

**TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST
FY26 FALL ANNUAL TOWN MEETING**

Department: DPW - Parks & Forestry	Priority #:	1
Project Title and Description: Training Green ADA Upgrades	Total Project Cost:	\$744,000

Department/Division Head: **Nick Faiella**

Check if project is: New Resubmitted Cost estimate was developed: Internally Externally

For project re-submittals, list prior year(s):

List any funding sources and amounts already granted: \$100,000 from the Visitor's Service Board

Basis of Estimated Costs (attach additional information if available)			If project has impact on 5 Year Plan and future operating budgets, insert estimated amounts.		
Capital:	Cost	Comments	Fiscal Year:	Capital	Operations & Maintenance
<i>Planning and Design</i>			<i>FY27</i>		
<i>Labor and Materials</i>	\$607,860		<i>FY28</i>		
<i>Administration</i>			<i>FY29</i>		
<i>Land Acquisition</i>			<i>FY30</i>		
<i>Equipment</i>			<i>FY31</i>		
<i>Other</i>	\$14,000				
<i>Contingency</i>	\$122,000				
Total Capital					

Project Justification and Objective: Walkways are cracked & crumbled, and are beginning to be unsafe for walking and leisure activities. Upgrades would include ADA compliant

entries and walkways, MAAB compliant stairway entrances, LED lighting areas of the park and flagpole, and irrigation. The upgrades would keep the park safe for pedestrians, while preserving its historic beauty.

For Capital Project Requests:

Will this project be phased over more than one fiscal year? If yes, enter it on the 5 Year Plan
Can this project be phased over more than one fiscal year?

Yes No
Yes No

For Capital Equipment Requests:

Check if equipment requested is replacement and enter the year, make & model, VIN and present condition of existing equipment

--

What is the expected lifespan of this new/replacement equipment: _____

Attach backup information, estimates, or justification to support this request.

APPLICATION FOR COMMUNITY PRESERVATION FUNDING
TOWN OF PLYMOUTH
26 COURT STREET
PLYMOUTH, MA 02360

Submit to: Community Preservation Committee

Name of Applicant/Contact Person:	Nick Faiella – Parks and Forestry Superintendent		
Sponsoring Organization/ Co-Applicant if Applicable:	CPC and Visitor Service Board		
Mailing Address:	169 Camelot Drive , Plymouth MA, 02360		
Daytime Phone:	508-830-4196 x12112		
Property Owner Name: Email:	NFaiella@plymouth-ma.gov		
Email:	NFaiella@plymouth-ma.gov		
Project Name:	Plymouth Training Green ADA Improvements and Upgrades		
Date:	5/15/25		

Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
\$744,000	\$644,000	\$100,000	13%

Assessor's Map Number	Map 19	Assessor's Lot/Parcel Number	238
Deed Book Number	Please see attachment 4	Deed Page Number	Please see attachment 4

Attach separate sheet if more than one lot/parcel/deed book/deed page number

Attach a copy of the Assessor's Map(s) with the project parcel outlined (if appropriate for your project)

CPA Category (*You MUST CHECK OFF A MINIMUM OF ONE CATEGORY*, but may identify more than one category, if applicable to your project)

• Open Space

PROJECT DESCRIPTION:

- *All of the following MUST be answered in the space provided.*
- Applications will be returned as incomplete if all relevant requested information is not provided.
- Include supporting materials and exhibits as necessary.

- Please refer to the Plymouth Community Preservation Criteria before and while completing this application.

1. **Describe the project.** Affordable Housing Projects requests please include -total number of units, bedroom count per unit, total percentage of affordability, ownership/rental, local preference is required.

The Plymouth Training Green, originally used as a perpetual common or training place in 1711, was later designed to have curbing and walkways in 1889, by the famous landscape architect known as Fredrick Law Olmstead. The park is known to be one of the oldest continuously used parks in the country. Currently, the walkways are cracked and crumbled and are beginning to be an unsafe area for walking and leisure activities. This design and engineering plan would address these safety issues by including improvements such as ADA compliant entries and walkways, MAAB compliant stairway entrances, LED lighting to areas of the park and flagpole, and an irrigation system to keep the grass green during the summer months, all while keeping the design true to Olmstead's original design. These improvements would not only bring aesthetically pleasing qualities but would make pedestrian travel safe within the park.

2. **Goals:**

a. What are the goals of the proposed project?

The Goal is to improve this park by making ADA improvements and upgrades, address safety concerns, and improve the park aesthetically, while preserving the historic beauty of the park's natural state. The plan will be to keep the design of the park as close as possible to the original design of Frederick Law Olmstead, which was done in 1889.

b. Who will benefit and why?

All visitors, local and tourists alike, will benefit from this park by observing its beautiful yet simple landscape and historical monuments related to Frederick Law Olmstead's design, and symbolization of recognition of the Civil War and the War of 1812. Aspects of the park will have added lighting and ADA access inclusive components.

c. How will success be measured?

Success will be measured by naturally observing the volume of visitors after project completion. In addition, adding ADA access routes will ensure that more visitors can access different areas of the park.

3. **Community Preservation Committee Criteria:**

How does the project fulfill the General and Specific Criteria of the Community Preservation Committee Guidelines? (Refer to the specifications in the Guidelines)

This project would be considered historical preservation, and preservation of open space.

4. Community Need:

a. How does the community benefit from this project?

The community would benefit by addressing safety issues by including improvements such as ADA compliant entries and walkways, MAAB compliant stairway entrances, LED lighting to areas of the park and flagpole. Adding an irrigation system would keep the grass green during the summer months, all while keeping the design true to Olmstead's original design. These improvements would not only bring aesthetically pleasing qualities to this park for the community but would also make pedestrian travel safer within the park.

b. If applicable, explain how this project addresses needs identified in existing Town plans? (Such as the Open Space and Recreation Plan, Community Plan, Master Plan, Housing Production Plan.)

5. Community Support:

a. What is the nature and level of support? Include letters of support from any Town boards or community groups that have endorsed the project.

Attached:

VSB Grant funding award MEMO

Precinct 3 - Additional Letter of Support

6. Budget:

Budget Summary

Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
\$ 744,000	\$644,000	\$100,000	13 %

Equipment is generally defined as an item with a useful life expectancy of more than one year.

Supplies are defined as an item with a useful life of less than one year.

Construction means all types of work done on a particular property or building including erecting, altering or remodeling.

Budget Categories (Leave any category blank if not applicable to your project)

	CPA FUNDS	OTHER FUNDS (cost share)	TOTAL
Personnel			
Equipment			
Supplies			
Contractual			
Construction	\$644,000	\$100,000	\$744,000
Other			
TOTAL			

note: CPA FUNDING FOR ANY CATEGORY REQUIRES COMPETITIVE BIDDING unless you can provide a sole source justification for any category not competitively selected

Attach a minimum of one recent bid

Budget Cost Sharing

Identify the amount of cost sharing for this project. Sources include private, federal, state or local government, or any other sources.

Organization	Item	Amount	Type (cash, in-kind, etc.)
Visitor Service Board	To offset total cost	\$100,000	Grant funds

7. *Funding:*

- Attach commitment letters from any organization providing a cost share contribution listed in the table above.
- Describe any other attempts (including unsuccessful) to secure funding for this project.

The Parks and Forestry Superintendent formally requested funds from the Visitor Service Board, in the amount of \$100,000, mainly to be applied to the costs for construction of walkways/paths and a portion of the decorative lighting, but ultimately to offset total project cost. The funding request was granted for the full request of \$100,000. The VSB was very supportive of the project.

- Are any "Other Funds" in the budget in-kind? If yes, describe how the value of the in-kind contribution was derived. (In-kind contributions can be defined as a contribution of services or property, donated equipment, buildings or land, or donated supplies)

The Parks and Forestry budget does not have other funds available to apply for this cost. However, the maintenance of this project, once completed, will be performed by the Parks and Forestry Division, and funding to do so will be supported by the Parks and Forestry Salaries and Operating budgets.

8. *Timeline:*

Provide a schedule for project implementation, including a timeline for starting and ending major tasks and project completion.

If funds are granted for this project, the project would go out to bid shortly thereafter. The total project completion time could take up to one year.

9. *Implementation:*

a. Project Manager Contact Information

Who will be the Project manager	Nick Faiella
Daytime Phone:	508-830-4162 x 12112
Evening Phone:	nnn
Email:	nfaeilla@plymouth-ma.gov

10. *Maintenance:* (LEAVE BLANK IF NOT APPLICABLE TO YOUR PROJECT)

a. If ongoing maintenance is required, who will be responsible for it?

The Parks and Forestry Division.

b. How will it be funded?

This will be funded by the Parks and Forestry Operating and Salaries budget.

Maintenance Budget

Year one	Year two	Year three	Year four	Year five
\$	\$	\$	\$	\$

Please note that for affordable housing developments, a complete set of financials for the development shall be included, including a statement of income by affordability and unit type, a statement of stabilized operations, a hard and soft cost development budget, and sources of funding.

11. Site Documentation: (Submit 3 copies only)

Attach documentation that you have control over the site, such as a Purchase and Sale Agreement, option or deed.

ADDITIONAL INFORMATION: (NOT REQUIRED BUT RECOMMENDED IF APPLICABLE)

12. Project Documentation: (Submit 3 copies only)

Attach any applicable engineering plans, architectural drawings, site plans, any other renderings, relevant studies or material.

13. Other Information: Any additional information that might benefit the CPC in consideration of this project.

Attachments: #1. Letter of Support #2. VSB MEMO #3. Cost Analysis
#4. Parcel Information #5. 60% Design/Plans

Please deliver signed application to Kristin Ford, Community Preservation Committee, Coordinator and email a digital copy to kford@plymouth-ma.org phone 1-508-322-3139

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE INDIVIDUAL OR GOVERNING BODY OF THE APPLICANT.			
Authorized Representative			
First Name Nick	Last Name Faiella	Telephone Number 508-830-4162 x12112	
Title Parks and Forestry Superintendent	Fax Number		
Email: Nfaiella@plymouth-ma.gov	Date Signed 5/23/25		
Signature of Authorized Representative 			



#1

Community Preservation Committee

Mr. Ed Bradley, Chairman

Town of Plymouth 26 Court Street

Plymouth Ma

02360

May 22, 2025

Chairman Bradley,

I am writing on behalf of and with the consensus of the Precinct 3 Town Meeting Delegation, of the May 15, 2025 Application submitted to your committee by Mr. Nick Faiella, Parks and Forestry Superintendent for ADA Improvement and Upgrades at the Plymouth Training Green.

As a courtesy reminder Precinct 3 submitted our own Application for this project back in July of 2023 for Improvements to this Historic Park and Monument located on Lot and Plot 238 in Assessors Map 19, but it languished until it was decided that since this is a Town owned lot the project would be best filed by the Town itself.

This historic Monument dedicated in 1869 and expanded and improved twenty years later by renowned Architect F. L. Olmsted is in need of a modern day facelift honoring the original efforts of the Town. We are in full support of the plans presented to us by Mr. Faiella!

Please accept this letter as our continued support of the project, and the efforts of Nick Faiella, to bring this beautiful and Historic Plymouth Memorial Park, honoring the service of Plymouth Citizens in past conflicts up to ADA compliance and to restore and upgrade its original beauty as its walkways are in deplorable condition and present an immediate and ongoing safety hazard.

Thank you in advance for your anticipated support,

Respectfully,



Dale Webber, Chairman



Gerald Sirrico, Vice Chairman



Town of Plymouth Visitor Services Board

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TO: Nicholas Faiella, Superintendent Parks & Forestry
Town of Plymouth

FROM: Steve Lydon, Chairman
Visitor Services Board

RE: Town Promotion Funding

DATE: March 20, 2025

Congratulations! Based on the merits of your grant application, the Visitor Services Board has voted the following funding from the FY26 Town Promotion Fund.

Flower Baskets	Grant Funding: \$8,598.00
Celebration Light Pole Strings	Grant Funding: \$1,500.00
Holiday Linden Tree Lights	Grant Funding: \$1,500.00
Holiday Wreaths for Downtown	Grant Funding: \$4,050.00
Labor to maintain Celebration Lights	Grant Funding: \$10,000.00
Plymouth Training Green Walkways/Lighting	Grant Funding: \$100,000.00

This funding is conditioned on a number of items as outlined in the initial application.

Please keep in mind, there is a limited amount of funds for the awarding of grants. It is imperative that each completes all necessary information before any funds may be released. Funds will be available upon receipt and review of completed documentation, after July 1, 2025. Once the program/project is complete, please submit all associated documentation. In fairness to all applicants, the Town of Plymouth Visitor Services Board reserves the right to deny and/or withdraw any funds for non-compliance.

The funding is based upon available funds in the Promotion Fund, the amount of requests received and the information you submitted with your application. Please note, you are solely responsible for the timely payment of all expenses incurred from your program/project.

Should you have any questions, please contact Laurie Maiolini-Ayotte at the Office of Economic Development at (508) 322-3325.

#3

Plymouth Training Green Improvements
 Plymouth, Massachusetts
 Prepared For: Plymouth Parks & Forestry Department
 SLR # 11982.00028

December 2, 2024

60% Opinion of Probable Construction Costs - NOT FOR CONSTRUCTION

	ITEM	UNIT	QTY	UNIT PRICE	COST
SITE PREPARATION					
1	Gen. Excavation, Mobilization, Staking, Temp. Construction Fencing, Min. Removals	PER LINE	10%	\$ 542,700	\$ 54,270
2	Maintenance & Protection of Traffic	PER CFT/H	2%	\$ 542,700	\$ 10,850
3	Remove Granite Walk	SY	670	\$ 10	\$ 13,400
4	Sediment & Erosion Control - Compost filter fabric	LF	905	\$ 4	\$ 3,620
5	Remove Concrete Curb	LF	0	\$ 10	\$ 0
6	Sawcut Rhythmic Concrete	LF	100	\$ 8	\$ 800
7	Remove Rhythmic Concrete	SY	20	\$ 10	\$ 200
8	Remove Granite Curb	LF	75	\$ 10	\$ 800
9	Remove Stair Railing	LF	10	\$ 75	\$ 800
10	Remove Benches	EA	4	\$ 500	\$ 2,000
11	Tree Root Pruning	LS	1	\$ 7,500	\$ 7,500
12	Tree Protection	EA	10	\$ 350	\$ 3,500
SITE IMPROVEMENTS					
13	Reset Stone Pavers	SF	85	\$ 75	\$ 6,400
14	Reset granite curb	LF	90	\$ 35	\$ 3,200
15	Granite Curb - New	LF	16	\$ 65	\$ 1,000
16	Concrete Pedestrian Drop Ramp	EA	4	\$ 1,200	\$ 4,800
17	Detachable Warning Paver - Cast Steel	EA	1	\$ 1,000	\$ 1,000
18	Concrete Walk	SF	6,800	\$ 12	\$ 81,600
19	Residential Concrete Roadway Repair	SY	20	\$ 80	\$ 1,600
20	Pavement Markings	SF	905	\$ 4	\$ 3,620
21	Pedestrian Lighting 10' pole ht. (with foundation)	EA	6	\$ 10,000	\$ 60,000
22	Electrical Site Work	LS	1	\$ 125,000	\$ 125,000
23	Upights (Monument & Flagpole)	EA	1	\$ 2,500	\$ 2,500
24	Beach (Install only)	EA	4	\$ 500	\$ 2,000
25	Trash/Recycling Receptacles (includes concrete pads)	EA	1	\$ 3,500	\$ 3,500
26	Dog Waste Station	EA	1	\$ 1,000	\$ 1,000
27	Furnish, plant, and fine grade topsoil	SY	2625	\$ 9	\$ 23,600
28	Turf Establishment - Seed	SY	2625	\$ 4	\$ 10,500
29	Shrubs	EA	6	\$ 25	\$ 150
30	Steel Edging	LF	40	\$ 75	\$ 3,000
31	Site Irrigation	SF	5,000	\$ 3	\$ 15,000
32	Tree Fertilization	LS	1	\$ 5,000	\$ 5,000
33	Handrails	LF	30	\$ 175	\$ 5,250
ST	Sub-Total				\$ 607,260
CONT	Contingency on Subtotal at 20%				\$ 122,000
T	Total (to the nearest 1,000)				\$ 730,000

Abbreviations

SY = SQUARE YARD

LF = LINEAR FEET

EA = EACH

LS = LUMP SUM

ALLOW = ALLOWANCE

General Notes:

- Costs above are based upon conceptual design drawings and should be considered approximate in nature and used for planning purposes only.

019 000 238-000
MAP BLOCK 238
PROPERTY LOCATION LOT 000

019-000-238-000
Parcel ID
IN PROCESS APPRAISAL SUMMARY

TRAINING GREEN
PLYMOUTH, MA 02360
OWNERSHIP
PLYMOUTH TOWN OF
PARK DEPT
26 COURT ST
PLYMOUTH, MA 02360-0000

Building Location TRAINING GREEN
Building Val Yard Items Land Size Land Val Land Val Total Val USE LAND ASSESSED
Building Total 0 0 1.44 290,800 290,800 0 284,400
Parcel Total 0 3,600 1.44 290,800 290,800 284,400
Source 0 - NKA Adj Cost Tot Val SF/Bld
Total Land
Lot Size

Property ID: 2343

Land Unit Type

Total Appr Assessed Notes Date

294,400 294,400 12/13/2024

294,400 294,400 12/29/2023

2369 2369

GIS Coord 1

12/22/2021

12/23/2020

GIS Coord 2

12/19/2019

12/28/2018

Insp Date

10/26/1998

Print Date / Time

12/29/2016

4/15/2025 9:38 am

Last Date / Time

10/10/23 12:02 pm

asstow@catalogspx.com

USER DEFINED

PriorID1a

7620

PriorID2a

G01

PriorID3a

019-0075*

PriorID1b

PhorID2b

PriorID3b

PriorID1c

PriorID2c

PriorID3c

Assessor Map

Town of Plymouth
Card: 1 of 1 Total Card
APPR 294,400 / 294,400
USE + IMP 284,400 / 284,400
USE LAND 0 / 0
ASSESSED 284,400 / 284,400
LEGAL DESCRIPTION

CATALIS
Assessor Map

NARRATIVE DESCRIPTION

This parcel contains 1.4882 AC of land mainly
classified as Improved with a building, having
primarily Exterior.

SALES INFORMATION

Grantor Legal Ref Type Date Sale Price TSF Verif. NAL Notes

Parcel ID 019-000-238-000
Exterior Information
Comments
CIVIL WAR MEMORIAL

Sketch
Condo Information
Location
Tot Units
Floor
% Own
Name

Sec Wall
0
Bath Features
Full Bath
Rtng
Add Full
Rtng
3/4 Bath
Rtng
Add 3/4
Rtng
1/2 Bath
Rtng
Add 1/2
Rtng
Other Fix
Rtng
Pct Total

Res Breakdown
Floor
No. Unit
Rooms
Baths
Base Rate
Depr
0
Size Adj
Depr'd Total
0
Con Adj
Jurs Ft
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Adj Prc
\$0.00
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Grade FL
SD
Lump Sum
Final Total
\$0
Other Feat
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Make
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Kitchen
Bath
Plumb
Electric
Heating
General

Other Features
Kitchens
0
Rtng
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Fireplaces
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Calc Ladder
Base Rate
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Interior Information
Depreciation
Phys Con Avv - Average
0
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Override

Sec Int Wall
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Partition
P. Floor
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Bmt Floors
Sub Floors
Bmt Garage 0
Electric
Insulation
Int Vs Ext
Heat Fuel
Heat
Heat Sys 0
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Sol HW %
Crt Vac %
Crm Wall %
Sprink %
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Ind Val

Sub Areas
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Type
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Mobile Home
Parcel Totals
Special Features / Yard Items
Alt Areas
Building Totals
Parcel Totals

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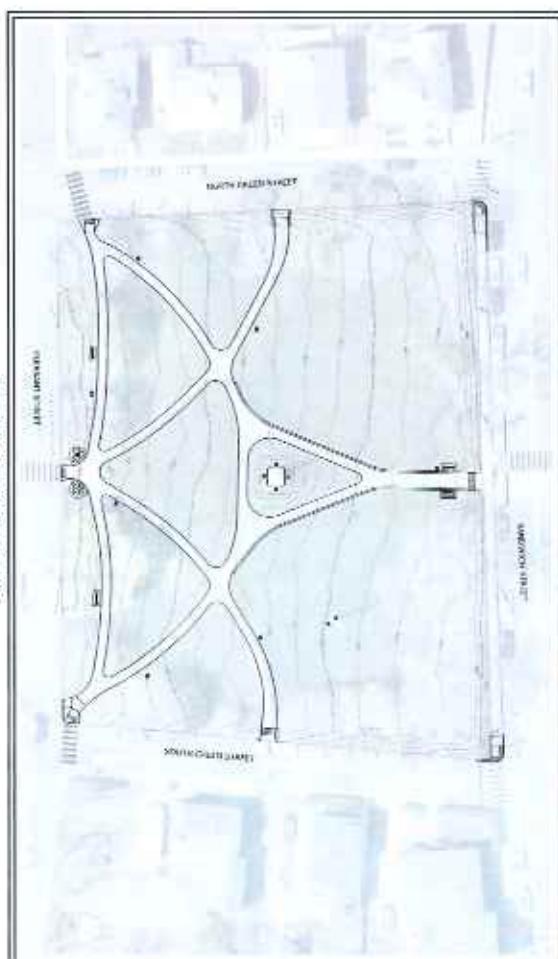
Disclaimers: This information is believed to be correct but is subject to change and is

PLYMOUTH TRAINING GREEN

65 SANDWICH STREET
PLYMOUTH, MASSACHUSETTS

99% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION
NOVEMBER 26, 2024
SLR PROJECT #198200124

GENERAL NOTES

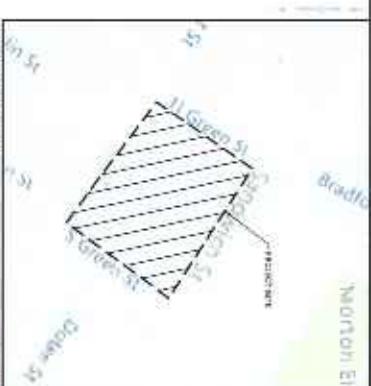


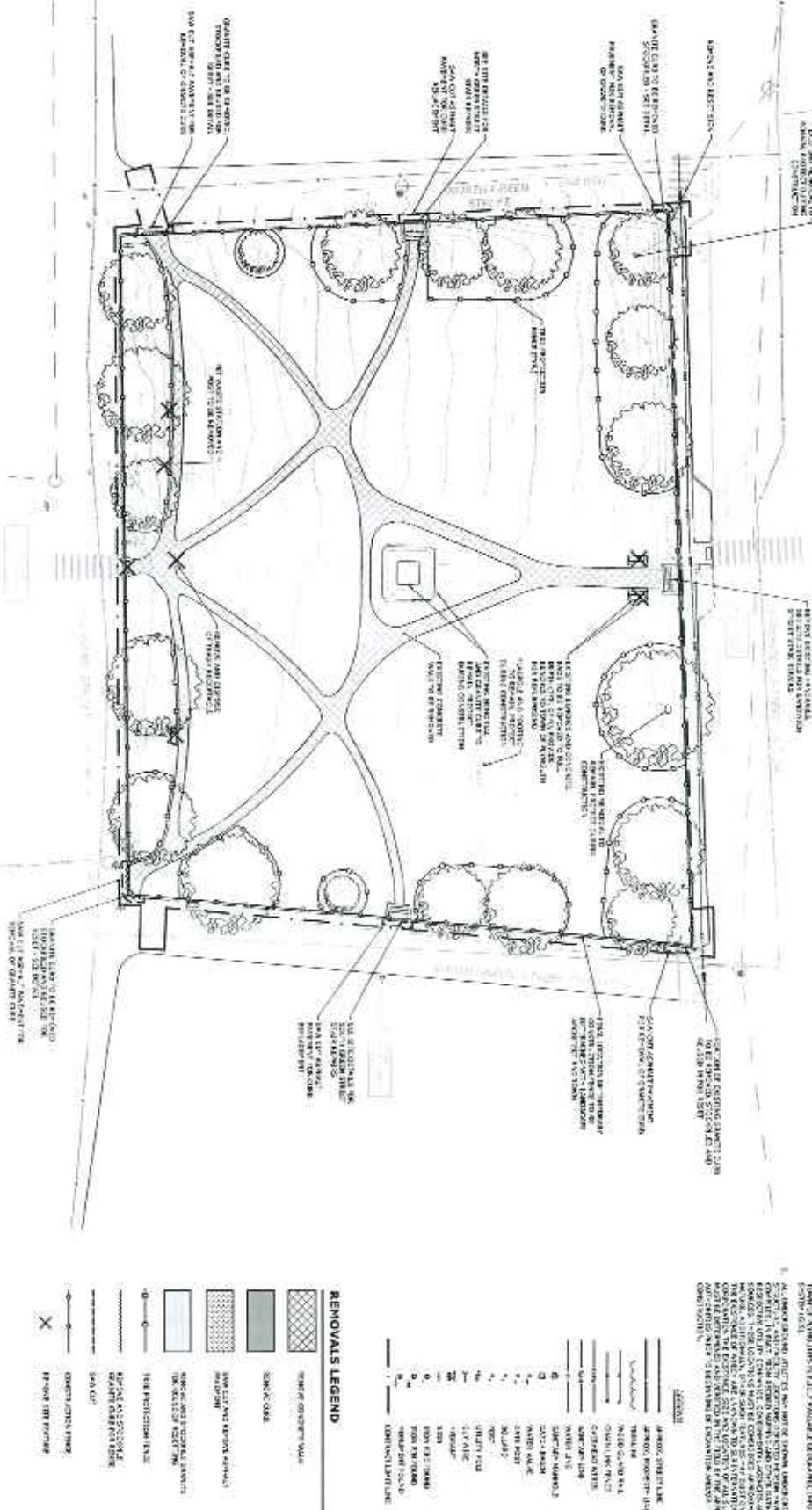
PROJECT SITE VICINITY MAP

SLR

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LIST OF DRAWINGS





RENOVALS LEGEND

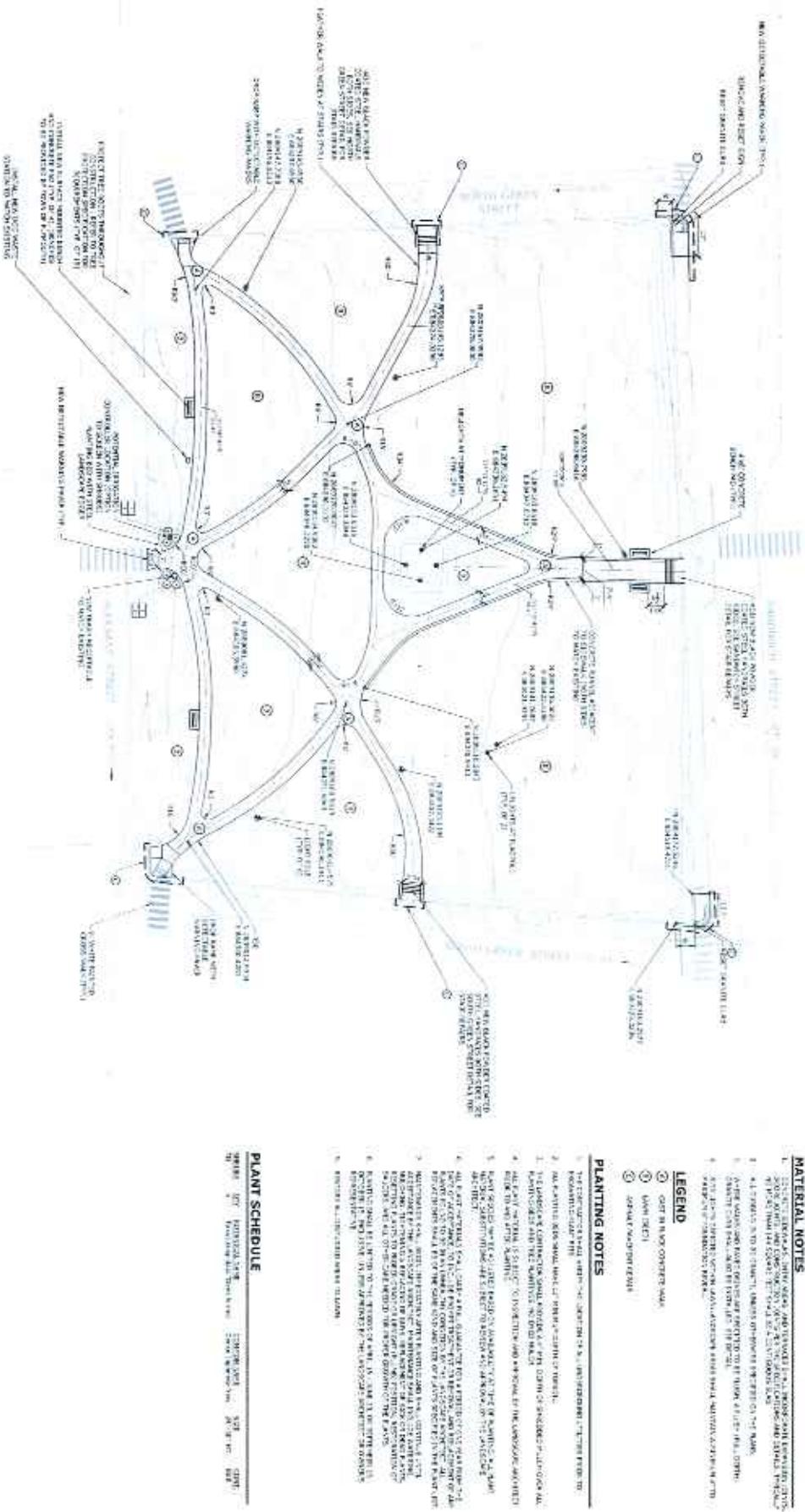
EXISTING CONDITIONS AND REMOVALS

PLYMOUTH TRAINING GREEN

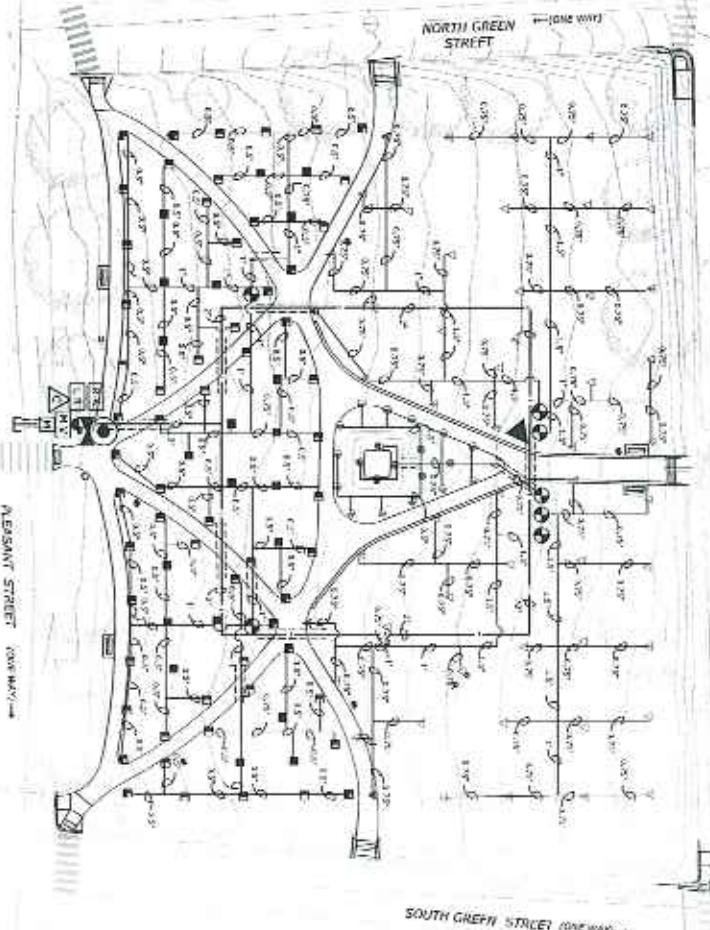
55 SANDWICH STREET

NOT FOR CONSTRUCTION

11



L	11-02	EX-1755	TELEGRAM	7/20/14	85	293	LAYOUT, MATERIALS AND LANDSCAPING PLAN		REVISION	DATE	EN		
PLYMOUTH TRAINING GREEN							65 SANDWICH STREET		NOT FOR CONSTRUCTION		SLR		
PLYMOUTH, MASSACHUSETTS											REVISION NUMBER: 00000000000000000000000000000000		



IRRIGATION LEGEND

ALL LINES ARE 1/2" IR RIGID PVC, 100' LENGTHS, 100' DIA. SPRAY HEADS

PIPE LEGEND

1/2"	1/2"	1/2"	1/2"
1/2"	1/2"	1/2"	1/2"
1/2"	1/2"	1/2"	1/2"
1/2"	1/2"	1/2"	1/2"
1/2"	1/2"	1/2"	1/2"

SPRAY HEADS



EQUIPMENT

1/2" PVC TEE (T-PIECE)	1/2" PVC TEE (T-PIECE)	1/2" PVC TEE (T-PIECE)
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1/2" PVC TEE (T-PIECE)	1/2" PVC TEE (T-PIECE)	1/2" PVC TEE (T-PIECE)

IRRIGATION PLAN
PLYMOUTH TRAINING GREEN
88 SANDWICH STREET
PLYMOUTH, MASSACHUSETTS

NOT FOR CONSTRUCTION

DESCRIPTION DATE BY

SLR
SOUTHERN LIAISON
REPRESENTATIVE
ASSOCIATION

IR

10/20/2010

10/20/2010

10/20/2010

10/20/2010

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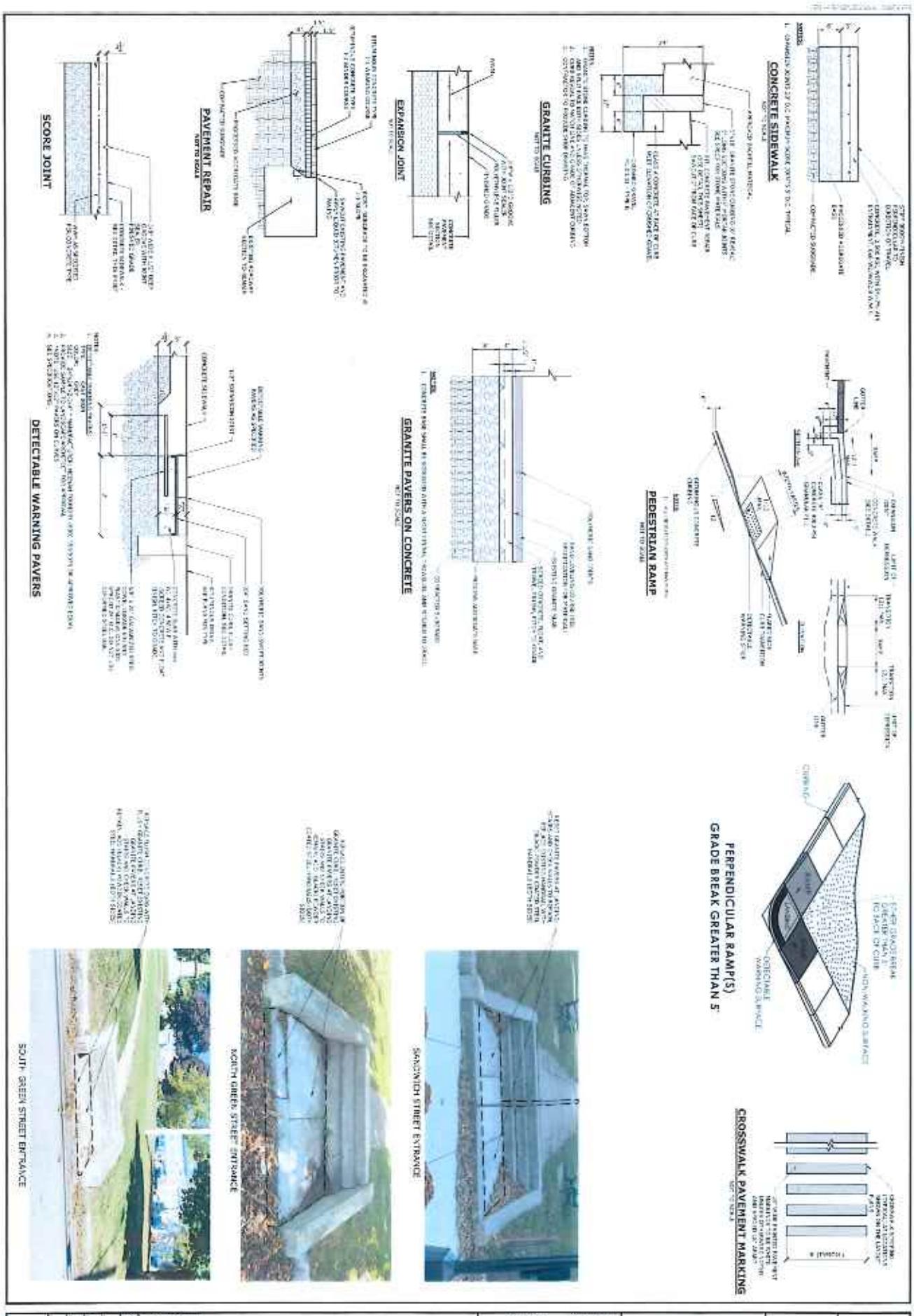
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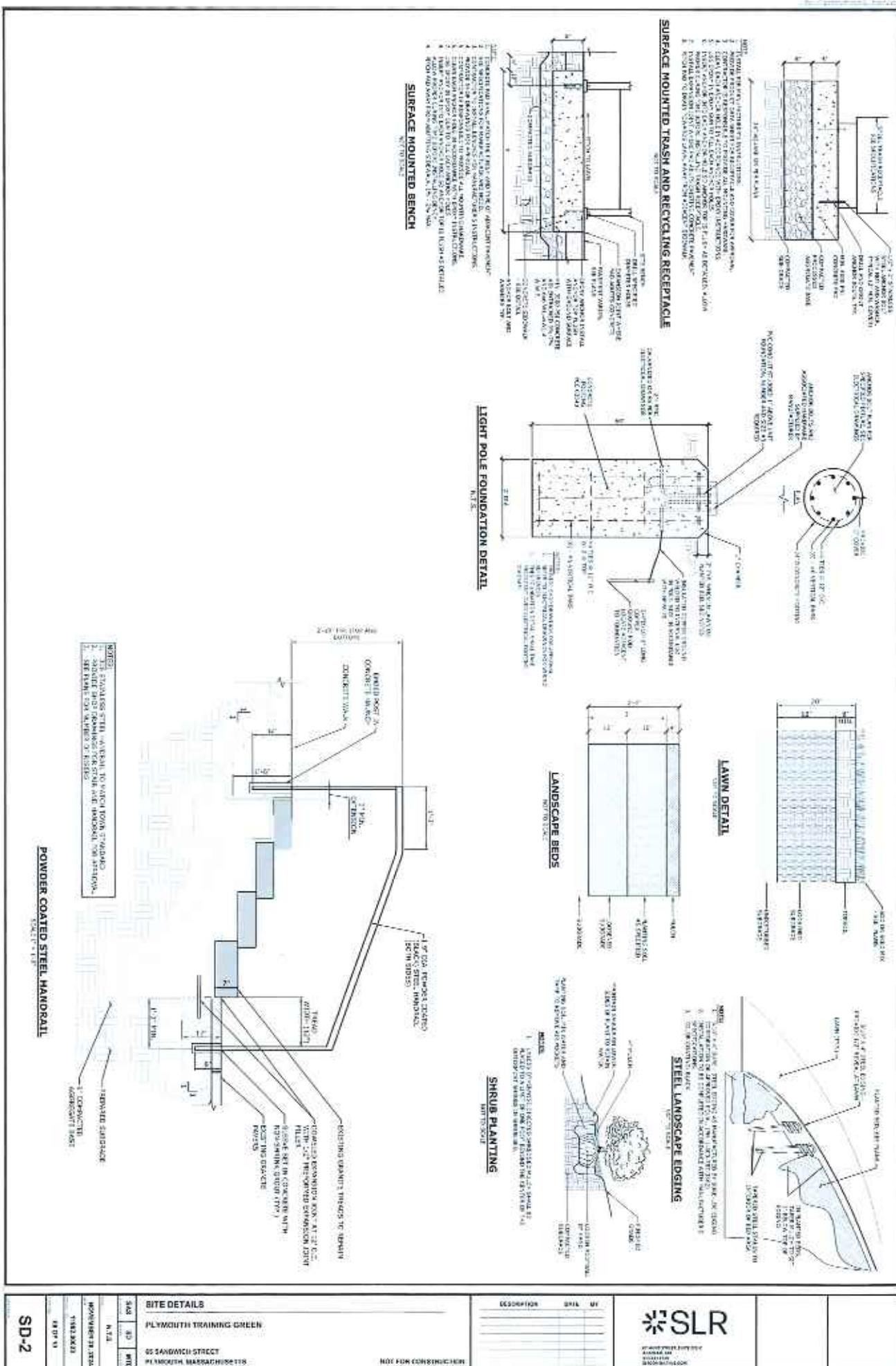
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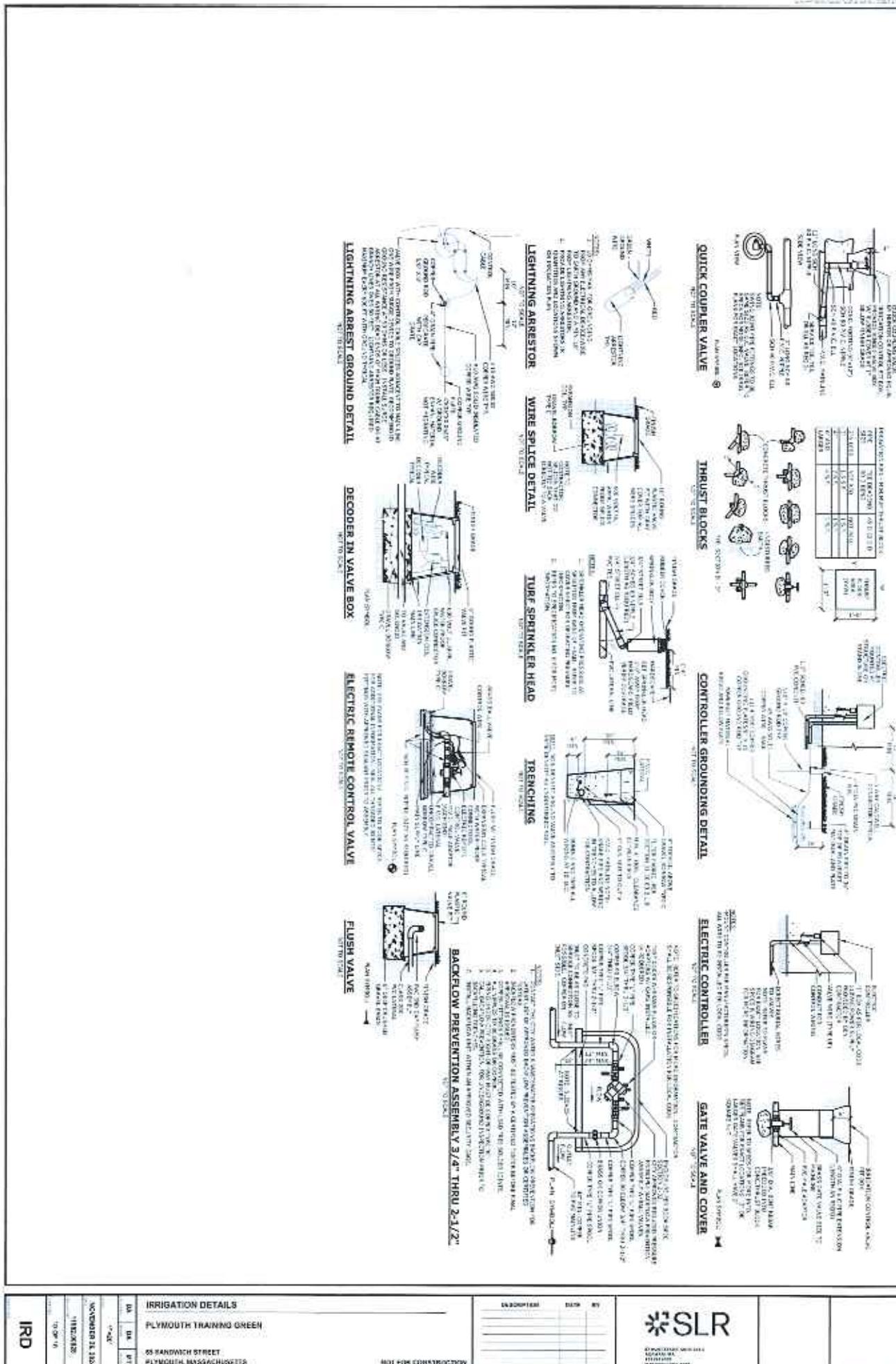
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SD-1	SITE DETAILS				DESCRIPTION	DATE	BY	SLR	RECORDED BY	CHECKED	DATE
	11.40	C3	6208281.6	PLYMOUTH TRAINING GREEN							
NAME OF THE PROPERTY				NOT FOR CONSTRUCTION				RECORDED BY			
0.14	05	2016	TELE	NOT FOR CONSTRUCTION				RECORDED BY			
05 SANDWICH STREET PLYMOUTH, D45000, ENGLAND											





IRRIGATION DETAILS

www.elsevier.com/locate/jtbi

65 SANDWICH STREET
BOSTON, MASSACHUSETTS

HOST-HORN CONSTRUCTION.

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