

# WAYLAND COMMUNITY PRESERVATION ACT PROJECT APPLICATION FORM

*Note: The form fields will expand as you type. Use tab or your cursor to advance to the next field.  
If you prefer, you can download a .pdf version of this Project Application Form to complete by hand from the  
Community Preservation Committee page on the Town's website (<https://www.wayland.ma.us/community-preservation-committee>).*

Please provide all applicable information to help the CPC evaluate your proposal. If you are using this fillable Word form, please save with a file name referencing your board or committee and the project (e.g., HistComm\_OldBarn\_2022). Submit your signed application and supporting information and materials to the Community Preservation Committee mail slot at Town Building by hand or mail; or by email to BOTH the CPC Chair at [sweinstein@wayland.ma.us](mailto:sweinstein@wayland.ma.us) and the CPC Vice-Chair at [dstotz@wayland.ma.us](mailto:dstotz@wayland.ma.us). **The deadline for submissions is 5:00pm ET on Thursday, November 30, 2023.**

## SECTION 1: PROJECT INFORMATION

**Project Title:** Preparing Conservation Restriction and trail construction at 27 Sherman Bridge

**Project Summary:** The Conservation Commission plans to contract with Sudbury Valley Trustees to draft a conservation restriction for 27 Sherman Bridge Road and also plans to construct an ADA accessible trail that links 27 Sherman Bridge with Trout Brook to allow visitors to experience the vernal pool habitat at Trout Brook conservation property.

**Map # 7 and Parcel # 023F Estimated completion date:** May 2026

**CPA Program Area (check all that apply):**

Open Space

Historic Preservation

Community Housing

Recreation

## SECTION 2: APPLICANT/DEVELOPER INFORMATION

**Contact Person and/or Primary Applicant:** Linda Hansen

**Property Owner (if applicable):** Town of Wayland

**Organization (if applicable):** Conservation Commission

**Mailing Address:** 41 Cochituate Road

**Daytime phone #:** 508-358-3669 **Other phone #:**

**E-mail address:** LHansen@wayland.ma.us

**Website (if applicable):** [www.wayland.ma.us/conservation](http://www.wayland.ma.us/conservation)

## SECTION 3: BUDGET SUMMARY

**A. Total budget for project:** \$36,000 **B. CPA funding request:** \$36,000

**CPA request as percentage of total budget:** 100% (Calculate as (B/A)\*100)

**Applicant Signature:**  \_\_\_\_\_

**Date Submitted:** 11/30/2023

**PLEASE ATTACH PAGES TO PROVIDE THE REQUESTED INFORMATION, IN ORDER.**

You are welcome to use this form but may address any or all of the issues in one or more separate document(s)

**PROJECT DESCRIPTION**

**1. Scope or concept of project:** Be specific about the scope of work. Provide photographs of existing conditions and proposed plans, if applicable.

The acquisition of 27 Sherman Bridge with CPC funding requires a conservation restriction to be held by a land trust. Sudbury Valley Trustees has agreed to draft and manage the conservation restriction for the Commission. In addition, the Commission would like to improve the experience for all to enjoy and is proposing to construct an ADA compliant trail that links Trout Brook Conservation land with 27 Sherman Bridge. The Commission expects a shortfall of funding for the demolition of the existing house and is requesting additional funding to supplement the donations collected.

**2. Projected action plan and timeline:** List the steps needed to complete the project along with an estimated timeline. The CPC will rely on this information, plus your periodic updates, to prepare its annual Project Status Report to the Town Meeting.

Project Initiation/release of bid:	Early Summer 2024
Execute demolition:	Mid Summer 2024
Baseline report/draft CR:	Mid Summer 2024
Send draft CR to state:	Late Summer 2024
Trail clearing:	Late Fall 2024
Sign/finalize/record CR:	Winter 2024
Construct Trail:	Spring 2024
Trail opening:	Early Summer 2025

Additional action items include installing trail signs, obtaining permits to demolish the house, posting educational materials along the trail.

**FINANCES**

**3. Anticipated project cost:** Provide a budget with line itemization (e.g., real property acquisition, preservation consultant, etc.). Also indicate why each type of expense is needed. *This is an example of how it might look. You are encouraged to attach your own spreadsheet.*

Expense category/description	Justification/explanation	Budgeted amount
1) Expected shortfall - demolition	donations pledged = \$36,000	\$ 12,000
2) SVT staff/legal time to draft CR	SVT will be managing the CR	\$ 6,500
3) Stewardship endowment	SVT requires funding for monitoring	\$ 3,500
4) Trail construction	grant funding was denied	\$ 14,000

**4. Other funding sources:** Include private, public, in-kind, and other, and the anticipated amounts and/or percent of the total cost.  
No other funding sources are anticipated.

**5. CPA funding request amount** (should be the same as application 3-B): \$36,000

**PURPOSE OF PROJECT**

**6. Relevance to community:** Indicate how the project is relevant to the current and/or future needs of Wayland. Does it serve multiple needs?

The acquisition of 27 Sherman Bridge allows the Commission to provide connectivity to two other properties - Trout Brook and Castle Hill. Both these properties have challenging terrain that make it difficult for everyone to enjoy. The creation of the CR will include the requirement that a portion of the property is available to all to enjoy and the construction of an ADA compliant trail will make that possible. The trail will be fairly level and lead to a vernal pool (currently under consideration for certification). Signage and education material will allow visitors to appreciate and understand the function and value of vernal pools. An extension of the trail will lead uphill to the top of the kettle hole and loop back around to the parking area. This extension provides visitors with a view of the dramatic glacially-formed landscape of eskers and a deep kettle hole. These properties support valuable wildlife habitat including amphibians and raptors.

**7. Support of CPC category:** Explain how the project will meet goals and objectives of the category (or categories) under which you are applying (at least one of these: Community Housing, Historic Preservation, Open Space, and Recreation):

Improving the experience for visitors of open space is an important objective of the Conservation Commission.

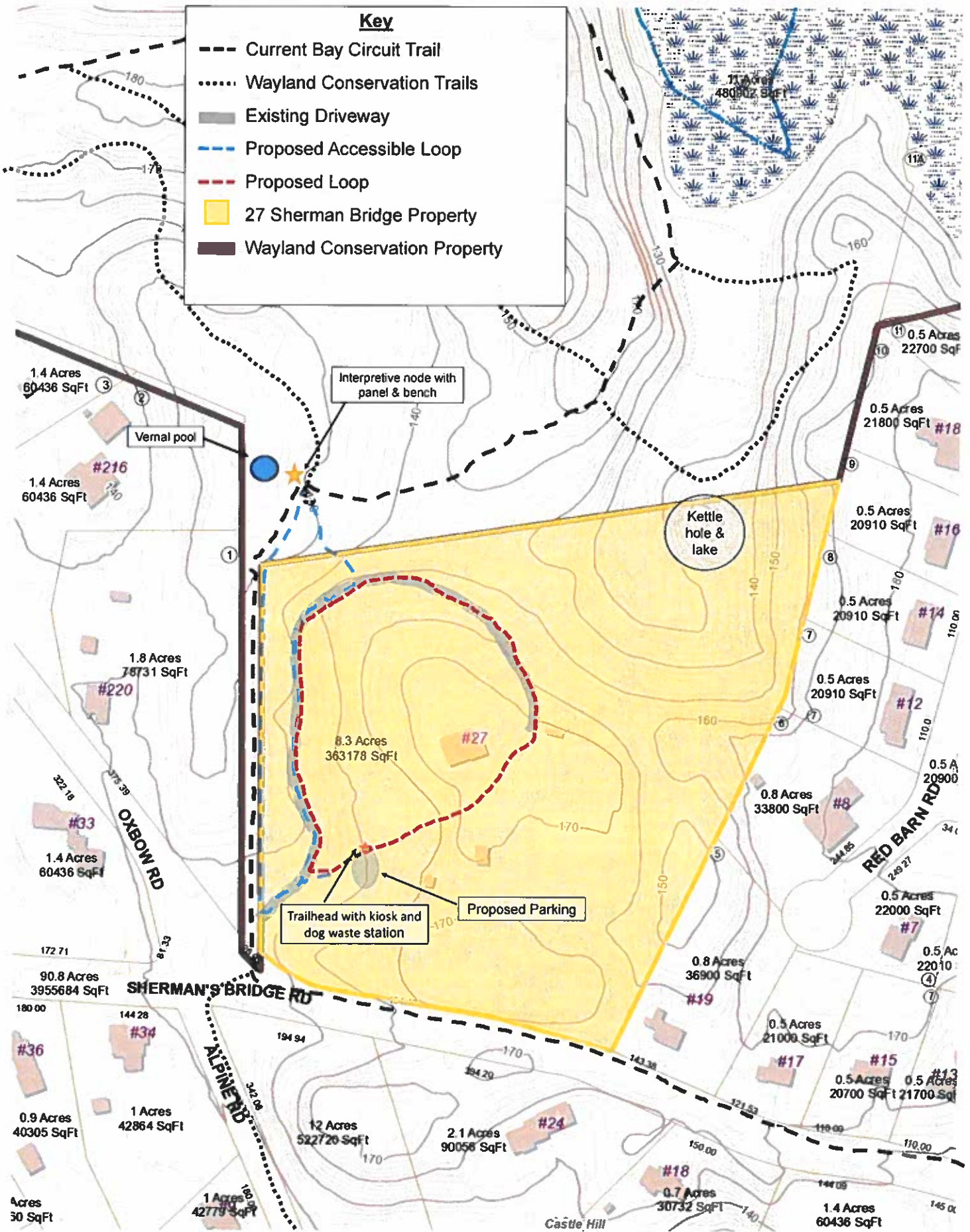
**8. Supporting documents:** Applicants are strongly encouraged to seek support from relevant Town entities (e.g., commissions, boards, committees). Report the outcome of such efforts. Provide supporting letters, references, studies, Town plans, maps, and statistics.

Wayland Community Preservation Committee



**Key**

- Current Bay Circuit Trail
- ..... Wayland Conservation Trails
- Existing Driveway
- - - Proposed Accessible Loop
- - - Proposed Loop
- 27 Sherman Bridge Property
- Wayland Conservation Property





**Key**

- Current Bay Circuit Trail
- ..... Wayland Conservation Trails
- Existing Driveway
- Proposed Accessible Loop
- Proposed Loop
- 27 Sherman Bridge Property
- Wayland Conservation Property

Vernal pool

Interpretive node with panel & bench

Kettle hole & pool

Trailhead with kiosk and dog waste station

Proposed Parking

OXEOW

RED BARN

Castle Hill

2022

# Photos of Trail Location and Conditions

27 SHERMAN'S BRIDGE RD



**Figure 1. Existing Driveway Entrance from Alpine Rd. This surface will be replaced with stone dust for accessibility.**





Figure 2. Existing Driveway, lined with native vegetation such as white pines, as well as black oak, white oak, and red oaks.



Figure 3. Existing Garage and proposed area for parking with Trailhead amenities.



Figure 4. Existing clearing with a view of the vernal pool. This is the proposed location for the interpretive panel and bench viewing station.



**Figure 5. Existing Trout Brook trail that goes around the Vernal Pool in Figure 4. Proposed trail will connect to this trail at the interpretive node.**



Figure 6. The terrain of 27 Sherman Bridge is characterized by these steep hilly formations shaped by kettle hole geology.



**Figure 7. Base of the kettle hole with a standing pool of water. There are a total of 3 kettle holes in the Trout Brook and Sherman Bridge Properties, each with their own pool (see attached BSC report), one of which exists on the Sherman Bridge parcel. The proposed project will allow for a view of the 3<sup>rd</sup> kettle hole that was previously not accessible to the public.**

# Budget Materials for Trail Construction and Amenities

27 SHERMAN'S BRIDGE RD





Homeguide.com

<https://www.homedepot.com/p/Highwood-Lehigh-48-in-2-Person-Black-Recycled-Plastic-Outdoor-Garden-Bench-AD-BENW2-BKE/309749479>

Highwood  
Lehigh 48 in. 2 Person Black Recycled Plastic Outdoor Garden Bench  
★★★★★ (4) — Questions & Answers (4)

**\$460.00**  
\$77.00/mo\* suggested payments with 6 months\* financing. Apply Now

Frame Finish: **Black**

How to Get It  
Shipping to \$1700 (Change)

Shop to Store  
Pickup  
Feb 2 - Feb 3  
FREE

Shop to Home  
Get it in  
Wed, Feb 2  
FREE

Scheduled Delivery  
Not available for this item.

It's even up to 1% to **Rebate** for your pickup!  
Change Store

**Add to Cart**

Buy with **PayPal**

Easy Returns in Store and Online  
Read the Return Policy

Highwood  
Lehigh 48 in. 2 Person Black Recycled Plastic Outdoor Garden Bench  
★★★★★ (7) — Questions & Answers (7)

50.1  
43.5  
17.9  
18  
34.7  
46.1

<https://www.homedepot.com/p/Milwaukee-M18-FUEL-120-MPH-450-CFM-18-Volt-Lithium-Ion-Brushless-Cordless-Handheld-Blower-Tool-Only-2724-20/302752040>

**Red Bull**  
 M18 FUEL 120 MPH 450 CFM 18 Volt Lithium Ion Brushless Cordless Handheld Blower (Tool Only)

★★★★★ (255)

**USE AN ANCHOR**  
 Please use an anchor and an all thread.

**WEIGHT**  
 14.0 lbs (6.3 kg)

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 14.0 lbs (6.3 kg)

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 14.0 lbs (6.3 kg)

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 14.0 lbs (6.3 kg)

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 14.0 lbs (6.3 kg)

Hover Image to Zoom

**\$219.00**

Pay \$219.00 when you pay your total qualifying purchase upon opening a new card. Apply for a Home Depot Consumer Card.

- Full Throttle in Under 1 Second
- Compatible with all M18 batteries
- Fully compatible with the M18 system, featuring over 200+ tools
- New 18Vr Fuel

**Network Store**  
 In-stock Auto 30, Bay 017 Tool to Me

**Battery-Charger Tool Only**  
 Tool Only

**Additional Tool Options: Blower**  
 Blower Blower + Hedge Trimmer

Decreasing to \$179.00 Change

Store Pickup	Ship to Home	Scheduled Delivery
Pickup Today <b>FREE</b>	Get it by Tomorrow <b>FREE</b>	As soon as Today Starting at \$5.99

In-stock at Network  
 Check nearby stores

<https://dirtbolt.com/information/cart/>

**DIRTBOL**  
INDUSTRIAL

Home Anchors and Fixings Information Applications Contact \$68.76 0 items

	Product	Price	Quantity	Total
	HELIX-1 1/2 x 16" ground anchor	\$18.00	4	\$67.52
	BOLT 1/2x16x3-1/2 F452	\$3.31	4	\$13.24

Coupon Code  **Apply coupon** [View cart](#)



See More Kiosks



## Timber Frame Craftsmanship in a Small Package

A single Mini Kiosk comes fully assembled and ready to install. Made from locally sourced and naturally rot resistant wood from New England, the Mini offers decades of service. Like all of our kiosks, the Mini features hand-cut, traditional timber frame joinery (mortise and tenon). The standard Mini includes a signboard cover, but it can be easily modified to accommodate a permanent display such as a high pressure laminate sign.

### Pricing for Mini Kiosks

**Single unit:** \$1,800

**2-4 units:** \$1,700 each

**5 or more:** \$1,600

\*Credit Card transactions will add 3.25% to the total price

**Note:** Prices are for pick-up in Montpelier or Vergennes, Vermont. Delivery outside upon request.

Site preparation and installation are not included in unit price.

**No order:** Sold as an email - or call 800-688-7974

**Lead time:** Ranges from 4 - 16 weeks, depending on the season and demand.

### Sign Sheet





802-685-7974  
 21 Fork Road Montpelier, VT 05602  
 6335 VT Rt. 13, Vershire, VT 05079



Structure with Soul

timberhomesvermont.com

Linda Hansen  
[LHansen@wayland.ma.us](mailto:LHansen@wayland.ma.us)  
 508-358-3669  
 Wednesday, August 11, 2021



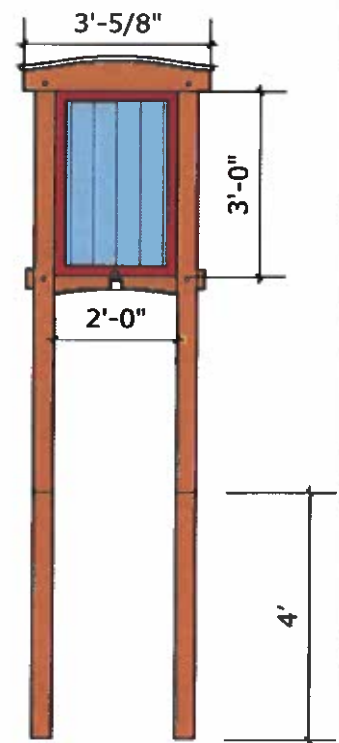
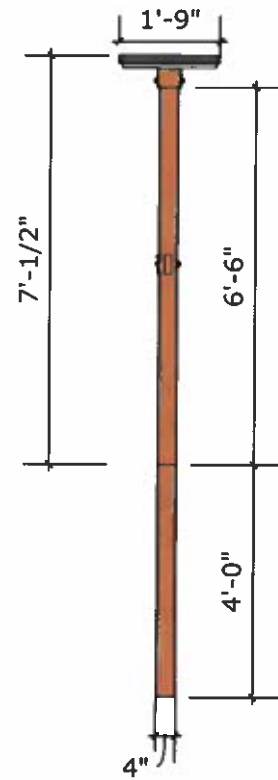
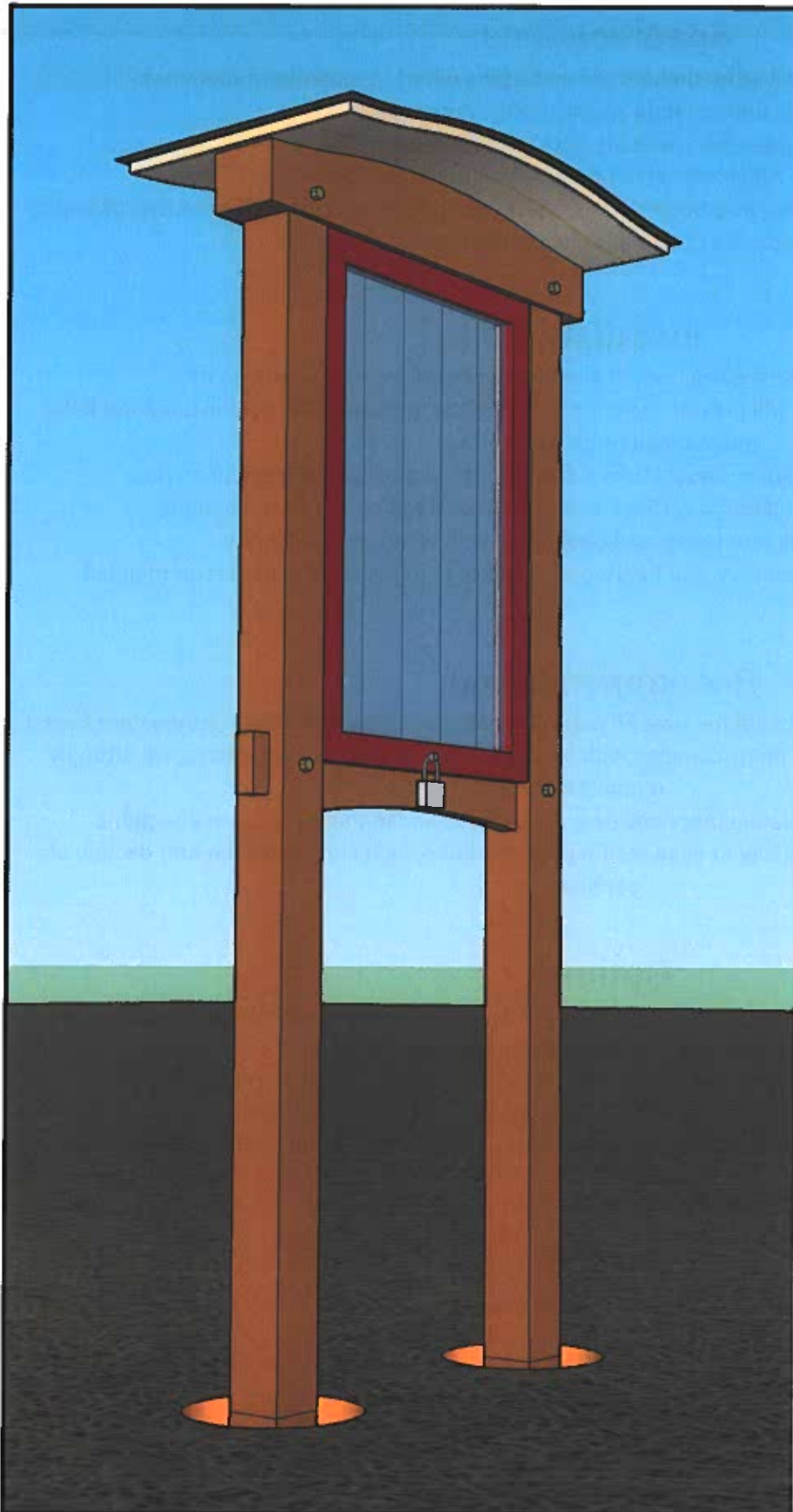
**Proposal for One (1) TimberHomes Mini Kiosks**

- Mini signboards will be produced as per website description. They will be fully assembled and ready to install after re-installing roof metal.
- Signboard is an unstained tongue-in-groove eastern white cedar, covered by a top hinged, lockable Cherry/Plexi Signboard cover.
- Unit delivered to .
- For installation: dig holes 48" deep, 16" diameter, 4'4" on center apart assemble kiosk unit, and complete per instructions provided. You will need to provide crushed stone for backfill.

TimberHomes Mini Kiosk-		\$1,550
<b>Loading and delivery</b>		<b>\$639</b>
<b>Total</b>		<b>\$2,189</b>

Previous  
 Delivery  
 Fee

Anticipated Delivery: **Fall 2021** Please expect 8-12 weeks for completion of product depending upon seasonal demand



## Specifications:

- Posts are Black Locust, all other timbers are white pine with 1/4" chamfer throughout.
  - Principle timber joints secured with white oak pegs.
  - Posts are 4"x4"; Girts are 2"x6"; Headers are 5"x6"
  - Roof is rough sawn pine boards with metal roofing.
- Signboard 2'x3', made of 3/4" tongue-in-groove eastern white cedar. Front side has a hinged, top-swinging lockable Cherry/plexi signboard cover

## Installation:

- Kiosk will come in three parts: roof assembly, signboard assembly, and posts.
- With your kiosk purchase, THVT will include installation directions, including the center-to-center hole measurement for excavation
  - After digging holes, installation should take a crew of 4 strong people only about an hour.
  - We strongly recommend burying 12"x4' sonotubes centered on the post locations
    - Insert kiosk posts into tubes, and backfilling with clean crushed stone.
- concrete footings are not necessary, and burying post bottoms in concrete is not recommended

## Recommendation:

The Black Locust posts used as posts are the best all natural product available from the Northeastern Forest. They should have a service life of many decades with an in-ground installation. Regardless, we strongly recommend:

- Following THVT's best installation practices described above and in the installation directions
- Inspection of the post bases annually to ensure safe post condition, especially after the first decade of service.

## Options:

THVT's Classic kiosks have a range of possible upgrades and add-ons. Please consult our website to see if you're thinking of upgrading your kiosk.

If needed, THVT can supply post base bottoms for concrete pier installations. Call to discuss.

For photos and more information, visit our website: [www.timberhomesllc.com/kiosks](http://www.timberhomesllc.com/kiosks)  
Prices are for pickup in Montpelier or Vershire, Vermont. Delivery quotes upon request.

TimberHomes Vermont | 21 Fork Road | Montpelier, VT 05602  
Contact: [info@timberhomesllc.com](mailto:info@timberhomesllc.com), (802) 685-7974  
Made in Vermont by a Worker-Owned Company



345 Oak Road . Gibsonsia, PA 15044  
 724-265-4900 . 724-265-4300 (fax)  
 www.PannierGraphics.com

DATE: 1/27/2022

**QUOTE: E000043564**

Town of Wayland  
 41 Cochituate Road  
 Wayland MA 01778

Contact: Monica Rivas  
 Phone: (508) 358-3045  
 Email: mrivas@wayland.ma.us  
 Project: 27 Sherman Bridge

Quantity	Description	Unit Price	Extended Price
1	24"w x 18"h x .090 Fiberglass Embedded (FE) Panel. Single-faced. Matte finish. Square cut. No holes.	\$250.00	\$250.00
1	Pannier to provide final layout for (1) 24"w x 18"h panel. Customer to supply final text in a Word document and digital high resolution images, at 150ppi at full size. Files and text should be organized in separate folders, per panel.	\$275.00	\$275.00
1	Aluminum Single Pedestal Exhibit Base for 24"w x 18"h Panel. Visual area will be 23"w x 17"h. Includes (1) 3" x 3" x 57" post. Powder coated NPS brown with a textured finish.	\$395.00	\$395.00

**Sale Amount: \$920.00**  
**Estimated Freight to 01778: \$77.00**  
**Total Amount: \$997.00**

**TERMS AND CONDITIONS**

- Preliminary design will be developed via PDF submittals, delivered via Email or FTP. Final design will be submitted via hardcopy, typically at one-half to two-thirds scale. This printout will represent actual color and resolution of final embedded panel. Final changes may be made to this printout before proceeding to production.
- One proof of each original will be submitted for customer's approval.
- Bulk packed and one shipment.
- Prices effective for 90 days.
- FOB: Gibsonsia
- Delivery: 15-20 Business days after proof approval.
- **Net 30 Days**

*Summer Timmer*

Summer Timmer  
 Customer Support Specialist  
 724-265-4900 x207  
 slt@pannier.com

Customer Acceptance/Date

Print Name and Title



Saturday, January 29, 2022

Conservation Department Assistant  
41 Cochituate Road  
Wayland, MA 01778

**Service Address**  
Unknown

Pet Waste Station (T19PRO3691)

Dear Monica:

Thank you for allowing DoodyCalls to prepare a pet waste management proposal for Wayland Conservation, Heard Rd.

DoodyCalls is the nation's trusted leader in pet waste management for homeowners and their communities and we look forward to helping you to manage pet waste on your property. Having walked the grounds during our site survey, we understand exactly why you want to keep them clean for residents and their guests. As you will see with the attached proposal, I believe we can help you do just that.

If you have any questions about the proposal or would like to go over it together, just let me know. I'm here to help and you can reach me anytime.

Thanks again for your time. Our team is looking forward to providing Wayland Conservation, Heard Rd with the absolute best in pet waste management services.

Respectfully,

Jack Sheehy  
President  
Dog Scoop Inc dba DoodyCalls  
978-790-8919  
jsheehy@doodycalls.com

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*DoodyCalls is the best money our Association has ever spent! Complaints about smelly, overflowing dog waste receptacles went from at least 5 a week to zero immediately upon bringing them on board. As a manager, this service is invaluable." Tracy P., CMCA, AMS*



# Service Estimates

## Service Estimate for Pet Waste Station Service

Frequency	Item	Unit Cost	Qty	Cost/Services	Annual Total
Weekly	Pet Waste Station Service	\$17.00	1.00	\$17.00	\$884.00
<b>Totals:</b>				\$17.00	\$884.00

## Equipment

Option #

Item	Unit Cost	Qty	Installation	S&H	Total
Commander - Roll - Green	\$279.00	1.00	\$70.00	\$41.85	\$390.85
<b>Total:</b>					<b>\$390.85</b>

We select option # \_\_\_\_\_.

## Annual Cost

Service	Cost per Visit	Number of Visits	Total Cost
Pet Waste Station Service	\$17.00	52	\$884.00
<b>Total:</b>			<b>\$884.00</b>

---

*Since the association I manage contracted with DoodyCalls almost two years ago, I literally have not received one phone call about overflowing dog stations. Additionally, every interaction with DoodyCalls has been positive. They are the ultimate professionals, quick to respond to emails and requests, and always do so with a smile. Our contract with DoodyCalls is expiring soon and we are not bidding out the contract. We are looking forward to many more years of exemplary service. Jill S.*

# Prepayment Options

Prepayment Term	Term Service Cost	Discount	Prepaid Term Service Cost
6 Month	\$442.00	\$15.47	\$428.74
12 Month	\$884.00	\$44.20	\$839.80

# Community Map

# Approval

## Installation (If Applicable)

Please initial next to one of the following:

\_\_\_\_\_ We approve station installation locations as marked on the map contained in this proposal.

\_\_\_\_\_ We do not approve station installation locations as marked on the map contained in this proposal. We would like to discuss station locations further before installation.

## Acknowledged and Agreed

### Wayland Conservation, Heard Rd

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### DoodyCalls

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Contact information for Wayland Conservation, Heard Rd

Title: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Name: \_\_\_\_\_

Pet waste bag usage is estimated and actual usage in the community may vary.

DoodyCalls requires the approval of pet waste station locations before they can be installed.

We believe the estimate for common area cleaning allows sufficient time to clean all designated common areas. If some areas have so much trash or waste that we can not complete all areas as noted above we will clean the remaining areas on subsequent scheduled visits. If the cleaning is scheduled for one time only, we will obtain approval before continuing.

Prepayment discounts apply to standard service costs only and do not apply to equipment or product purchases.

Equipment prices do not include state and local sales tax.

This proposal does not have an expiration and DoodyCalls will provide the described work until notified by the community to stop providing service.

DoodyCalls will provide the community with 60 days notice of any price changes. Either party may cancel the work with 60 days written notice.

This proposal is valid for 90 days.

**Please sign and return the proposal to us via fax or email**



# PRAIRIE MOON NURSERY

Prairie Moon Nursery  
 32115 Prairie Lane  
 Winona, MN 55987  
 toll free: 866-417-8156  
 local: 507-452-1362  
 prairiemoon.com

Invoice	
Sent Date	Order Number
04/08/22	2209811300

Bill To
WAYLAND CONSERVATION DEPARTMENT 41 COCHITUATE RD WAYLAND MA 01778-2614 US

Ship to
Attn:MONICA RIVAS WAYLAND CONSERVATION DEPARTMENT 41 COCHITUATE RD WAYLAND, MA 01778-2614 US

Account	Order Date	PO Number	Telephone	Salesman	Payment Terms
324404	04/08/22			General	Payment Hold

Item	Description	UM	Quantity Ordered	Unit Price	Extended Price
PEN07F50-T	Penstemon hirsutus (Hairy Beardtongue)	TR	1	139.00	139.00
Comments:					

Subtotal	139.00
Shipping	20.85
<b>Total (USD)</b>	<b>159.85</b>

Thank you!



# PRAIRIE MOON NURSERY

Prairie Moon Nursery  
32115 Prairie Lane  
Winona, MN 55987  
toll free: 866-417-8156  
local: 507-452-1362  
prairiemoon.com

Invoice	
Sent Date	Order Number
04/08/22	2209811200

Bill To
WAYLAND CONSERVATION DEPARTMENT 41 COCHITUATE RD WAYLAND MA 01778-2614 US

Ship to
Attn:MONICA RIVAS WAYLAND CONSERVATION DEPARTMENT 41 COCHITUATE RD WAYLAND, MA 01778-2614 US

Account	Order Date	PO Number	Telephone	Salesman	Payment Terms
324404	04/08/22			General	Payment Hold

Item	Description	UM	Quantity Ordered	Unit Price	Extended Price
LOB02F50-T	Lobelia cardinalis (Cardinal Flower)	TR	1	139.00	139.00
AND02G50-T	Andropogon gerardii (Big Bluestem)	TR	1	139.00	139.00
Comments:					

Subtotal	278.00
Shipping	41.70
<b>Total (USD)</b>	<b>319.70</b>

Thank you!



# INNOVATIVE LANDSCAPING

P.O BOX 1073  
Acton, MA 01720

## Estimate

Date	Estimate No.
1/31/23	1361

Name/Address

Town of Wayland  
Monica Rivas  
41 Cochituate Road,  
Wayland, MA 01778

		Project	
Description	Qty	Rate	Total
<b>WALKWAY</b> To deliver and spread pea stone gravel along the walkway. The walkway will be 3 ft wide and 1056 ft long with a depth of 4 inches. Approx 40 cubic yards of materials. Includes delivery, materials, and labor.	1	6,400.00	6,400.00
<b>OR</b> To deliver and spread pea stone gravel along the walkway. The walkway will be 4 ft wide and 1056 ft long with a depth of 4 inches. Approx 52 cubic yards of materials. Includes delivery, materials, and labor.	1	7,024.00	7,024.00
<b>OPTION B</b> <b>PARKING AREA</b> To deliver and spread pea stone gravel around the parking area. The area is 25ft x 45ft and gravel will be spread at a 4 inch depth. Approx 13.5 cubic yards of materials. Includes delivery, materials, and labor.	1	1,300.00	1,300.00
* Prices are valid for 6 months			
<b>Total</b>			<b>\$14,724.00</b>

Phone #
978 728 7199

E-mail
innovativelandscaping@ymail.com

