

**Community Preservation Act  
Final Application for Funding**

**(This document is to accompany the Final Application Form on page 24 of Section 2)**

Project Title: Outdoor Ice Rink

Date 12/01/21

Applicant: John Kinsman

Sponsoring Organization: Recreation Commission

Mailing Address: 52 Summer Street, Maynard

Email: [johnnykinsman@gmail.com](mailto:johnnykinsman@gmail.com)

Phone: (617) 388 5779

CPA Category: Recreation

CPA Funds Requested: \$7,000

Total Cost: \$7,000

Project Description:

1) **Goals:** To convert the currently-unused asphalt lot between Green Meadow Elementary School (Kindergarten wing) and the Crowe Field Parking Lot into a seasonal outdoor ice rink. The purpose is to provide a public place for all members of the community to skate and enjoy the picturesque New England winter in a safe outdoor environment, without having to pay a fee and adhere to the rigid and limited schedules of local indoor rinks. More simply put: Good, clean family fun! Mostly the rink would be used for easy-going free skating for all ages, but with appropriate scheduling of time slots, could also be used for informal hockey (“stick time” in commercial rinks), pond-hockey tournaments, or even curling lessons and competitions.

2) **Community Need:** This is a project that I gladly would have proposed in non-pandemic times because of the high-impact, low-cost joy it can provide to all

ages, but *especially* now in the midst of battling the challenging landscape of Covid-19, an outdoor facility of this sort becomes all the more important. From a personal standpoint, I have two little kids that very much would like to learn to ice skate, but, frankly, I've been fending them off for over a year now because I'm wary of taking them into an ice rink for fear of infecting them or putting others at risk. I'd like to have a safe place in our community to make good on my promise to them.

From an accessibility standpoint, figure skating and hockey are expensive sports, and is therefore not something that everyone gets to try. By converting this currently unused space into a modest rink for the whole community to enjoy, we are providing an opportunity for anyone who'd like to spend some time having fun, learning new skills, and connecting with each other in a safe outdoor environment.

3) **Community Support:** The conversations I've had around this so far have been met with enthusiasm from all sides; the only things that have been introduced are (helpful) logistical questions. Between the temporary nature of the rink installation, the and the current vacant status of the lot in question, I don't see any negative backlash likely from moving forward. I've received early (albeit informal) positive feedback from the School Committee, and have had no opposition from any of the Maynard Public School personnel that I've reached out to. DPW's Justin DeMarco has weighed in on the feasibility (positively), and while there are still logistics to work out, everything seems to be on track. I've got questions regarding Written Permission of Use, and Town Insurance out to Greg Johnson, I will report back on those items as I move forward through the Town Select Board processes as needed.

4) **Budget:** \$7000 (please see below for a more complete answer to the first part of this question).

As far as long-range 2-5 year budget speculation:

\$7,000 initial set up (2022), \$3000 per subsequent year in replacements/upgrades.

So, 2 year budget \$10,000 total. Five year budget would be \$19,000 total.

(Ballpark figures, to be sure, but the initial investment would be the largest one, as most of the elements of this project are reusable).

5) **Funding:** The CPC is the only place (to date) that I've sought funding. I envision opportunities for local companies to provide goods/services in exchange for thanks and/or visibility, but, even without those, this project can move forward with just the money requested in this application. Any money in

the original budget that is not used would either be returned to the CPC fund, or, if deemed a better use, could be rolled over into storing the rink for use the next year.

6) **Timeline:** The rink cannot be officially used with ice skates until the weather is cold enough to freeze the water, so the target opening date is 12/15. If the assembly begins roughly two weeks prior to that, everything should be well in place. I estimate the initial assembly/vendor deliveries/troubleshooting would take 3-5 days with 3ish people, myself being one of them. I have enough neighborhood friends (in various trades) with the skills and the physical capability to assemble the setup without any issues, and I suspect that when word gets out, volunteers will be interested in helping as well. There are no formal arrangements made as yet, but I don't see any problems at all here. Rink would operate on a weather-dependent schedule roughly from 12/15 to 3/15, and then would require another few days for dismantling, as well as preparation for storage until the following winter. (I'm envisioning a few shrink-wrapped pallets stored somewhere on Town Property, but no arrangement for that has been made as yet).

7) **Implementation:** I will be responsible for implementing and managing said project, and will enlist others and delegate tasks/duties as needs arise.

8) **Maintenance:** Once the rink is set up, it will require minimal maintenance, which will be done by a rotating team of COR-checked volunteers from the community (including me). No formal arrangement has been made as yet, but once the project is a "go", then I will be recruiting and scheduling said volunteers. At the start of each day, and at the end of each day, the ice should be assessed and repaired/resurfaced as needed. Any lights that are in use should be turned on/off, and any litter around (hopefully none) will be disposed of. Similar to other municipal facilities (ballparks, soccer fields, playgrounds, and the like) this is a self-run facility that does not require constant attention by any staff, just some regular upkeep (as detailed above) for safety and aesthetics.

#### ADDITIONAL INFORMATION:

9) **Further Documentation:** I have no formal control over the site (Town property), but am inquiring about receiving formal written permission for use from the Town. (Will update as details unfold)

10) **Feasibility Reports:** Please see below.

11) **Zoning Compliance:** Unknown. Relying on the fact that the lot in question was once zoned for self-governed recreation (skate park).

12) Please see below.

13) No other applications.

BELOW PLEASE FIND AN OVERVIEW AND COST BREAKDOWN THAT I PUT TOGETHER IN ADVANCE OF MY PRELIMINARY APPLICATION. I INCLUDE THIS AGAIN HERE TO PROVIDE FURTHER CONTEXT, DETAIL, AND COST BREAKDOWN IN ANSWERS TO QUESTIONS 4, 10, & 12 FROM ABOVE:

### **OVERVIEW AND COSTS:**

Ever since I was a little kid watching Snoopy skate effortlessly around in the snowflakes on the frozen pond, I've always wanted to create an outdoor rink in my backyard; I think of it as a rite of passage in New England. The trouble is that in my case, and in *most* people's cases, the money and logistics involved in achieving that vision have made this an impossibility for too many years. Having witnessed first-hand the palpable joy in the town at events like the Holiday Parade, Maynardfest, the 150th Parade, the fireworks, and on and on, I'm always struck by the way Maynard's civic pride reverberates through the town and is reflected in the eyes of its citizens. I've also noticed how well and how often our town creates lasting memories for the kids who are lucky enough to call Maynard home, and so I got a bright idea; a backyard rink for ALL to enjoy!

### **LOCATION:**

Asphalt Lot between Crowe Parking Lot and Kindergarten Wing of Green Meadow is +/- 100' x 100' (Site of former, now unused, skate Park)

### **Rink Kit 60' x 80'.**

(There are other sizes available, but this allows for a good deal of skating space WITH room to watch/dress/gather around the rink AND still allows for snow to be plowed from the Crowe Parking Lot into the asphalt lot, as in the past.)

**Cost of rink hardware: \$1,338.99** from Iron Sleek (including \$344.99 shipping)

**Cost of accompanying 2"x12"x12' Boards +/- \$1000\***



**WATER:**

We would need access to water on a regular basis. The biggest single-use would be filling the rink in the first place, and then much smaller amounts would be needed to correct cracks/pits in the ice daily, or to fill up the trash-barrel zamboni (see below) once or twice a day.

As of 12/01/21: NO UPDATE YET ON ACCESS TO ELECTRICITY OR WATER, BUT I'VE SINCE NOTICED THAT THE OLD SNACK SHED NEXT TO THE LOT SEEMS TO HAVE BOTH, SO I WILL INVESTIGATE WITH APPROPRIATE PARTIES (DPW?) REGARDING ACCESS TOP THOSE RESOURCES.

**UPKEEP:**

Ballpark timeframe for this to operate (of course dependent on weather) would be from 12/15 to 3/15. I think it'd require someone to check in once each morning and once each evening. Snow would have to be removed with shovels (always on site) and/or snowblowers (brought in voluntarily as needed). I have ideas for a funny manually-operated no-tech trash-barrel zamboni for resurfacing (once a day, or more as availability allows)- but we could also make one out of a riding lawnmower or similar.

**PARKING:**

Parking rules would have to be clearly posted so as NOT to interfere with the operation of Green Meadow, with an easement on parking in the Crowe lot whenever it doesn't interfere with the school.

**LIABILITY:**

As with other towns' recreational facilities, there should be sign informing people that the use of the rink is at their own risk. **AS OF 12/01/21: I have also reached out to the Town to inquire about insurance.**

**AS OF 12/01/21: IMPORTANT UPDATE TO BUDGET INFO DETAILED BELOW:**

**IN MY ORIGINAL VISION, THERE WAS A STIPEND REQUESTED FOR EACH "SHIFT" AT THE RINK, WHICH COULD BE DOLED OUT TO STAFF ON A PER-SHIFT BASIS TO MAKE THEM MORE APT TO SHOW UP. GIVEN THE INTRICACIES AND PROTOCOLS OF WHAT SORT OF PAPERWORK THAT WOULD REQUIRE AND WHAT EXISTING RULES THAT MIGHT VIOLATE, I'VE DECIDED TO MOVE TO AN ALL-VOLUNTEER MODEL. THE ORIGINAL MONEY FOR THE STIPEND FUND WAS \$1200-\$2400. RATHER THAN REMOVING THAST NUMBER FROM THE REQUESTED BUDGET, I'M INSTEAD KEEPING IT IN THERE TO PAY FOR TEMPORARY FENCING AROUND THE RINK, WHICH WAS NOT ORIGINALLY THERE.**

**Estimated (Known) Costs total: \$5748.99**

That includes the bulk of the physical structure. **12/01/21: AS WELL AS \$1200-\$2400 FOR FENCING.** Allowing an exaggerated safety net of \$1,000 for cost over-runs (delivery fees, maybe pool noodles similar to cushion the boards, tax, last-minute lumber for troubleshooting, etc.), the entire project still comes in under \$7,000. The cost would come down if we can secure donations of goods from local vendors in exchange for publicity/visibility.

I think it likely that some of that allotted money could be returned in the spring, or, assuming success, could serve as seed money to store all this stuff for re-use the following year!

I think that's it for now. I'm really excited about the possibility of this, so any wisdom/ideas/feedback you and the committee could provide would be very much appreciated!

Thanks,

Johnny Kinsman  
617 388 5779  
[johnnykinsman@gmail.com](mailto:johnnykinsman@gmail.com)

