POOL

REORGANIZED POOL DECK

0 20 40 80

SITE #4 - OPTION B SCALE 1"=20'

SOUTH POOL - CONCEPT B

JARVIS FARM	COST
Site Improvements	$2,780,000
Architectural/Structural Improvements (Existing Buildings)	$65,000
Mechanical, Electrical, and Plumbing Improvements	$15,000
Design and Permitting	$230,000
Total:	**$3,090,000**

JARVIS FARM		
ENGINEER'S ESTIMATE- CONCEPTUAL LEVEL DESIGN (ESTIMATE IS IN 2022 DOLLARS)		
PRIORITY INVESTMENTS		Cost Range
IMPORTANT	Develop a master plan for site use and incremental improvements	$60,000 - $80,000
IMPORTANT	Remove and demolish all unused and deteriorating cabins	$25,000 $40,000
IMPORTANT	Renovate restrooms or construct an additional ADA compliant stand-alone restroom	$20,000 $220,000
	Add gutters and downspouts	$5,000 - $10,000
	Paint or seal exposed interior wood	$5,000 - $8,000
	Renovate the office cabin water closet	$15,000 - $45,000
	Install parking lot with stormwater management structures	$450,000 $750,000
	Install water quality structures from Morningside drive	$50,000 - $75,000
	Install accessible walks from any new parking	$25,000 - $50,000
OTHER INVESTMENTS		
	Renovate the main cabin/office to provide more flexible space and secure storage	$15,000 - $25,000
	Install insulation and interior drywall for expanded seasonal use	$8,000 - $12,000
	Install commercial doors, locks, and security system, including SCADA connection to fire department	$15,000 - $25,000
	Install a fire alarm control panel (FACP) and coordinate with the Fire Department	$5,000 $8,000
	Replace Interior light fixtures and exterior wall packs with LED lighting	$15,000 - $25,000
	Install public Wi-Fi service access	$3,500 - $5,000
	Replace Service Panels with 225A 240V 3 wire panelboards	$2,500 - $4,000
	Replant around the building foundations	$15,000 - $20,000
	Improve outdoor open space per the master plan document	$500,000 - $1,750,000
	Improve pedestrian accessibility and connection to walking trails	$5,000 - $8,000
	Dredge pond and replant pond edge	$25,000 - $40,000
	Repair pond outfall pipe	$10,000 - $15,000
URGENT: Health, safety, and property protection improvements		IMPORTANT: Code compliance and maintenance improvements

JARVIS FARM - CONCEPT A

JARVIS FARM - CONCEPT B

JARVIS FARM - CONCEPT C

APPENDIX B | STANDARD BUILDING TEMPLATES

521 CMR STAIR AND RAILING REQUIREMENTS

STANDARD ROOM DATA SHEETS

521 CMR 16.00: STAIRS

16.1 GENERAL

All stairs are required to comply with the following:

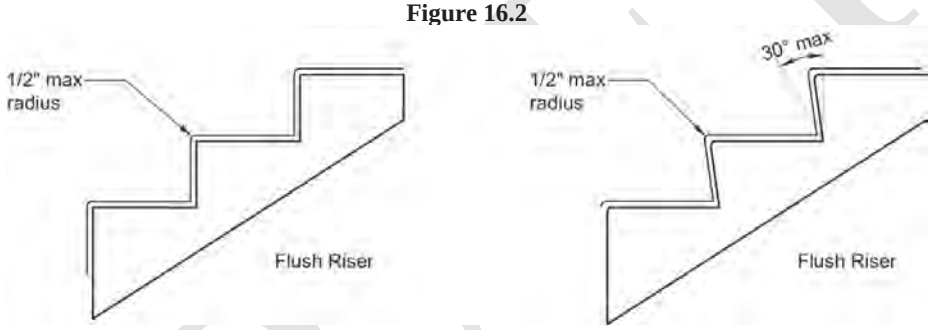
16.2 TREADS AND RISERS

On any given flight of stairs, all steps shall have uniform riser heights and uniform tread depths. See **Figure 16.2**.

16.2.1 The risers may be set at a 90 degree angle to the tread, or they may be sloped. If sloped, the slope under the tread shall be at an angle of 30 degrees maximum from vertical.

16.2.2 Open risers are not permitted.

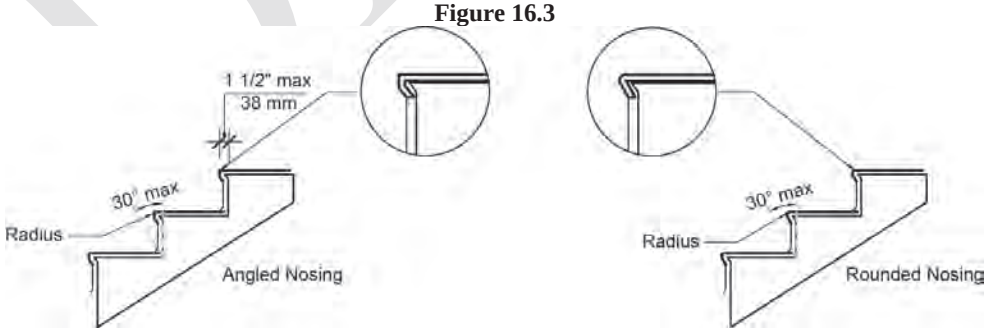
Figure 16.2



16.3 NOSINGS

The undersides of nosings shall not be abrupt. The radius of curvature at the leading edge of the tread shall be no greater than one-half (½) of an inch (13 mm). Nosings shall project a maximum of 1½ inches (38 mm) over the tread below. See **Figure 16.2** and **16.3**.

Figure 16.3

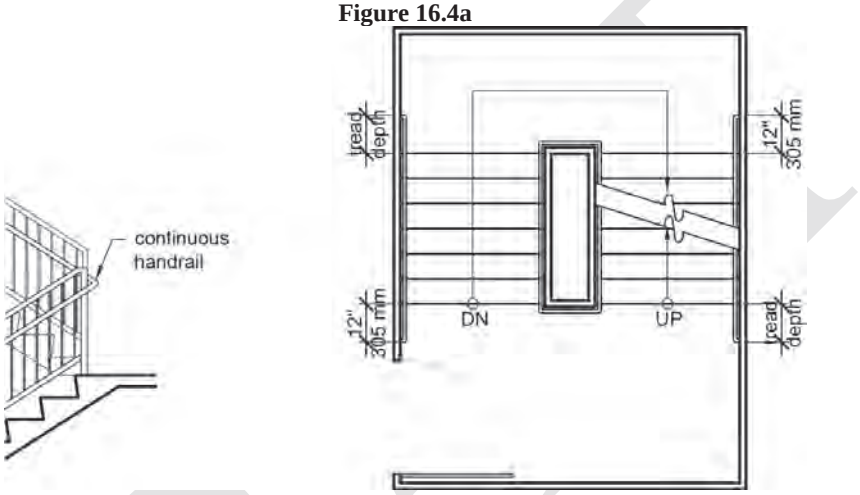


16.4 HANDRAILS

Handrails shall have the following features:

a. Location: Stairways shall have continuous handrails at both sides of all stairs. The inside handrail on switchback or dogleg stairs shall always be continuous. See **Figure 16.4a**.

Figure 16.4a



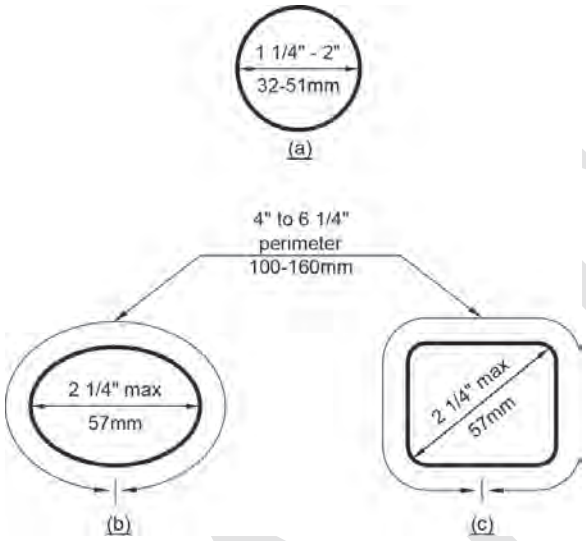
b. Height: Top of handrail gripping surface shall be mounted between 34 inches (864 mm) and 38 inches (965 mm) above stair nosings. Handrails shall be measured, at a consistent height, vertically from the top of the gripping surface of the handrails to the stair nosing.

c. Cross Section: Handrail gripping surfaces shall have a cross-section complying with the following:

   i. Circular Cross Section: Handrails shall have a circular cross-section dimension with an outside diameter of 1¼ inches (32 mm) minimum and 2 inches (51 mm) maximum.

   ii. Non-Circular Cross Section: Handrails shall have a perimeter dimension of 4 inches (102 mm) minimum and 6 ¼ inches (159 mm) maximum, and a cross-section dimension of 2 ¼ inches (57 mm) maximum. See **Figure 16.4b.**

Figure 16.4b



d. Surface: The gripping surface shall be continuous so that a hand can move from end to end without interruption by newel posts or other obstructions, and shall be free of any sharp or abrasive *elements*.

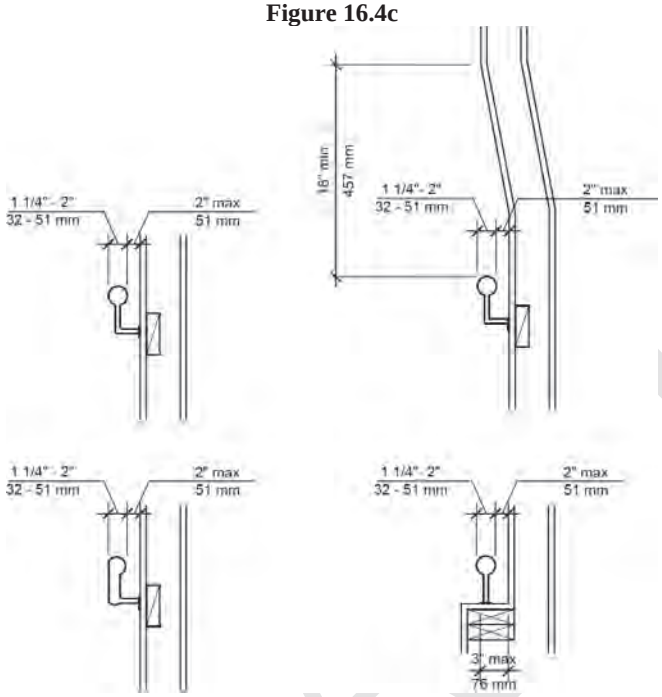
   Exceptions:

   Handrails shall not be continuous at the following locations:

   1. Doorways
   2. Openings
   3. In places of assembly, at aisles serving seating.

e. Clearance: When a handrail is mounted adjacent to a wall or another adjacent surface, the *clear space* between the handrail and the wall shall be not less than one-and-a-half (1½) inches (38 mm). Handrails may be located in a wall recess if the recess is a maximum of 3 inches (76 mm) deep and extends a minimum of 18 inches (457 mm) above the top of the rail. See **Figure 16.4c**.

Figure 16.4c



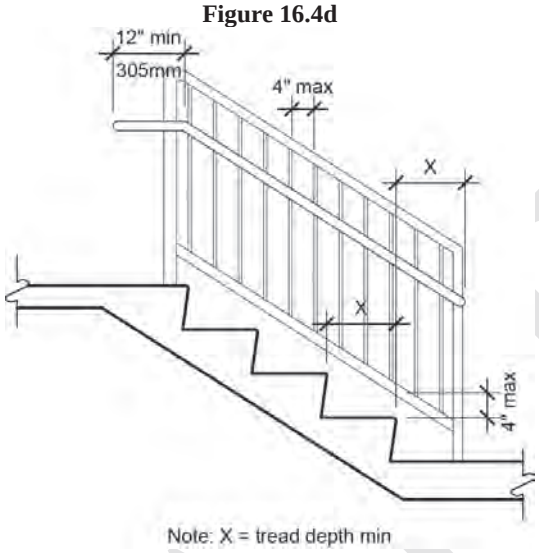
f. End condition: Ends of handrails shall be returned smoothly to floor, wall, or post. Extensions on handrails which are not attached to walls shall be returned smoothly to the floor or a post.

g. Extensions: Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following:

   i. At the top, extend a minimum of 12 inches (305 mm) beyond the top riser and parallel with the floor or ground surface. See **Figure 16.4d**.

   ii. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. The extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. See **Figure 16.4d**.

Figure 16.4d

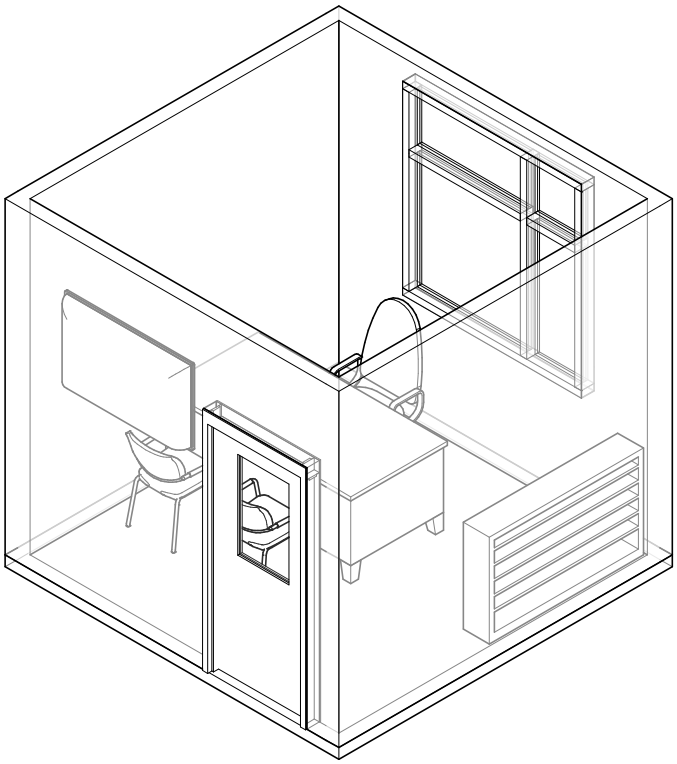


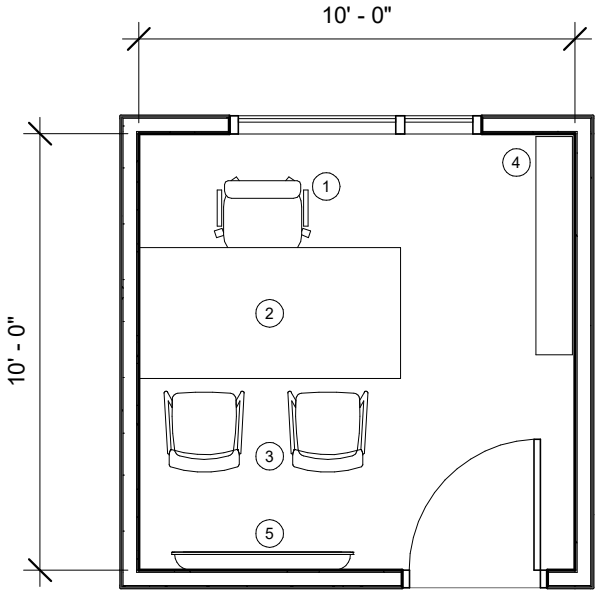
h. Handrails shall not rotate within their fittings.

16.5 DETECTABLE WARNINGS AT STAIRS: Reserved until further notice.

16.6 OUTDOOR CONDITIONS

Outdoor stairs and their approaches shall be designed so that water will not accumulate on walking surfaces.





PRIVATE OFFICE - 100 SF
1/4" = 1'-0"

ROOM FINISHES:

CEILING: ACT TILE

WALLS: GWB, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

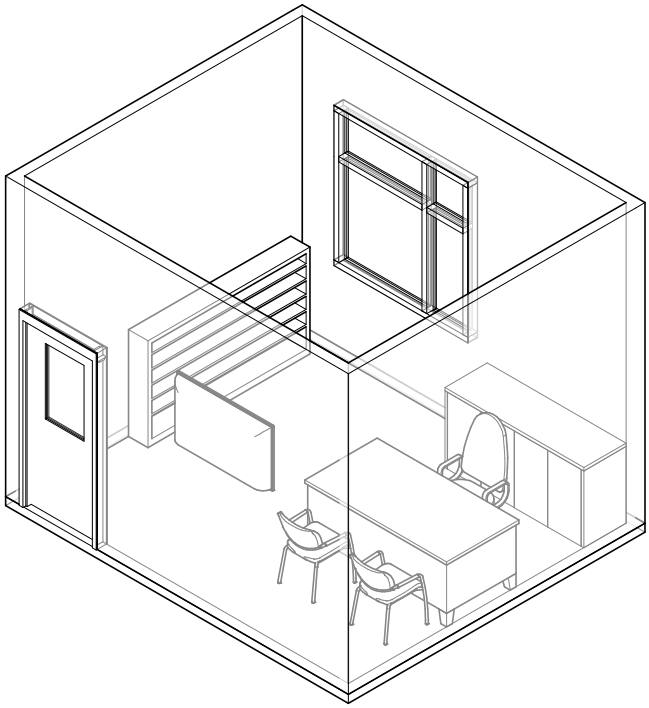
HEATING / COOLING

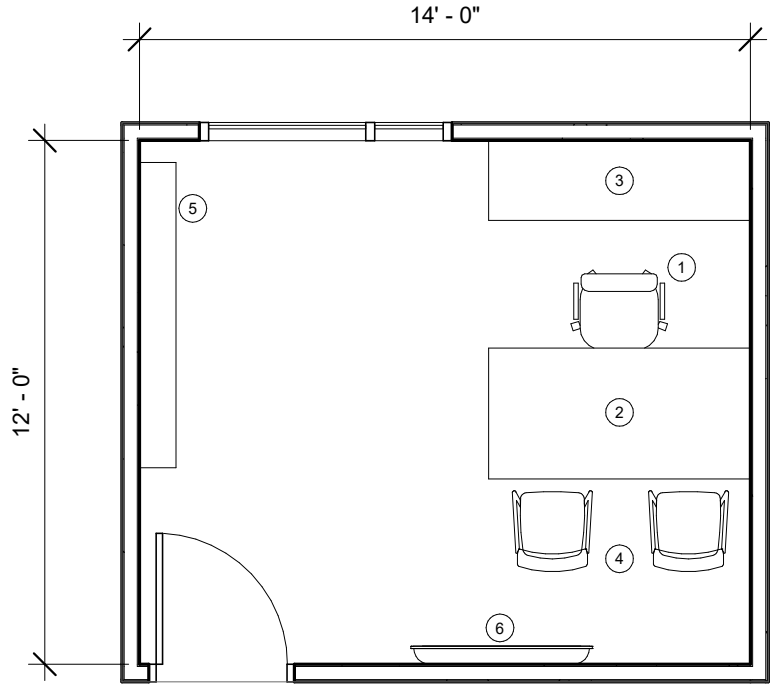
COMPONENTS:

1. EXECUTIVE CHAIR
2. WORKSTATION
3. GUEST CHAIRS
4. BOOKCASE / FILE CABINETS
5. TV MONITOR

DRAFT

Weston & Sampson	WALPOLE REC JUNE 2022	**PRIVATE OFFICE - 100 SF**	A1





PRIVATE OFFICE - 168 SF
1/4" = 1'-0"

ROOM FINISHES:

CEILING: ACT TILE

WALLS: GWB, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

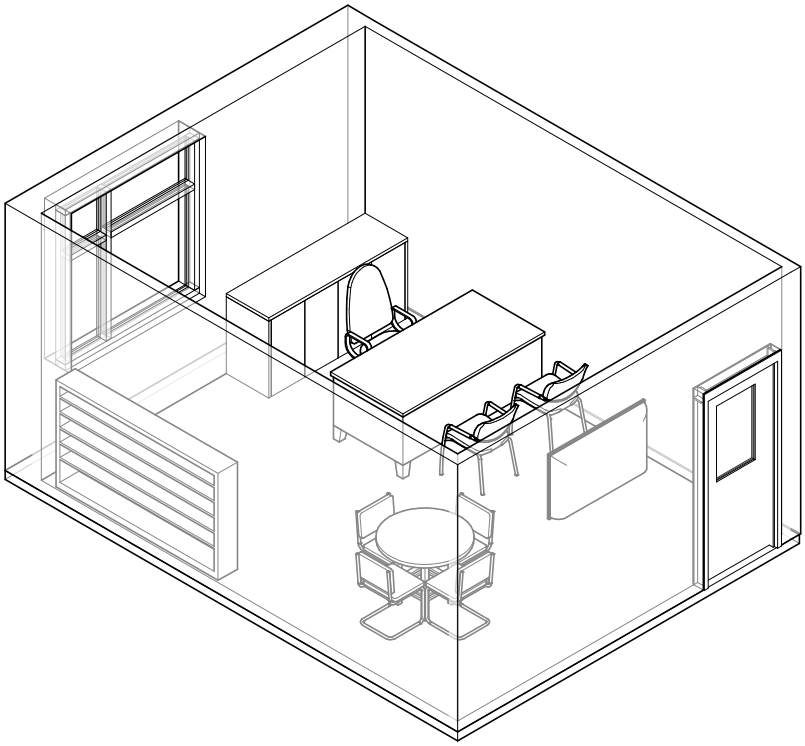
HEATING / COOLING

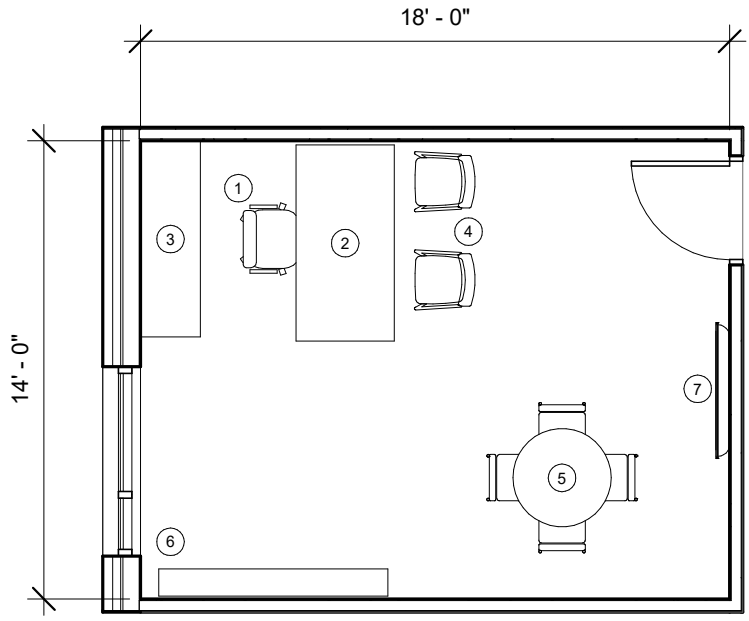
COMPONENTS:

1. EXCETUTIVE CHAIR
2. WORKSTATION
3. CREDENZA
4. GUEST CHAIRS
5. BOOKCASE / FILE CABINETS
6. TV MONITOR

DRAFT

Weston & Sampson	WALPOLE REC JUNE 2022	**PRIVATE OFFICE - 168 SF**	A2





PRIVATE OFFICE - 252 SF

3/16" = 1'-0"

ROOM FINISHES:

CEILING: ACT TILE

WALLS: GWB, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

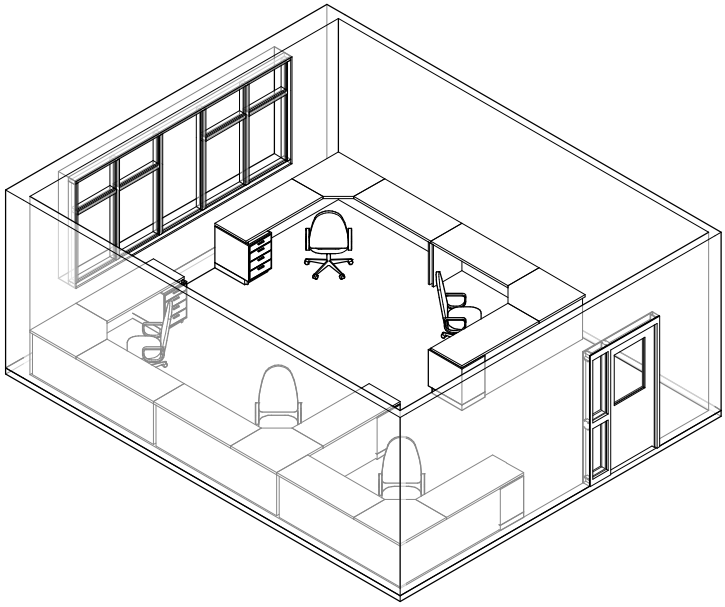
HEATING / COOLING

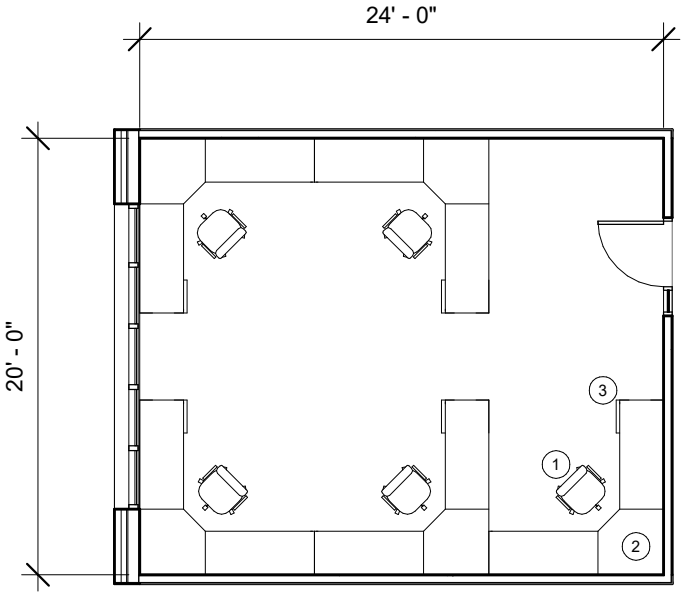
COMPONENTS:

1. EXECUTIVE CHAIR
2. WORKSTATION
3. CREDENZA
4. GUEST CHAIRS
5. MEETING TABLE & (4) CHAIRS
6. BOOKCASE / FILING CABINET
7. TV MONITOR

DRAFT

Weston & Sampson	WALPOLE REC JUNE 2022	**PRIVATE OFFICE - 252 SF**	A3





SHARED OFFICE - 480 SF
1/8" = 1'-0"

ROOM FINISHES:

CEILING: ACT TILE

WALLS: GWB, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

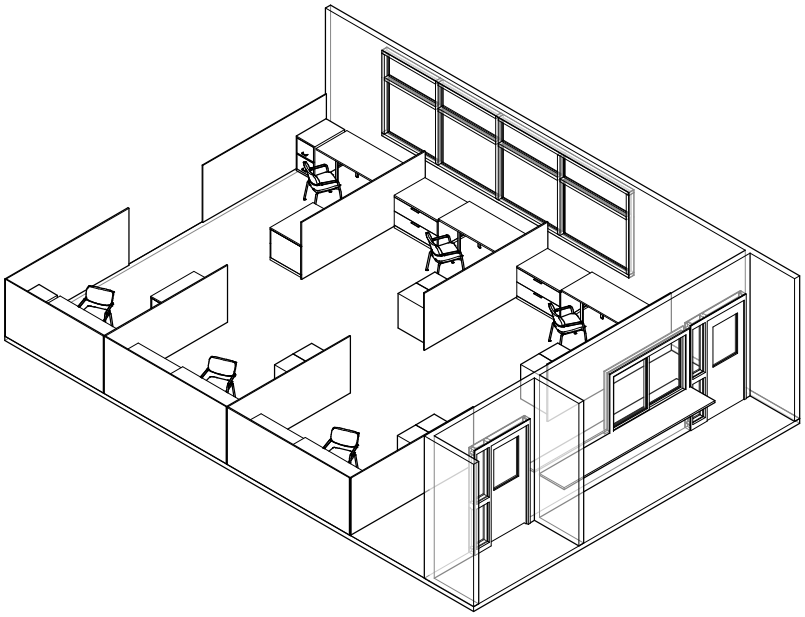
OCCUPANCY SENSORS FOR LIGHTING CONTROLS

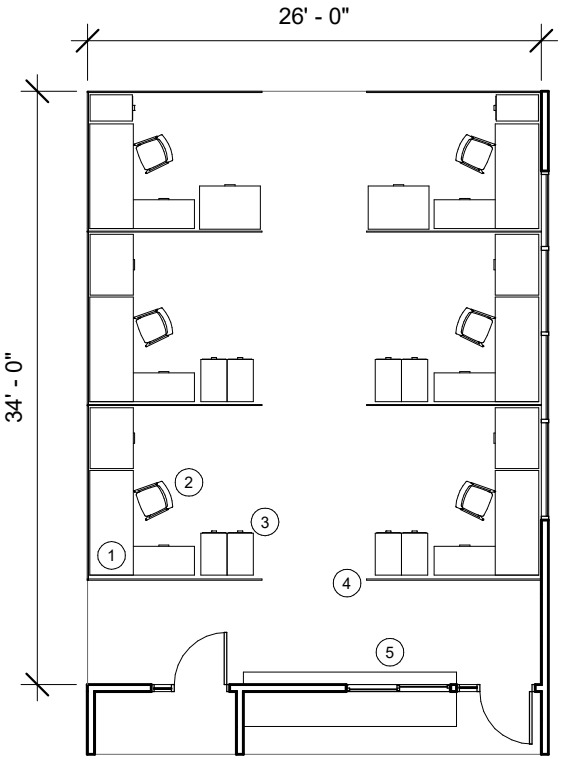
HEATING / COOLING

COMPONENTS:

1. (5) EXECUTIVE CHAIRS
2. (5) WORKSTATIONS
3. FILE CABINET

DRAFT





OPEN OFFICE W/ SERVICE WINDOW - 728 SF
1" = 10'-0"

ROOM FINISHES:

CEILING: ACT TILE

WALLS: GWB, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

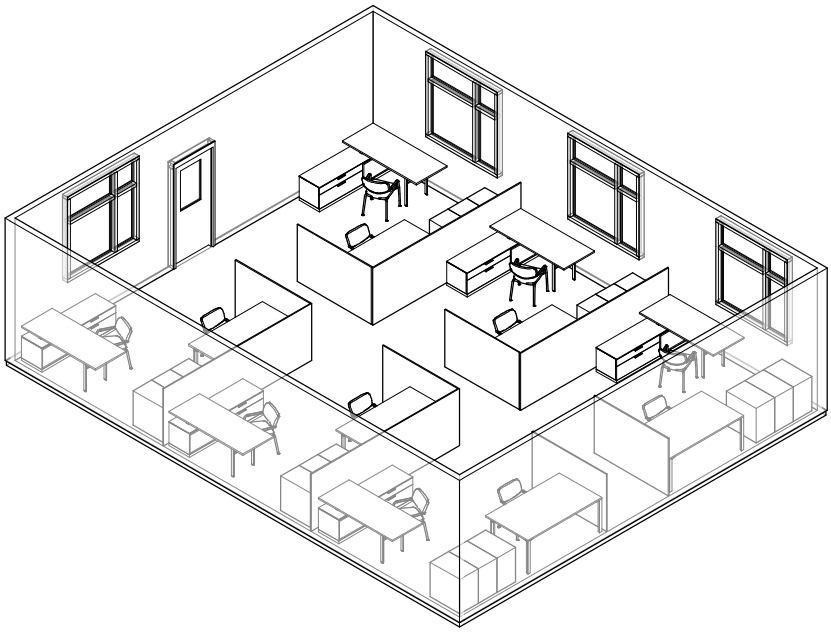
HEATING / COOLING

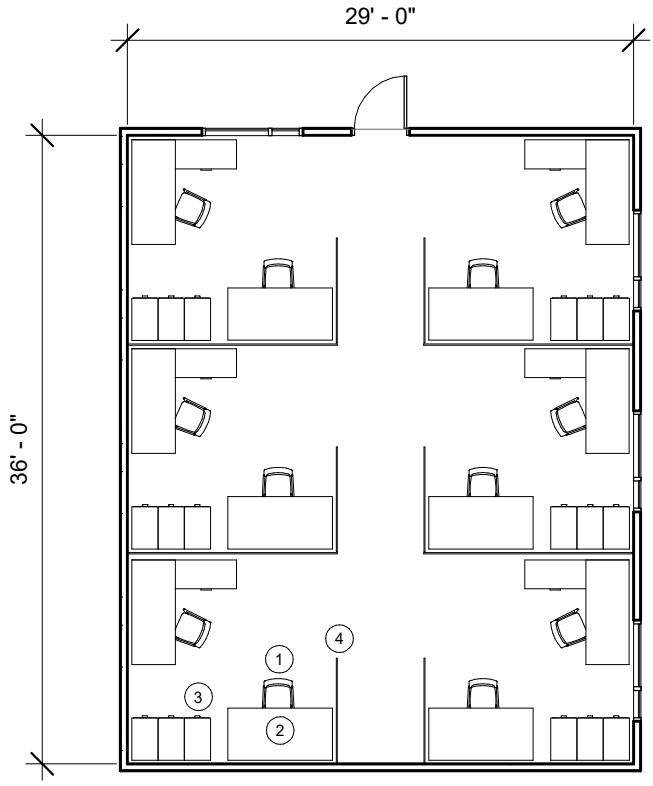
COMPONENTS:

1. (6) WORKSTATIONS
2. (6) EXECUTIVE CHAIR
3. FILE STORAGE
4. PARTITION
5. RECEPTION WINDOW & COUNTER

DRAFT

Weston & Sampson	WALPOLE REC JUNE 2022	**OPEN OFFICE W/ SERVICE WINDOW - 728 SF**	A5





OPEN OFFICE - 1,044 SF
1" = 10'-0"

ROOM FINISHES:

CEILING: ACT TILE

WALLS: GWB, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

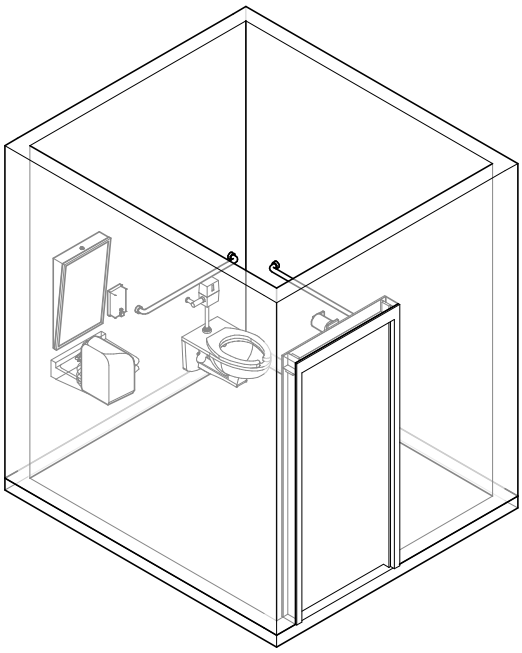
HEATING / COOLING

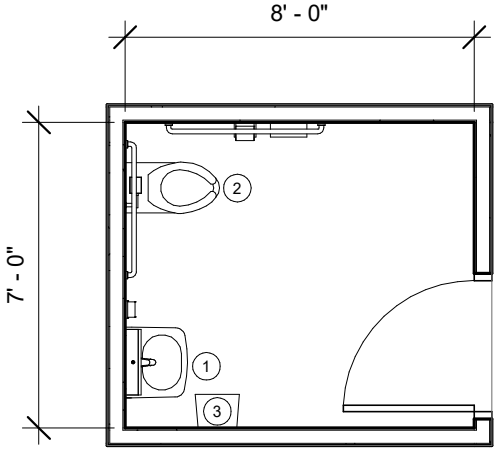
COMPONENTS:

1. (10) EXECUTIVE CHAIRS
2. (10) WORKSTATIONS
3. FILE CABINET
4. PARTITION

DRAFT

Weston & Sampson	WALPOLE REC JUNE 2022	**OPEN OFFICE - 1,044 SF**	A6





UNISEX TOILET FACILITY - 56 SF
1/4" = 1'-0"

ROOM FINISHES:

CEILING:	MOISTURE RESISTANT ACT TILE
WALLS:	CERAMIC TILE / GWB, PAINTED
FLOORS:	CERAMIC TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL / DATA OUTLET JACKS

HEATING / COOLING

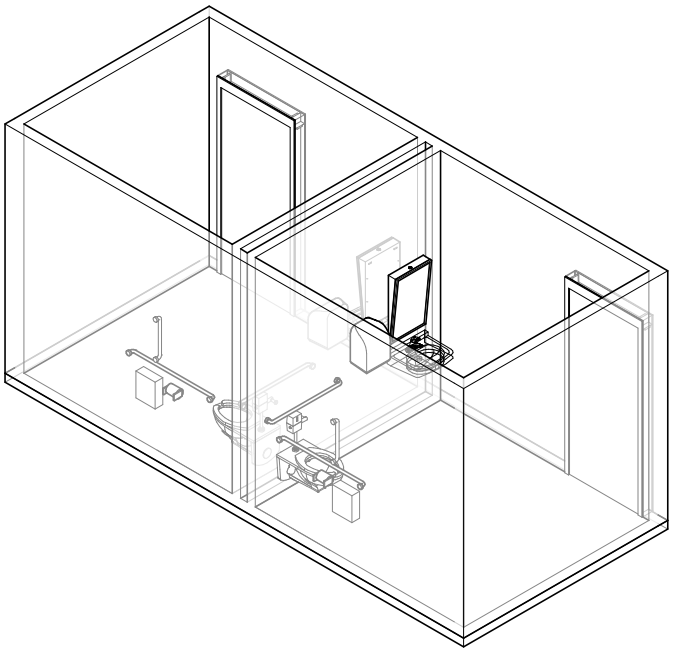
OCCUPANCY SENSORS
FOR LIGHTING CONTROLS

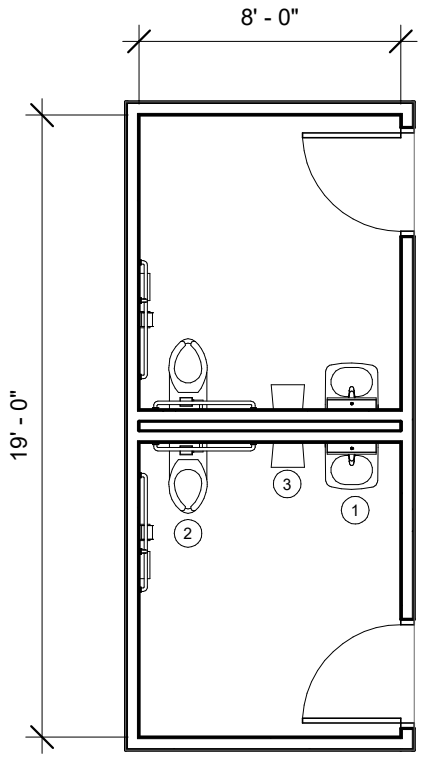
COMPONENTS:

1. WALL HUNG SINK
2. WALL HUNG TOILET
3. PAPER TOWEL DISPENSER

DRAFT

Weston & Sampson	WALPOLE REC JUNE 2022	**UNISEX TOILET FACILITY - 56 SF**	B1





MALE & FEMALE TOILET FACILITIES - 152 SF
3/16" = 1'-0"

ROOM FINISHES:

CEILING:	MOISTURE RESISTANT ACT TILE
WALLS:	CERAMIC TILE / GWB, PAINTED
FLOORS:	CERAMIC TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL / DATA OUTLET JACKS

HEATING / COOLING

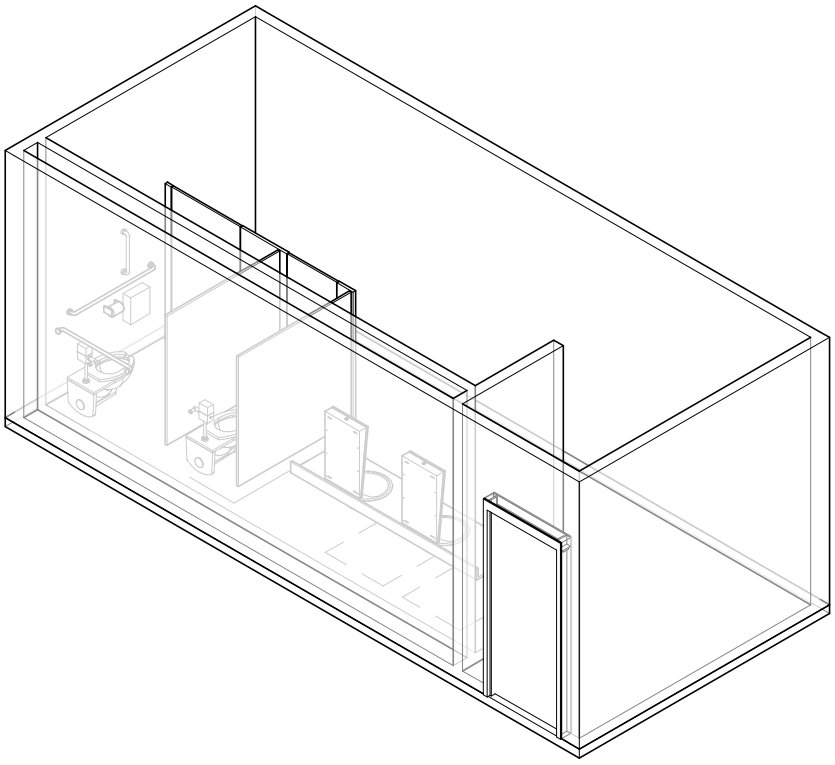
OCCUPANCY SENSORS
FOR LIGHTING CONTROLS

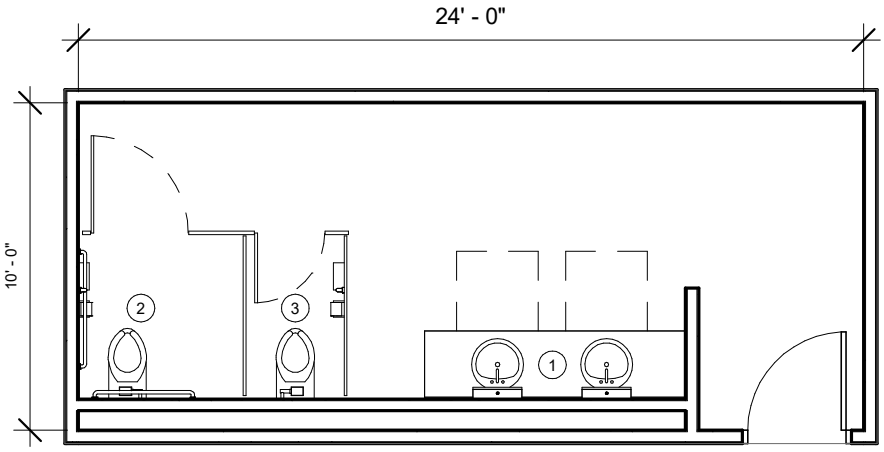
COMPONENTS:

1. (2) WALL HUNG SINK
2. (2) WALL HUNG TOILET
3. (2) PAPER TOWEL DISPENSER

DRAFT

Weston & Sampson	WALPOLE REC JUNE 2022	**MALE & FEMALE TOILET FACILITIES - 152 SF**	B2





FEMALE TOILET FACILITY - 240 SF

3/16" = 1'-0"

ROOM FINISHES:

CEILING:	MOISTURE RESISTANT ACT TILE
WALLS:	CERAMIC TILE / GWB, PAINTED
FLOORS:	CERAMIC TILE

MEP/DATA REQUIREMENTS:

GFI ELECTRICAL OUTLETS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

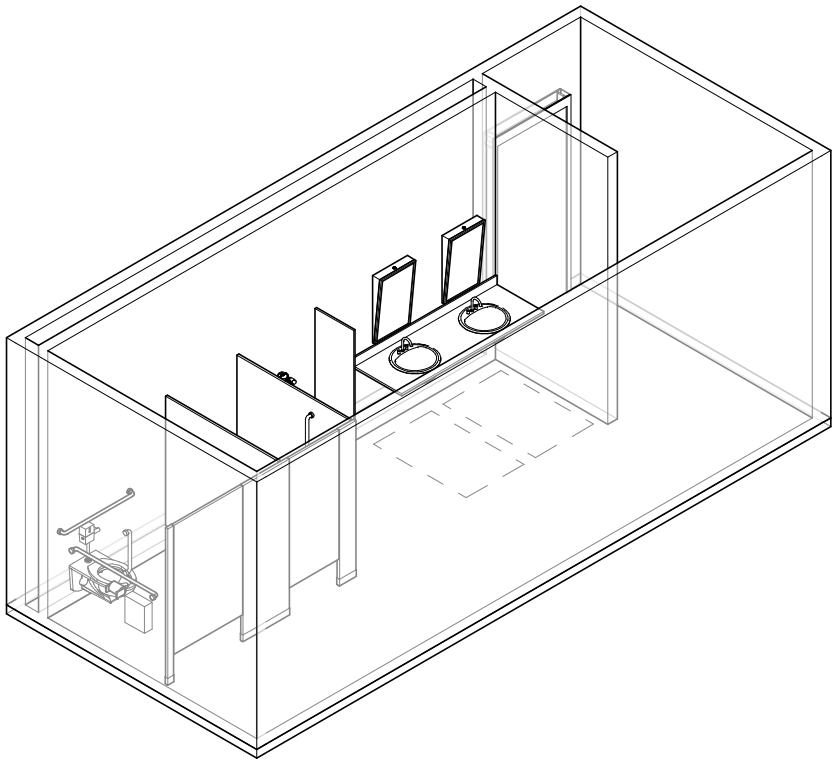
HEATING

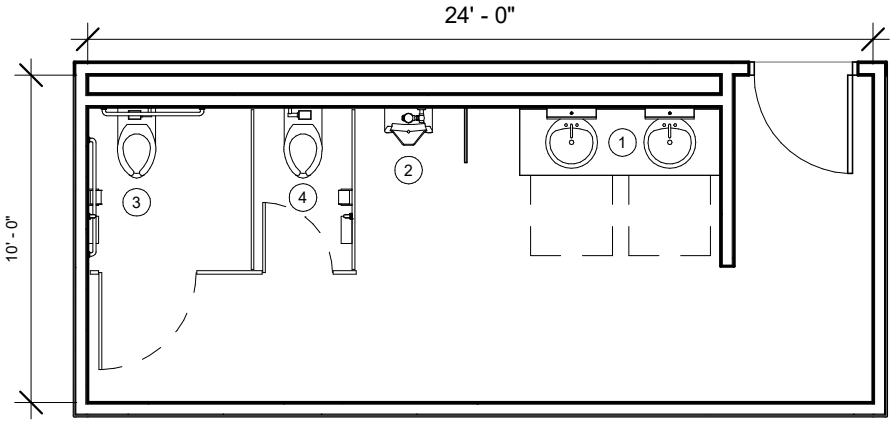
COOLING

COMPONENTS:

1. COUNTER, SINK & MIRROR
2. ADA STALL
3. STANDARD STALL

DRAFT





MALE TOILET FACILITY - 240 SF
3/16" = 1'-0"

ROOM FINISHES:

CEILING:	MOISTURE RESISTANT ACT TILE
WALLS:	CERAMIC TILE / GWB, PAINTED
FLOORS:	CERAMIC TILE

MEP/DATA REQUIREMENTS:

GFI ELECTRICAL OUTLETS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING

COOLING

COMPONENTS:

1. COUNTER, SINK & MIRROR
2. WALL HUNG URINAL
3. ADA STALL
4. STANDARD STALL

DRAFT

APPENDIX C | HISTORIC DOCUMENTS AND DEED RESTRICTIONS

BLACKBURN HALL

JARVIS FARM

Chap. 48 AN ACT AUTHORIZING THE TOWN OF WALPOLE TO ERECT A MEMORIAL BUILDING ON CERTAIN LAND OF SAID TOWN USED FOR PARK PURPOSES.

Be it enacted, etc., as follows:

Town of Walpole may erect a memorial building on certain land of said town used for park purposes.

SECTION 1. The town of Walpole is hereby authorized to use as a site for a memorial building and its appurtenances so much of certain land on Stone street in said town, owned by said town and used for park purposes, as the committee for the erection of the said building, appointed under authority of a vote taken at a meeting of said town held September twenty-fifth, nineteen hundred and thirty, may, subject to the approval of the voters of said town as specified in said vote, determine; and may erect such a building thereon, to which the limitation as to ground area contained in section seven of chapter forty-five of the General Laws shall not apply.

Action taken and votes passed at certain town meeting validated and confirmed.

SECTION 2. The action taken and votes passed by said town at said meeting in relation to said building, in so far as the same may have been invalid by reason of the provisions of said chapter forty-five, are hereby validated and confirmed.

SECTION 3. This act shall take effect upon its passage.

Approved February 20, 1931.

Chap. 49 AN ACT RELATIVE TO GLASS BOTTLES OR JARS INTENDED TO BE USED IN THE SALE OF LUBRICATING OILS.

Be it enacted, etc., as follows:

G. L. 98, new section after § 14.

Manufacture of glass bottles or jars intended to be used in the sale of lubricating oils, regulated.

Chapter ninety-eight of the General Laws is hereby amended by inserting after section fourteen the following new section: — *Section 14A.* Glass bottles or jars intended to be used in the sale of lubricating oil shall be made of clear, uncolored glass and shall be manufactured only in the following capacities: two quarts, one quart, or one pint, Massachusetts standard liquid measure. Each bottle or jar shall have its capacity clearly blown in the glass and shall be sealed by the manufacturer thereof, as hereinafter provided, or by a sealer of the town where the user resides or has a usual place of business. The director shall prescribe regulations, including specifications and tolerances, governing the sealing of such bottles or jars by the manufacturer and may authorize such sealing by any manufacturer upon his written agreement to comply with such regulations. The director may at any time, for cause, revoke the authority so given by him to any manufacturer. When sealed by the manufacturer, such bottles or jars shall have clearly blown therein his name, initials or trade mark, and any other designating marks which the director may authorize or require. The sealing of such bottles or jars by the manufacturer shall not exempt the user from the laws relating to

BLACKBURN KINDRED 11/1932

The Harriette F. Nevins Legacy

In her will Mrs. Nevins left $50,000 to Walpole for a public building in memory of her father and mother(George & Nancy Blackburn) on 11/22/1929. She also left $2500 to build a fountain for dogs and horses(over near Memorial Pond).

John Blackburn, born in England,came to Walpole from Medway. He built a sawmill on the Neponset River. The first floor was used to manufacture machinery and the second floor was occupied by his son, GEORGE, for the manufacture of cotton yarn.This was apparently the first cotton mill in Walpole. The mill was later destroyed by fire. For 4 years George ran the Ellis Privilege in Plimptonville and then moved his mill to Lawrence. He lived on Mount Vernon St. in Boston.

George Blackburn's daughter, Harriette, was born on Mt. Vernon St. She married David Nevins on Oct. 22,1862 and moved to Methuen but also lived Framingham for a time. Methuen and Framingham also received legacies.

Jason Boyden & Samuel Nason deeded for $2500 to John Blackburn "18 acres at Saw Mill Pond". Blackburn's was probably the first cotton mill in Walpole but in a report of the Commonwealth in 1837 it states that there were 3 cotton mills in Walpole.

John Blackburn & his wife Anna had 4 children probably all born in England. They were: George, father of Harriette Nevins;William who married Lucy Gay; Hannah who married Henry Battle; Mary Ann who married Horace Plimpton and were the parents of Miss Anna Plimpton of Walpole(died 1923).

Walpole relatives were Henry P. Plimpton and Henry W. Caldwell.

Bk 32722 P144 #103889
11-25-2014 @ 11:13a

Affected Premises:
691 Common Street
Walpole, MA 02081

NOT AN OFFICIAL COPY

QUITCLAIM DEED

Sharon Country Day Camp, Inc.

For consideration paid of Four Million Five Hundred Thousand Dollars ($4,500,000.00),

grants to **Town of Walpole**, acting by and through its Board of Sewer and Water Commissioners pursuant to G.L. c.40, §§39B and 41, a Massachusetts municipal corporation having an address of 135 School Street, Walpole, Massachusetts, for water supply protection purposes

with Quitclaim Covenants,

land in said Walpole, bounded and described as follows:

PARCEL 1:

A certain parcel of land on the southeasterly side of Hill Side Street, as shown on a plan entitled "Plan of Land in Walpole, belonging to George H. Ryan, III, John A. Warren, Engr." dated August 21, 1950 recorded with Norfolk Deeds on Plan 992 of 1951 in Plan Book 166 and bounded and described according to said plan as follows:

Beginning at the northeasterly corner of the granted premises on the southwesterly side of Hill Side Street at land of the Boston Edison Company; thence running southeasterly by land of the Boston Edison Company, 431.19 feet to a wall at land now or formerly of Margaret T. Jarvis; thence southwesterly by said wall and land now or formerly of said Jarvis, 100.65 feet; thence southerly by the wall and land now or formerly of said Jarvis 194.50 feet; thence southwesterly by the wall and land now or formerly of said Jarvis 28 feet; thence northwesterly by the wall and land now or formerly of said Jarvis, 196.90 feet to an angle in the wall; thence again northwesterly by the wall and land now or formerly of said Jarvis, 356.20 feet to Hill Side Street; thence northeasterly by Hill Side Street on two lines measuring 180 feet and 42.90 feet respectively to the point of beginning. Said parcel contains 2 acres – 11,354 square feet more or less, together with all rights of way and appurtenances thereto if any.

PARCEL 2:

A certain parcel of land shown as Lot 5A on a plan entitled "Plan of Land in Walpole, Mass., Frank L. Cheney, Civil Engineer" dated January 27, 1955 recorded with Norfolk Deeds as Plan 978 of 1955 in Book 3389 Page 400 and bounded and described according to said plan as follows:

NORTHWESTERLY	by Lots 8, 9 and 10, 328.10 feet;
NORTHEASTERLY	by Lot 5, 100.00 feet;

SOUTHEASTERLY by Lot 6A, 127.23 feet; and
SOUTHWESTERLY by land now or formerly of Margaret T. Jarvis, in two distances, 74.78 feet and 211.48 feet respectively.

Containing 29,630 square feet according to said plan.

PARCEL 3:

Beginning at a point on the stone wall which is S. 76°4' W. and 585 feet more or less from a Sharon and Walpole Town line bound; thence S. 76°4' W. on the said stone wall and the Sharon and Walpole Town line and the land of Alonzo J. Shadman 793. feet more or less; thence S. 73° 30' W. on the Sharon and Walpole Town line and land of said Shadman 49. feet more or less to a Sharon and Walpole Town Bound; thence southwesterly on the center line of a brook, on the Sharon and Walpole Town line, and on land of said Shadman 690 feet more or less to School Meadow Brook; thence northwesterly by center of School Meadow Brook and land of the Town of Walpole 350 feet more or less to a ditch; thence N. 45°30'E. on center of ditch and a wall and land of Town of Walpole 951 feet more or less to land now or formerly of Margaret B. McNaught; thence S. 54° E. on land of said McNaught and a stone wall 379 feet more or less; thence S. 23° 15'E. on land of said McNaught 196.5 feet; thence N. 78° 45' E. on land of said McNaught 28 feet; thence N. 16° 30' E. on land of said McNaught 194.5 feet; thence N. 63° 30' E. on land of said McNaught and on a stone wall 610.5 feet; thence N. 89°45' E. on land of said McNaught and a stone wall 131 feet more or less; thence southwesterly on land now or formerly of Jarvis and on a wire fence 594 feet more or less to point of beginning.

PARCEL 4:

Also another parcel of land adjoining the said Parcel 3 and bounded and described as follows:

Beginning at the northeasterly corner of the above-described Parcel 3 and on the northerly line of the within parcel; thence N. 89°45' E. on land of said McNaught and a stone wall 433 feet more or less; thence N. 47°53' E. on land of said McNaught, partly on a stone wall and on land of Jarvis 118 feet more or less to the southerly line of Common Street; thence turning and running southeasterly by the southerly line of said Common Street 25 feet; thence turning and running southwesterly along two lines parallel to and 25 feet distant from the within described two northerly bounds of the within parcel 551 feet more or less to the wire fence and southeasterly bound of the above-described parcel 3; thence turning and running along said wire fence and said southeasterly bound 25 feet to the point of beginning. Meaning and intending to hereby convey a strip of land 25 feet wide running from the said wire fence and southwesterly bound of the above-described Parcel 3 of the said Common Street.

Said Parcel 1, Parcel 2, Parcel 3, and Parcel 4 being the same premises described in a deed recorded with the Norfolk County Registry of Deeds in Book 4056, Page 670.

Said premises shall be under the care, custody and control of the Walpole Board of Sewer and Water Commissioners and held for water supply protection purposes pursuant to the provisions of G.L. c.40, §§39B and 41, including, without limitation, for the protection of the Washington Wells Nos. 2A, 2B, 3A, 3B, 4A, 4B, 5, and 6, the Neponset Wells Nos. 1 and 2 and any future source that may be developed in the School Meadow Brook Aquifer.

Massachusetts Department of Environmental Protection approval is required before any portion of this premises described herein can be transferred to a different ownership or control, or before the premises can be changed to a different use.

No deed stamp taxes are due on this conveyance pursuant to G.L.c.64D, §1.

The undersigned certifies compliance with the provisions of G.L. c. 7C, §38.

[signature page follows]

Executed as a sealed instrument this 20th day of November, 2014.

SHARON COUNTRY DAY CAMP, INC.

By: _____
Name: Robert B. Hershman
Title: President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 20th day of November, 2014, before me the undersigned notary public, personally appeared Robert B. Hershman, who proved to me through satisfactory evidence of identification, which was [ ] MA Driver's License [X] Personal knowledge of the signatory's identity [ ] Other: _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as President and Treasurer of Sharon Country Day Camp, Inc.

_____
Notary Public:
My Commission Expires: 1/2/2020

506072/WALP/0330

JOEL H. FISHMAN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 2, 2020

ACCEPTANCE OF DEED

On this 10th day of November, 2014, the Town of Walpole, acting by and through its Board of Sewer and Water Commissioners pursuant to the vote taken under Article 18 of the October 20, 2014 Special Town Meeting, as continued, a certified copy of which is attached hereto, hereby accepts the foregoing deed from Sharon Country Day Camp, Inc. to property located on 691 Common Street, Walpole, which property is to be held for water supply protection purposes under the provisions of G.L. c. 40, §§39B and 41.

TOWN OF WALPOLE,
By its Board of Sewer and Water Commissioners

John M. Spellane

Roger A. Turner

Kenneth B. Feltis

Patrick Tasanello

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 10th day of November, 2014, before me, the undersigned notary public, personally appeared John M. Spellane, member of the Town of Walpole Board of Sewer and Water Commissioners, as aforesaid, proved to me through satisfactory evidence of identification which was personally known, to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Walpole.

Mary L. Frisbee
Notary Public
My Commission Expires:

MARY L. FRISBEE
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires Jan. 2, 2020

509341/WALP/0330

Phone: (508) 660-7296

Fax: (50

Town Clerk
Ronald A. Fucile

Town of Walpole
Commonwealth of Massachusetts

Town Hall
135 School Street
Walpole, Ma. 02081

To Whom It May Concern:

The following is a certified copy of the proceedings of the Fall Annual Town Meeting held in Walpole, Massachusetts on October 20, 2014 at Walpole High School. All rules and regulations concerning the call of an adjourned Annual Town Meeting were fulfilled and a quorum was present. Moderator Jon W. Rockwood called the meeting to order on October 27, 2014 at 7:40 p.m.

ARTICLE 18: On Motion by the Finance Committee; It was Moved and Seconded:

That the Town authorize the Board of Sewer and Water Commissioners to acquire by purchase, gift, and/or eminent domain all or a portion or portions of the parcel of land located at 691 Common Street in said Walpole and described in a deed recorded with the Norfolk County Registry of Deeds in Book 3046, Page 670, for water supply protection purposes, pursuant to the provisions of G.L. c.40, §§39B and 41; that $4,500,000 be appropriated to pay all costs associated with the acquisition of this property; that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to Chapter 44, Section 8(3) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor, it being the intention that the debt service costs of the borrowing authorized by this vote be raised through water rates as a charge to the Water Enterprise Funds, and that the Board of Sewer and Water Commissioners is authorized to enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town to effectuate said acquisition, and to permit such incidental recreation uses on said property as the Board of Sewer and Water Commissioners deems appropriate.

On Substitute Motion by David Salvatore, Pct.4, Seconded by William T. Hamilton, Pct. 5:

ARTICLE 18: To see if the Town will vote to authorize the Board of Sewer and Water Commissioners to acquire by gift, and/or eminent domain all or a portion or portions of the parcel of land located at 691 Common Street in said Walpole and described in a deed recorded with the Norfolk County Registry of Deeds in Book 3046, Page 670, for water supply protection purposes, pursuant to the provisions of G.L. c.40, §§39B and 41, and, as funding therefor, to raise and appropriate, transfer from available funds, and/or borrow a sum of money for the foregoing purposes and costs related thereto, and to authorize the Treasurer, with the approval of the Board of Selectmen to borrow a sum of money pursuant to G.L. c.44, §8(3) or any other enabling authority, it being the intention that the debt service costs of the borrowing authorized by this vote be raised through water

rates as a charge to the Water Enterprise Fund, and, further, to authorize the Board of Sewer and Water Commissioners to enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town to effectuate said acquisition, and to permit such incidental recreation uses on said property as the Board of Sewer and Water Commissioners deems appropriate; or to take any action in relation thereto. (Petition of the Sewer and Water Commission)

Motion Was Ruled Out of Order by Town Counsel

On Substitute Motion by David Salvatore, Pct. 4 Seconded by William T. Hamilton, Pct. 5:

ARTICLE 18: To see if the Town will vote to authorize the Board of Sewer and Water Commissioners to acquire by gift, and/or eminent domain all or a portion or portions of the parcel of land located at 691 Common Street in said Walpole and described in a deed recorded with the Norfolk County Registry of Deeds in Book 3046, Page 670, for water supply protection purposes, pursuant to the provisions of G.L. c.40, §§39B and 41, and, as funding therefor, to raise and appropriate, transfer from available funds, and/or borrow a sum of money $1,500,000 for the foregoing purposes and costs related thereto, and to authorize the Treasurer, with the approval of the Board of Selectmen to borrow a sum of money pursuant to G.L. c.44, §8(3) or any other enabling authority, it being the intention that the debt service costs of the borrowing authorized by this vote be raised through water rates as a charge to the Water Enterprise Fund, and, further, to authorize the Board of Sewer and Water Commissioners to enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town to effectuate said acquisition, and to permit such incidental recreation uses on said property as the Board of Sewer and Water Commissioners deems appropriate; or to take any action in relation thereto. (Petition of the Sewer and Water Commission)

On Motion to Make the Substitute Motion the Main Motion:

On Voice Vote:

Motion Was: Not a Vote: Moderator So Declared

ARTICLE 18: As the Main Motion by the Finance Committee:

2/3rds Vote Required:

Motion Was: Voted by 2/3rds: Moderator So Declared

Ronald A. Fucile, Town Clerk
A True Copy Attest

192466

CONSERVATION RESTRICTION
FOR WATER SUPPLY PROTECTION AND OTHER PURPOSES
TOWN OF WALPOLE

Norfolk County Registry Book 4056 Page 670

Sharon Country Day Camp, Inc., of Walpole, Norfolk County, Massachusetts, (hereinafter collectively referred to as the "Grantors"), for consideration paid and in full consideration of $ 10,000 (ten thousand dollars), hereby Grant in perpetuity to the Town of Walpole, a Massachusetts municipal corporation situated in Norfolk County having an address of 135 School Street, Walpole Massachusetts (hereinafter the "Grantee"), with QUITCLAIM COVENANTS a Conservation Restriction for the purposes of providing and promoting exclusive and perpetual protection of water supply and water quality in the Washington Street Wells, and to provide for the conservation of soil and other natural resources within the Premises pursuant to the provisions of Massachusetts General Laws Chapter 184, Sections 31 through 33 inclusive, as amended, on that certain vacant parcel of land situated in Walpole, Norfolk County, Massachusetts, and hereon containing approximately 4.375 acres of land, and being more particularly bounded and described in Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Premises").

98 DEC 22 PM 3:24

Said Premises are shown on a plan entitled Plan Showing A Portion of the Sharon Country Day Camp Inc., Property Subject to a Conservation Restriction in Walpole, Mass, prepared for the Sharon Country Day Camp Inc., dated June 28, 1995 and revised May 2, 1996, prepared by the County of Norfolk, Engineering Department, Dedham, MA and recorded herewith as Plan No. 884 of 1998.

REFER TO PLAN NO. 884 of 1998
PLAN BOOK NO. 422 - 1 SHEETS

Grantee acquires this Conservation Restriction subject to the approval of the Department of Environmental Protection pursuant to Massachusetts General Laws Chapter 40, Sections 39B and 41.

Section I. Purpose

The purpose of this Conservation Restriction is to promote and to provide for the perpetual and exclusive protection of water supply, water quality, the Washington Street Wells and, conservation of soil and other natural resources. Therefore, the Grantors covenant for themselves, their heirs, devisees, legal representatives, successors and assigns, that the Premises will at all times be held, used, conveyed subject to, and not used in violation of the following restrictions.

RECEIVED
NORFOLK COUNTY REGISTRY OF DEEDS
DEDHAM, MA
BOOK PAGE
ATTEST
BARRY T. HANNON, REGISTER

Section II. Prohibited Uses and Activities

Except as set forth in Section III, neither the Grantors nor their successors or assigns of the Grantors will perform nor give permission to nor allow others to perform the following acts on the Premises:

1. No building, mobile home, road, sign or other advertising display, swimming pool, tennis court, utility services, poles and equipment or other permanent or temporary structures accessory to any residential, commercial, agricultural or industrial purpose on, below or above the ground shall be constructed, placed or permitted to remain on said Premises.

2. No soil, loam, peat, gravel, sand, rock, landfill, mineral substance, refuse, trash, debris, junk, waste, vehicle parts or bodies, septage or other unsightly or offensive materials shall be placed, stored or dumped therein the Premises, nor any nuisances allowed to be present on the Premises.

3. No soil, loam, peat, gravel, sand, rock, landfill or other mineral substance or natural deposit shall be excavated, or removed from the Premises.

4. No snowmobiles, motorcycles, mopeds, all-terrain vehicles, or other motor vehicles of any kind shall be used, stored, maintained, operated or otherwise allowed on the Premises *except* for vehicles required for public safety, (i.e., fire, police, ambulance).

5. No pesticides as defined by the Federal Insecticide, Fungicide and Rodenticide Act of 1947, as amended, shall be transported, used, stored, or applied in any manner or to any extent on or under the Premises.

6. No toxic or hazardous substances, material or wastes, shall be transported, used, stored, applied or disposed of in any manner or to any extent on or under nor transported over or through the Premises.

7. No underground or above ground fuel storage tanks shall be installed, placed or allowed to remain on the Premises.

8. Notwithstanding the foregoing provisions with regard to specific prohibited uses and activities, but in addition thereto, no activity or use shall be initiated or maintained or allowed to be initiated or maintained which is detrimental to the protection of public water supply, to the protection of the Washington Street Wells, to water quality or conservation of soil or natural resources or is in violation of any applicable municipal, state or federal laws, rules, regulations and requirements.

9. No other use shall be made of the Premises, and no activity permitted thereon which, in the opinion of the grantee, is or may become inconsistent with or threatening to the intents and purposes of this grant to preserve the premises and for the protection and conservation of the public water supply.

Section III. Permitted Uses and Activities

The provisions of paragraphs 1 through 9 above, notwithstanding, the following uses and activities shall not be prohibited by this conservation restriction-easement nor considered inconsistent with the intent of this grant:

1. The maintenance and use of trails and farm roads located within the Premises for passive recreational purposes such as hiking, bicycle riding or birdwatching.

2. The planting and cutting of trees, shrubs and other vegetation and the selective harvesting of timber in accordance with a cutting plan approved by both the State Forester and the Grantee so long as adequate cover of vegetation is maintained for the control of runoff and erosion in accordance with the terms of the Massachusetts Department of Environmental Management, Division of Forest and Parks, "Best Management Practices" as established by the publication entitled *Massachusetts Best Management Practices: Timber Harvesting Water Quality Handbook*, as updated.

3. No other use shall be made of the Premises and no activity permitted thereon which, in the opinion of the Grantee, is or may become inconsistent with or threatening to the purpose and intent of this Conservation Restriction as herein before stated.

Section IV: Prior Written Approval

The Grantors hereby covenant and agree that Grantors shall not commence any use or activity which requires prior written approval without having obtained Grantee's approval according to the procedures set forth hereunder:

1. The Grantors shall notify the Grantee in writing of any proposed use or activity which requires Grantee approval under the terms of this Conservation Restriction and shall submit to the Grantee plans and such other information as the Grantee may require.

2. The Grantee shall approve such proposed use or activity, with or without conditions, only upon a written finding that (a) the proposed use or activity is consistent with this Conservation Restriction and (b) that such use or activity shall not defeat or derogate from the purposes of this Conservation Restriction. Such approval shall be in writing, delivered to the Grantors in the manner specified in paragraph 4 below.

3. If the Grantee does not approve the proposed activity or use, it shall provide written notice thereof to the Grantors which shall include the reasons for such denial. Such approval or denial shall be made within sixty (60) days of receiving Grantors written notice requesting approval of said proposed use or activity.

4. Any notice referred to herein shall be in writing. Any notice, request, consent, or communication required hereunder shall be in writing and either served personally or sent by certified mail, return receipt requested, postage prepaid.

Section V. General Provisions

1. Administration

This Conservation Restriction shall be administered, enforced and under control of the Walpole Board of Water Commissioners on behalf of the Grantee.

2. Access

For this purpose, the Grantee is hereby granted a permanent easement of access to enter the Premises, or to permit personnel from the Massachusetts Department of Environmental Protection, Drinking Water Program, a duly constituted agency organized under the laws of the Commonwealth of Massachusetts, to enter the premises, with reasonable notice to the landowners, for the purpose of inspecting the same to determine compliance with or to enforce this Conservation Restriction, or taking any and all actions with respect to the Premises as may be necessary or appropriate with or without order of court, to remedy or abate any violation.

The Conservation Restriction hereby conveyed does not grant to the general public or to any person or entity other than the aforementioned Grantee and personnel from the Massachusetts Department of Environmental Protection such easement for access nor such right to enter the Premises.

3. Assignability

a. Running of the Burden

This Conservation Restriction sets forth rights, liabilities, agreements and obligations upon and subject to which the Premises shall be held, improved, used, occupied, leased, sold, encumbered or conveyed. The rights, liabilities, agreements and obligations herein set forth shall run with the Premises and shall inure to the benefit of the Grantee and all parties claiming by, through or under the Grantee and shall bind the Grantors and all parties claiming by, through or under the Grantors. The rights hereby granted to the Grantee constitute the perpetual right of the Grantee to enforce this Conservation Restriction. The Grantors hereby covenant for themselves to stand seized and hold title to the Premises subject to the terms of this Conservation Restriction.

b. Recording of Instruments

The Grantee shall record and/or register this Conservation Restriction and to record or file any notices or instruments appropriate to assuring the perpetual enforceability of this Conservation Restriction. The Grantor on behalf of themselves and their successors and assigns appoint the Grantee their attorney-in-fact to execute, acknowledge and deliver any such instruments on their behalf. The Grantor authorizes the Grantee to record and/or register this Conservation Restriction within thirty (30) days of the date of receipt of having received this Conservation Restriction by means of certified mail return receipt requested. Without limiting the foregoing, the Grantors agree themselves to execute any such instruments upon request.

c. Running of the Benefit

The benefits of the Conservation Restriction shall be in gross and shall not be assignable by the Grantee, except in the following instances and from time to time:

(i) as a condition of any assignment, the Grantee requires that the purpose of this Conservation Restriction continue to be carried out; and

(ii) the assignee, at the time of assignments, qualifies under Section 170(h) of the Internal Revenue Code of 1986, as amended, and applicable regulations thereunder, and under Section 32 of chapter 184 of the General Laws as an eligible donee to receive this Conservation Restriction directly; and

(iii) that any assignment of benefits made by the Town shall only be done in accordance with the provisions of Article 97 of the Amendments to the Massachusetts Constitution.

4. Concurrence Presumed

It being agreed that all parties claiming by, through or under the Grantor shall be deemed to be in accord with the provisions herein set forth and to agree for and among themselves and any party claiming by, through or under them, and their respective agents, contractors, sub-contractors and employees, that the Conservation Restriction herein established shall be adhered to and not violated and that their respective interests in the Premises shall be subject to the provisions herein set forth.

5. Incorporation into Deeds, Mortgages, Leases and Instruments of Transfer

The Grantors hereby agree to incorporate in full or by reference the terms of the Conservation Restriction in all deeds, easements, mortgages, leases, licenses, occupancy agreements or other instrument of transfer by which any interest in all or a portion of the Premises is transferred, including but not limited to a lease hold interest. The Grantors further agree to give written notice to the Grantee of the proposed transfer of any interest in the Premises at least twenty (20) days prior to the proposed date of such transfer.

6. Release

The Grantors intend this Conservation Restriction to be a restriction in gross in perpetuity. This Conservation Restriction may only be released, in whole or in part, by the Grantee pursuant to the procedures for approval by the Department of Environmental Protection established by Chapter 40, Section 15A and 15B, Chapter 184, Section 32 of the General Laws as amended, and in accordance with Article 97 of the Amendments to the Massachusetts Constitution and otherwise by law.

7. Legal Remedies of the Grantee

a. Legal and Injunctive Relief

Grantor expressly acknowledges that a violation of this Conservation Restriction could result in the exercising of the Grantee's right to enforce this Conservation Restriction by appropriate legal proceedings and to obtain injunctive and other equitable relief against violations, including, without limitations, relief requiring restoration of the Premises to its condition prior to the time of the injury complained of and shall be in addition to, and not in limitation of, any other rights and remedies available to the Grantee.

b. Non-Waiver

Nothing herein shall impose upon the Grantee any duty to maintain or require that the Premises be maintained in any particular state or condition, notwithstanding the Grantee's acceptance hereof. Enforcement of the terms of this Conservation Restriction shall be at the discretion of the Grantee. Any election by the Grantee as to the manner and timing of the exercising of its right to enforce this Conservation or otherwise exercise its rights hereunder shall not be deemed or construed to be a waiver of such rights.

c. Grantee Disclaimer of Liability

By its acceptance of this Conservation Restriction, the Grantee does not assume any liability or obligation relating to the condition of the Premises, including compliance with hazardous materials or other environmental laws and regulations.

8. Extinguishment

a. Determination and Disposition of Proceeds from Extinguishment of Conservation Restriction

The Grantors and the Grantee agree that the grant of this Conservation Restriction to the Grantee gives rise for purposes of this paragraph to a real property right, immediately vested in the Grantee, with a fair market value that is at least equal to the proportionate value that the Conservation Restriction determined at the time of the grant bears to fair market value of the property before the restriction is applied.

The fair market value, as determined by appraisal, of the property before the Conservation Restriction is applied is $ 85,000. The fair market value, as determined by appraisal, of the property after the Conservation Restriction is applied is $ 75,000. The value of the Conservation Restriction is $ 10,000. The

proportionate value of the Conservation Restriction in relation to the fair market value of the parcel before the Conservation Restriction is applied is 0.10. Such proportionate value of the Grantee's property right shall remain constant and in the proportion of 0.10 to the Grantee and 0.90 to the Grantor, in the event of such extinguishment.

b. Right of Grantee to Recover Proportional Value at Disposition

If any occurrence ever gives rise to extinguishment or other release of the Conservation Restriction under applicable law, then the Grantee, on a subsequent sale, exchange, involuntary conversion or agreement to release by the Department of Environmental Protection and the Grantee of the Premises, shall be entitled to a portion of the proceeds equal to such proportionate value subject however to any applicable law which expressly provides for a different disposition of proceeds.

c. Allocation of Expenses Upon Disposition

All related expenses incurred by the Grantors and the Grantee shall first be paid out of any recovered proceeds, and the remaining proceeds shall be distributed between the Grantors and Grantee in shares equal to such proportionate value.

9. Severability Clause

If any court or other tribunal determines that any provision of this instrument is invalid or unenforceable, such provision shall be deemed to have been modified automatically to conform to the requirements for validity and enforceability as determined by such court or tribunal. In the event any provision invalidated is of such a nature that it cannot be modified, the provision shall be deemed deleted from this Conservation Restriction as though it had never been included herein. In either case, the remaining provisions of this instrument shall remain in full force and effect.

10. Effective Date

This Conservation Restriction shall become effective upon its being duly executed by Grantors, Grantee, Department of Environmental Protection and Secretary of the Executive Office of Environmental Affairs, and its recordation and/or registration with the Norfolk County Registry of Deeds and/or Land Registration Office of the Norfolk County Registry District.

Witness our hands and seals this 7th day of April, 1998

Charles A. Hershman PRES.; TREAS.
Grantor SHARON COUNTY DAY CAMP, INC

Grantor

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss. April 7, 1998

Then personally appeared the above-named Charles A. Hershman and acknowledged the foregoing instrument to be ~~their~~ free act and deed, before me.

Donald S. Glaser
Notary Public
My Commission expires: 9-28-2001

DONALD S. GLASER
Notary Public
My Commission Expires
September 28, 2001

APPROVAL BY DEPARTMENT OF ENVIRONMENTAL PROTECTION

The undersigned, Commissioner of the Department of Environmental Protection, hereby certifies that the foregoing Conservation Restriction for Water Supply Protection and Other Purposes has been reviewed and approved pursuant to Massachusetts General Laws, Chapter 40, §41.

June 25, 1998
Date

David B. Struhs
Commissioner

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss. 10/25, 1998

Then personally appeared the above-named David B. STRUHS and acknowledged the foregoing instrument to be his free act and deed, before me.

Myrna L. Strauss
Notary Public

My Commission Expires: 12-21-98

BK13095PG078

APPROVAL BY EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS

The undersigned Secretary of Environmental Affairs of the Commonwealth of Massachusetts hereby certifies that the foregoing Conservation Restriction for Water Supply Protection and Other Purposes has been approved in the public interest, pursuant to Massachusetts General Laws, c. 184, §32. Said approval is not to be construed as representing the existence or non-existence of any pre-existing rights of the public, if any, in an to the Property, and any such pre-existing rights, if any, are not affected by the granting of this Conservation Restriction.

11/24/98 _____ Date

_____
Secretary

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss Nov. 24, 1998

Then personally appeared the above-named Jan Reitsma and acknowledged the foregoing instrument to be her free act and deed, before me.

_____
Notary Public
My Commission expires: Dec. 31, 2004

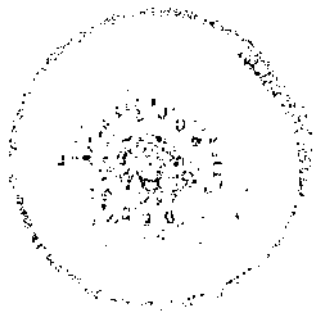


EXHIBIT A - LEGAL DESCRIPTION

The portion of the lot to be covered by the Conservation Restriction is described as follows:

Beginning at the southwesterly corner of the Sharon Country Day Camp, Inc. property, said point being at the intersection of the westerly property line and the centerline of School Meadow Brook;

Thence N31-07-35E a distance of 274.38 feet to an iron pipe at a point;

Thence again N31-07-35E a distance of 88.10 feet to a point on said westerly property line at its intersection with the southerly sideline of the Algonquin Gas Transmission Co easement;

Thence S67-48-07E along said Algonquin Gas Transmission Company easement sideline a distance of 596.99 feet to a point;

Thence N87-12-39E a distance of 39.02 to a point on the centerline of a brook, said brook in this location being the Town Boundary Line between Walpole and Sharon;

Thence southwesterly along the property line, brook and Town Line a distance of approximately 650 feet +- to a point where the Town Line diverges from the brook centerline and property line;

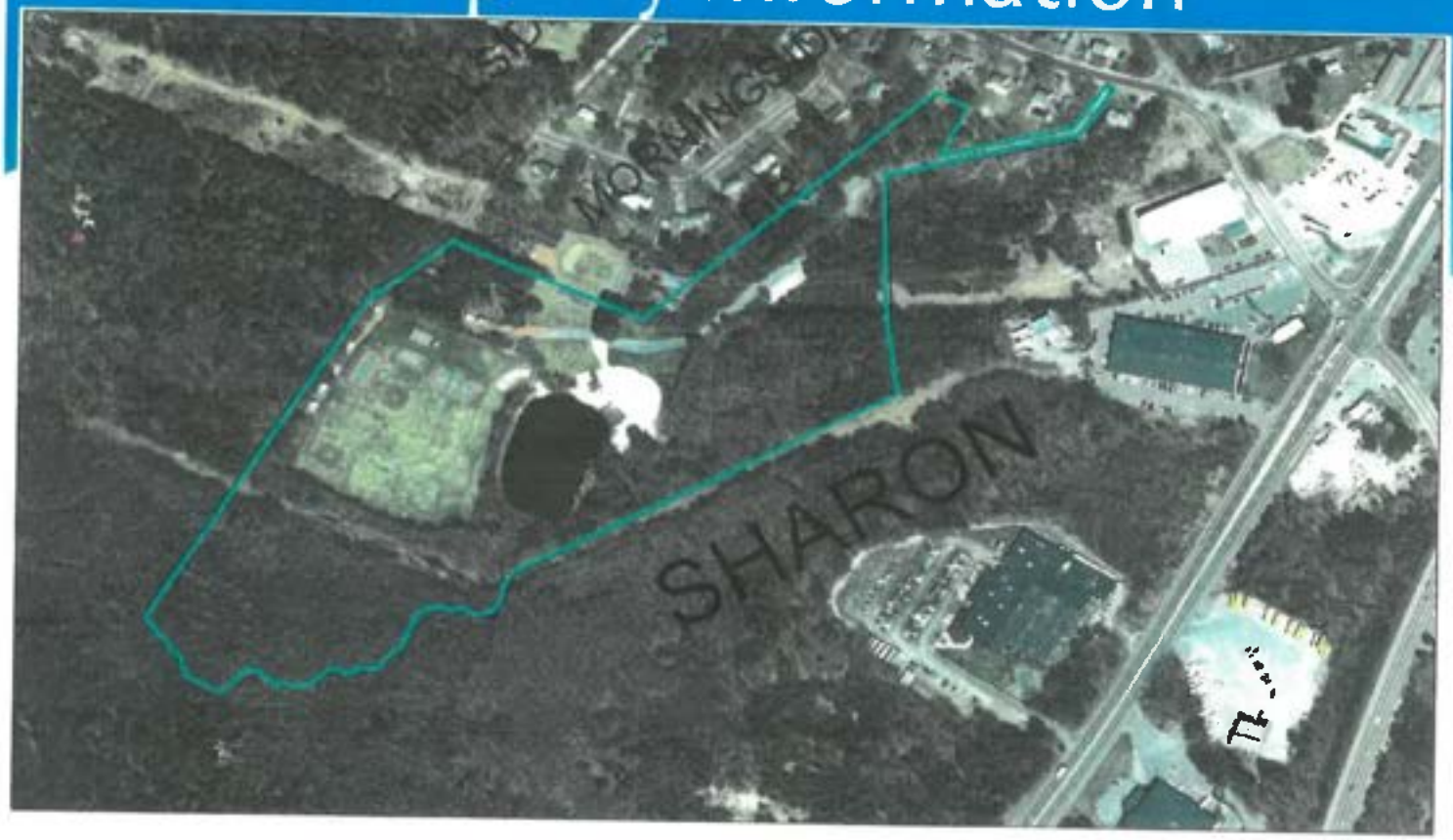
Thence northwesterly along said property line and centerline of brook a distance of 383 feet to the point of beginning, and containing 4.3750 acres.

Said Conservation Restriction Area is shown on a plan entitled Sharon Country Day Camp, Inc., Property Subject to a Conservation Restriction in Walpole, Mass, dated June 28, 1995, revised to May 2, 1996, by County of Norfolk Engineering Department.

Aquifer Map

APPENDIX C

Property Information



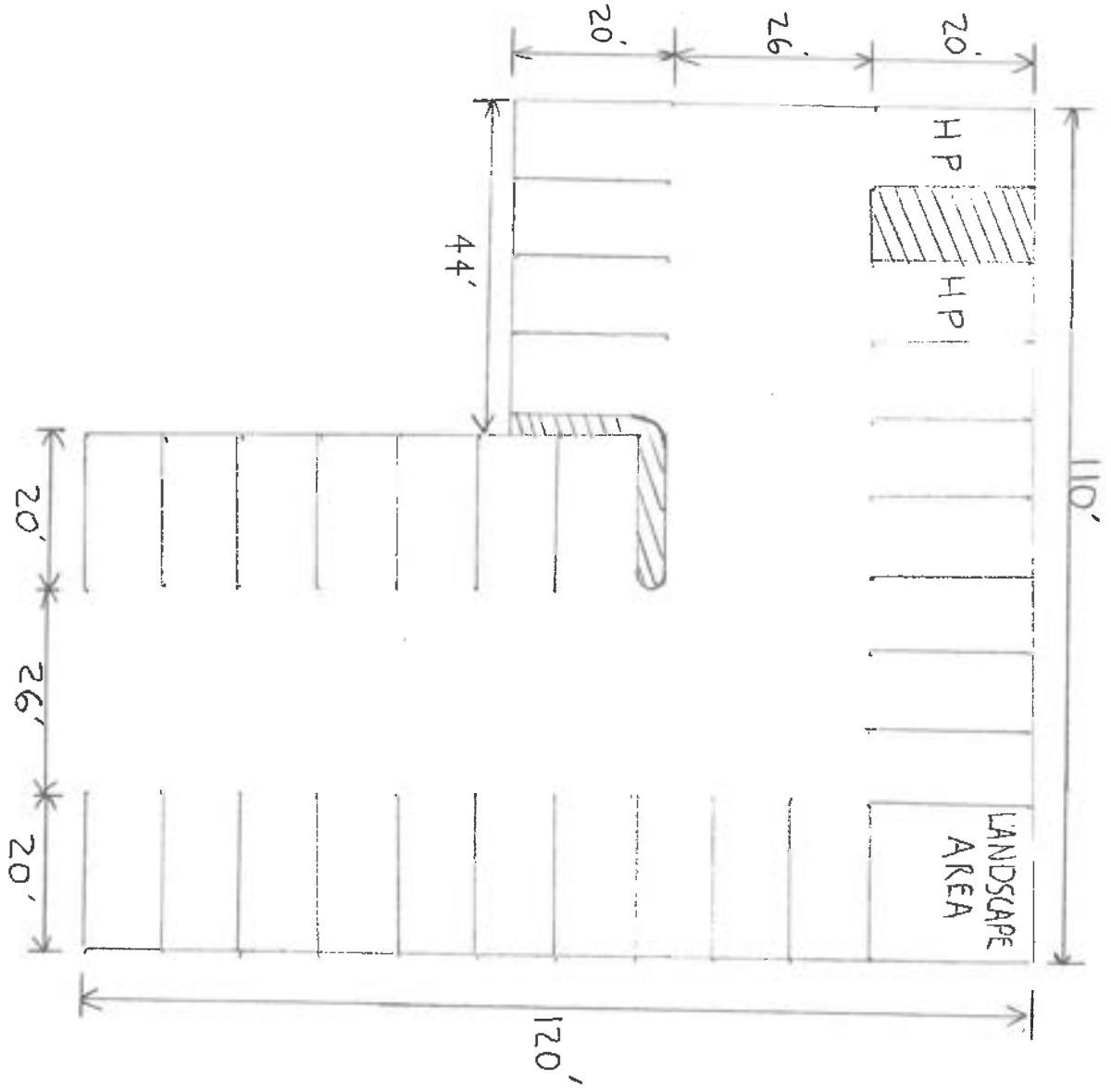
TOWN OF WALPOLE
PARCEL 48-11
TOTAL 24.7 ACRES

APPROXIMATELY 5.7 FIELD ACRES

N

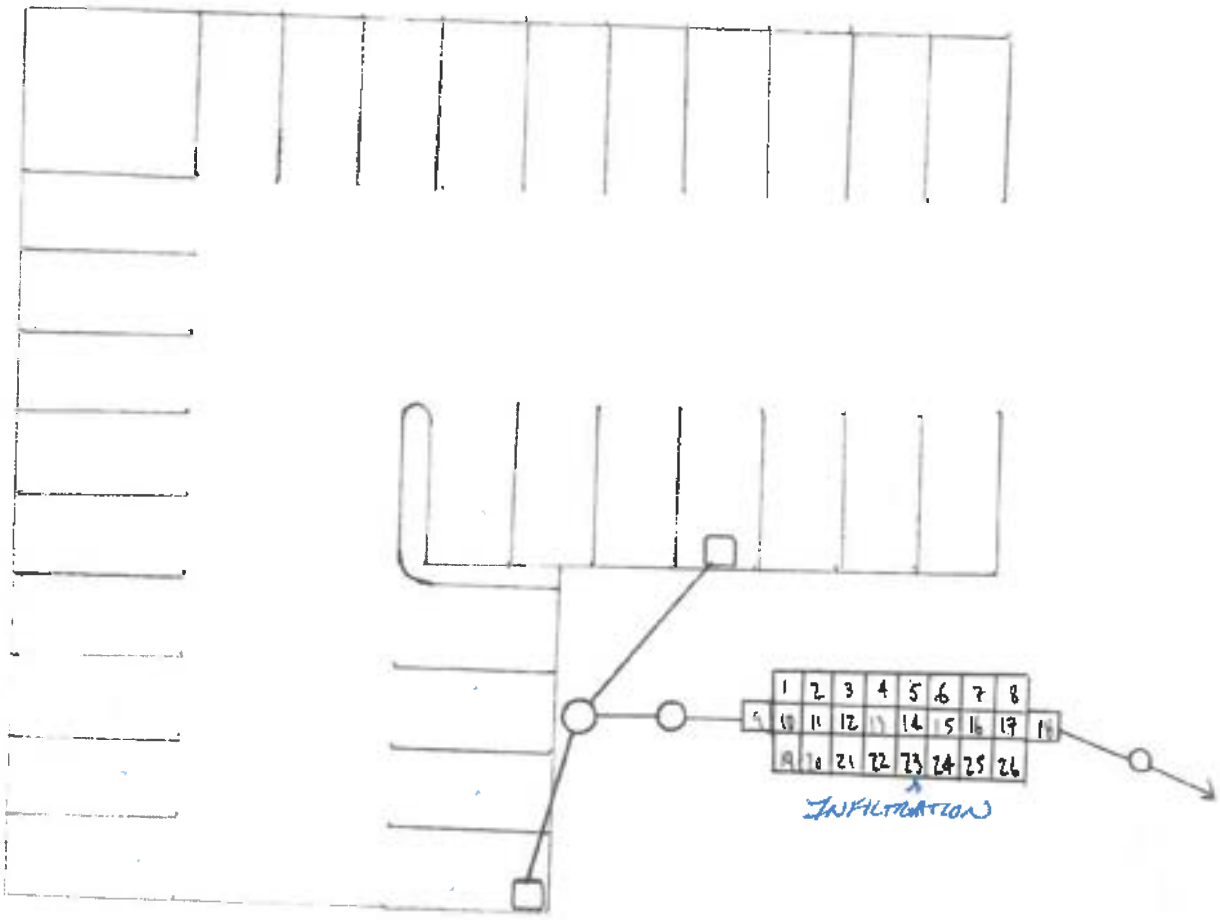

Jarvis Farm Parking Lot
Write a description for your map.
Legend
Feature 1
Feature 2
Untitled Path
Parking Lot
Drainage Area
Google Earth
© 2021 Google
80 ft


Distance From Parking Lot To Nearest Well 1075 FT.
Write a description for your map.
Legend
Parking Lot
Drainage Area
Google Earth
© 2021 Google
N
300 ft


20'
26'
20'
HP
HP
44'
110'
20'
26'
20'
LANDSCAPE AREA
120'

CB#1
R = 104.68
I = 101.18
CB#2
R = 104.32
I = 100.82
DMH #1
R = 104.35
INV IN #1 = 100.45
INV IN #2 = 100.45
INV OUT = 100.35
BOTTOM OF INFILTRATORS ≈ 98.33'
CB#2
STORM CEPTOR
DMH 1
DMH 2

LA
H.P.
H.P.
104.32
105.54
105.24
105.27
105.18
104.68
105.18
106.50
103.00
103.35
103.50
107.06



SCHEMATIC OF PROPOSED ASPHALT LOT (29 SPACES)

Site 10 – Jarvis Farm
Bioretention and Subsurface Infiltration
691 Common Street, Walpole, Massachusetts

Site Description
The proposed retrofit location is the open area, known as Jarvis Farm, at the northern end of the Town recreation area below an existing Town-owned outfall. This area is next to an Eversource transmission line. Runoff from Hawthorne Drive, Common Street, and Morningside Drive is collected in a series of catch basins and discharges to an outfall beneath the transmission line. From the outfall, runoff flows overland to a public swimming area, which is in the 500 year floodplain. Evidence of high groundwater may be present during winter.

Proposed Concept

- Install an infiltration basin in the area between the transmission lines and the access road before it reaches the public bathing area.
- Include a sediment forebay or similar pretreatment structure to improve treatment and extend the lifespan of the infiltration basin.
- If groundwater is elevated at Jarvis Farm, an underdrain may be required. Underdrain and/or overflow structure should connect to existing culvert under the access road.
- In the cul-de-sac of Hawthorn Drive, divert flow from the existing catchbasins into an arched chamber subsurface infiltration system.

Site Concept Summary
Total Impervious Area: 3.61 acres
Treated Water Quality Volume: 5,353 ft³
Treatment Depth: 2.21 inch

Estimated Cost (Cost Range)
JF_SSI_1: $229,000
($160,000 - $344,000)

JF_IB_1: $34,000
($24,000 - $51,000)

Image 1: Existing stormwater outfall (partially obscured by leaves).

Image 2: Proposed infiltration basin area (JF_IB_1) is shown in ope
to the left of gravel road.