



**Application for Community  
Preservation Funding  
For Projects Requesting \$25,000 or more**

Project Name **HERITAGE PARK AND NATURE TRAIL ALONG THE SAWMILL RIVER (Part I)**

1. APPLICANT INFORMATION

Project Sponsor or Organization: Friends of the North Leverett Sawmill

Address: PO Box 57

City: Leverett State: MA Zip: 01054

Daytime Phone: 413 687 2864 (Cynthia Baldwin), 413 687 2864 (Sam Black) Fax: NA

Email: [cbaldwin@umass.edu](mailto:cbaldwin@umass.edu), [sblack@umass.edu](mailto:sblack@umass.edu)

Property Owner (if different from applicant) N/A

2. Project Information

CPA Category (for FONLS land)

Open Space # of acres: 2.6

Historic Preservation

Recreation # of acres: 2.6

Affordable Housing

Project Location/Address: Slarrow Sawmill, Junction of Cave Hill and N. Leverett Rd

Leverett Assessors Map: 1 Lot: 10

**Brief Project Description:** Here we propose to develop a Heritage Park and Nature Trail on 2.6 acres of FONLS land adjacent to the Slarrow sawmill in North Leverett. In the accompanying proposal (i.e., Part II) we describe an extension of trails and interpretative signage through the neighboring 2 acres of Town of Leverett land managed by Leverett Conservation Commission; these 2 acres include the remains of the Grave’s ironworks. In toto (Parts I & II), the area will contain interpretive signs describing the sawmill history, park and trail layout, native American pre- and post-colonial land use, the complex of the Grave’s Ironworks along with the stone levee and canals that fed into it, native flora and fauna, a pavilion at the former sugar shack, with benches along the trails and a native plant garden for pollinators.

AMOUNT OF CPA FUNDING REQUESTED: **\$82,082**

**For CPC Use**

Date Received	Funding Recommendation
Date Application Deemed Complete	
Public Hearing	

## B PROPOSAL NARRATIVE

### 1. Goals and Description:

**a. Project goals & background:** The proposal is to construct a “Heritage Park and Nature Trail” on 2.6 acres (map 1, lot 10, Fig 1) adjacent to the Slarrow Sawmill owned by Friends of the North



Leverett Sawmill (FONLS), a public 501c3 (budgeted here), plus 2 acres (contiguous; map 1, lot 147A, Fig 1) managed by the Town of Leverett Conservation Commission (described in the partner proposal & budget). In toto, the park will highlight structural remains of Leverett's industrial past including the Grave's ironworks developed in the 1800s and on the parcel owned by the Town.

Triphammers operating in this iron works were

powered by water shunted from the Sawmill River by a shallow dam, levee, canal, and pond systems. The ironworks and adjacent smithy produced scythe snath handles with iron fasteners, and hoes both of which were important for local agriculture. The FONLS portion of the site houses the derelict Grave's sugar shack which used off-cuts from the Slarrow sawmill to power its evaporator to process sap from sugar maple trees some of which are on the site. The site will have trails with interpretive signs describing the remains of structures including information about how the landscape was remodeled during the colonial and post-colonial period to support industry. The signs will also describe river use by the Pocumtuck/Sokoki people at the time of the Contact Period and subsequently, as well as the present flora and fauna including highlighting native trees and pointing out diseased trees. We will remove invasive shrubs at the park entrance, repopulate this area with native trees and plants that attract pollinators, and use degradable mats to stabilize the surface and prevent run off soil into the Sawmill River. The park will be a recreational and educational resource for history, industry, agriculture, and sustainable landscapes in colonial and post-colonial Leverett with areas for visitors to enjoy nature and reflect on how our industrial past has shaped our present. There will be 3 marked parking spaces for park visitors at the sawmill, one ADA accessible, and adjacent to the boardwalk to the pavilion, additional parking at the Baptist Church across the road (see letter in Supp. materials), and at the Grave's ironworks.

This proposal builds on the work done by the Leverett Historical Commission (LHC) which recently sponsored the series “A Sense of Where You Are, Finding and Interpreting Mill Foundations in the Landscape” which included site visits, slides, video, and expert speakers. Artifacts, maps, and records underpinning the series are available through the Leverett Historical Society and Leverett Historical Commission. Since a few intrusive trees are breaking through and pulling down the levee's laid up stone-wall or the iron work's foundations we propose to cut some of those trees above ground to prevent further destruction of the levee and hence increase the value of the property. Tree removal will be mitigated by planting native trees at the park entrance after removal of invasive shrubs. The Conservation Commission asked us to (1) hire a wetlands expert as a consultant, (2) request the Town to allow FONLS to include the conservation land (lot 147A) in the park, and (3) file a Notice of Intent (NOI) describing the project. The CPC supports the need to file an NOI for this project and has also requested that lot 10 and 147A boundaries are professionally surveyed to clearly distinguish property lines.

Visitors to the park are expected to include town residents, students from local colleges and the University of Massachusetts, and Leverett Elementary School and other schools, e.g., Four Rivers in Greenfield whose students have already visited, as well as visitors from neighboring towns and from out-of-state.

b. Project activities & outcomes: We need to obtain permission (in process) from the Town of Leverett (discussed in the accompanying proposal) to include within the park 2 acres of Town land on which the remains for the Grave's ironworks are located (lot 147A) and to file a Notice of Intent (NOI, in process) for the following activities:

- LiDAR examination and trail construction with placement of interpretive signs
  - Removal of invasive honeysuckle, multiflora rose and vines from land nearest to the park entrance and replacement with native trees and a pollinator/habitat garden of native plant species. A stabilizing agent/material will be used to protect the river as prescribed by best practices. The trail through this area will be leveled and held at a width of 3 feet. This part of the trail, which is above the flood plain area and approximately 400 feet in length, will provide access to an area of flat stone and sand on the riverbank where a rot resistant bench will be placed for reflection or picnicking and bolted to a tree to prevent removal.
  - Entrance shelter and ADA compliant boardwalk: Near the Park entrance, the Grave's sugar shack has collapsed. We will remediate this area by installing a ~12' x 12' pavilion, accessed by a boardwalk, that will be built to ADA guidelines, and with benches on the footprint of the sugar shack. This is above a wide sand and stone beach on the Sawmill River and will accommodate visitors and serve as a staging area/workspace for visiting school classes.
  - Trails: The land along the levee is treed but with little underbrush. Here the trail will be left in a natural state. One branch will follow the Sawmill River with benches placed at appropriate spots and then circle back to the ironworks and run alongside the levee back to the entrance.
  - Interpretive signs: These will be placed at key sites (6 on FONLS land and 2 on Town land), describing the importance of the river, mills, sugar shack and ironworks to the colonial and post-colonial development of Leverett with text, images and maps as follows:
    - One sign nearest to the Slarrow Mill: The history of the mill river and Slarrow Sawmill
    - One sign at the trailhead nearest to the Sawmill: Map of the trails and position of interpretive signs
    - Two signs in the pavilion: One describing Native American usage of the land and typical practices, the other showing the original sugar shack and its operation
    - One sign at the pollinator garden describing the plants and the role of pollinators in a healthy ecosystem
    - One sign by the levee describing the development of the shallow dam/levee/canal/pond system with text and diagrams
    - One sign along the river describing the flora and fauna in the river and riverfront land
    - One at the Graves ironworks/smithy describing the structures remaining and how the water powered the triphammer to drive the metal industry
  - Footbridge at the Graves ironworks and blacksmith: We plan to install a small footbridge (discussed in the partner proposal) to access the ironworks from the levee, and a bridge across run-off streams in the flood plain area using rocks contained in ripwrap (Gabions) as suggested by a member of the Conservation Commission. This will lead back to the riverside trail. It is also necessary to remove glass and other surface debris from the Grave's ironworks remains. Cleanup will be by volunteers.
- c. Eligibility for CPC funding:

**Recreation:** The goal of the project is to make accessible to the public for recreational purposes a wooded area along the Sawmill River adjacent to the Slarrow sawmill (~1760) which encompasses remains of a levee, canal system and pond that powered the ironworks, smithy and other mills. These sites, which date from the early to mid 1800s will be cleaned of trash and debris

and trails installed. The park will provide a place for active recreation (walking, running, cross-country skiing, fishing, wading in the stream), and leisure activities (contemplating nature and the resourcefulness of early industrialists, admiring the flora and fauna along the river, learning about native plants and trees and their uses and diseases). Interpretive signs for these sites will be installed to explain how the sculpting of the natural environment was used to benefit the development of Leverett. Understanding the landscape is expected to enhance the recreational experience.

This will be of interest to children and adults. The area does not have obvious natural hazards beyond poison ivy and some algae-covered slippery stones in the river; visitors will be alerted. Likely, the park will be used by single individuals or small groups (school classes or families). It can be enjoyed in all 4 seasons and will not alter the neighborhood or be visually intrusive because of tree cover. It will enhance the area by providing an educational and recreational resource. It is a first of its kind in Leverett as there is no other site in Leverett with interpretive signs of the natural environment juxtaposed with the historic earthworks and built environment.

**Open Space:** While the parcel is not obviously suitable for a community garden or conventional farm, both the stream and the woodland create an environment of substantial natural beauty and are suitable for nature observation and some aspects of re-wilding. While the trail will be within 200 feet of a river, it will not intrude on the bank or vernal pools. It will not enhance protection of any FEMA floodways, but it also will not adversely impact them. It is not an “Area of Critical Environment Concern” but will contribute to maintenance of a forested area by limiting invasive shrub growth and removing diseased trees. It is not at risk of development since it is owned in part by FONLS and in part by the Town of Leverett both committed to conservation and restrictions are or will be obtained. Preserving it will not protect other parcels and it does not abut protected land. However, notably, having trails in this open space does provide the possibility of eventually connecting to other trails; we have discussed this with Rattlesnake Gutter Trust and will continue to. There is special funding available for development of recreational trails through *MassTrails* federal recreational trails grant (RTG) program, which would be an ideal source for obtaining funds for construction of a trail that complies with USDA forest service trail accessibility guidelines in the park at a later time. Our trail expert will design ADA compliant access to the pavilion and design a trail using USDA forest service accessibility guidelines for access to the river and levee the construction of which we will seek to fund through a *MassTrails* recreational trails grant. This program requires a minimum of 20% matching funds, hence funding of this CPC proposal will help leverage *MassTrails* funding by developing a design plan and budget.

a. Project Applicants & Partners:

- i. Friends of the North Leverett Sawmill (FONLS) founders & project directors include 2 members with EdD, a trustee of the nearby Porter-Phelps-Huntington Museum ([pophmuseum.org](http://pophmuseum.org)), a licensed qualified mechanical engineer, 2 who are members of LHC and LHS, additional members are Drs. Cynthia Baldwin and Sam Black who wrote this proposal, have met with the contractors and consultants, and will manage the project.
- ii. Consultants and their roles:

*The consultants are experts in their field and will provide expertise and material for the design of interpretive signs without additional research*

  - Dr. Pleun Clara Bouricius (PhD in American History, Harvard University) is a Historic Preservation consultant for LHC. Dr. Bouricius will design interpretive signs for the sawmill, the industrial site, and the Grave’s ironworks with its trip hammers.
  - Dr. Margaret M. Bruchac (Associate Professor, Univ Penn, Native American & Indigenous Studies) is of Abenaki Indian descent and a historical consultant specializing in Native American peoples. Dr. Bruchac will design an interpretive sign about land use by these people.

- Eric Donnelly (certified arborist, owner Woodsmith, Inc, Montague) will cut trees on the pavilion platform and on the levee to increase the value of the land. He will also help us design signs showing the various woodland environments encompassed within the park.
- Patrick Roberts, PhD candidate (2023) will design the sign that describes the flora and fauna of the Sawmill River and Heritage Park area.
- Walker Korby (Terramor LLC), will design the boardwalk to the pavilion, the park trail system to be installed, as well as a trail that complies with USDA Forest Service Trail Accessibility guidelines for future implementation through other funding sources.
- Chris Laroche (Checkerpoint Farm), will design layout and provide plants for the pollinator garden.

**2. Community Need:** Leverett’s “Comprehensive Plan Phase 2- one stop grant application” submitted by Margie McGinnis in June 2022 indicates that *recreation development, and historic, natural and cultural resource preservation* is a goal of the Town. This project will contribute to the desire to preserve natural and cultural resources (see Section 2.7). It is also in line with recent (2021) reports by the Sustainable Economy Committee, which highlight the value of increasing educational amenities in Leverett to enhance its livability.

**3. Community Support and Outreach:** We have held two public listening sessions (March 2022 at the Town Hall and July 2022 at the Sawmill) and presented our plan at two advertised Select Board sessions (October and November 2022). We presented to the Conservation Committee on 3 occasions and gave a copy of our proposal to the Recreation Committee chair in September 2022. We walked the proposed trail with members of the CPC and the Conservation Committee as well as members of the public on several occasions. We also met with the pastor and members of the neighboring Baptist Church and other neighbors in North Leverett. Our plan to develop a Heritage Park/Site and Nature Trail was generally met with enthusiasm and many people asked to be involved with the project.

**4. Maintenance:** Maintenance is expected to be minimal. Namely, keeping the trails free of fallen trees/limbs and keeping the signs in place and free of graffiti. We will work with volunteers to achieve this and will seek donations from local citizens through FONLS as necessary.

**5. Success Factors - Deliverables:** Messages we want to communicate or inspire: (i) reflection on past activities in the area of native Americans, (ii) ingenuity of the colonial settlers with respect to their technology and industry, (iii) consideration of how current technology and industry contrast with early industrial development and culture in Leverett, (iv) appreciation of flora and fauna, the impact of disease and invasion by other species, and how to mitigate this.

Physical deliverables: (i) paths/trails and bridge or step access to the Graves ironwork, (ii) benches along trails, (iii) a pavilion at park entrance that will be accessible by a ramp designed for wheelchair access, (iv) interpretative signs as discussed above, (v) removal of some vegetation to preserve historical archeological structures, (vi) additional native plantings that represent re-wilding and that will attract pollinators, etc. with signage, (vii) information about.

### **6. Project Permits & Approvals:**

- a. Ownership by FONLS: A separate parcel (2.6 acres) adjacent to the 0.5 acres Sawmill parcel was donated to the FONLS by the Kirley family. The deed is attached.
- b. Ownership by Town of Leverett: The Conservation Commission asked us to obtain permission from the Town to include 2 acres of town land (Lot 10) in the park (town meeting)
- c. Hazardous Materials: Broken glass and other debris near the Graves ironworks will be removed by volunteers. Poisonous plants and slippery stones will be sign posted to warn visitors.
- d. Environmental Concerns: This area is in a floodplain district so a Notice of Intent (NOI) outlining all proposed activities will be submitted as requested by the Conservation Commission.
- b. Historical Significance: see letter from Leverett Historical Commission.

- c. Preservation Restriction: see letter from Leverett Historical Commission.
- d. Conservation restriction on lot 10: see letter from lawyer
- e. Permitting: All signs will be compliant with Zoning regulations (less than 6 square feet).

Name of permit	Filed (Y/N)	Date Filed	Date Obtained
Notice of Intent	no	Will be Spring 2023	tbd

## B. PROJECT BUDGET, FUNDING & TIMELINE

### 1. Project Budget:

Summarized Expense Item – details of quotes in Supplemental form	Total (\$)	CPA (\$)	FONLS (\$) (in kind & donated)
Grant writing, park design, and construction supervision	5000	0	Volunteer 5,000
Aerial orthophoto, LiDAR, and Town and State GIS property boundary data. Submeter GPS and preparation of NOI for work on the Park (Mickey Marcus, Amherst, (quote)	8,500	7,500	Permit Filing fees 1,000
Legal fees (Richard Cavanaugh) for a conservation restriction on Lot 10, designating parking spaces on lot 11 and public access from lot 11 to lot 10 through an easement (see attached estimate)	1000	1000	Fees capped at 1000
Survey of Lots 10 (FONLS) and 107A (Town) to delineate boundaries (Daniel Salls, Sunderland, quote)	3,800	3,800	
Logo (Steve Stroud) & Website development (Abel Lenz)	3,500	0	donated 3,500
Sign designers -various costs (see supplemental table)	8,900	8,900	
Remove invasive brush and vines at trail entrance (quote)	2,647	2,647	
Clear sugar shack remains, prep pavilion site, mount sonotubes to anchor pavilion (3 quote Grass Roots)	17,424	17,424	
Design trails and Boardwalk to pavilion – (Terramor quote)	2000	2,000	
Build Boardwalk to pavilion using ADA guidelines for wheelchair access (Terramor estimate)	12,500	12,500	
Erosion control after brush removal (quote)	922	922	
Built 400' pathway at trail entrance (quote)	3,840	3,840	
Interpretive signs - commercial (6 on FONLS land; 2 on town land) (see quotes)	5,335	5,335	
Parking signs – Sunrise Printing, Hadley, MA (\$39 each)	277	117	posts 160
5 wooden benches; heavy outdoor no rot benches (quote)	1,695	1,695	
Install 6 signs (\$150/sign - estimate)	900	900	
Small pavilion on sugar shack footprint (see quote)	9,112	9,112	
Clearance, cutting trees on Pavilion Platform	1655	1,655	
Native trees and plants (250 plants) (see quote)	3,735	2,735	volunteer 1,000
<b>TOTAL FOR ALL</b>	<b>93,742</b>	<b>82,082</b>	<b>11,660</b>

**2 Other Funding:** FONLS will cover 12.5% of total. Trail design will include design of an USDA forestry accessible trail for which construction funding will be sought from *MassTrails*.

### 3 Phases – present & future:

1	This proposed work will be started in Spring 2023 and completed by Fall 2023
2	Clear accumulated soil from the stone remains of the grave's ironworks with expert archeological consultants and volunteer labor. Leverage funding ( <i>MassTrails</i> ) for a trail that follows USDA forest service trail accessibility guidelines to access the riverfront and levee

## INDEX OF SUPPLEMENTAL MATERIALS BEYOND THE 5 PAGE LIMIT

### List of attached quotes/bids/estimate, deed & certifications, support letters on the following pages:

1. POLLINATOR GARDEN: Chris Laroche (Checkerspot Farm for native plants) - bid
2. TREE REMOVAL FOR THOSE THREATENING LEVEE & IRONWORKS: Eric Donnelly (Woodsmith, Inc) for forestry; **Note** – Setup and removal of 6 trees on levee -bid; The Whole Tree, Andrew Young - bid
3. TRAILS & BOARDWALK: Walker Korby (Terramor, trail design) – Bid adjusted 1.30.23 for trail design and for design and building of boardwalk to Pavilion by ADA compliant guidelines
4. SIGN DESIGN: Pleun Bouricious (Swift River Consultant) – Original Bid \$10,000 – actual cost for the scope of the work in this reworked proposal \$4000
5. TABLE OF DESIGNER FEES: Sign design/Consultant fees are as listed individually in Table - Bids
6. INTERPRETIVE SIGNS: Construction of Interpretive Signs (Pannier Signs; Pulse Design) – take the lowest Bid – we do not need them to design the signs so did not include this in our budget.
7. PAVILLION CONSTRUCTION: Sugar Shack pavilion (Lamore Lumber, Post and Beam, Greenfield Rd, Deerfield) – Bid
8. NOTICE OF INTENT: Mickey Marcus - \$7,500 - Mapping, NOI preparation and Conservation Commission (Con Com) meetings; Mickey has walked the FONLS and Town land as have members of the Con Com. An estimate was also obtained from Scott Morrison of Chicopee. We chose Mickey because he had worked with our Conservation Commission in the past. We also approached Ward Smith from Wendell who felt it would be a conflict of interest to take this on - Bid.
9. SURVEYING: Daniel Salls - \$3,800 Surveying of Lot 10 and 147A to define FONLS and Town of Leverett Land boundaries. Daniel Has walked the FONLS and Town land – Bid
10. LEGAL WORK: Richard Cavanaugh legal work for right of way & conservation restriction - bid
11. PAVILLION & BOARDWALK SITE PREPARATION: Grassroots, Inc: [A] Removal of fallen trees and remains of sugar shack from site of ADA compliant boardwalk construction, and [B] preparation of the pavilion build site – bid x 2
12. TREE REMOVAL AT PAVILLION: Woodsmith, Inc– bid
13. ADA PARKING CONSTRUCTION: Grassroots, Inc – bid
14. Weatherproof benches
15. Coconut matting erosion control
16. LHC letter to verify Historic Site
17. DEED: FONLS’ Deed to sawmill and adjacent 2.6 acres of land
18. CERTIFICATION: for FONLS
19. EIN: for FONLS
20. SUPPORT: 4 Letters from neighbors
21. SUPPORT: Church support letter with parking permission
22. SUPPORT: Letter of support from LHC
23. Response to concerns

Christopher LaRoche [checkerspotfarm@gmail.com](mailto:checkerspotfarm@gmail.com)  
9/19/2022

Hi Cynthia,  
Thank you for the voice call earlier this evening.  
Here are my notes for the Slarrow Sawmill Habitat planting.

Scope:

Project size 750 to 1000 square feet.

Provide 250 to 500 native plants to bolster biodiversity. Plants are first or second year native perennials and selected annuals. 3 1/2 inch pots, \$6.94 each. Total cost of plants \$1,735.00 to \$3,470.00, depending on the number you wish to begin with.

Reach:

The attached biodiversity cross reference lists a selection of 33 native plants targeting more than 50 individual insect species. In addition to the target species, these plants support an exhaustive list of pollinators, lesser pollinators, and other primary consumers, both vertebrate and invertebrate. These plants form the basis of the food web providing nourishment and shelter for invertebrate secondary consumers (predatory insects) and vertebrate secondary consumers (birds and others).

Consulting \$100.00 per hour.

Planning: 4 - 6 hours layout and species selection.

Planting: supervisory capacity, directing volunteers and helping to plant 250 plants, 6 to 8 hours \$50/ hour; 500 plants 16 hours \$40/hour.

Speaking: Offering knowledge about native plants, symbiotic relationships, and connections to the food web: Free of charge.

Cautionary notes:

(1) Invasive perennial plants often take multiple seasons to eradicate. Oftentimes, restoration projects begin with removal of undesirable plants a season prior to planting. I don't possess the necessary credentials to assist or advise. Please don't underestimate the resiliency of multiflora rose, Celastrus (bittersweet), Polygonaceae (knottweed,) or ***Aegopodium*** (bishop's weed).

(2) Permits are required to remove and replace plants in watershed and wetlands. It doesn't matter if the plant is invasive or not. If it occurs in wetlands, special considerations are required. Please consult with the local Conservation Commission to determine if your project falls within these limits.



<b>Species Name</b>	<b>Common Name</b>	<b>Faunal Species Name</b>	<b>Fauna Common Name</b>
Antennaria neglecta	Field Pussytoes	Vanessa virginienis	American Lady butterfly caterpillar
		Erynnis lucilius	Columbine Duskywing
Aquilegia canadensis	Wild columbine	Bombus sp.	Bumblebees, Humming birds
Baptisia australis	Blue wild indigo	Erynnis baptisiae	Indigo duskywing caterpillar
Chasmanthium latifolium	Inland Sea Oats	Hesperiidae species	skipper butterflies
Echinacea purpurea	Purple Coneflower		
Elymus hystrix	Bottlebrush Grass	Enodia anthedon	Northern Pearly-eye caterpillar
Eurybia divaricata	White Wood Aster	Phyciodes tharos	Pearl crescent butterfly
Euthamia graminifolia	Lance-leaved Goldenrod	Bombus sp.	Bumblebees and others
Iris versicolor	Northern Blueflag	Bombus sp.	Bumblebees and others
Lobelia cardinalis	Cardinal flower	Bombus sp., humming birds	Bumblebees and others
Lobelia siphilitica	Great Lobelia	Bombus sp., humming birds	Bumblebees, Humming birds
Minimus ringens	Alleghany Monkeyflower	Euphydryas phaeton	Bumblebees exclusively
Monarda fistulosa	Wild bergamot	Bombus sp.	Bumblebees, Humming birds
		Euphydryas phaeton	Baltimore checkerspot butterfly,
Penstemon calycosus	Calico Bearded tongue	Bombus sp.	Bumblebees, Humming birds
Penstemon digitalis	White Bearded tongue	Bombus sp.	Baltimore checkerspot butterfly, Bumblebees,
		Habrosyne gloriosa	glorious habrosyne moth
Physocarpus opulifolius	Atlantic Ninebark	Bombus sp.	Bumblebees, lesser pollinators
Ranunculus hispidus	Hispid Buttercup	Bombus sp.	Bumblebees, et al
Sambucus canadensis	American Black Elderberry	Hyalophora cecropia	Cecropia moth
Sisyrinchium atlanticum	Northeastern Blue-eyed grass	Anthophorini sp.	ground bees
Solidago flexicaulis	Zig zag goldenrod		Brown Hooded Owelet moth
Solidago speciosa	Showy Goldenrod	Schinia nundina	Goldenrod flower moth caterpillar
Spirea Tomentosa	Steeple bush	Celastrina ladon	Spring Azure butterfly
		Phyciodes tharos	Pearl crescent
Symphyotrichum novae-angliae	New England Aster	Bombus sp.	Bumblebees, et al
Viola x palmata	Wood violet	Speyeria cybele	Great Spangled Fritillary caterpillar
Zizia aurea	Golden Alexanders	Papilio polyxenes	Black Swallowtail butterfly caterpillar
Chamaecrista fasciculata	Partridge Pea	Cupido comyntas	Eastern tailed blue butterfly
Crotalaria sagittalis	Rattle Box		
Senna hebecarpa	Wild senna		
Elymus canadensis	Canada wild rye		
Andropogon gerardii	Big Bluestem	Cercyonis pegala	Common Wood-Nymph butterfly
Schizachyrium scoparium	Little Bluestem	Hesperiidae species	skipper butterflies
Sorghastrum nutans	indian grass	Amblyscirtes hegon	salt and pepper dkipper butterfly
Vernonia noveboracensis	New York Ironweed	Melissodes denticulatus	Longhorn bee, obligate species



Woodsmith Forestry  
 17 N Leverett Road  
 Montague, MA 01351 US  
 +1 4133673161  
 info@woodsmithforestry.com  
 www.woodsmithforestry.com

Estimate 1358

**ADDRESS**

Cynthia Baldwin  
 53 Cave Hill Rd  
 Leverett, MA 01054

DATE	TOTAL
09/29/2022	\$8,580.00

**DEPOSIT**

\$1000

	DESCRIPTION	AMOUNT
<b>Tree Removal</b>	-Cutting of trees that are threatening the levee as pictured in the "LHC Presentation" proposal. Designated trees are to be felled to the ground, tops chipped (chips left in the woods), and wood larger than 8" hauled out and taken away.  *Price listed is to get set up for work: cut in the access road for the machinery, and install the chipper in the woods. In addition, there will be a charge of \$350 per designated tree. Trees larger than 16"diameter would be \$500/tree.*	1,430.00
<b>Tree Removal</b>	-Clearing of the invasive brush (honeysuckle, multiflora rose, glossy buckthorn) at the entrance to the site. This work will include cutting, mulching, and/or chipping the bushes, and pulling out stems and roots with tractor winch. Stems and roots to be hauled away, brush to be chipped in place. It is understood that this work will focus on the larger bushes and follow up work will be needed over time to keep the resulting small stems and re-sprouts at bay. Price includes labor, tractor, and chipper costs.	2,670.00
<b>Other</b>	-Construction of 500' of trail from the parking area to the first levee. The finished trail would be roughly 4' wide, with brush cleared along it. The trail surface would be dug down to mineral soil, leveled, and strategically designed for water runoff. Woodchips could be spread on the surface for an aesthetic touch if desired. Work to be done primarily with hand tools for minimal impact to the surrounding trees and landscape. This is an alternative plan to a large crushed stone-laid pathway with wooden retaining wall, which would be more expensive and we feel unnecessary to achieve the desired goals.	3,840.00
<b>Consulting</b>	-Consulting fee for tree identification, natural communities, and wildlife habitat for the heritage trail. Includes preparation of written material for signs, and site meetings as needed. Not to exceed 8 hours.	640.00

Proposal prepared for Cynthia Baldwin for application for funding from the Community Preservation Act for the property associated with the Heritage Park at the Slarrow Sawmill.

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TOTAL

\$8,580.00

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Work proposed for May 2023-April 2024, estimate valid until after that date.

THANK YOU.

By signing and/or returning this document you are agreeing to have Woodsmith Forestry conduct the above mentioned activities. If applicable, the listed deposit will be required before work can be scheduled. \*Please note that deposits are non-refundable.\* In addition, you certify that you have the legal right to grant access to all properties, trees, and rights of way mentioned.

Accepted By

Accepted Date

# The Whole Tree



**Cynthia Baldwin**

53 Cave Hill Rd  
Leverett, Massachusetts 01054

## Estimate #515

**From The Whole Tree**  
413-367-7172  
wholtreecare@gmail.com  
www.wholtreecare.com  
164 Hemenway Rd  
Leverett, MA 01054

Bill To 53 Cave Hill Rd  
Leverett, Massachusetts 01054

Sent On 01/09/2023

Job Title Slarrow Sawmill

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Invasive shrub management	My recommendation is to mow invasive Honeysuckle, Buckthorn and Multiflora Rose using a low impact flail mower. Course woody debris to be left where it falls. Area is from guardrail break west to Eversource pole #14 and from guardrail to river edge. Care given to minimize soil disturbance. Recommend annual mowing for now to allow native perennial plants and grasses to out compete invasives.	1	\$2,860.00	\$2,860.00
Remove 6 Trees threatening historic landscape features	Remove trees utilizing appropriate technical tools and techniques to minimize negative impact on historic landscape. All brush and wood to be removed from site.	1	\$3,150.00	\$3,150.00

**Total**

**\$6,010.00**

Estimates are not price guarantees, however we will make every effort to keep our final cost within 10% of our estimate. Please expect that any additional work requested of us during the job will result in an increase in final cost often beyond 10%. This estimate is valid for the next 30 days, after which values may be subject to change.

PO Box 225

Terramor, LLC 413-367-6699

Montague, Massachusetts

01351

United States

Prepared For Samuel Black FONLS

United States

Proposal Date 09/24/2022

Proposal Number 1136

Reference

Saw Mill Heritage Trail Planning

## Introduction to Terramor

I've owned and operated Terramor, LLC since 2013 when I decided to pull together my broad array of land stewardship experience into a company that would provide an integrated suite of services to a traditionally underserved client base. After working in the non-profit land conservation field for 6 six years I recognized that such organizations, as well as municipalities, farms, and friends groups were often challenged to find people with the necessary skillsets to provide high quality land stewardship work. Volunteers were often eager but not available, and often limited in their capabilities. Contractors were not always knowledgeable or interested in the conservation aspects of the work, didn't have the right equipment, or were too expensive. It was in this empty space that Terramor would find a niche. I began acquiring tools, equipment, part-time employees, and subcontractor relationships geared towards filling that empty space.

Our most exercised skillsets here at Terramor have been accessible and sustainable trail design, building, and repairs. We've worked from the Berkshire to the Cape, and have never stopped learning in the process. Our knowledge of conservation issues, such as competing user groups, wildlife habitat, access management, and working within fragile resource areas has given us a unique standing in the landscape design and construction fields. Our low impact techniques and equipment make us most well suited for work in sensitive locations.

## Overview

This proposal outlines a planning phase of the development of a Heritage Park and Nature Trail adjacent to the Slarrow Sawmill in Leverett, MA. After an initial site visit and reading of the existing plans I am proposing the contracting of Terramor, LLC to do some further site investigation, design recommendations, and projects workflow strategizing that will assist in matching the vision with the viability on the ground.

We recognize the importance of utilizing local volunteers as well as a diversity of contractors to manifest the vision of not only a destination for honoring our industrial heritage, but also as a collaborative process that contributes to the weaving of community in the name of conservation. With our integrative approach to project design and management, we will be able to create the greatest and most efficient use of the limited resources available.

## Assessment

We will start with a terrain analysis using publically available LIDAR data, as well as onsite measurements, to give a more definitive big picture overview of what is feasible. Assessing flood plain area, vegetation, soil conditions and boundaries will ensure that we have all the data necessary to allow any design to succeed well into the future.

Part of this process will also be the integration and analysis of the existing maps, and plans, as well as interviews with the stakeholders and project partners. This element is key to making sure that the ultimate design is in keeping with the original intent, and also falls within the scope of what partners are willing to engage with.

## Design Recommendations

After assessing the existing landscape, available resources, and desired project outcomes, we will develop additional maps and descriptions to augment or adapt the existing plans. The most critical feature of this element is to assess the viability of an accessible pathway within the scope of this project, as the existing terrain initially appears challenging for the necessary grades. The "If" and/or "How long" will be one of the most important factors for budgeting and grant work, as it is likely the most costly.

Included in this will be recommendations for the parking area and vehicle access as well, as this is another element that is potentially costly.

## Workflow Proposal

Because the funding is not unlimited, and the desire is to work with multiple local contractors as well as volunteers, it will be essential to strategize what happens in what order and by whom. Identifying the potential partners and their interests will guide some of this process, but most importantly we will determine an efficient order of operations so as to not create redundant or superfluous work.

## Pricing

### Description

	Rate	Qty	Line Total
Assessment			
Data collection of topography, vegetation, etc, as well as water flow,	\$375.00	1	\$375.00

current use, and boundaries. Creation of a digitally accessible base

map to be included.

### Design Recommendations

Analysis of what kind of accessible trail could be feasible, the scope

\$550.00

1

\$550.00

and cost of construction of said trail, as well as the development of the

parking and access. This will also include the recommendations for the

regular walking trail, which will be flagged out on the ground as

reference.

### Workflow Proposal

A sequential phased list including recommended tasks or components

\$325.00

1

\$325.00

and the order in which they could be executed for efficient use of

resources.

Subtotal

Tax

1,250.00

0.00

Proposal Total (USD) \$1,250.00

**From Terramor: Monday 30th Jan 2—23  
Quote for design of 4' wide 30' long ADA  
compliant boardwalk from ADA accessible  
parking at sawmill to the entrance pavilion**

You don't often get email from [terramorllc@gmail.com](mailto:terramorllc@gmail.com). [Learn why this is important](#)

Sam,

I would say we could increase my design estimate to \$2000 in order to incorporate the additional costs of figuring out a boardwalk approach scenario. I think I could likely design a 4 ft wide boardwalk that was about 30 ft long that falls within ADA guidelines down to where the pavilion would, that could be built for between \$10k and 15k. It's impossible to know accurately until some testing and design work is already done, but is always safest to err on the higher end. We can always adjust dimensions and materials and use volunteer help to try to keep costs minimized once we settle on a design.

Good luck!  
Walker

Additional costs:

**\$750** design and testing of BoardWalk to ADA guidelines pavilion from Sawmill ADA accessible parking lot  
**\$10,000-15000** for construction of the Boardwalk - **\$12,500**



TO:  
Cynthia Baldwin  
Friends of the North Leverett Sawmill  
PO Box 57  
Leverett, MA 01054

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# SWIFT RIVER PRESS

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PUBLIC HISTORY & COMMUNICATIONS BY PLEUN BOURICIUS

September 25, 2022

## PROPOSAL

This proposal is for contributions to a new Nature and Heritage Trail proposed along the SawMill River.

- A. Creating text and choosing images for and editing of eight informational signs regarding the history of the area and specific manmade structures within it, as well as the activity of interpreting historic influences on the landscape. (6 signs will be created with previously developed research and concepts, and two will contain new material.) (Approx 75 hours)
- B. Editing of four additional signs — concepts, text and images not furnished by me. (Approx 25 hours)

Pleun Bouricius fee	100 hours @ \$100	\$10,000
Pro Bono contribution	100 hours @ \$35	(\$3500)
TOTAL		\$6,500

You will be billed monthly or every other month, as work is being done



Pleun Clara Bouricius, Ph.D. pleunbouricius@gmail.com  
Swift River Press Communications swiftriverpress.com  
PO Box 41 Plainfield, MA 01070 413-634-2250

## Consultant Fees

<b>Consultant</b>	<b>hours</b>	<b>Price/hour</b>	<b>Amount charged to CPC</b>	<b>Amount donated to FONLS</b>
Pleun Clara Bouricius	40	\$100	\$4,000	
Walker Korby			\$1250	
Margaret Bruchac	10 hrs	\$100	\$1000	
Christopher Laroche	6 hrs - plant selection & layout; 8 hrs - supervision	6@\$100 8@\$50	\$1000	
Eric Donnelly	8 hrs	\$80	\$640	
Patrick Roberts	10 hrs	\$100	\$1000	
<b>TOTAL FOR ALL</b>	-	-	<b>\$8900</b>	

# Project Estimate



Pulse Design, Inc.  
 14753 Kostner Ave.  
 Midlothian, IL 60445-3238

*Pulse Design, Inc.*

Name/Address
Cynthia Baldwin 53 Cave Hill Rd. Leverett, MA 01054 413-687-2864 / cbaldwin@umass.edu

Date	Estimate No.	Project
09/19/22	61888	

Item	Description	Quantity	Cost	Total
PDNS24x36wchgs	Ballpark Estimate for Budgeting Purposes: Panel Artwork Fees: Pulse Design Nature Series layouts @ 24x36 w/ <50% changes (layout #s and changes TBD)	2	1,700.00	3,400.00
PDNS24x36new	Panel Artwork Fees: Pulse Design Nature Series new layouts@ 24x36 w/ all new custom content (historical site specific signs: draft text and site specific images proved by client along with rough layout)	10	2,200.00	22,000.00
24x36 iZone Panel	Sign Panel Fabrication: 24x36 x 1/2" exterior matte High Pressure Laminate panel; 4 holes in back of panel w/blind-attachment hardware; eased edges; 10-yr. manuf.wrnt.	12	410.00	4,920.00
IZ shlp/crate/setup	HPL order fees, crating and shipping (estimated)	1	645.00	645.00
DBL-1620IG-45	Sign Base Fabrication: [DBL-1620-45] Double Leg Pedestal for 24x36x1/2 HPL sign panel; all allum. construction; Black Textured Powder Coat finish; in-ground installation	12	290.00	3,480.00
ped. shipping	Shipping for Sign Bases (estimated)	1	400.00	400.00
Estimate for budgeting purposes only.			<b>Total</b>	<b>\$34,845.00</b>



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

DATE: 9/16/2022

**QUOTE: E000044986**

Friends of the North Leverett Sawmill  
 53 Cave Hill Rd.  
 Leverett MA 01054

Contact: Cynthia Baldwin  
 Phone: (413) 687-2864  
 Email: cbaldwin@umass.edu  
 Project: Heritage Park Signs

Quantity	Description	Unit Price	Extended Price
12	36"w x 24"h x .090 Fiberglass Embedded (FE) Panels. All different. Single-faced. Matte finish. Square cut. No holes.	\$212.00	\$2,544.00
12	Aluminum Low Profile Traditional "T" Exhibit Bases for 36"w x 24"h Panels. Visual area will be 35"w x 23"h. Includes (2) 2" x 6" x 57" "T" style posts for direct embedment. Painted a standard NPS Brown, NPS Dark Brown, NPS Medium Gray or Black with a textured finish.	\$575.00	\$6,900.00
1	Pannier to provide final layout for (12) 36"w x 24"h panels. 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.	\$4,500.00	\$4,500.00

**Sale Amount: \$13,944.00**  
**Estimated Freight to 01054: \$275.00**  
**Total Amount: \$14,219.00**

**TERMS AND CONDITIONS**

- Pricing is based on receiving print ready files. For more information refer to our [File Preparation Guidelines](#). Completed files can be uploaded to our [FTP Site](#).
- 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 full size proof of each original will be submitted for customer's approval.
- One proof of each original will be submitted for customer's approval.
- Bulk packed and one shipment.
- Prices effective for 90 days.
- Estimated freight does not include any special services such as a liftgate or delivery to a residential address. Freight will be delivered via an 18-wheeler truck.
- Delivery: 30-40 Business days after proof approval.
- FOB: Destination
- **50% Payment due with order and balance due Net 30 days, subject to credit approval**

*Summer Timmer*

Summer Timmer  
 Sales Representative  
 724-265-4900 x207  
 slt@pannier.com

Customer Acceptance/Date

Print Name and Title

QUOTE FOR PAVILION

FOR next year

**INITIAL ESTIMATE INFORMATION**

Customer Name: Cynthia Baldwin Date: 10.4.2022  
 Mailing Address: 53 Cavett Hill Rd.  
 Building Site Address: Leverett  
 Home Phone # 413.687.2864 Cell Phone# \_\_\_\_\_ Email cbaldwin@uMass.edu  
 How did you hear about us? \_\_\_\_\_ Using Shed For: \_\_\_\_\_

Size of Shed/Bldg.? 12x12 Pavilion \$ 3,888<sup>00</sup> (Base)

Saltbox? Gable? 144' @ 27 Gambrel (+35%)? 12/12 Pitch \$ 1,944<sup>00</sup>

Pitch Roof? 6/12 8/12, 10/12 & 12/12 (50%) W Angles \$ 576<sup>00</sup>

Siding? 4x4 post 4x4 Headers B & B T & Groove Shiplap Horiz/Novelty \$ \_\_\_\_\_  
 (T & G in or outside?) (rough in or outside?)

Location/Size of Doors West roof like pg 3 \$ \_\_\_\_\_  
1' Higher Right side

Location/Size of Windows Metal Roofing \* → \$ 1,680<sup>00</sup>  
just plain

Extras: (Base) 1 wall (ASH GRAY) \* \$ 336<sup>00</sup>  
rest open → \$ \_\_\_\_\_

Vents? Gable (\$100 pair) / Ridge (\$15 per lineal foot) \$ \_\_\_\_\_

Foundation/ Blocks/Sono-tubes? \_\_\_\_\_ Pressure Treated \$ 40<sup>00</sup>

Color of Shingles? White Tan Metal Black Gray

Lot Cleared and Level? yes needs this \$ \_\_\_\_\_  
 (Generator maybe necessary \$150/day) → yes needed

Drive Next To Site?  YES NO If No, Distance \_\_\_\_\_ \$ \_\_\_\_\_  
 (subject to carry fee)

Permits ready? YES  NO

Sub-Total \$ 8,464<sup>00</sup>  
 Sales Tax \$ 529<sup>00</sup>  
 Delivery \$ 119<sup>00</sup>  
**ROUGH ESTIMATE TOTAL** \$ 9,112<sup>00</sup>

Keyword: InitialEstimateInformation22

\* Pressure Treated + Metal Roofing subject to change \*

**From:** Mickey Marcus <[MMarcus@swca.com](mailto:MMarcus@swca.com)>

**Date:** Wednesday, October 26, 2022 at 9:38 AM

**To:** Samuel Black <[sblack@vasci.umass.edu](mailto:sblack@vasci.umass.edu)>, Donald Robinson <[drobinson@ehs.umass.edu](mailto:drobinson@ehs.umass.edu)>

**Cc:** Chase Bernier <[chase.bernier@swca.com](mailto:chase.bernier@swca.com)>

**Subject:** RE: Leverett NOI

Hello Samuel:

I have confirmed with my office that the NOI for the Heritage trail/park can be completed for \$7,500. I am leaving today for a two-week vacation, and I can give you a more formal proposal and Service Agreement upon my return in mid-November. If you need this proposal more quickly, please contact Chase Bernier from our office (email above). Here are the elements SWCA would provide:

1. Develop a base site plan of the project area. Use aerial orthophoto as plan base, LiDar for topography, Town, and State GIS property boundary data.
2. Use a submeter GPS to survey and superimpose trail locations, footbridge locations, and key trail elements (sugar house, old levee, old stone water works, invasive species control area, edge of Riverfront, 100-year floodplain).
3. Prepare and file Notice of Intent with Town of Leverett Conservation Commission and MassDEP. Incorporate wetland/Riverfront mapping, written narratives from the Association, trail builders, arborist, invasive species control experts, restoration planting information, and dam engineer. SWCA will provide the additional narrative to support the application and provide the Operation and Maintenance plan, attend a site walk with the Commission, and present the NOI at public hearings (2 anticipated). The State and Federal filing fees, advertising costs, and certified mailings **are not** included. At this time, we do not know the cost of these direct expenses. Anticipate at least \$1000 for these expenses.

My preference is to file one NOI that includes the heritage trail components plus the dam repair work, as long as you can provide the narrative and dam plan information. We can file two separate NOI's, but DEP typically does not like to see two active NOI files for the same property. Cost for a second filing, for just the Dam would be at least \$5,000. My advice is to merge all of your proposed work for the property into one NOI application. If there are elements of your plan that are controversial, such as the dam repairs, these can be removed from the application during the public hearing process.

**Mickey Marcus**

**Professional Wetland Scientist  
Certified Ecological Restoration Practitioner  
SWCA Environmental Consultants**

Mobile: 413-531-7156

[mmarcus@swca.com](mailto:mmarcus@swca.com)



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## **Daniel Salls Land Surveying**

Office Address: 267 Amherst Road Suite 1 B, Sunderland, MA 01375  
Mailing Address: 248 South Silver Lane, Sunderland, MA 01375  
(413) 824-8165  
danielpsalls@gmail.com

### **Proposal for Boundary Survey:**

**North Leverett Road, Leverett**  
**Tax Map 1 147-A (Current Owner: Town of Leverett)**  
**Tax Map 1-10 (Tract 1 Deed Bk 7999 pg 299) (Current Owner: Friends of**  
**Leverett Sawmill, Inc)**

Daniel Salls Land Surveying is pleased to offer you the following proposal for survey work on the properties mentioned above. Scope of services are as follows:

- Research, Calculations, and Field survey measurements of sufficient evidence and monumentation to establish the locations of existing locus, abutter, and road boundary lines. Field survey measurement and location of existing structures, pavement, utilities, and other applicable features required to create a boundary plan of locus properties. .All research, calculations, field survey measurements, and mathematical adjustments of data will be performed to the standard of care prescribed by MA CMR 250, the rules and regulations governing land surveyors in the Commonwealth of Massachusetts.
- Mylar plan prepared in accordance with the specifications prescribed by The Franklin County Registry of Deeds for a recordable plan.
- Set  $\frac{5}{8}$ " rebar with yellow plastic caps embossed "Daniel Salls , MA #54625" at parcel property corners as noted on the plan.

The proposed fee for these services is **\$3,800.00** \*

#### Payment and Delivery Schedule:

Delivery of the final plan will be no later than 60 days after Daniel Salls Land Surveying is given a formal notice to proceed\*\*. Client will be responsible for recording of plan at the registry of deeds. Payment of 50% of project total will be invoiced and due upon receipt of notice to proceed by client. Payment of project balance will be invoiced and due upon completion and delivery of the final plan. All invoicing will be done via email by a 3rd party vendor (Quickbooks),

Payments may be made either online or by check.

Feel free to give a call with any questions.

Best,

Daniel Salls, PLS

12-19-22

\* An additional \$600 will be added to the project total if client chooses to include Tract 3 of the Friends of Leverett Sawmill, Inc Deed. Fee is contingent on Daniel Salls Land Surveying receiving a notice of inclusion simultaneous to the notice to proceed on quoted parcels.

\*\* Delivery date of final plan subject to modification if there are significant title issues that require legal intervention or adjudication.





Richard E. Cavanaugh  
Attorney  
203 East Street  
Petersham, MA 01366

tel 978 724 3311  
fax 978 724 3388  
rich@commongrow.com  
www.commongrow.com

**COST ESTIMATE FOR APPLICATION FOR  
COMMUNITY PRESERVATION FUNDING  
OF THE FRIENDS OF THE NORTH LEVERETT SAWMILL, INC.**

The following is a cost estimate for legal and other work necessary for the drafting and placement of a Conservation Restriction on real property owned by the Friends of the North Leverett Sawmill, Inc. ("FONLS") granting public access to its land.

**Legal Fees - \$1,000.** Atty. Richard E. Cavanaugh of Common Grow, LLC (the "Firm") anticipates providing services in connection with FONLS granting a Conservation Restriction ("CR") on 2.68± acres of land identified on Leverett Assessor Map 1, Lot 10 for recreational and archeological purposes and on a portion of its land found on Map 1, Lot 11 for up to three parking spaces and for public access to Lot 10, (the "Property") including but not limited to the following:

- Determining and drafting the terms of the CR with FONLS regarding the Property;
- interacting with the Leverett Conservation Commission or other qualified holder of the Conservation Restriction;
- interacting with Commonwealth of Massachusetts to obtain Executive Office of Energy and Environmental Affairs' approval of the CR; and
- preparing closing documents and recording the CR and associated documents at the Franklin County Registry of Deeds.

**Filing Fees - \$230.** The Firm anticipates that FONLS will have to pay recording fees for the CR and a Clerk's Certificate of Vote authorizing the grant of the CR.

Atty. Cavanaugh will be working at a reduced rate of \$150.00 per hour and will cap the Firm's fees, not including out-of-pocket expenses such as recording fees, at \$1,000.00.

Sincerely,

COMMON GROW, LLC

Richard E. Cavanaugh, Esq.

Grass Roots Landscaping LLC

60 Hemenway Rd.

Leverett, MA 01054

grassrootslandscaping.us@gmail.com

# Estimate

Date	Estimate #
1/23/2023	1545

Name / Address
Friends of N. Leverett Sawmill c/o Susan Lynton 6 Hannabrook Dr Leverett, MA 01054

			Project
Description	Qty	Rate	Total
For the removal of wood and metal debris associated with the former sugar shack buildings.			
Small dump truck & dump trailer, aprox 6 Total hours	6	100.00	600.00
Labor, 4 people, aprox 3 hours, 12 Total hours	12	70.00	840.00
Dump fee		1,000.00	1,000.00
Thank you for your consideration, We look forward to serving your needs.			<b>Total</b> \$2,440.00

Grass Roots Landscaping LLC

60 Hemenway Rd.

Leverett, MA 01054

grassrootslandscaping.us@gmail.com

# Estimate

Date	Estimate #
1/23/2023	1546

Name / Address
Friends of N. Leverett Sawmill c/o Susan Lynton 6 Hannabrook Dr Leverett, MA 01054

			Project
Description	Qty	Rate	Total
For installation of precast piers for foundation of new buildings where the old sugars was, Remove stumps from trees that were cut, remove excess dirt as needed.			
Excavator Machine delivery to job	0.5	350.00	175.00
Excavator Machine aprox 22 Total hours	22	130.00	2,860.00
Labor, aprox. 20 Total hours	20	70.00	1,400.00
F550 dump truck, aprox 6 Total Hours	6	90.00	540.00
16 precast sono tubes (8 per building)	16	150.00	2,400.00
Dump fee for stumps & excess dirt		200.00	200.00
Thank you for your consideration, We look forward to serving your needs.		<b>Total</b>	\$7,575.00



**Woodsmith Forestry**  
 17 N Leverett Road  
 Montague, MA 01351 US  
 +1 4133673161  
 info@woodsmithforestry.com  
 www.woodsmithforestry.com

**Estimate 1448**

<b>ADDRESS</b> Robison, Isaiah 14 Rattlesnake Gutter Road Leverett, MA 01054	<b>DATE</b> 01/24/2023	<b>TOTAL</b> \$1,655.00	
<b>SALES REP</b> Ezra	<b>DEPOSIT</b> \$550		

		AMOUNT
<b>Other</b>	Work to be performed at the North Leverett saw mill	0.00
<b>Chipper</b>	Delivery and use	375.00
<b>Tree Removal</b>	Remove 8 trees and some assorted saplings. Trees are a mix of cherry ash and maple marked with black and yellow flagging. Chip the brush, wood to big to chip stays as it falls to be dealt with by Grass roots land scaping.  Optional donation to help Woodsmith Forestry sponsor composting programs for local businesses and events.	1,280.00
<b>Compost sponsorship</b>		10.00

\*All prices listed are estimates and subject to change based on the actual work performed. By signing and/or returning this document you are agreeing to have Woodsmith Forestry conduct the above mentioned activities. If applicable, the listed deposit will be required before work can be scheduled. \*Please note that deposits are non-refundable.\* In addition, you certify that you have the legal right to grant access to all properties, trees, and rights of way mentioned. Estimate valid for 60 days.

**TOTAL** **\$1,655.00**

THANK YOU.

Accepted By

Accepted Date

Grass Roots Landscaping LLC

60 Hemenway Rd.  
Leverett, MA 01054

grassrootslandscaping.us@gmail.com

# Estimate

Date	Estimate #
1/31/2023	1553

Name / Address
Friends of N. Leverett Sawmill c/o Susan Lynton 6 Hannabrook Dr Leverett, MA 01054

			Project
Description	Qty	Rate	Total
For work to create a driveway, 2 parking spaces and a turn around for the ADA accessible ramp leading to the new pavilion where the old sugar shack was: Deliver machines and materials to job, remove all necessary material from driveway, parking and turn around area, add and compact well drained gravel base and TRG top coat. Remove or move large maple log from ramp path.			
Excavator Machine delivery to job		375.00	375.00
Skidsteer and roller machine delivery to job	2	275.00	550.00
Vibratory roller compactor		250.00	250.00
Excavator Machine aprox 8 total hours	8	130.00	1,040.00
Skidsteer Machine aprox 4 total Hours	4	100.00	400.00
Tri Axle Dump Truck aprox 6 total hours	6	115.00	690.00
Labor, aprox. 2 total hours	2	70.00	140.00
Aprox 36 yards Bank Run Gravel	36	14.00	504.00
Aprox 50 tons Trg Gravel	50	25.00	1,250.00
Dump fee for material removed		250.00	250.00
		<b>Total</b>	\$5,449.00

\$319.99 (\$339 with tax)

Ships from  
Psilvam  
Sold by  
Psilvam  
Ships from  
Psilvam

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Sold by

[Psilvam](#)

Return policy: Eligible for Return, Refund or Replacement within 30 days of receipt

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IDEOS

Psilvam Garden Bench, 2-Person Poly Lumber Patio Bench, All-Weather Outdoor Bench That Never Rot and Fade, Memorial Bench, Suit for Garden, Porch and Park(Teak Color)

[Visit the Psilvam Store](#)

4.9 out of 5 stars 75 ratings

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**-6%** \$319.99\$319.99

Was: \$339.99\$339.99

# EROSION CONTROL ALONG SAWMILL RIVER AFTER REMOVAL OF INVASIVE BRUSH

 **SANDBAGGY**

**COIR MAT** **3 ROLLS**

Roll Size: **4 ft** by **165 ft**  
Weight: **210 lbs**  
Area Covered: **approx 1900 sq ft**



**Coir Mat - Biodegradable Erosion Control Matting Roll - Made From Natural Coconut Fibers - Lasts 2-5 years**

★★★★★ 7 reviews

**\$867<sup>00</sup>** ~~**\$1,425<sup>00</sup>**~~ [SAVE \\$558](#)

From **\$78.25**/mo with [shop Pay](#) [View sample plans](#)  
Quantity

- 1 roll - 4 ft by 30 ft - \$99/roll
- 1 roll - 4 ft by 80 ft - \$173/roll
- 1 roll - 4 ft by 165 ft - \$292/roll
- 2 rolls - 4 ft by 165 ft - \$292/roll
- 3 rolls - 4 ft by 165 ft - \$289/roll**

Taxes at 6.25% = \$54.1875

Shipping Free

Total = \$921.2



TOWN OF LEVERETT  
Massachusetts 01054

# LEVERETT HISTORICAL COMMISSION

To: Friends of the North Leverett Sawmill  
From: Leverett Historical Commission  
Date: September 12, 2022  
Re: HERITAGE PARK AND NATURE TRAIL ALONG THE SAWMILL RIVER

## MEMBERS

Eva Gibavic  
Susan Lynton  
Susan Mareneck  
Sara Robinson  
Anne Schuyler  
Ann Tweedy

## Honorary Members

Silas Ball  
Edie Field

This letter is to signify that the 2 parcels of land along North Leverett Road adjacent to and west of the Slarrow Sawmill (2.6 acres owned by Friends of the North Leverett Sawmill and 2.05 acres owned by the Town of Leverett) are of historic significance and are listed on the Massachusetts State Register of Historic Places as well as on the National Register as part of the North Leverett Historic District. The land contains the remnants and artifacts associated with the Graves ironworks and black smith shop, a laid-up stone levee, dam remnants and the Graves sugar shack. It has been featured in the series sponsored by LHC called "*A Sense of Where You Are*".

Respectfully,

Susan Mareneck, Chair

Leverett Historical Commission



# Franklin County Registry of Deeds

## Electronically Recorded Document

This is the first page of the document - Do not remove

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### Recording Information

Document Number : 5390  
Document Type : DEED  
Recorded Date : May 16, 2022  
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Number of Pages(including cover sheet) : 3  
Receipt Number : 185177  
Recording Fee (including excise) : \$155.00

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MASSACHUSETTS EXCISE TAX  
Franklin District ROD #11 001  
Date: 05/16/2022 03:57 PM  
Ctrl# Doc# 00005390  
Fee: \$0.00 Cons: \$0.00  
\*\*\*\*\*

**Franklin County Registry of Deeds**  
**Scott A. Cote, Register**  
**Courthouse**  
**43 Hope Street**  
**P.O. Box 1495**  
**Greenfield, MA 01302-1495**  
**413-772-0239**  
**[www.Masslandrecords.com](http://www.Masslandrecords.com)**

QUITCLAIM DEED

I, LANCE KIRLEY, Trustee of Kirley Trust, for no consideration paid, as a gift,  
grant to

FRIENDS OF NORTH LEVERETT SAWMILL, INC., a Massachusetts non-profit corporation  
with an address at 77 Jackson Hill Road, Leverett, Massachusetts,

with QUITCLAIM COVENANTS

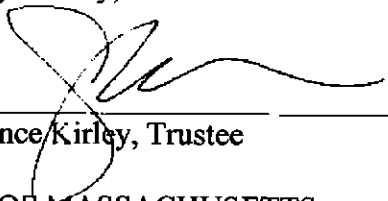
The land in Franklin County, Massachusetts, bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

BEING the premises conveyed to the Grantor herein by deed of William Pearson dated  
September 29, 1997 and recorded in the Franklin County Registry of Deeds in Book 3267, Page  
118.

BEING the premises known and numbered as 75 North Leverett Road, Leverett, Franklin  
County, Massachusetts.

EXECUTED as a sealed instrument this 10 day of May, 2022.

  
\_\_\_\_\_  
Lance Kirley, Trustee

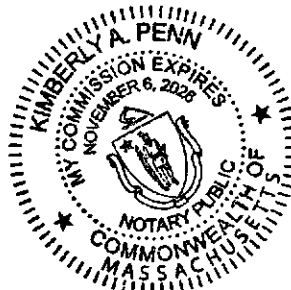
COMMONWEALTH OF MASSACHUSETTS

County of Hampshire

On this May 10, 2022 before me, the undersigned notary public, personally appeared Lance  
Kirley, Trustee, proved to me through satisfactory evidence of identification, namely the person  
was [~~known to me, identified by affirmation of a credible witness, or identified in~~  
Mass. Drivers License], to be the person whose name is signed on the preceding or attached  
document and acknowledged to me that such person signed it voluntarily as such person's free  
act and deed for its stated purpose.

\_\_\_\_\_  
 sign and stamp  
MY COMM. EXPIRES: 11/6/26

22\0025\Purch Parcels 1 & 3, N Leverett Rd\Deed0312.9601



## Exhibit "A"

## TRACT 1

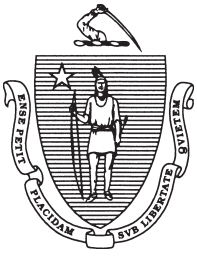
Beginning at an iron pin located on the northerly bank of Saw Mill River and at the southwesterly corner of the tract to be conveyed; thence easterly 780 feet, more or less, along said Saw Mill River to an iron pin; thence N. 43 degrees E 33 feet to an iron pin; thence N 28 degrees 30' W 50 feet to an iron pin located at the southerly side of North Leverett Road; thence westerly 652 feet, more or less, along said North Leverett Road to an iron pin; thence S 36 degrees 30' W 270 feet, more or less, to the place of beginning. Containing 2.68 acres, more or less.

## TRACT 3

A certain estate situated in the northerly part of said Leverett, Franklin County, Massachusetts, together with the saw mill thereon standing, all the machinery therein, the dam and all the water power rights and privileges appurtenant to said mill, bounded and described as follows:

BEGINNING at the northeast corner of said tract on the County Road leading from Montague to New Salem; thence southerly on the road leading to the south part of said Leverett to Mill River, thence down said river to a cross set in a stone on the bank wall on said river; thence thirty three (33) feet to an iron pipe set in the ground on the east side of a large maple tree and land now or formerly of Maria A. Graves; thence on land now or formerly of said Maria A. Graves fifty (50) feet to an iron pipe set in the ground on the County Road; thence on said County Road to the place of beginning, and containing one-half an acre more or less.

EXCEPTING from said Tract 3 the land taken by the Town of Leverett for approaches to the new bridge and SUBJECT to any and all easements and rights of way held by any telephone, telegraph, or power company.



*The Commonwealth of Massachusetts*  
*Secretary of the Commonwealth*  
*State House, Boston, Massachusetts 02133*

William Francis Galvin  
Secretary of the  
Commonwealth

Date: January 28, 2022

To Whom It May Concern :

I hereby certify that

**FRIENDS OF NORTH LEVERETT SAWMILL, INC.**

appears by the records of this office to have been incorporated under the General Laws of this Commonwealth on **January 19, 2022** (Chapter 180).

I also certify that so far as appears of record here, said corporation still has legal existence.



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

A handwritten signature in black ink that reads "William Francis Galvin".

Secretary of the Commonwealth

Certificate Number: 22010671960

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: tad

Date of this notice: 01-31-2022

Employer Identification Number:  
87-4718276

Form: SS-4

Number of this notice: CP 575 E

FRIENDS OF NORTH LEVERETT SAWMILL  
% SUSAN LYNTON  
77 JACKSON HILL RD  
LEVERETT, MA 01054

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 87-4718276. This EIN will identify your entity, accounts, tax returns, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for business and tax purposes. Some taxpayers receive CP575 notices when another person has stolen their identity and are operating using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

When you submitted your application for an EIN, you checked the box indicating you are a non-profit organization. Assigning an EIN does not grant tax-exempt status to non-profit organizations. Publication 557, Tax-Exempt Status for Your organization, has details on the application process, as well as information on returns you may need to file. To apply for recognition of tax-exempt status, organizations must complete an application on one of the following forms: Form 1023, Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code; Form 1023-EZ, Streamlined Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code; Form 1024, Application for Recognition Under Section 501(a); or Form 1024-A, Application for Recognition of Exemption Under Section 501(c)(4) of the Internal Revenue Code.

Nearly all organizations claiming tax-exempt status must file a Form 990-series annual information return (Form 990, 990-EZ, or 990-PF) or notice (Form 990-N) beginning with the year they legally form, even if they have not yet applied for or received recognition of tax-exempt status.

If you become tax-exempt, you will lose tax-exempt status if you fail to file a required return or notice for three consecutive years, unless a filing exception applies to you (search [www.irs.gov](http://www.irs.gov) for Annual Exempt Organization Return: Who Must File). We start calculating this three-year period from the tax year we assigned the EIN to you. If that first tax year isn't a full twelve months, you're still responsible for submitting a return for that year. If you didn't legally form in the same tax year in which you obtained your EIN, contact us at the phone number or address listed at the top of this letter. For the most current information on your filing requirements and other important information, visit [www.irs.gov/charities](http://www.irs.gov/charities).

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.
- \* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is FRIE. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at [www.irs.gov/forms-pubs](http://www.irs.gov/forms-pubs) or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Keep this part for your records.

CP 575 E (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 E

9999999999

Your Telephone Number    Best Time to Call  
 (       )                    -  
 \_\_\_\_\_

DATE OF THIS NOTICE: 01-31-2022  
 EMPLOYER IDENTIFICATION NUMBER: 87-4718276  
 FORM: SS-4                                NOBOD

INTERNAL REVENUE SERVICE  
 CINCINNATI OH 45999-0023  
 ██

FRIENDS OF NORTH LEVERETT SAWMILL  
 % SUSAN LYNTON  
 77 JACKSON HILL RD  
 LEVERETT, MA 01054

To: Friends of North Leverett Sawmill and the CPC Board

As neighbors and interested residents, we support the creation of a Heritage Park along the Sawmill River on the land owned by the Friends of the North Leverett Sawmill and the Town of Leverett. It will be a desirable resource for recreation and will promote understanding about Leverett's industrial past. See the attachment below for the planning for pathways and the planned signage to educate the public, young and old, of the rich heritage along the river. It will be an educational resource and promote thought of pre-colonial land use by the Pocumtuck/Sokoki and post-colonial industrial development, agriculture, and culture.

We support the use of CPA funds to be used for planning, design, and implementation of this site. The rich heritage that the river conveys is a treasure that is valued and worth enhancing to the betterment of our community.

Your signature of support is important in showing the need for CPC funds in funding this Heritage Park and Nature Trail. Sara Robinson, FONLS Secretary, will be at the North Leverett Baptist Church basement (first door on the east side of the building) on Friday, September 23, from 9:30 - 10:30 A.M. and at the gazebo across from NLBC on Saturday, September 24, from 11:00 - 11:30 A.M. to provide this letter for signatures of those who would sign, showing their support. If neither of these times are good for you, please email FONLS, and Sara will be happy to make other arrangements that are suitable. If you know of others who would like to show their support, please let them know or send FONLS their contact.

Thank you!

Signatures of support:

Judith F. Todd  
Susan J. Tidler  
Robert P. Tidler  
Wayne T. Allen  
Linda Jablousek  
Robert R. Joubert  
Mum Mammitt  
Susan H. LaClair  
John Bull  
Maurice Lopez

Louise Minkes  
Edith Felt

August 29, 2022

Dear Friends of North Leverett Sawmill and the CPC board,

We, neighbors and abutters, support the creation of a Heritage Park along the Sawmill River on the land owned by the Friends of the North Leverett Sawmill and the Town of Leverett. It will be a needed resource for recreation and will promote understanding about Leverett's industrial past. School children and residents will be able to study local flora and fauna and gain a greater understanding of what took place when settlers shaped the land with dams and levees to harness waterpower to support mills and iron works. We approve of the Park, as envisioned with native plantings, which will attract pollinators and use principles of regenerative agriculture. We anticipate that it will provide places to reflect on our history and how it affects the present and will be an educational resource and promote discussion of pre-colonial land use by the Pocumtuck/Sokoki and post-colonial industrial development, agriculture, and culture.

We approve of our tax dollars, which have gone into the CPC, being used for planning, design and implementation of this site. Otherwise, the ruins and levee structure along the river will be destroyed. Many families in Leverett built the mills along the river and we will be honoring their hard work. For example, stories of the iron works mills developed over 3 generations by the Graves family highlight the variety of the mills' uses that were crucial in the development of local agriculture and commerce, except for them and others like them we would not have this rich history to enjoy.

Please accept our support.

Cheryl Burt (#14 Hannabrooke Drive)      Nicia Serio (37 Laurel Hill Dr)  
Dana Burt (2 Hannabrooke Drive)  
~~Cheryl Burt~~ (18 Hannabrooke Dr)  
Paul G. Burt 29 Laurel Hill Dr  
Peter Longoria 72 Laurel Hill Dr.  
7600 Longoria  
Nancy G. Burt 11 Laurel Hill Drive  
Donald J. Butcher





NORTH LEVERETT  
BAPTIST CHURCH

To Whom It May Concern:

I, Reverend Daniel Sargent, am writing on behalf of North Leverett Baptist Church, located across the street from the sawmill. We would be delighted to have the envisioned park and walkway be installed along the river and are in full support of the outlined plan. This would be a wonderful use of the beautiful space and would allow for more people to enjoy the history and nature present here in North Leverett.

We as a church have ample parking that we are willing to let people use while our building is not in use. We can't wait to take advantage of the walkway ourselves!

Blessings,

Rev. 

Reverend Daniel Sargent  
North Leverett Baptist Church

To: Friends of North Leverett Sawmill and the CPC Board



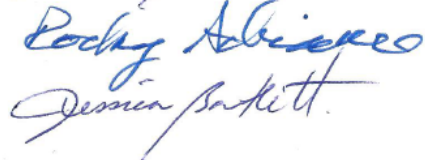
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We support the use of CPA funds to be used for planning, design, and implementation of this site. The rich heritage that the river conveys is a treasure that is valued and worth enhancing to the betterment of our community.

Your signature of support is important in showing the need for CPC funds in funding this Heritage Park and Nature Trail. Sara Robinson, FONLS Secretary, will be at the North Leverett Baptist Church basement (first door on the east side of the building) on Friday, September 23, from 9:30 - 10:30 A.M. and at the gazebo across from NLBC on Saturday, September 24, from 11:00 - 11:30 A.M. to provide this letter for signatures of those who would sign, showing their support. If neither of these times are good for you, please email FONLS, and Sara will be happy to make other arrangements that are suitable. If you know of others who would like to show their support, please let them know or send FONLS their contact.

Thank you!

Signatures of support:

 Laurie Gerovino 54 N. Leverett Rd, Leverett, MA  
  
Rocky Adriano ROCKY ADRIANO  
 Jessica Parkitt TEAWADDLE HILL RD.

# LETTER FROM LEVERETT HISTORICAL COMMISSION



TOWN OF LEVERETT  
Massachusetts 01054

## LEVERETT HISTORICAL COMMISSION

TO: Leverett Community Preservation Commission  
RE: Historical Commission support for Friends of North Leverett Sawmill *Heritage Site & Nature Trail* proposal  
DATE: November 23, 2022

### MEMBERS

Carole DeSanti  
Eva Gibavic  
Susan Lynton  
Susan Mareneck  
Sara Robinson  
Anne Schuyler  
Ann Tweedy

### Honorary Members

Silas Ball  
Edie Field

The Leverett Historical Commission (LHC) voted to endorse the proposal from Friends of the North Leverett Sawmill (FONLS) to establish a *Heritage Site & Nature Trail* on 2.6 acres of FONLS land and 2.0 acres on Town of Leverett conservation land adjacent to the Slarrow sawmill in North Leverett at our monthly meeting on 14 November, 2022.

The site highlights remnants of Leverett's industrial past including the Grave's Ironworks developed in the early-mid 1800s. Triphammers operating in this iron works were powered by water shunted from the Sawmill River by a shallow dam, levee, canal, and pond system which are encompassed within the heritage site. The ironworks and adjacent smithy produced scythe blades and shafts (snaths) with iron fasteners for handles, pails and hoes all of which were important for local agriculture.

The site will have heritage and nature trails with interpretive signage describing the archaeological remains including how the landscape was intentionally shaped during the colonial and post-colonial period to support industry. The signs will also describe river use by the Pocumtuck/Sokoki people during the Contact Period, energy generation past and future, and the current flora & fauna.

By combining cultural heritage preservation, education and recreation the proposed *Heritage Site and Nature Trail* is a unique addition to the recreational and historic resources of Leverett. The LHC appreciates that FONLS is working with the Massachusetts Historical Commission to guarantee public access to the community's shared history in perpetuity for all citizens of Leverett.

Respectfully,

Susan Mareneck, Chair  
for the Leverett Historical Commission

c/o TOWN HALL - 9 MONTAGUE ROAD - LEVERETT, MASSACHUSETTS 01054

## RESPONSE TO CONCERNS & QUERIES FOR THE HERITAGE PARK AND NATURE TRAIL ALONG THE SAWMILL RIVER Project submitted to CPC Oct 2022

*Responses are in italics below each numbered item as received from CPC.*

### Ecology

- 1) Re: stability of the Saw Mill River; are there threats to land/public trails from water overflows?

*We have worked with Micky Marcus, a wetlands expert and he made a preliminary assessment of the river's 2-year high mark. The trails that are not on the higher ground closer to the sawmill property are above this mark and will be natural trails, cleared of fallen wood, overhanging branches, stones and any brush to prevent tripping. Nevertheless, it can be reasonably expected that they could flood on occasion when we get particularly high water such as in 1996 but this should not impact them other than to perhaps bring sticks or logs that can be cleared away. The majority of the land is at a similar lower level except closer to the road and closer to the sawmill, and thus it would be subjected to the same possibility of flooding as a trail closest to the river.*

- 2) Request for \$15K – 200-500 native plants; it was suggested that you ask for a 2-year warranty on plants.

*The request is **not** for \$15,000 – we believe the person submitting this concern read the incorrect line in the budget table and were referring to the \$15K for the sugar shack site preparation & construction which was just above the line for the plants in the table. **It is ~\$2500 for the plants.** These plants are specifically adapted for climate changes. For example, they are drought resistant, having survived this past drought without any added water and still were flowering abundantly in September and supporting many butterflies, worms and bees when we visited the garden nursery. However, we have asked for a guarantee.*

### Structures:

- 1) How will the plan address the dam integrity/preservation/maintenance?

*The dam is on a separate parcel of land, however, to inform the committee and public we provide the following. One of the main issues with the dam is the leaking spill way. We have had a dam expert from Chicopee, Dave Lenart, who has worked on more than 100 dams in Western Massachusetts come and view the dam last May and discuss a plan; Adam Kohl, the agent for the Leverett Conservation Commission, was also present. Dave has continued to give us support. We have met with the ConCom on more than one occasion starting last May. They approved an RDA to repair the spillway recently. We were able to clear out the debris (wood, old tires, etc.) from the sluice so that the gate can be lowered once the spillway is repaired. We have had Bob Leet, a certified engineer from Wendell, design a plan to repair the leaking spill way that is in compliance with the RDA and DEP regulations and Charlie Abbott and Larry Laclaire have met with him to discuss the plan and work that would be needed. We also had Mickey Marcus of Amherst, a wetlands expert, discuss what needs to be in a Notice of Intent to include a yearly maintenance plan for the dam along with what is needed for the Heritage Park parcel.*

- 2) How will the plan guarantee public access to the building? (currently, guaranteed by deed restriction)

*The sawmill building is not part of this proposal and is on a separate parcel of land from the Park and Trails proposed although the parking is on the sawmill parcel. The sawmill building will be assessed for an adaptive reuse plan that is agreeable to Town citizens when funds have been raised for planning; such planning will include public consultations. Regarding public access, the deed restriction states that “the*

sawmill will be made accessible to the public, and to educational, professional and historic organizations with frequency mutually agreed upon by grantor and commission". Those frequencies are not stated in the deed restriction but we will of course honor these requests. In fact, we have planned that the Park itself would make a great Nature's Classroom for elementary students and designed a preliminary curriculum to float by interested parties. The bottom room of the sawmill could be used for staging the learning events, being a place lunches and equipment could be placed during the event. (Similarly the proposed Sugar Shack pavilion might serve this purpose.) We plan to talk in the near future with the LES teachers and the Leverett Education Committee about ideas that we have sketched out consulting with experts. We are continually brainstorming and speaking with experts to come up with more ideas of how these 2 sites can benefit the community.

3) Is there a single estimate for construction of a new structure on the site of the sugarshack? How will repurposing existing materials help defray construction costs?

We have a bid from Bill Lamore of Greenfield who operates a sawmill in Greenfield and builds small post and beam structures including in Leverett. He is very familiar with the sawmill property. He will clear the area and build the shed (he is still working on the estimate but it seems about \$11,500 for the structure itself then there will be the additional cost of clearing the area of the collapsed materials and off-cuts that are piled in two places under collapsed structures. The off-cuts were to fire the evaporator. Clearance of the site needs to be done with protection of the river according to Mickey Marcus, so there are some additional charges for the materials needed for that. The reuse of existing materials is more for historic sentimentality than to defray costs. Some of the tin roof can be reused and some of the posts but they may need to be more symbolic than structural. Overall, the \$15,000 estimate is likely to be slightly higher than the final costs.

4) Members noted a mismatch between budget expenses and contractor proposals (Example: Pulse and Pannier estimates; 2 numbers for Pluen's fee – 6,500K and 10K)

We have gone with the less expensive of the proposal for signs and do not need their assistance with design so we did not include that. Our intent is to do as much as possible with volunteer labor to keep costs low and/or with the consultants we have already budgeted in the proposal. Pluen's fee is \$100/hr but she is donating \$35 of that \$100/hr to FONLS so we are only charging \$65/hr to the CPA proposal.

5) Graves ironsite: how will the historic value of this resource be protected if public access is allowed/encouraged?

This site is publicly accessible currently as it is on land owned by the Town of Leverett and managed by the Conservation Commission. It is also visible from the road and while not all residents are aware of it some have been prior to the LHC presentation by Pleun. It is not possible to guarantee additional protection of this site when it is more widely known unless we were to install cameras. This seems excessive to us. However, there is research indicating that if a historic site is signposted with an interpretive marker it is less likely to be subject to vandalism.

## **Parking**

1) Will there be signage for parking? Where will parking be sited for trail access? Need to prevent parking on N Leverett Rd and direct parking to designated areas

There will be a sign for parking and spaces designated at the sawmill to maximize occupancy – probably with discreet short wooden posts to delineate the boundaries of each space. We estimated by parking several cars there that it is possible that up to 13 could be accommodated. The parking in front of the sawmill building will be adjacent to the trail head. There is also parking at the Church – in front of the

church there is Town-owned land that is asphalted and can accommodate 4 cars. This is not church-owned land and thus no easement is required. There is space for probably 4-5 vehicles on the ConCom land adjacent to the Graves ironworks which would allow pulling off N. Leverett Road completely – head-in parking even could be accommodated there although parallel seems preferable. A sign could be put there for parking and access to the trail from that end. We tried this out and it was no more dangerous than the parking that occurs regularly along Montague Road for the school, library, LCA and Town Hall or for the East Leverett Meadows. There is also space for 2 cars to park next to the church pavilion which would not interfere with church functions. At Cave Hill Rd Conservation area the parking can only accommodate 2-3 cars. Thus, it seems the options we are offering are more abundant.

2) Church has offered overflow parking but this can't be counted on (church leadership may change; this option isn't always available, i.e. during services)

*There is parking in front of the church (see above) on Town-owned land. Between the other 3 parking sites (sawmill, church and N. Leverett Road) it is likely that there would be parking at most if not all times. Sometimes people also park at the church pavilion across Cave Hill Road, providing a 4<sup>th</sup> site. The same situation can be encountered at other sites, for example that funded by RGT and Conservation Commission at the East Leverett Meadows where there is limited parking. Parking there this morning, there were many cars passing by me and thus it did not seem specifically less dangerous than N. Leverett Road. Sometimes in life not everything can be guaranteed; more than that we can't say. Also, much parking for Town Hall events as well as daily use is done in the Congregational Church across the street and while this is not guaranteed, it seems to work.*

3) Suggestion that half of the parking spaces be reserved for trail users only; would also ask that parking be included in deed restriction

*We don't think it is practical to specifically reserve half of the parking spaces and will put an easement for access to the trails from the Sawmill property.*

4. Submitting a parking map would be helpful

*We can submit photos to show what these 4 area looks like if desired.*

### **Trails/Accessibility**

1. How will the applications ensure long-term trail maintenance?

*We are writing an NOI that will include a maintenance plan to be done by volunteers. We plan to approach Rattlesnake Gutter Trust to maintain trails with us. It is not a huge trail system so it doesn't seem that this will be an arduous task.*

2. What happens if FONLS doesn't maintain the trails? Request language pertaining to ongoing maintenance and how this would transfer if the property is sold.

*See above for maintenance – where is this language to be included: in the original proposal? The property will have a historic restriction on it and the part of the proposed park that is included in the 501c3 of FONLS is not a building lot and the Town land has a conservation restriction on it. While we can't predict every eventuality it seems unlikely that this would be anything other than what we are proposing.*

3. How much trail (miles, linear feet) is on public versus private land?

*It is approximately equal. We are trying to raise funds to have every trail mapped for the NOI so we can be more specific.*

4. How long is the trail?

*This measurement will come when we have the funds to do the precise mapping but it is estimated based on assessors' maps to be about 3000 feet.*

5. How much money is requested/needed for trail construction?

*About \$7487 and this would include the removal of the invasive shrubs and vines at the start of the trail which is over considerably larger area than just the trail width of 3 feet but it is unclear how one would break down these costs further.*

6. If the CPC and Town put up money for public access to trails anytime (day/night) and if the sawmill was occupied (for special event use, for example)

*This problem of limited parking can be encountered at any of the trail heads around Leverett, that is, more people may want to use it than can be accommodated by parking. It is not likely to be a frequent occurrence and I know of no complaints of this nature from residents, but as mentioned above there are multiple places to park. I don't think an event at the sawmill would in anyway prevent people from crossing the property but it can be accessed through the guardrail cut at the trailhead by walking along the road if there was some sort of problem or by parking on N. Leverett Rd at the Graves ironworks.*

7. Pg 6 – they should not build anything that cannot be handicapped (universally) accessible (so that it won't have to be rebuilt later on to come into compliance)

*While we also had this goal, but unfortunately, that is not possible. It is not legally required (we can provide the websites to access this information). We have consulted with a trail expert (see letter) and he indicated not all areas are appropriate for a compliant trail due to slope and other reasons but we hope in the future to have one built to access the Graves Ironworks. We have not asked for funds for that in this proposal and no trail will be made in that spot without those additional funds that we propose to apply for from other organizations (see in proposal for those). We would also like to point out that other trails in land supported by Conservation Commission funds and CPA are not handicapped accessible (e.g., East Leverett Meadows; Cave Hill Road Conservation land). Also, even in circumstances where trails are meant to be universally accessible there are exemptions for trails along rivers.*

8). Bid for woodchipping/trail surfacing -- not clear enough what it covers

*At this time, we are removing the surfacing and will instead just smooth the trail and level as possible on slopes similar to all other trails in Leverett since after consulting with the wetlands expert this seems to be the most appropriate approach to take, otherwise equal materials have to be removed from the area as were brought in to surface the trail.*

### **Potential conflicts**

1) Ensure that activities described in NEH application submitted by FONLS are allowed

*The application is only for engineering and environmental studies, permitting, gathering of public input and fund raising. See below here of screen shots taken from the NEH proposal between the solid lines:*

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## 2 - Budget Justification

Administrative and Legal Costs - \$27,400. This budget component is allocated as follows:

- Web site development - \$3,500
- Social Media Consultant - \$2,000
- Accountant on Staff + fringe- \$2,400
- Accountant for filing compliance - \$3,500
- Lawyer - \$1,000
- History display Consultant (Sawmill and Heritage Park mill remnants) - \$3,000
- Park Consultants- \$7,000 (for park design, plantings and renditions)
- Fund Raising - \$5,000

These activities are essential for project development including fund raising.

Architectural and Engineering Fees - \$150,000

- Mass Design (“Model of Architecture Serving Community” (<https://massdesigngroup.org>) known as the Mass Design Group (2022 AIA Architecture Firm of the year), based on 15% of construction costs which are estimated at \$300/sq ft. The mill upper floor is 81’ x 30’ (2430 sq ft), the lower floor 30 x 30 (900 sq ft).
- This fee covers electrical, civil, mechanical and structural engineering, landscape and lighting design, brownfield remediation consultancy, and historic preservation restriction compliance.

Other Architectural and Engineering Fees - \$6,000

- NEPA consultant - \$6,000

These consultants will work with Mass design to ensure that the project is compliant with NEPA and the North Leverett Sawmill Historic Preservation Restriction.

Site Work - \$5,000

- Waste Containers - \$1000
- Labor - \$4,000

This will support clean up around the Sawmill so that the property can be used for fund raising events.

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2) Note: the parcels are owned by the Town of Leverett and managed (not owned) by Leverett Conservation Commission

*Understood.*

3) There are historical restrictions on sawmill to maintain appearance (CPC funds provided and spent to preserve the building)



- a. Deed restrictions on the sawmill need to be further investigated for potential conflicts and potential limits on insurance

(prior use required that sawmill close the doors and remove access; openings were boarded up instead – in violation of the historic deed restriction)

*The historic restriction also requires insurance be carried on the property and indicates that there is right to make it safe. Getting insurance required the openings to be closed (it was not easy to find a company willing to provide insurance – most declined including the one the Kirleys had used). Some of the ‘boarded up openings’ are in fact hinged doors (that is not obvious from the outside but consistent with the historic painting we have of the sawmill with those doors on the gable ends of the building – this can be appreciated from within the sawmill). The other so-called boarded up section are in fact panel sections that can be easily removed – they are attached with a few screws but not “built in”. As soon as we have raised funds they will be replaced with glass. We have met with folks from Architectural Restoration on N. Leverett Rd in Montague about the cost to building such doors and various possible designs.*

Additional question/comments from members of the public:

- 1) Access is a concern (committee members shared this concern)

*See above for parking.*

- 2) Legal ROW needed.

*We will have an easement added to the deed.*

- 3) Concerns with tree removal: proposal mentions cutting 30 trees; which ones? Suggest asking for 1:1 mitigation (plant one tree for each one cut down). What size stumps would be left in place? What treatment would be used to prevent tree re-growth? Will herbicides be used? What is the plan for tree maintenance over time?

*We were advised that we should get support from the Mass Historical Commission saying that the tree cutting is necessary to preserve the historical levee structure; we are pursuing this. If it was a functioning levee it would be allowed by right. We can add to the budget the cost of replacing with 30 native trees if in fact we are given funds and get an NOI approved that allows this. The tree maintenance plan will be part of the NOI that is being developed. Woodsmith is an expert in tree cutting and maintenance and they will cut as low as safely possible. No herbicides will be used.*

- 4) Encourage language in the proposal and interpretive signage that includes/references Native American history/occupation/land use (pre-colonial or pre-Contact?)

*The consultant is an Abenaki Indian, as described by herself, who is an expert in the Connecticut River valley region and will know what authenticated information that can be put on the interpretive sign. We will bring this concern to her attention and ask what information can be included about the pre-Contact (aka pre-Colonial period). We would welcome input from other native Americans in our community but to date have not been able to obtain a response to emails. However, we will persist.*