

**GREAT BARRINGTON
COMMUNITY PRESERVATION COMMITTEE**

RECEIVED
TOWN OF GREAT BARRINGTON

APPLICATION FOR CPA FUNDING - Step 1

OCT 29 REC'D
SELECTBOARD &
TOWN MANAGER'S OFFICE

Date Received (for office use only)

Applicant Name Town of Great Barrington (Planning Dept.)

Project Name Old Maid's Park Design & Engineering

Project Address Wyantenuck St, Housatonic

Contact Person Chris Rembold Title: Asst. Town Manager

Phone No. 528-1619 Email crembold@townofgbma.gov

Brief Project Description (attach up to 1 additional page if necessary)

With assistance from an MVP grant, the Town is undertaking a community planning and engagement process related to Old Maid's Park on the Williams River. If this CPA request is funded, it would support the engineering and design component of the project, including: preparation of baseline and existing conditions survey; preparation of conceptual plans; testing feasibility and estimating costs for improvements identified during the public engagement. A letter of interest and preliminary scope of services from a professional engineering team is attached here.

Amount of CPA funding you are seeking: \$ 50,000

When do you request the CPA funding be received by your project? FY27

Property Owner (if different from applicant)

Owner's Name _____

Owner's Address _____

Phone No. _____ Email: _____

If Owner is different from applicant, you must include a letter signed by the Owner giving permission to apply for funds for the specified project on the Owner's property.

In the following chart, mark the box(es) that best apply to your project.
Boxes with an X through them are not CPA eligible activities. Contact the Town Planner if you need more information.

| | OPEN SPACE | HISTORIC RESOURCES | RECREATIONAL LAND | COMMUNITY HOUSING |
|---|--|--|--|--|
| <p>Activities (refer to Glossary for definitions)</p> | <p>Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, wetland, river, stream, lake and pond frontage, land to protect scenic vistas, land for wildlife or nature preserve, and land for recreation use.</p> | <p>Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.</p> | <p>Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.</p> | <p>Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80% of US HUD Area Wide Median Income.</p> |
| <p>ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>CREATION To bring into being or cause to exist. <i>Seidman v. City of Newton</i>, 452 Mass. 472 (2008)</p> | <input type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>PRESERVATION Protect personal or real property from injury, harm or destruction</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable</p> | X | X | X | <input type="checkbox"/> |
| <p>REHABILITATION AND/OR RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties</p> | <p>Only applies if property was acquired or created with CPA funds</p> <input type="checkbox"/> | <input type="checkbox"/> |  | <p>Only applies if housing was acquired or created with CPA funds</p> <input type="checkbox"/> |

Chart adapted from "Recent Developments in Municipal Law", Massachusetts Department of Revenue, October 2012.

End of Step 1 application

GREAT BARRINGTON COMMUNITY PRESERVATION COMMITTEE

APPLICATION FOR CPA FUNDING – Step 2

Date Received (for office use only)



All applicants submitting Step 2 must include a copy of their Step 1 application.

All applicants must answer questions 1-11, and question 19. For question 12-18, only answer questions that are applicable to your CPA area. For example, if your project has to do with Historical Preservation but does not include Housing, then you may skip questions 12, 13 and 14, but you must answer all questions under the subheading "Historical Preservation Projects."

You may attach additional sheets as necessary to answer the numbered questions, up to a maximum of 8 additional pages of narrative. These additional pages must be formatted with a minimum 11 point font, 1 inch margins. If your project combines two or more CPA priorities, such as Community Housing AND Open Space, then you must answer ALL questions under both of those 2 subheadings and you may include up to 10 additional pages of narrative. (Please note Open Space and Recreation is considered one CPA priority.)

All pages must be numbered. Please number each attached Page 1 of 8, Page 2 of 8, etc. If your answers are on separate sheets, also number each answer so that it corresponds with the number of the question you are answering.

Applicant Name Town of Great Barrington (Planning Dept.)

Project Name Old Maid's Park Design & Engineering

Project Address Wyantenuck St, Housatonic

Assessor's Map 26 Lot 81A + 91A

Property Deed Book / Page see #3 below / _____

1.) Project Budget (list all sources and uses, including grants, fundraising, etc.)

Total CPA funds requested: \$ 50,000

Fill in the chart below showing all project sources and uses, including requested CPA funds:

| Source Name | Amount | % of total | Used for | Committed? |
|---------------|--------|------------|------------------------|------------|
| CPA | 50,000 | 38% | design and engineering | no |
| MVP grant | 80,860 | 62% | community engagement | yes |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Total budget: | | \$130,860 | | |

Attach additional budget sheets or project budget if necessary. Budget pages do not count towards the 8 page limit. Be sure to include project management, oversight, engineering, and administrative costs that may be incurred. Describe all funding that has been sought and/or is available for this project.

2.) Timing of Funds: Describe when CPA funds and other funding sources are to be received.

CPA: FY27

MVP: Already in hand.

3.) Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any:

The bulk of the property was donated to the Town in the early 1960s (see Book 334 Park 594), and there is not a permanent protection on file.

Another 0.18 acres was donated in 2003 and is restricted by Deed conditions (see Book 1477 Page 254, and subsequent agreement at Book 1477 Page 304).

4.) Proposed Use or Deed Restrictions after Project Completion (in accordance with CPA rules):

No changes or new restrictions would be required per CPA rules. The park is open to the public and will remain so.

5.) Describe the project team, including project management personnel, design professionals, contractors, and other applicable consultants, their relevant experience, so forth. Attach additional pages/resumes as needed.

The project would be led by the Planning Director and ongoing teamwork with the DPW, Parks Commission, Housatonic Improvement Committee, and Selectboard. The Planning Director has over 15 years experience leading related projects with the Town, including the Lake Mansfield Improvements, and 25 years of experience in related projects.

Additional Information: These pages do not count towards the 8 page limit. Attach additional information as appropriate, for example:

- Project timeline;
- Plans or drawings stamped and signed by an Engineer or Architect as appropriate;
- Photographs;
- Map showing project location in town;
- Ownership letters or site control verification;
- Budgets;
- Feasibility studies;

- Existing conditions reports or needs assessments;
- Letters of support;
- Resumes and experience of key personnel;
- For Historic Preservation projects, if the project is not State Register-listed, the applicant must provide a letter from the Historical Commission which details the significance of the project to Great Barrington's history, culture, architecture or archeology.

Funding Considerations

6.) Consistency: Describe how the proposed project is consistent with the Community Preservation Plan and with the Great Barrington Master Plan.

7.) Town Projects: Is the proposed project for a town-owned asset? Yes No
If yes, please describe funding options. For example, what portion of the project budget is CPA funding? If CPA funds are not received, what are the alternative funding options, if any?

8.) Public Benefits: Describe the public benefits of the project.

9.) Leverage: Will the CPA funds be used to leverage or supplement other funding for this project? Please explain other sources and whether they have been committed.

10.) Community Input and Support: Describe any community input, meetings and/or support that you have for your proposed project. Include support letters as applicable (they will not be counted towards the 4-page limit). Letters should be unique and not reproduced form letters.

11.) Permits: Describe permits that may be required, the status of those permits or applications, and/or when the applications will be submitted and permits received.

Affordable Housing Projects

12.) Affordable Housing Projects: Clearly describe how the project meets the Affordable Housing goals of the Community Preservation Plan.

13.) Affordability Level(s):

| | |
|-------------------------------|--------------------|
| _____ % of area median income | no. of units _____ |
| _____ % of area median income | no. of units _____ |
| _____ % of area median income | no. of units _____ |

14.) Other Information: Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation?

Historic Preservation Projects

Applicants should note: all CPA-funded historic preservation projects must comply with the US Secretary of the Interior's standards for the treatment of historic properties.

15.) Historic Preservation Projects: Clearly describe how the project meets the Historic Preservation goals of the Community Preservation Plan.

N/A

16.) Other Information: Describe any other relevant information about the project and the site. For example: is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site; is the site or could the site be contaminated and if so what is the plan for remediation.

N/A

Open Space and Recreation Projects

17.) Open Space and Recreation: Clearly describe how the project meets the Open Space and Recreation goals of the Community Preservation Plan.

Please see attached narrative.

18.) Other Information: Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals? Does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation.

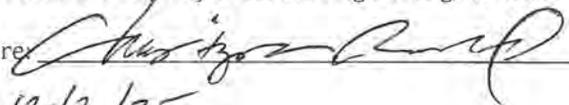
Please see attached narrative.

Certification

19.) This application was prepared, reviewed, and submitted by:

Name: Christopher Rembold
Ph: 413-528-1619 x. 2401 Email crembold@townofgbma.gov

I hereby certify that all of the above and included information is true and correct to the best of my knowledge. [For non-municipal applicants only: I further declare my willingness to enter into a Contract with the Town of Great Barrington to govern the use and expenditure of CPA funds.]

Signature:  _____

Date: 12/3/25

All hard copies of the entire application package, and one PDF of the entire application package, are due prior to the 4:00 PM deadline.

Number all pages.

6.) Consistency: Describe how the proposed project is consistent with the Community Preservation Plan and with the Great Barrington Master Plan.

Background: Old Maid's Park is in close proximity to the Housatonic Village Center, and one can walk or bike there without navigating steep hills or busy roads. The park is owned by the Town of Great Barrington, and its 3.9 acres span both sides of the Williams River. This proposed CPA project will complement, and help implement, the Town's current Municipal Vulnerability Preparedness (MVP) grant from the State, which has funded a community planning and engagement process related to Old Maid's Park on the Williams River. Specifically, ***a goal of this project is to enhance the climate resilience of our most valued community open spaces, particularly those that are near or within walking distance of population centers and those that provide (or have the opportunity to provide) shade and access to water resources for cooling and recreational benefits for people of all ages and abilities.***

The MVP grant-funded community engagement process will result in improvement plans for Old Maid's that will need to be refined by civil engineers and landscape architects for feasibility, permitting, and cost implications. This CPA request is intended to fund that engineering and design work, including: preparation of baseline and existing conditions survey of the site (documenting all property lines, site features, structures, topography and so forth); preparation of conceptual plans; testing feasibility and estimating costs of improvements identified through the community engagement process.

Consistency: The project is consistent with the CPA Plan, which includes a recognition of "the mounting realities of climate change" and states that one of the town's CPA needs is to "serve the changing needs of our community, particularly those most in need of convenient places for cooling, recreation, and community gathering, as well as our aging and less mobile population." That is in fact the exact intent of this project. It will develop plans that improve Old Maid's Park as a place that can continue to serve the open space, recreation, and cooling needs of the community.

This project will meet the following two of the five CPA open space and recreation funding priorities:

- "Support projects designed to help mitigate the impacts of climate change on our community.
- Provide for a demonstrated community open space or recreational need and be accessible for a variety of ages and abilities."

This project is also consistent with the Town's Master Plan, specifically Goal OSR 3, which states, "Parks, open space and recreational area should serve the changing needs of our community."

Finally, the project is consistent with the recommendations of the Town's **2025 ADA Plan**, which calls for specific handicapped accessibility improvements at Old Maid's park. Relevant pages from that plan are attached to this packet.

8.) Public Benefits: Describe the public benefits of the project.

Public benefits include direct benefits to people (access – for all abilities – to the health, cooling, recreational, and social benefits of nature, and flood resilience), and direct benefits to wildlife (improved water quality, improved cold water connectivity, removal of invasive plants, flood resilience).

1. The park is already open to the public during daylight hours, and it will remain so.
2. This project is intended to result in a more accessible park, as per the recommendations of the 2025 ADA Plan. Currently, the grassy path from the parking area down to the water is too steep, and it is not a “firm and stable surface;” therefore, it does not meet accessibility regulations. As a result only relatively able-bodied individuals can access the water. **Photos 5 and 6** provided with this application illustrate the steep slopes.

Access to natural waterways for recreation, joy, sport, and cooling helps to facilitate human health and well-being, and provides an important means to cope with the impacts of climate change. People are generally healthier when they can access the outdoors, particularly in a warming climate. Health and cognitive impacts from extreme heat is one of the most urgent human impacts listed in the 2022 Massachusetts Climate Change Assessment. As climate change increases the frequency of extreme heat days, residents can experience impacts on their health and cognition disproportionately. Extreme heat impacts the ability to work in climate-vulnerable or outdoor industries due to weather conditions or the need to care for others who are sick due to extreme heat. Therefore places to cool down and be outside are becoming more and more essential for people of all ages and mobility.

Further, when people have places to gather, that can create or enhance existing social connections, strengthening the social fabric and therefore the climate resilience of the community.

3. This project could improve water quality. Currently stormwater in the upper parking lot area is collected into catch basins that drain directly into the river without filtration or cooling. The best practice to filter stormwater would be to install rain gardens or other infiltration measures, similar to what was installed in the Lake Mansfield parking area. **Photos 8 and 9** provided with this application illustrate the catch basins, erosion, and lack of stormwater infiltration features.

In particular, hotter weather is bringing more extreme rainfall events, and an increase of unfiltered runoff can negatively impact the community by polluting waterways and transmitting diseases to people who swim or recreate in the waterway. E. coli monitoring data from the Great Barrington Health Department shows that bacteria counts at Old Maid’s and two other sampling locations typically get higher in August, typically the warmest month of the year. By investing in infrastructure improvements to reduce runoff into the Williams River swimming hole and improving access, we can ensure that additional cooling and bathing locations are continuously available as our climate continues to change and impact water quality.

Improvements to runoff, steep slopes, and new plantings can also mitigate soil erosion, another major factor in another water quality degradation. Soil erosion into waterways adds

more silt and sedimentation into the stream, the makeup of which can include nutrients like phosphorus and nitrogen. This can then change the water chemistry, harm native flora and fauna, and increase the water temperatures.

4. This project could improve wildlife habitat. The Williams River is a relatively large tributary to the Housatonic River. It begins in West Stockbridge and flows through Great Barrington, connecting into the Housatonic just south of Division Street. The Williams River is a designated coldwater fish resource that supports wild and stocked Brown Trout but suffers from high water temperatures, making it more intolerable for native coldwater fishes. We will coordinate with Housatonic Valley Association (HVA) and Mass. Division of Fisheries and Wildlife (Mass Wildlife) to consider what improvements can mitigate degradation of the river ecosystem, and what improvements can mitigate soil erosion. Both groups have extensive expertise in this type of work, both have been active in planning for climate change mitigation and adaptation, most importantly, both have pledged their support to the MVP project. Mass Wildlife is leading a multi-agency effort funded by a National Fish and Wildlife Foundation "America the Beautiful" (ATBC) grant federal grant to improve river ecosystems. HVA leads the *Berkshires Clean Cold and Connected* project. Both Mass Wildlife and HVA have commented to partnering in our community engagement efforts, helping to educate the Town and our community about climate change, its existing and future impacts on the river and park, and potential solutions for this park.
5. This project could improve flood resilience. Impoundments (dams), particularly poorly constructed dams, can be extremely vulnerable to extreme rainfall events. As climate change makes the frequency of extreme precipitation more frequent and more likely, the Williams River is sure to experience extreme river flows which could imperil the dam and lead to flooding in the case of dam failure. On the other hand, a river without obstructions and with healthy vegetation has more opportunity to spread out the flow, to slow the flow, and to mitigate extreme flooding. If the community engagement process identifies dam removal as an option, Mass Wildlife stands ready, with over \$1 million if needed, to deliver on the deconstruction of the dam and restoration of the river.

9.) Leverage: Will the CPA funds be used to leverage or supplement other funding for this project? Please explain other sources and whether they have been committed.

This CPA project is part of a multi-agency effort. The Town is already underway on an \$80,860 MVP grant funded project. Furthermore, if the community engagement process identifies dam removal as an option, Mass Wildlife stands ready, with over \$1 million, to deliver on the deconstruction of the dam and restoration of the river.

10.) Community Input and Support: Describe any community input, meetings and/or support that you have for your proposed project. Include support letters as applicable (they will not be counted towards the 4-page limit). Letters should be unique and not reproduced form letters.

The MVP grant-funded work underway is all about community input and engagement. Three main goals of the project are:

1. To develop a plan to enhance the Old Maid's Park resilience to climate change impacts

2. To develop a plan that will ensure universal accessibility to the park for all community members and create solutions that embody the values and needs of the community
3. To utilize community engagement practices as a means of informing the plan development and of creating deeper and lasting community connections within the Village of Housatonic and the wider region

The process will utilize a variety of discussions and events to achieve these goals, including

- A “Welcome to Old Maid’s Park” events to introduce residents to the park. (The park is relatively little known, according to previous town surveys.)
- Interactive Community Dinners in Housatonic (for example, at the Housy Dome or Berkshire Pulse).
- Outreach at community hubs, which could include the Alice Bubriski Memorial Playground, the winter farmer’s market at the Housy Dome, Ramsdell Library, and village businesses.
- Collaboration with *Language Justice Solutions* to ensure translation, interpretation, and cultural accessibility at all events.
- Making materials, signage, and surveys be multilingual (English/Spanish at a minimum) and ADA-accessible.
- An inclusive community survey to collect broad community perspectives.
- Youth engagement with Old Maid’s Park and the Williams River through meaningful activities that are rooted in environmental science, climate science, etc. in collaboration with schools and/or other community organizations.
- After information collection, work with the design/engineering team to develop public forums to present draft design concepts and gather feedback
- Seek to form a diverse and multigenerational community stewardship group or task force to sustain engagement beyond the grant period

This work will also complement the work of the Mass. Division of Fisheries and Wildlife (Mass Wildlife), which is funded by a National Fish and Wildlife Foundation “America the Beautiful” grant. Mass Wildlife, with the support of the Great Barrington Parks Commission, proposed in 2023 to undertake a community engagement process to learn what is desired and needed to improve the swimming access at Old Maid’s Park, including potentially removing the unsafe remnant dam. Mass Wildlife’s watershed-wide goals include improving the Williams River as a coldwater fish habitat, removing invasive plants, and improving the riparian forest’s ability to moderate increases and decreases of precipitation and water temperature expected to occur with climate change.

HVA supports the work as well. HVA works across the entire 2,000 square-mile Housatonic River Watershed to conserve the natural character, environmental health, and the economies of the region by protecting and restoring its land and waters for today and for future generations. As such, HVA has long been invested in conservation projects that both ensure public access to natural spaces and protect key habitat for both terrestrial and aquatic wildlife.

We will keep all partners informed, and we will keep all relevant Town boards and committees informed. And, of course, all will be welcome at the above events.

17.) Open Space and Recreation: Clearly describe how the project meets the Open Space and Recreation goals of the Community Preservation Plan.

The project is consistent with the CPA Plan, which includes a recognition of “the mounting realities of climate change” and states that one of the town’s CPA needs is to “serve the changing needs of our

community, particularly those most in need of convenient places for cooling, recreation, and community gathering, as well as our aging and less mobile population.” That is in fact the exact intent of this project. It will develop plans that improve Old Maid’s Park as a place that can continue to serve the open space, recreation, and cooling needs of the community.

This project will meet the following two of the five CPA open space and recreation funding priorities:

- “Support projects designed to help mitigate the impacts of climate change on our community.
- Provide for a demonstrated community open space or recreational need and be accessible for a variety of ages and abilities.”

This project is also consistent with the Town’s Master Plan, specifically Goal OSR 3, which states, “Parks, open space and recreational area should serve the changing needs of our community.”

18.) Other Information: Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals? Does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation.

This is not a construction project, and no specific approvals are required. This project will however develop a list of all approvals that may be necessary for improvement scenarios that may emerge from the community engagement process. The following permits or approvals could be required

- Parks Commission, Selectboard, and Town Meeting for funding or operational questions.
- Conservation Commission and Mass DEP for work in or near wetlands, rivers, and flood zones
- Army Corp of Engineers, for work on the dam and under water
- Natural Heritage and Endangered Species Program, for any work in identified habitat areas

Additional Information Attached:

Existing Conditions Photos

Map Showing Project Location

Related Property Deeds

Pages from the 2025 ADA Plan

Letter of Interest from Civil Engineers

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

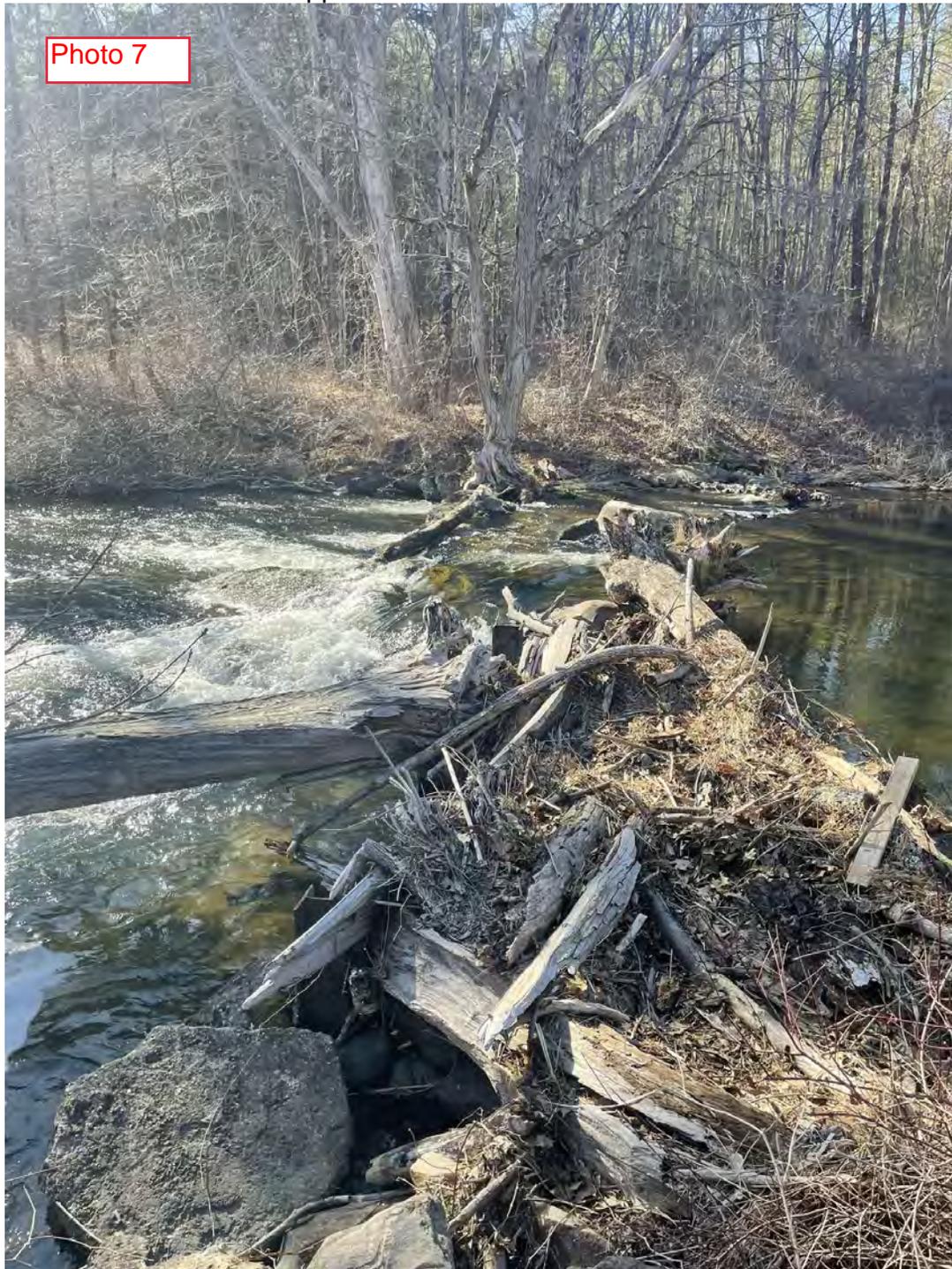
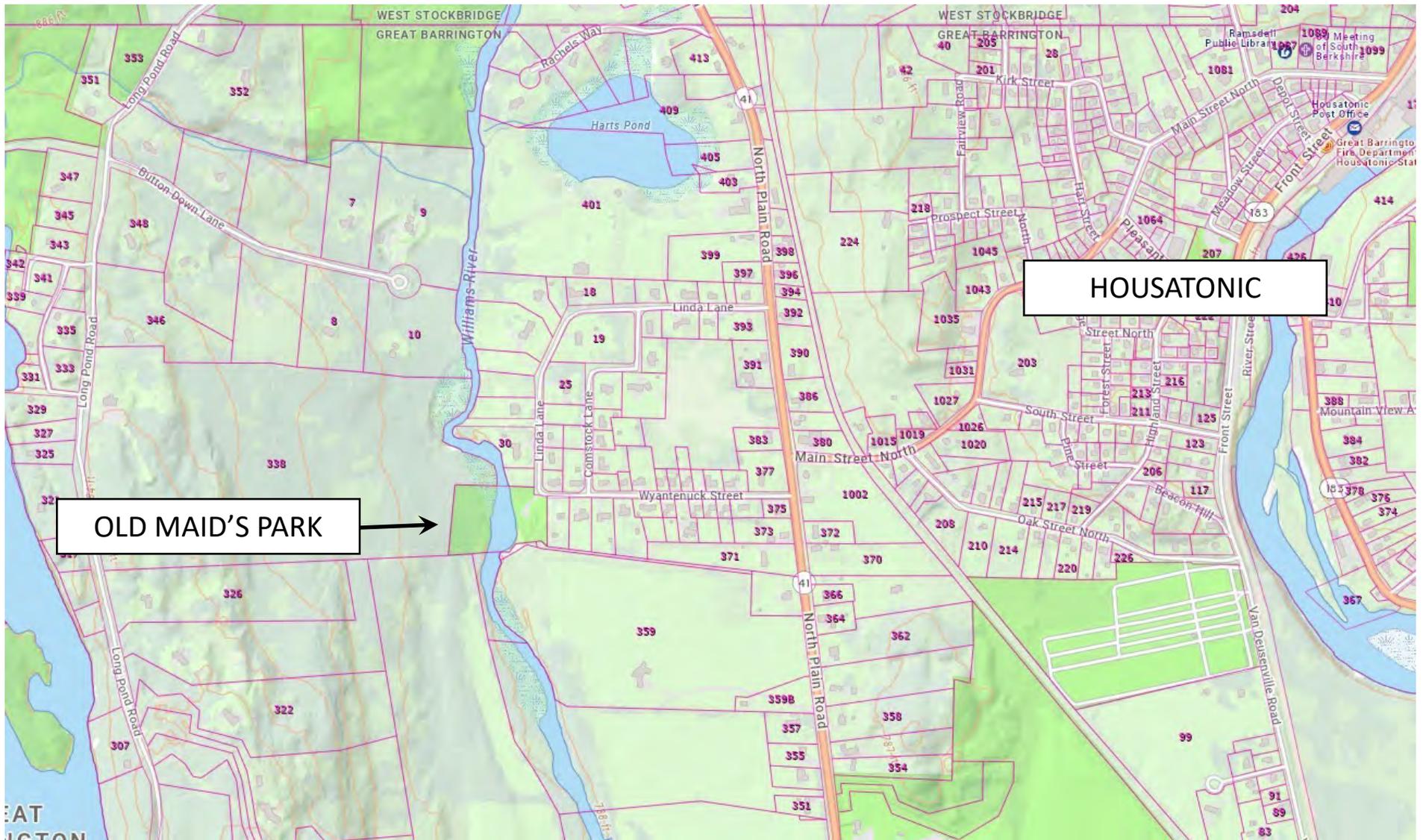


Photo 8



Photo 9





BOOK 334 PAGE 595

In witness whereof, the said Wheeler and Taylor Realty Company has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Robert K. Wheeler its President this 4th day of April in the year one thousand nine hundred and sixty-two.

Signed and sealed in presence of

WHEELER AND TAYLOR REALTY COMPANY by Robert K. Wheeler



The Commonwealth of Massachusetts

Berkshire ss.

April 4, 1962

Then personally appeared the above named Robert K. Wheeler

and acknowledged the foregoing instrument to be the free act and deed of the Wheeler and Taylor Realty Company before me

Wheeler and Taylor Realty Company before me

William P. Minter, Notary Public

October 22, 1966

My commission expires

CERTIFICATE OF VOTE

I, WILLIAM S. WEBBER, 3rd., Clerk of Wheeler and Taylor Realty Company, a corporation duly established under the laws of the Commonwealth of Massachusetts, and having an usual place of business at Great Barrington, Massachusetts, do hereby certify that at a special meeting of the Board of Directors of Wheeler and Taylor Realty Company, duly called and held on the twelfth day of March, 1962, it was unanimously voted:

That in accordance with the by-laws of the corporation that Robert K. Wheeler, President of Wheeler and Taylor Realty Company, be and hereby is authorized and empowered in the name and behalf of the corporation to convey certain real estate adjoining Williams River in the village of Housatonic, town of Great Barrington, Berkshire County, Massachusetts, to the inhabitants of the town of Great Barrington.

William S. Webber, Clerk of Wheeler and Taylor Realty Company

I, WILLIAM S. WEBBER, 3rd., Clerk of Wheeler and Taylor Realty Company, further certify that the President of Wheeler and Taylor Realty Company, is the officer named in the by-laws of the corporation as being the proper officer to sign conveyances of real estate.

William S. Webber, Clerk of Wheeler and Taylor Realty Company

Received May 24, 1962 at 4:31 P.M. Southern Berkshire Registry of Deeds James J. Comerford Regr.



KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JOSEPH L. GROCHMAL AND ANN M. GROCHMAL (the "Grantor"), of Housatonic, Massachusetts, **WITHOUT CONSIDERATION** as this transfer represents a gift, grant to the inhabitants of the Town of Great Barrington, a municipal corporation located in the County of Berkshire, Commonwealth of Massachusetts, whose post office address is 334 Main Street, Great Barrington, MA 01230 (hereinafter, the "Town"), with **QUITCLAIM COVENANTS**, the land in said Housatonic bounded and described as follows:

A certain piece of land, located adjacent to Town owned land, known as "Old Maids" swimming hole shown as 0.18 acres on the attached plan of land entitled "Plan Prepared for Joseph L. & Ann M. Grochmal Great Barrington, Massachusetts May - 2002, Scale 1" =20', Kelly-Granger-Parsons and Associates, Inc. ", and recorded in the Southern Berkshire District Registry of Deeds in Plat File M-6 , and being a portion of the premises conveyed to the Grantor herein by deed of Wheeler and Taylor Realty Company dated June 5, 2001 and recorded in said Registry of Deeds in Book 1242, Page 334. So as to further avoid confusion, said Parcel transferred to the Town hereunder by the Grantor contains precisely 0.18 acres.

It is the desire of the Grantor that the premises remain essentially in their natural state. Therefore the above-described premises are conveyed subject to the following restrictions and obligations:

1. No improvements shall be permitted on the parcel without the prior written approval of Grantor. Notwithstanding the foregoing, Grantor acknowledges that the parcel on the aforesaid plan of land shall be accessible to the public for recreational purposes.
2. With the exception of mowing of the grassy area to keep the premises in their open condition, no trees, flowers, brush, shrubs, or other vegetation of any nature or kind shall be cut or destroyed on said parcel, provided, however that the cutting of diseased, dead or damaged trees in accordance with sound conservation practices shall be permitted.
3. No motorized vehicle of any kind shall be permitted to operate on said parcel except such as may be necessary for emergencies, maintenance, patrol, or to fight fire. The Town will maintain a stone barrier at the edges of the parking lot to preclude common vehicular traffic from entering the site.
4. The Town shall clearly post, monitor and enforce times for the area to be accessible to the public, namely sunrise to sunset. These postings shall be installed by November 3, 2003.
5. The Town shall remove the light and light post from the property. This light and light post shall be removed by October 17, 2003

For Confirmation see BK 1477 Pg 304

Off North Plain Road
Housatonic, MA 01236

- 6. The Town shall install a gate to the parking area entrance on Wyantenuck Street and the gate shall be closed and locked from sunset to sunrise daily to prevent the entrance of common vehicular traffic. It is the understanding of the Grantor that the gate may remain closed and locked for extended periods of time.
- 7. The Town shall erect and maintain a split rail fence (3 rail) along the boundary line with "Remaining Land of Grochmal" from the bank of the Williams River, behind the stump to the edge of the woods on the west side of the Old Roadway.
- 8. The Town shall provide a trash receptacle and regularly pick up and remove trash from the site.

If the above restrictions and obligations are not met, the Grantor herein, or any subsequent successor owner of 359 North Plain Road, Housatonic, Massachusetts (the "Successor"), shall give the Town written notice by certified mail of any failure to observe any said restriction or obligation, and the Town shall have thirty days from the date of such written notification to correct such failure. If the Town shall not correct such failure within said thirty day period the above described land will revert to the Grantor or any Successor upon written notice from the Grantor, or the Successor, to the Town to that effect.

WITNESS our hands and seal this ¹⁶~~14~~th day of October, 2003.

Joseph L. Grochmal
Joseph L. Grochmal

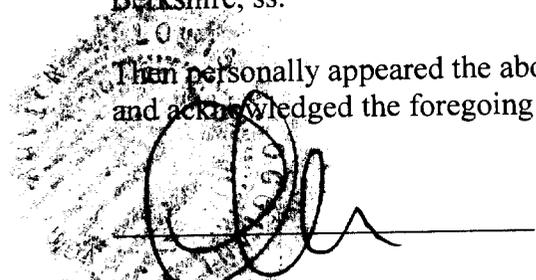
Ann M. Grochmal
Ann M. Grochmal

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

October 16, 2003

Then personally appeared the above-named Joseph L. Grochmal and Ann M. Grochmal and acknowledged the foregoing instrument to be their free act and deed, before me.



Notary Public

My Commission Expires:

Louis J. Oggiani
NOTARY PUBLIC
My commission expires Sept. 16, 2005

SOUTHERN BERKSHIRE REGISTRY OF DEEDS

CONFIRMATION OF DEED

The Town of Great Barrington, acting by and through the Chairman of the Board of Selectmen, duly authorized thereto, hereby agrees to the conditions in the deed from Joseph L. Grochmal and Ann M. Grochmal to the Inhabitants of the Town of Great Barrington dated October 14, 2003, and recorded in the Southern Berkshire District Registry of Deeds on October 16, 2003 in Book 1477, Page 254, which land is shown on a plan of land entitled "Plan Prepared for Joseph L. & Ann M. Grochmal, May 2002, Scale 1"=20', prepared by Kelly Granger Parsons and Associates, Inc., Great Barrington, Mass. and which plan is recorded in said Registry of Deeds in Plat File M-6. The voters at the June 24, 2002 Special Town Meeting voted to acquire by gift or purchase on terms acceptable to the Board of Selectmen, the land situated immediately adjacent to Town land on the Williams River known as "Old Maids" swimming area in Housatonic.

FOR THE TOWN OF GREAT BARRINGTON BY THE CHAIRMAN OF THE BOARD OF SELECTMEN



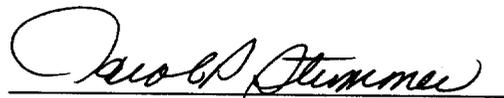
DOUGLAS D. STEPHENSON

COMMONWEALTH OF MASSACHUSETTS

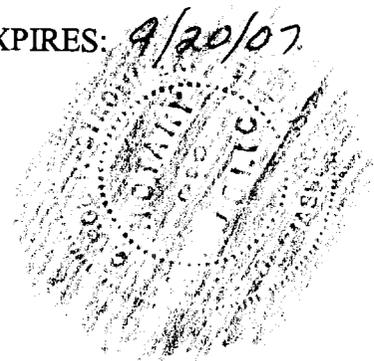
BERKSHIRE, SS.

Oct 17, 2003

Then personally appeared the above-named DOUGLAS D. STEPHENSON, Chairman of the Board of Selectmen and acknowledged the foregoing instrument to be the free act and deed of the Town of Great Barrington, before me.



NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/20/07





Great Barrington ADA Self-Evaluation and Transition Plan

June 2025



Old Maids Park

Old Maid’s Park is a 3.8-acre park located behind Wyantenuck Street. This small park features open space, picnic tables, a grill, and access to the Williams River.

Priority 1 – Parking and Approach

The parking area has approximately a half dozen parking spaces. The lot is not delineated, lacks a designated accessible parking spot, and is made up of packed gravel.



Old Maids Park has a variety of passive recreational opportunities.

The lot does not have accessible parking spaces as required by 208.2 of the 2010 ADA Standards and 521 CMR 23.2.1. The 2010 ADA standards require at least one accessible parking space anywhere a city or town provides parking.

Additionally, 208.2.4 of the 2010 ADA Standards and 521 CMR 23.2.2 requires that there be at least one van accessible parking space. Van accessible spaces must be at least 11-feet wide and have a five-foot access aisle or eight-foot wide with an eight-foot aisle. The aisle must be painted with diagonal lines

There is no accessible route from the arrival point to the park elements as required by 206.2.1 of the 2010 ADA Standards and 521 CMR 20.2.

Priority 2 – Access to Goods and Services

There is no accessible path of travel to the picnic tables, grill or water. Additionally, elements such as picnic tables and grills are not located on an accessible surface.



There is no accessible parking on the property.

To access the grill and picnic tables a person must walk across the grass, which is not “stable, firm, and slip resistant,” in accordance with 302.1 of the 2010 ADA Standards and 521 CMR 29.1.

Additionally, for a person to access the water one must descend a grassy hill that has a slope that exceeds 5% of the grade as specified in 403.3 of the 2010 ADA Standards and 521 CMR 20.9.

The picnic tables on the property are not accessible, which does not comply with 521 CMR 19.5.2, which requires at least 5% of the tables to be accessible. See Fig. 19d.

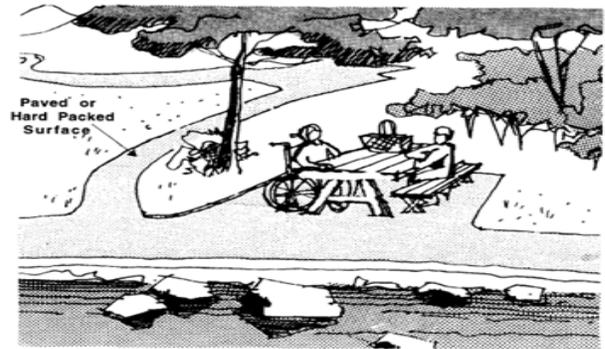
The town could install designated accessible parking and create a short but accessible path of travel to an accessible picnic table and charcoal grill located at the top of the hill, located within proximity to the parking lot while still offering visitors views of the surrounding landscape.

Priority 3 – Toilet Rooms

There are no restrooms located at the park. The town should ensure any portable toilets should be accessible and must comply with MAAB 521 CMR 30.1.2

Priority 4 – Additional Access

There are no other elements at the park that the Department of Justice considers under Priority 4.



Source: Massachusetts Architectural Access Board.

Via Electronic Mail

October 29, 2025



Chris Rembold, ACIP
Interim Town Manager
Director of Planning and Community Development
Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

Re: Letter of Interest and Preliminary Scope of Engineering Services
Old Maid's Park Improvements

Dear Chris:

Woodard & Curran appreciates the opportunity and is interested in supporting the Town of Great Barrington with preliminary engineering services for potential improvements to Old Maid's Park, located adjacent to the Williams River off of Linda Lane and Wyantenuck Street. We have prepared the preliminary scope of services and estimated budget to aid in project budgeting and to advance this initial phase of the project. We understand that the work, if authorized, would not begin until July 2026 and would extend over the following one-year period.

SCOPE OF SERVICES

Phase 1: Community Engagement & Conceptual Design

As part of this initial phase, Woodard & Curran will support the Town with community engagement and conceptual design development activities, intended to generate a preferred concept plan that can be used as the basis of future design development and support future grant funding application(s). Woodard & Curran envisions completing the following specific activities during this initial phase of services:

- Obtain a current existing conditions survey, prepared by a licensed land surveyor subconsultant;
- Attend and facilitate one (1) in-person community workshop, intended to obtain community feedback on desirable uses for the site;
- Support the creation of a digital questionnaire/survey for the Town to distribute, intended to obtain community feedback and desirable uses for the site
- Prepare up to two conceptual plans based on community feedback and Town leadership input;
- Present the conceptual plan(s) at a public workshop and gather final feedback;
- Prepare one final conceptual layout plan; and
- Prepare a conceptual level Engineer's Opinion of Probable Construction Costs (EOPCC) for the final concept



CLARIFICATIONS AND EXCEPTIONS

The following represents Woodard & Curran’s understanding of items that need additional clarification and/or assignment of responsibility for work.

- 1. Conceptual layout plans will be 2-D and in color. 3-D modeling or perspective view simulations are not included.

FEE ESTIMATE

Woodard & Curran proposes to perform the work described within this proposal upon the fee and billing methods described in the following table. Phase 1 will be lump sum, billed monthly based upon the percentage of work completed.

| PHASE | DESCRIPTION | FEE | BILLING METHOD |
|--------------|--|--------------------|----------------|
| 1 | Community Engagement & Conceptual Design | \$50,000.00 | Lump Sum |
| Total | | \$50,000.00 | |

SCHEDULE

Woodard & Curran is available to begin providing the above services in July 2026 and will complete the services by June 2027.

Thank you again for considering Woodard & Curran for this effort. If the Town is interested in proceeding, we would be pleased to develop and submit a formal proposal with detailed terms and conditions for your review. We look forward to the opportunity to collaborate on this exciting project.

Sincerely,

WOODARD & CURRAN, INC.

Megan McDevitt, PE
Vice President