



TOWN OF MAYNARD
Office of Municipal Services

MUNICIPAL BUILDING
195 Main Street
Maynard, MA 01754
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www.townofmaynard-ma.gov

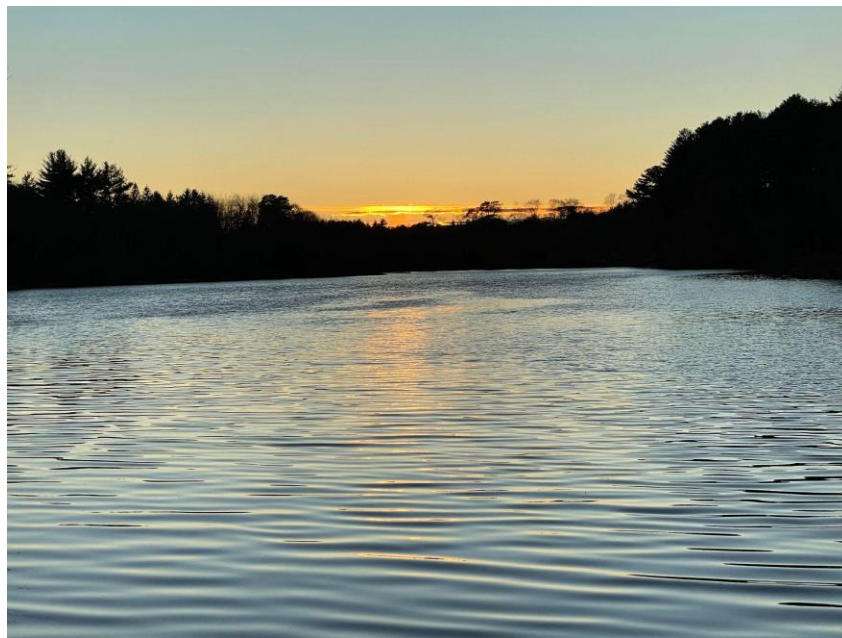
Board of Health
Board of Appeals
Conservation Commission
Planning Board

Building & Inspections
Licensing

Community Preservation Committee Funding Proposal

Title: Ice House Landing Improvements

Date: November 26^h, 2021



Contact:

Megan Zammuto

Maynard Conservation Commission
195 Main Street, Maynard, MA 01754
978-897-1360

Submitted to:

Community Preservation Committee
Maynard Town Hall
195 Main Street Maynard, MA 01754

INTRODUCTION

The Maynard Conservation Commission is pleased to resubmit this proposal to the Community Preservation Committee (CPC) for improvements to Ice House Landing. Ice House Landing is located along the Assabet River and includes an educational park, a picnic area, and a boat landing, as well as two acres of relatively undisturbed woodland with a short trail running through it. This proposal requests funding for multiple improvements to the park: a new informational and educational kiosk, the reclamation and improvement of the hiking trail, the design and implementation of a self-guided educational tour of the trail, and a new bench near the boat launch.

The Maynard Conservation Commission requests funding from the CPC to both rehabilitate and further enhance Ice House Landing for recreational and educational park use. With the recent opening of the Assabet River Rail Trail and the addition of the kayak launch, Ice House Landing has experienced greater usage. Further improvements would allow Ice House Landing to transition into a destination for locals and visitors alike.

PROJECT DESCRIPTION

1. Project Category

The Maynard Conservation Fund Support proposal addresses the Recreation and Open Space Categories.

2. Funding Scope

The Maynard Conservation Commission requests \$7,094.00 in funding.

3. Goals

The specific objectives of this funding request include the replacement of the existing damaged informational kiosks with one kiosk; the reclamation of the trail; the creation of an interactive and educational trail guide; and a new bench overlooking the Assabet River.

Goal 1: Replace the informational kiosks at Ice House Landing

There are currently three informational kiosks located at Ice House Landing. The kiosks provide information to park goers: one summarizes the history of the Landing; one provides environmental information on the wooded area and the Assabet River; and the last one provides information on plant and animals species. Unfortunately, the three preexisting signs are in poor condition. All of the kiosks have experienced rot and insect damage, making them structurally unsound. The plexiglass has oxidized over time, and water has leaked inside of the kiosks, making the underlying information difficult to read. The kiosks need to be removed and replaced. Furthermore, due to water and sun damage, the informational graphics inside of the kiosks will have to be replaced. Unfortunately, the backup files for the kiosk inserts cannot be found, so they will need to be recreated by a graphic artist.

Goal 2: Improve the Ice House Landing Trail

Currently, there is a hiking trail at Ice House Landing. Unfortunately, the lack of maintenance and upkeep throughout the years has led to its poor condition. The hiking trail still exists, but many areas are overgrown, and downed trees and branches, as well as rocks are encroaching on the paths. The areas where paths lead from the trail to the edge of the river need major clearing to provide fishing and viewing access. For the trails to be restored to their original condition, minor vegetation clearing along the main trail and the paths to the waterfront, and the removal of large rocks from the path and path entrances is required.

Furthermore, the trail entrance in the park and those along the Rail Trail are not marked. Signs are needed to mark the entrances to the trail. This will increase the visibility of the trail, and the entire Ice House Landing Park. Also, the old foundation of one of the old Ice Houses is located along the trail. Another sign will be placed near the foundation to let trail goers know the historic significance of the foundation.

Goal 3: Expanding upon the “outdoor classroom/educational park” title with the creation of a self-guided tour

In its inception, Ice House Landing was meant to act as an educational park/outdoor classroom for people to learn about local history and local ecosystems. While the educational kiosks do provide information about the park and the ecosystem, they are in no way interactive. One goal is to provide authentic learning opportunities beyond the traditional classroom setting for local students, Rail Trail users, and anyone simply interested in learning about local history and the environment.

To expand upon the educational potential of the site, we are interested in creating a “guide” to the facility. The guide would summarize some of the information from the kiosks, while also providing a more interactive experience. This could include an identification guide for adults and children to use to identify trees, animal tracks, animal tracks, or even material and structures from the old Ice House. This guide could be available in laminated copies meant to be returned to the kiosk and/or trail entrance sign in the park itself, or online to be printed or even downloaded onto mobile devices such as tablets or phones.

Beyond the improvements to the park, this would be a great project opportunity for one to two Maynard High School students or Boy Scouts interested in local history, wildlife biology, education, and/or graphic design. As part of their senior project requirements for graduation, or Eagle Scout project, students or Boy Scouts would work with the Conservation Agent to design and develop the guide. This includes researching local history, learning how to identify plants and wildlife, and learning graphic design.

While the actual creation of the program will be accomplished through volunteer efforts, money is required for the printing and laminating of the guides, as well as a waterproof container to hold the brochures, which will be mounted onto the trail signs.

Goal 4: Provide seating near the boat launch

Currently there is no seating near the boat launch at Ice House Landing. A new bench would provide a place for kayakers and canoers to rest after hauling their boats in and out of the water. Furthermore, it provides a peaceful sitting area for people to view the Assabet River.

4. Community Need

The Maynard Open Space and Recreation Plan addresses Maynard’s resource protection needs in Chapter 7 and goals and objectives in Chapters 8 and 9. The analysis of community needs was determined as part of a public participation process.

This funding request primarily addresses the following goals established by the community survey by the 2017 Open Space and Recreation Plan:

Goal 1: To maintain, protect, and improve the quality of Maynard’s natural resources for the benefit of all current and future residents

- *Promote awareness of available trails and identify new trails - Set up kiosks with trail information*

Goal 3: To maintain, improve and address public and private recreational facilities to meet current and future needs of all residents.

- *Improve access to the Assabet River*
- *Maintain and improve existing recreational facilities*

5. Budget

The Maynard Conservation Commission is requesting \$7,094.00 in funding to support the improvement of Ice House Landing. The actual quotes are attached at the end of the document.

Goal	Cost Per Unit	Source
Goal 1: Replace the information kiosks at Ice House Landing		
Replacement Kiosk	\$2,000.00	Quote from DPW based off their kiosks
Graphic redesign of the panels	\$600.00	Quote from ISS Graphic Design
Labor to install the kiosk and remove old kiosks	\$400.00	Based off DPW overtime rate
Goal 2: Improve the Ice House Landing Trails		
Labor to clear trails, remove large branches, improve connections to the ARRT	\$1,000.00	Based off DPW overtime rate
Signage marking the entrance and exits of the trail	\$200.00	Quote from DPW based off their signs
Labor to install signs	\$300.00	Based off DPW overtime rate

Sign commemorating the Ice House foundation	\$100.00	Quote from DPW based off their signs
Goal 3: Create a self-guided educational tour		
Research and design of self-guided tour and accompanying materials	\$0.00	Volunteer/Student work
Printing and lamination of materials	\$58.00	Quote from Uprinting for 50 copies
Waterproof box for storage of on-site guides	\$36.00	Quote from Uline
Goal 4: Provide seating near the boat launch		
New park bench	\$2,000.00	Quote from DPW
Park bench installation	\$400.00	Quote from DPW
Estimated Total: \$7,094.00		

6. Funding

The Town currently does not have budgeted resources for the full park enhancements. OARS, a local non-profit organization whose mission is to protect, improve, and preserve the Assabet, Sudbury, and Concord Rivers, paid for the kayak launch, and recently donated a sign marking the launch along the ARRT.

7. Timeline

The Conservation Commission would like to complete these changes as soon as possible, or as weather allows. Once funding is in place, the work can be completed in two to three months.

8. Implementation

The Maynard Conservation Commission is responsible for implementing this project. Megan Zammuto, Assistant Town Manager, will be the prime contact person until a new Conservation Administrator is in place in December 2021, and the Conservation Commission will provide oversight and review about this grant and implementation plans.

9. Maintenance

Maintenance of municipally owned parks and conservation land is provided by the Department of Public Works. On top of regular maintenance, the Conservation Agent is currently in the process of re-establishing a Trailkeepers group. The Trailkeepers group will be committed to the upkeep of the Town's trails, and will create a working to do list of maintenance work needed on the trails, such as those connected to Ice House Landing. At least once a month, the Trailkeepers will go out as a group to selected trails to do some basic maintenance work, such as cutting back vegetation, clearing small branches that have fallen on the path, and picking up trash. This will add to the maintenance provided by the DPW.

10. Other Information

The Conservation Commission believes that Ice House Landing has the potential to become a recreational and educational destination in Maynard. The park already includes a place for people to sit, sculptures for people to view or for children to play on, a boat launch, interpretive signage, and a trail. The park can be elevated beyond its current condition with the minor improvements mentioned above, so that it becomes an attraction along the Assabet River Rail Trail and even potentially a location for outdoor learning.

Graphic Design Quote

From: steven@issondemand.com
To: andrea@issondemand.com; Kaitlin Young
Subject: RE: Maynard FW: quote on project
Date: Thursday, October 04, 2018 9:34:59 AM
Attachments: [Maynard Electric Car Graphic Concepts.pdf](#)

Hi Kaitlin,


It was great talking with you yesterday. Here is the pricing for the kiosk signs we spoke about.

2 – 36”h x 48”w, vinyl adhesive print, UV protective matte laminate, mounted to 1/8” DiBond, corner holes 1/8”dia, slight rounded corners. This material is for all weather...\$600.00 delivered.

Please let me know what you think...I have also attached the designs we did for Aaron for the black electronic car.

Trail Brochure Quote (High gloss laminated, 100lb paper, trifold)

My Cart | 1 Item



Tri Fold Menus - Premium Glossy

Qty: Remove

Base Price	\$10.00
Item Total	\$52.00

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Product Total

\$52.00

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Quote for 2 Outdoor Brochure Holders

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Outdoor Brochure Holder



Frosted, attractive, long-lasting polystyrene.

- Self-closing lid keeps weather off real estate listings, maps and other literature.
- Holds pamphlets up to 8 1/2 x 11".
- 2" deep, holds up to 250 sheets.
- Mounts on walls or posts with included hardware.

[More Images](#)

SOLD IN CARTON QUANTITIES

MODEL NO.	SIZE W x D x H	QTY./ CTN.	PRICE PER DISPLAY			ADD TO CART
			2	4	6+	
S-12207	9 1/4 x 2 1/2 x 13 1/4"	2	\$18	\$17	\$16	<input type="text" value="2"/> <input type="button" value="ADD"/>

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Add Product by Model #

Model #	Description	Qty	Price	Total	Remove
S-12207	Outdoor Brochure Holder	<input type="text" value="3"/>	\$18.00/EA	\$36.00	<input type="button" value="X"/>
			SUBTOTAL =	\$36.00	

Shipping | |

\$30+ orders are eligible for a free item. Limit 1 free item per order.

Quotes from DPW

(quotes are highlighted for clarity)

From: Aaron Miklosko <amiklosko@TownofMaynard.net>
 Sent: Friday, November 2, 2018 9:34 AM
 To: Kaitlin Young <kyoung@TownofMaynard.net>
 Subject: CPC item quotes

See below.

Aaron Miklosko
 Director of Public Works
 Deputy Emergency Management Director
 Tree Warden

Town of Maynard

Office: 978-897-
1308 Mobile: 978-
793-9376
[amiklosko@townof
maynard.net](mailto:amiklosko@townofmaynard.net)

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From: Kaitlin Young <kyoung@TownofMaynard.net>
Sent: Monday, October 29, 2018 8:52 AM
To: Aaron Miklosko <amiklosko@TownofMaynard.net>
Subject: CPC item quotes

1. 1 wooden kiosk and cost to install
\$2000 for Kiosk and \$400 for installation
2. 1 metal sign on metal pole and cost to install \$100 for sign
and post material. \$100 for installation.
3. 1 park bench and cost to install
\$2000 for bench and \$400 for installation
4. Trim light overgrowth along a 200 foot path
\$1000 for crew plus equipment for the day to work on items 4. & 5.
5. Cost of removing a couple of small rocks on the connection
to the rail trail. I attached a picture of the connection to the trail.
There are big ones that obviously cannot be removed, but there are
also smaller ones that should be removed in case they become loose
and someone slips and falls. See above.

