



TOWN OF NEEDHAM

TOWN HALL
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Office of the
BOARD OF SELECTMEN

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TO: Town Meeting Members
FROM: Board of Selectmen
DATE: May 3, 2010
RE: Proposed Purchase of Property for Recreation Purposes
Article 10, Special Town Meeting Warrant

The Board of Selectmen and Park and Recreation Commission have proposed the purchase of two parcels known as 174 Charles River Street. The Town has made a contingent offer to purchase these two parcels totaling approximately 1.5 acres for recreational purposes through Community Preservation Funds in the amount of \$650,000. The Community Preservation Committee has recommended adoption of Article 10 of the Special Town Meeting Warrant to appropriate \$767,500 of FY2011 Community Preservation Receipts for acquisition and restoration of the property.

As part of its long-term planning process, the Town is identifying existing recreation needs and developing a list of parcels adjacent to these recreation areas to recommend for acquisition. The property at 174 Charles River Street, which abuts Walker Gordon Field, is one of those parcels. The 90 foot diamond at this field is under-sized, and balls are frequently hit into the yard of the parcel proposed for acquisition. As a result, the Park and Recreation Department has been forced to limit the use of the diamond to younger players.

Acquisition of the parcel will meet several long-term objectives. First, it will allow the Walker Gordon Field to be used by players of all ages. It is the Town's objective to maximize the usefulness of our existing parks and athletic facilities. The ability to use Walker Gordon for older players will also alleviate pressure in scheduling the other three 90 foot diamonds. Second, the extension of the park will allow more intensive use for younger children playing soccer in the fall, with two or three groups practicing or playing games at one time. Finally, the acquisition provides convenient access to Walker Pond – increasing opportunities for passive recreation, such as fishing, skating, or quiet contemplation.

The Community Preservation Committee has authorized the use of \$32,500 of its administrative funds for a deposit to be made when the purchase and sale agreement is signed. We estimate that up to \$117,500 will be necessary to remove the house (including abatement of lead paint and asbestos), removal of the underground oil storage tank, decommissioning of the septic system, and re-grading of the property. The project will also include tree and fence removal and new tree planting and new fence installation.

The Board of Selectmen respectfully requests your support of Article 10 in the Special Town Meeting Warrant.

**TOWN OF NEEDHAM
SPECIAL TOWN MEETING - May 10, 2010**

The following motion to amend is offered by _____
Signature of Town Meeting Member

ARTICLE 10: APPROPRIATE FOR (CPA) - PURCHASE OF LAND

MOVED: that the main motion under Article 10 be amended by striking the sum "\$800,000" and inserting in place thereof the sum "\$767,500" and by inserting after the words "acquire parcels" the words 'described as Assessors' Map 214, Lots 1 and 61 consisting of approximately 66,688 sq. ft.'.

ARTICLE 10: APPROPRIATE FOR (CPA) - PURCHASE OF LAND

That the Town vote to raise and/or transfer and appropriate ~~\$800,000~~ **\$767,500** to acquire parcels of land **described as Assessors' Map 214 Lots 1 and 61 consisting of approximately 66,688 sq. ft.** for recreational purposes under the Community Preservation Act, and to make improvements to said parcels including demolition of existing structures thereon, and to provide for costs incidental or related thereto, to be spent under the direction of the Town Manager, and further to authorize the Board of Selectmen to acquire said parcels for recreational purposes and to meet this appropriation that said sum be raised from FY2011 Community Preservation Receipts.