



Town of Orleans

Community Preservation Committee
9 School Road Orleans MA 02653-3699
Telephone (508) 240-3700 – Fax (508) 240-3388

FY25 COMMUNITY PRESERVATION PROJECT APPLICATION

SECTION A

Project Title: Senior Center Garden Walkway Rehabilitation Project **Submission Date:** 11/20/2023

Applicant (note if Town, individual or non-profit): Orleans Council on Aging (Town)

Mailing Address: 150 Rock Harbor Road, Orleans, MA 02653

Co-Applicant, if any (note if Town, individual or non-profit): N/A

Mailing Address:

Project Contact Person: Anita Rogers, Chairperson, Orleans Council on Aging Board
Judi Wilson, Director, Orleans Council on Aging

Telephone: 508-255-6333 **E-mail:** earogers2@comcast.net; jwilson@town.orleans.ma.us

Federal Tax Identification Number (if non-profit): Town of Orleans, Council on Aging #046-001-258

Project purpose (Check all that apply):

Open Space Historic Preservation Community Housing Recreation

Project Location/Address: 150 Rock Harbor Road, Orleans, MA 02653

Community Preservation Funding Request: \$26,000.

Brief Project Summary, including justification of project category checked above:

The gardens and walkways located behind the Orleans Council on Aging (OCA) building were designed for passive recreation (warmer weather activities/socialization/walking/lunches) for participants of the Supportive Day Program, and other community-wide programming such as summer barbeques, ice cream socials, and gentle fitness programs. Additionally, the space has been used by the OCA for an annual fitness program with physical therapists, mindful practice and teaching, Tai Chi, summer Lunch and Listen concerts, chair yoga classes, and more. Beyond scheduled programs, the garden is typically used 15-20 times per week by the public for passive recreation such as walking, visiting Memory Garden, and using stationary fitness equipment.

The garden and walkways were completed in 2010, however only barebones maintenance has been performed since 2014 due to lack of budgeted funds, staff and volunteers (see Detailed Narrative), and the garden is currently unattractive, neglected, and a challenge to maintain. The OCA applied for and received a CPC grant in FY23 in the amount \$24K. The COA embarked on the schematic design phase, but was informed that the existing irrigation system would need to be replaced. Given the expanded scope of work, and municipal procurement regulations, a test quote was obtained and the initial estimate for the work was \$50,000 – necessitating a full RFP procurement process and identification of additional funds to complete the Garden

Restoration Project. Additionally, by the time the bid was awarded, recommendation was made by professionals that the project be delayed as it would have been difficult to obtain the required plantings and successfully plant during an optimal window.

The revised scope of the Garden Rehabilitation Project includes the following recommendations of the Landscape Architect, Rob Calderaro, ASLA:

- Cutting back plantings and shrubs that have overgrown into sprinklers and paths,
- Removal of old and installation of a new irrigation system to complement the proposed garden design,
- Implementation of the Planting Plan:
 - Removing invasive species, dead trees and shrubs,
 - Dividing and replanting perennials,
 - Replacing some perennial plantings with an emphasis on native plant material, pollinators, and low-maintenance varieties,
 - Weeding, mulching and fertilizing trees, plants and shrubs as recommended,
 - Re-edging the garden walkways to allow the irrigation system to function properly.

SECTION B

Please attach the following information with all applications:

- **Detailed Narrative:** A detailed but succinct description of the project including goals and objectives, consistency with Community Preservation Act goals, compatibility with the Orleans Community Preservation Plan and the Orleans Comprehensive Long Range Plan, and relevance to the community and its needs.

The Orleans Council on Aging (OCA) is an important resource for the over-60 population of our town, representing 57% of Orleans residents. The OCA provides social and recreational programs and activities, hosts cultural events, promotes health aging, works with those who are vulnerable and disadvantaged, and serves as a support for older adults and their care partners. Recreation is an important and popular component of the services provided to the community as it is essential for health aging. The OCA Board strongly believes this grant, if awarded, is a tangible sign that seniors are an important, valued and vital part of Orleans and our recreational areas deserve to be preserved!

In 2010, Landscape Designer Sharon Davis completed the OCA garden and for the next four years maintained the garden on a volunteer basis. Through 2016 the garden was maintained by volunteers and a professional gardener. Since 2016, OCA has sought to identify volunteers and garden groups to continue garden maintenance, but they have consistently been unable to commit to a schedule or sustain the physical demands of the tasks. In 2016 OCA began using a professional landscaping company to provide barebones garden maintenance.

Since the garden was completed, the Town of Orleans DPW has faithfully continued to mow the grassy areas behind the Center, lay mulch, and conduct an annual blowout of the grounds – but they have been unable to perform garden maintenance due to lack of staff and/or the expertise required. Since there have not been budgeted funds for professional garden maintenance, the OCA has been forced to seek other sources of funding for the most basic maintenance of the gardens. Limited gift funds, and support from the Friends of the COA has allowed us to cobble together a plan for barebones maintenance by a landscaping vendor for approximately \$5000 per year. This method of funding is not sustainable, and the Friends of the COA has informed the OCA Board they will no longer provide funding for building and grounds maintenance, as this

does not meet their criteria for donor funding (future Friends of COA funding will be focused on program enhancements).

As a result of years of inadequate maintenance and care, the recreational space within the garden has notably decreased, while the recreational demand and uses for the garden has increased. While we are deeply appreciative of the funding support from varied sources over the past years, the funding has fallen far short of the needs to properly maintain the garden space. Full funding of the Garden Restoration Project will restore the garden to an attractive, functional, and environmentally healthy state which can be maintained moving forward.

- **Action Plan and Timeline:** Note the estimated dates for project commencement and completion and list (with an explanation) all action and steps that will be required for project completion, including any legal requirements or any impediments to implementation.
 - a) A formal garden restoration design plan from Landscape Architect, Rob Calderaro, ASLA has been obtained and estimates the garden restoration work to total \$50,000. The cost of the design plan was paid for by the Friends of the COA.
 - b) June: removal of the existing irrigation system, followed by installation of new irrigation system,
 - c) July/August/September: work with the vendor to complete detailed plans for FY2024 garden tasks and order needed materials. Work will include cutting back shrubs to clear walking paths, removing invasive plants and shrubs and items that aren't growing properly, weeding and tending plants as needed, dividing and replanting perennials as needed, installing new plantings within their appropriate planting season, edging garden areas, and mulching as needed.
 - d) September/October: prepare garden for winter including fertilizing evergreen shrubs, trees and all perennials; removing dead plants, and planning for Spring replacements.
 - e) April- Mid-May: prepare garden for Spring including cutting back plantings, pulling weeds and overwintered, and fertilizing plants as needed.
 - f) May: fertilize all garden areas and tree beds that weren't done in April, remove invasive plants, cut back plants as needed; weed as needed.
 - g) June: install new perennials or shrubs, mulch 2" in all beds and base of trees, weed and tend as needed.

- **Financial Data:** Provide financial information for the project including detailed and total cost, additional revenue sources (public, private, in-kind, volunteer time and services), basis for the fiscal estimates and any other fiscal details currently available. Costs relating to historical rehabilitation/renovation should be clearly identified (if possible) compared to other costs, such as code compliance or accessibility improvements. Applicants are encouraged to submit more than one quotation from potential contractors.

Total Project Cost: \$55,000. – planting and irrigation installation
(NOTE: OCOA currently has \$24,000 in CPC funds set aside for this project.)

Recent yearly expenditures:

In FY2019, the OCOA spent \$2,399 for garden maintenance from gift funds.

In FY2020, the OCOA spent \$3,318 for garden maintenance from gift funds

In FY2021, the OCOA spent \$3,707 for garden maintenance from gift funds

In FY2022, the OCOA spent \$3,074 for garden maintenance from gift funds

In FY2023, the OCOA spent \$3,785 for garden maintenance from gift funds.

Additionally, the Friends of the Council on Aging has contributed thousands of dollars over the last decade to support the maintenance of the existing garden, \$3,500 for the landscape design phase in FY23. OCOA is requesting municipal funding for FY25 from the Town to support the annual cost of maintaining the grounds.

GUIDELINES FOR PROJECT SUBMISSION

- A) Complete Section A, and submit to the CPC via email, between July 1 and Oct. 31
 - You will be contacted by the CPC regarding detailed information to complete the application
- B) Fully completed applications need to be submitted by Nov. 20. Late applications may be accepted at the discretion of the CPC.
 - Submit **two (2) complete paper copies** of the application and other materials to the Community Preservation Committee, c/o Town Administrator, Town of Orleans, 19 School Road, Orleans, MA 02653. Applications can be dropped off at the front desk.
 - **Applicants must also email complete applications in PDF** to Jennifer Fountain, Administrative Assistant, at jfountain@town.orleans.ma.us A **single PDF file** which appends materials described in item 3 to the application form is preferred.

1. **Complete Applications must be received by Monday, November 20 to be considered for recommendation at the Annual Town Meeting.**
2. Funds for approved projects will be available on July 1st following the Annual Town Meeting upon submission of appropriate invoices and accounting.
3. Applicants may be asked to include any maps, diagrams, and/or photographs pertaining to the project. Letters of Support for the project from community organizations or other sources may also be submitted. Clear, concise presentation of materials is appreciated by the Committee.
4. The Community Preservation Committee may require additional (or more detailed) information or further clarification to a submitted application.
5. Prior to submission of funding applications, applicants should review the Community Preservation Act (MGL, Chapter 44B, through the Community Preservation Coalition website), the Orleans Community Preservation Plan and the Orleans Community Preservation Bylaw, copies of which are available on the Town Web site at <https://www.town.orleans.ma.us/community-preservation-committee>. Nonprofit organizations applying for historic preservation funds for historic structures should obtain a sample copy of an acceptable historic preservation deed restriction (available from the Town Administrator's office) since this type of document will be required. Applicants other than the Town of Orleans should also obtain a sample copy of the Agreement with the Town of Orleans that all successful nonprofit applicants will be required to sign. Please contact the Administrative Assistant by email with any questions.
6. Eligible projects must address one or more of the uses outlined in the Community Preservation Act, Sections 2 and 5 (2), as follows:

Open Space: Acquisition, creation, and preservation of land to protect existing water supply/aquifer areas, agricultural and forest land, coastal lands, frontage to inland water bodies, wildlife habitat, nature preserves and scenic vistas.

Community Housing: Acquisition, creation, preservation, and support of community housing defined as housing for low and moderate income individuals and families, including low and moderate income senior housing. The Community Preservation Committee is required to recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

Historic Preservation: Acquisition, preservation, rehabilitation and restoration of historic structures and landscapes that have been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the Town or that are listed on the State Register of Historic Places. Plans for restoration and rehabilitation must comply with Secretary of the Interiors' standards.

Recreation: Acquisition, creation, preservation, rehabilitation, and restoration of land for active and passive recreational uses, including land for community gardens, trails and noncommercial youth and adult sports and the use of land as a park, playground, or athletic field and for preservation and restoration of recreational facilities. (Community Preservation funds cannot be used for a stadium, gymnasium, or similar structures or for the acquisition of artificial turf for athletic fields.)