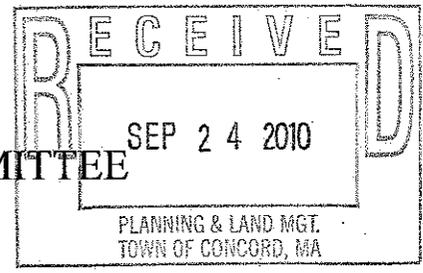


White Pond Management Plan – CPA Application

TOWN OF CONCORD  
COMMUNITY PRESERVATION COMMITTEE

141 KEYES ROAD, CONCORD, MA 01742  
TEL. (978) 318-3290 FAX (978) 318-3291



**Application for CPA Funding**  
**Due no later than 4:00pm on Friday, September 24, 2010**

Applicant: Town Manager

Project Name: White Pond Management Plan

Project Location / Address: White Pond and its watershed (The area roughly within Stone Root Lane, Powder Mill Road, Plainfield Road, Dover Street, and the Sudbury line)

Purpose: (Select all that apply)

- Open Space    Community Housing    Historic Preservation    Recreation

Project Budget:

Amount of CPA Funds Requested:	\$64,403
Amount from Other Funding Sources:	\$ 7,500 (Anticipated)
Total Project Budget:	\$71,903

Please check which of the following is included with this Application:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> One Page Project Summary *                  | <input checked="" type="checkbox"/> Timeline  |
| <input checked="" type="checkbox"/> Map (if applicable)                         | <input checked="" type="checkbox"/> Architectural plans, site plans, photographs (if appropriate) |
| <input checked="" type="checkbox"/> Narrative *                                 | <input type="checkbox"/> Copy of Audit or most recent Financial Information                       |
| <input checked="" type="checkbox"/> Selection Criteria and Needs Assessment     | <input checked="" type="checkbox"/> Letters of Support (if any)                                   |
| <input checked="" type="checkbox"/> Detailed Project Budget *                   |   |
| <input checked="" type="checkbox"/> Feasibility Study                           |   |
| <input checked="" type="checkbox"/> Statement of Sustainability (if applicable) |   |

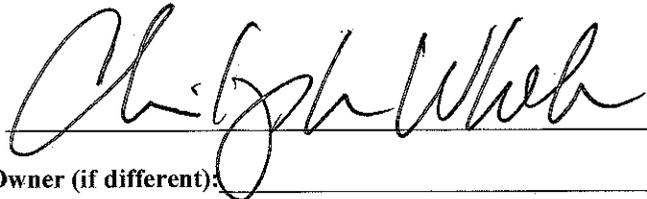
\* Required Documentation

The Contact Person for this Project is: Delia Kaye, Natural Resources Director

All Correspondence should be mailed to: Division of Natural Resources, 141 Keyes Road

The Contact Person can be reached by phone at: (978) 318-3285 or by e-mail at dkaye@concordma.gov

Additional Contact: Jim Lyon, Chair, White Pond Advisory Committee, 51 Mitchell Road, Concord, (978) 369-9984, jlyon@icl-imaging.com

Signature of Applicant:   
Signature of Property Owner (if different): \_\_\_\_\_

## White Pond Management Plan – CPA Application

### **PROJECT SUMMARY**

White Pond is a Concord jewel, used and appreciated by the Concord community and beyond for its beauty and recreational opportunities. The requested CPA funds will be used to develop a Pond Management Plan for White Pond and its watershed. This Plan will provide Concord with a comprehensive roadmap to define immediate and longer term priorities and initiatives to enhance its use as a recreational resource, and to protect White Pond from degradation and misuse. More specifically, the plan would outline measures to:

- **Encourage appropriate recreational activities:** Manage existing and future uses, including visitor projections and impact on the pond and watershed. This includes people management, a concern which will become much more significant when the Bruce Freeman Rail Trail becomes a reality.
- **Preserve and protect the water quality of the pond:** Assess current water quality and outline requirements for maintenance and improvement, as well as provide recommendations for ongoing assessments. Of particular concern are the septic systems and cesspools, some very old, of the 95 homes in the watershed.
- **Preserve and protect the watershed:** Address bank and trail degradation and erosion, and necessary steps to mitigate or reverse the damage.
- **Enhance and preserve wildlife habitat:** Assess current plant and animal wildlife, provide suggestions for preservation, including during future construction of the Rail Trail.

### **NARRATIVE**

Described by Thoreau in *Walden* as “perhaps the most attractive, if not the most beautiful, of all our lakes”, White Pond is Walden’s twin, a classic glacial kettle pond and part of Concord’s aquifer. With the private land and Town land abutting it, White Pond provides recreational opportunities for thousands of people, both non-residents and residents of Concord:

- **Boating:** Canoes, kayaks, sailboards, and inflatable boats of unlimited variety are commonly seen on the pond. The Appalachian Mountain Club uses the pond for kayaking instruction during the summer, typically running two sessions per week, with 10 to 20 kayakers per session. Boats with electric motors are also allowed and used primarily by fishermen. Public access is provided by a boat launch and associated parking and is frequently used by recreational boaters and fishermen.
- **Fishing:** The pond is widely known for its fine fishing. The stocking of the pond with rainbow and brown trout by the State’s Department of Wildlife and Fisheries along with a healthy population of bass results in the pond being of great interest to fishermen who can be found on the pond or along the shore throughout the year, including the winter.
- **Trails:** Trails to the south and west of the pond, on both Town-owned and private land, are used year-round for hiking, horseback riding, cross-country skiing, dog walking, bicycling, and similar activities.
- **Swimming:** Swimming opportunities include a beach at the East end of the pond, where White Pond Associates operates a seasonal swimming area for its membership of approximately 500 Concord families who swim, picnic, and socialize on the beach.

## White Pond Management Plan – CPA Application

Swimming is also available to an additional 95 Concord families with waterfront property or deeded access to the pond. Historically, swimmers also used the waterfront currently owned by the town, but since taking ownership the Town has banned swimming there. Untold numbers of Concord's children have learned to swim in White Pond's waters.

- Skating: In the winter, skaters of all ages can be found skating on cleared sections of the pond near the beach.
- Wildlife viewing: Numerous plant and animal species can be found in the pond, in the Town-owned land, and in Heartleaf Pond, a vernal pool next to the railroad right-of-way.

This wealth of resources naturally attracts a variety of recreational activities, but these activities also carry a risk to the Pond and watershed of misuse and overuse. A Management Plan would provide a basis for proper use of this area, and a quantifiable means of measuring the health of the pond.

The Management Plan is a step that may lead to further efforts, such as expanded water quality measurement (beyond the current monthly testing by volunteers), development of other recreational access, and slope restoration. Such follow-on projects are not part of this CPA application, and will not necessarily require CPA funding. Those projects will involve other funding (from the Town or the State) and citizen volunteers. It is important to note that the firms developing management plans have experience in helping communities obtain grants for State funding for projects such as these.

Also noteworthy is the significant encouragement for the Management Plan from Denise Morrissey, Walden Pond Park Director until 2008. She continued to use the Walden Management Plan, developed in 1974, throughout her tenure to guide park usage and capacity planning.

The Concord Board of Selectmen also encouraged the development of a Management Plan to identify and prioritize Town expenditures on maintenance and repair, and to provide a balanced, knowledgeable view of the pond as a recreational resource.

### ***CPC'S SELECTION CRITERIA AND NEEDS ASSESSMENT***

#### ***General Selection Criteria***

- a. The project's eligibility for CPA funding: White Pond Management Plan would be eligible for CPA fund monies as follows: (1) The preservation of open space; and (2) the preservation of land for recreational use.
- b. The project's consistency with Town-wide planning efforts and reports that have broad-based scrutiny and input: The White Pond Management Plan is consistent with The Open Space and Recreation Plan of 2004 and the Comprehensive Long-Range Plan – April 2005, as noted below in this application.
- c. The project's support by relevant Town boards and committees and community groups and its consistency with recent Town meeting actions: The Selectmen, the Town Manager, and the Division of Natural Resources all support the idea of a Management Plan for this area.
- d. The extent to which the project preserves, protects, or enhances existing Town-owned open space, recreation, and historic assets: The Management Plan would provide a framework –

## White Pond Management Plan – CPA Application

currently non-existent – to preserve, protect, and enhance Town-owned open space and enhance recreation opportunities around the pond.

- e. The extent to which the project serves multiple or underserved populations: The White Pond reservation serves multiple groups in Concord and in neighboring towns, including children, teens, seniors, those with disabilities, those with little money, and those seeking outlets for recreation and fitness needs. In particular, the White Pond Beach Association provides an inexpensive swimming option to the Beede Center and other swim clubs, which is especially important to low-income residents.
- f. Whether or not the project fulfills more than one purpose of the legislation: The White Pond Management plan fulfills two purposes of the CPA legislation: open space and recreation.
- g. Administrative and financial management capabilities of the applicant: This project will be managed by the Division of Natural Resources.
- h. The extent to which the applicant has successfully implemented projects of a similar type and scale, or otherwise demonstrated the ability and competency to implement such a project: The Town of Concord, as applicant, has hired consultants in the past on several occasions, including the consultant hired by the Bruce Freeman Rail Trail Advisory Committee. All of the consulting firms being considered for this project have successfully completed management plans for other ponds.
- i. Whether or not the applicant has site control or written consent by the property owner to submit an application: While the development of a Management Plan itself does not require consent of a property owner, the major property owners (the Town of Concord and the State of Massachusetts) endorse the idea of a management plan. Other private property owners and trusts have also expressed support for this idea as evidenced by the letters of support included with this application.
- j. Demonstrated financial need: The projected cost for this project is \$71,903. The White Pond Advisory Committee has no budget of its own. Donations from private sources will be sought in the amount of \$7,500; some of this may be in form of “sweat equity” doing testing or research under the guidance of the contractor. In order for the project to move forward, additional funding of \$64,403 is being requested from the CPC. Already, The White Pond Advisory Committee has begun to receive commitments of support, both financial (from a local athletic club that uses the pond) and volunteer (for water testing and data analysis).
- k. Whether or not there will be multiple sources of funding for the project: The Management Plan will have multiple sources of funding, including leveraging of other public funding. Page 6, “Funding for the Project,” details the funding sources for the Management Plan. The Management Plan may identify or prioritize projects that will require additional funding, such as Slope Restoration (filler and plantings) Access to Rail Trail (a staircase) Trail Markings (fencing, signage).
- l. The feasibility of the project plan, and whether or not the most reasonable approach for implementing the project has been selected: The idea of a Management Plan is supported by Denise Morrissey (former Park Director of Walden Pond State Park) and the Board of Selectmen. A similar management plan has been used effectively at Walden Pond, adopted in 1974 and still in use today. The alternative – managing reactively without a plan – would be less expensive in the short run and more expensive and less effective in the long run.

## White Pond Management Plan – CPA Application

- m. The urgency of the project, the flexibility of the schedule, and the impact of any delay in initiating the project: Already, irreparable damage to the slope and the sight line has occurred over the past several years; this damage is likely to accelerate without prompt attention. Additionally, the Bruce Freeman Rail Trail (BFRT) adds urgency to this project. Concord's 25% design for the BFRT has been accepted by the state and the state awarded \$930,000 in June of this year to complete portions of the design, including the portion near White Pond.
- n. The provisions for maintenance of the project: The Management Plan does not need to be refreshed very often. Walden Pond still relies on its plan created in 1974. Nevertheless, an overlying theme of the Plan itself is the maintenance of the Pond as a natural and recreational resource.
- o. The inclusion of an appropriate permanent deed restriction, preservation restriction, or conservation restriction: These restrictions are not necessary for preparing the Management Plan.
- p. The CPC will generally not recommend that Town Meeting appropriate CPA funds for expenses incurred by a project prior to the CPC receiving an application for said project: The expenses for this project will not be incurred prior to the relevant Town Meeting.
- q. The project incorporates design features that reduce the impact on the environment: By its very nature, the Management Plan will have a goal of protecting the local environment.

### *Open Space Criteria for Project Review*

1. Address objectives or projects identified specifically within the goals of the Open Space and Recreation Plan or the Comprehensive Long Range Plan:

White Pond Reservation is on the Open Space and Recreation Plan – 2004's list of "Properties of Conservation Interest". The Community Preservation Plan (CPP) states, "Also important to the open space needs of the community is the protection and restoration of Concord's various rivers, brooks, streams, and ponds. The CPC supports projects that work towards this goal, including the protection and rehabilitation of the White Pond Reservation."

The water in White Pond itself, and the boating access, is controlled by the State. CPP states, "Further conservation opportunities could also exist on other state and federal public lands within the town borders. The CPC supports the consideration of these resources for possible conservation or recreation purposes."

Although most of White Pond's recreational opportunities are open to everyone, some are used primarily by the neighborhood. CPP states, "Passive and active recreational opportunities and small green pockets exist within or near many of Concord's neighborhoods. The CPC supports the protection of these neighborhood resources and projects that address such neighborhood needs."

The White Pond Reservation has trails connecting the BFRT, Sudbury Trails, and trails towards Verrill Farm. The local/regional trail network that allows for environmentally sensitive transportation and nature-based recreation is another important component of the Town's open space resources. The CPC supports projects that both solidify this network and meet CPA criteria for open spaces.

## White Pond Management Plan – CPA Application

The White Pond Management Plan will help promote two goals from the Long Range Plan:

- ***Goal OS-1: Protect more open land, both land that is within or contiguous to already conserved open space areas, and pockets of open space within Concord's more densely developed neighborhoods.***
  - ***Goal OS-3: Promote use of and access to existing open space resources.***
2. Provide conservation restrictions with public access: The White Pond Reservation and Town Land have conservation restrictions with public access. The Pond itself has public access.
  3. Provide connections with existing trails of potential trail linkages with open space: White Pond's trails system provides connections to the BFRT, Dung Hole Meadow, and Sudbury's Salamander Trail. The diversity of the wildlife in the area is enhanced by making sure that the combination of protected lands (Concord conservation land, White Pond Reservation, Town well site, Dung Hole Meadow, and Stone Root Conservation land) which forms a 70+ acre contiguous parcel has some corridors to other open land.
  4. Protect drinking water quantity and quality: The White Pond Reservation and White Pond conservation land are within the "cone of influence" for the Town's well. The areas are both heavily wooded and otherwise vegetated which is good for protecting the watershed.

### ***Recreation Criteria for Project Review***

1. Address objectives or projects identified in the Comprehensive Long Range Plan: The CPP states, "Consideration should be given to working with other groups to increase access to open space and waterways for passive recreation. These access points would provide opportunities for passive recreation such as boating or walking." The White Pond Management Plan will help promote one of the goals from the Long Range Plan:
  - ***Goal R-2: Develop a broad range of passive recreational resources to accommodate the interest/needs of all citizens.***
2. Utilize Town-owned land when possible to fulfill identified current and future recreational needs: White Pond will meet the objective of using Town land to fulfill identified current and future recreational needs. As previously stated, the Pond provides a unique venue for citizens of all ages and abilities for outdoor exercise, including walking, cross country skiing, fishing, boating, swimming, skating, snowshoeing, and bird watching.
3. Expand programs or facilities for special needs, youth, young adults, and seniors seeking new recreational health and fitness opportunities: White Pond will provide teens with a safe place for exercise and fitness opportunities, as well as summer employment as lifeguards. White Pond will also expand fitness opportunities for seniors by providing a safe venue for walking, hiking, swimming, and fishing.

### ***BUDGET FOR THE PROJECT***

The WPAC contacted four major consulting firms who regularly work with communities to create lake and pond resource management plans. Phone interviews were conducted with each and two (Geosyntec of Acton and AECOM of Westford) were invited to our meetings to discuss capabilities, needs and going forward strategy. For the scope described in this CPA application, the bidders estimated a budget of roughly \$65,000 - \$85,000.

## White Pond Management Plan – CPA Application

<u>Projected Funding sources</u>	<u>Amount</u>	<u>%</u>
FY 2010 Concord CPA	\$64,403	90%
Other Funding Sources (Anticipated)	\$ 7,500	10%
Total Funding Sources	\$71,903	100%

### Notes to Projected Funding Sources:

1. Funding from the State EPA 319 Grant is not available because the Pond's water quality is not degraded enough to qualify. State Section 604(b) Water Quality Management Grants are not available for writing a management plan, but would help later on to implement the recommendations.
2. Donations will be sought for the Management Plan from the community and interested organizations, with the intent of having the target amount collected or pledged by the 2011 Town Meeting. The project's cost will potentially be reduced by using local volunteers to count, observe, photograph, and record. These efforts will be coordinated by the White Pond Advisory Committee.
3. The Management Plan may identify or prioritize projects that will require additional funding, such as Slope Restoration (filler and plantings) Access to Rail Trail (a staircase) Trail Markings (fencing, signage). Other sources of funding will be sought for these further projects, including Town funding through the Department of Natural Resources, volunteer labor, State funding for watershed protection, and possibly user fees for certain recreational activities (such as kayaking or sailing classes).

### ***FEASIBILITY***

If approved, this project is very likely to be completed. No permits or approvals are necessary to start the project. The Town will be administering the grant, and the Town Manager has experience hiring contractors to perform studies.

### ***TIMELINE***

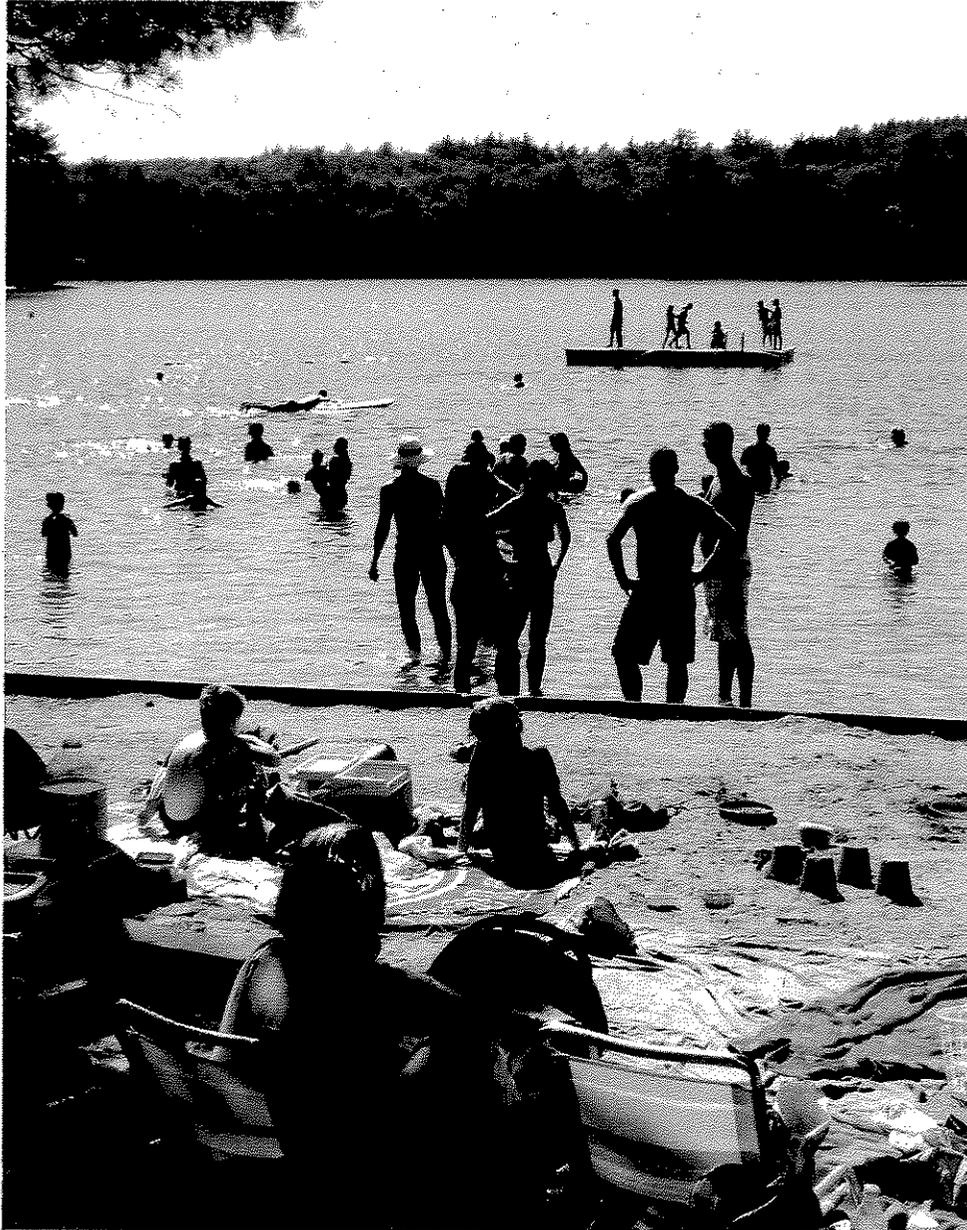
The following timeline for the Management Plan and the subsequent work is shown below:

Estimated date for awarding contract:            October 2011  
Estimated Management Plan completion date:    December 2012

It is anticipated that CPA funds will be needed for a series of progress payments beginning October, 2011 and ending December, 2012.



White Pond Management Plan – CPA Application



Summertime at White Pond Beach – a variety of ages and activities