



Town of Nahant Community Preservation Committee CPC Grant Application FY 2024

***Applicant:* Nahant Open Space and Recreation Committee (OSRC)**

Contact: Trish Aldrich, Chair of Open Space and Recreation Committee,
163 Willow Road, Nahant MA, 01908, 781-581-1357, welakahao@comcast.net

- 1) Project Name:** Implementation of the Lodge Park Management and Restoration Plan
- 2) Project Description:** This project seeks to act on some of the recommendations of the **CPC 2023 Grant- Lodge Management and Restoration Plan (LP M & R Plan) Appendix D**

The project proposes that the Nahant Department of Public Works (DPW) in conjunction with ecologic landscape management professionals:

- (1) design improvements to overlook areas that are currently hazardous using “green” landscaping with native plant species or introduce hardscaping features, such as boulders, if green landscaping is not feasible
- (2) redesign pathways created by visitors seeking better viewpoints, including the use of native plants in this redesign. In addition to being unsafe, these pathways contribute to the degradation of the landscape by weathering and erosion.

The project proposes that a signage firm, in conjunction with the Nahant Open Space and Recreation Committee and the Nahant DPW:

- (3) design specific signs to introduce entry, wayfinding, and educational signage using National Park design standards. These signs will be installed by the Nahant DPW.

Application Purpose:

The LP M & R Plan was completed in July 2022, with funding from a CPC 2023 grant and Nahant S.W.I.M. Inc (SWIM). This 61 -page report provides comprehensive guidelines for the stewardship of Lodge Park on East Point. The plan was presented to the citizens of Nahant at a public meeting on December 6, 2022.

Two important goals were highlighted in this plan. They are the **Stewardship of Wildlife Habitat**, with restoration of native communities and management of this area in a time of climate change and the **Enhancement of the Visitor Experience**.

There were many recommendations presented in the LP M & R Plan, to be addressed over time. This grant request incorporates only a few of them. **Safety** was given prime importance in the list of priorities. (See LP M & R Plan, pp 33-34) The stunning viewpoints along the LP path draw viewers to many areas. This has led to them to walk beyond the designated loop path, down the slopes and onto the rocks. Fall line paths have become established and then worn away, creating unsafe situations and opportunities for further weathering and erosion. (Figs One, Two, Three). The increased severity of weather due to climate change hastens the process of degradation. We seek to make some areas along the loop trail safer, using **native plantings** as a “green fence” or boulders or other hardscape if needed. The Nahant DPW will design and implement safer pathways, using native plants in their redesign.

The enhancement of visitor experience would be aided by new **signage**. In addition to specific signs for safety, the recommendations of the LP M&R Plan were signage for two other purposes: to promote wayfinding and to impart cultural information. (See Fig One and Four) Two wayfinding signs one at the Entrance Gate (Fig Four) and on the walkway at the top of the hill, with LP to the left, would welcome and direct visitors. Four signs around the loop at the top of LP would provide information about the geography, cultural, historical and natural history of the area. (Fig One and Four)

Yes Open Space

No Community Housing

No Historic Preservation

Yes Passive Recreation

- 3) **Grant Amount Requested: \$24,902 project total, minus \$1,000 grant from SWIM Amount requested for CPC grant is \$23,902. See Appendix B**

4) Contribution to the preservation of Nahant's unique character:

“The natural beauty of East Point, with its commanding ocean view, enhances the quality of life for the residents of the Town of Nahant, while providing a habitat for wildlife.”

1999 Management Plan for Lodge Park

Our proposal builds on three decades of work to restore and manage Lodge Park, located at the highlands of East Point. East Point was once the site of the Native American peoples and later, it was altered dramatically by European settlers. Further changes to Lodge Park occurred when the area was requisitioned for military use – beginning at the end of the 19th century and continuing into the 1970s. In the 1990s, members of the town formed an *ad hoc* committee to reclaim the area devastated by military installations and to turn it into a public area for sea-side passive recreation. Nearly three decades later, in 2022, several citizens, active in environmental and historic preservation, and now informed by the science of climate change and ecologic restoration, are taking up the work once again. In 2022 the voters at Town Meeting awarded a grant to formulate a plan for the management and restoration of the Lodge Park area.

As a result of the completed plan, Nahant citizens gained a unique insight into the almost 10 acres that the Town controls on East Point. This property is part of the only undeveloped headland between Cape Cod and Cape Ann. It encompasses 4 distinct ecologic areas, including two, (grasslands and rocky coastlines), which are recognized as habitats that protect Species of Greatest Conservation Need. This land is also a part of the Nahant Bay Important Bird Area. Birders have observed 197 avian species here, including many migratory birds. The intertidal rocky shore is a BioMap2 Core Habitat, indicating that it is important for conserving the biologic diversity of MA. Restoring Lodge Park is consistent with the goals of the recently approved 2022 Nahant Open Space and Recreation Plan. (See below 5)

5) Planning Context: Is the project part of a general Town planning study (e.g. Open Space and Recreational Plan, Master Plan, etc.)? If so, when was the plan prepared and who has approved the plan?

Yes. This project proposal builds upon the 2022 Nahant Open Space and Recreation Plan (**2022 OSRP, pp 99-101**). This plan received final approval by the state of Massachusetts on October 4, 2022. The following goals and actions specifically relate to this project:

Goal 3: Integrate cultural, recreational, and conservation activities

Action 3.1.4: Collaborate with the Nahant Historical Society and the Nahant Preservation Trust to develop materials and a web presence for Nahant’s historic sites; explore opportunities to provide interpretive materials, on-site signage, and audio and print based storytelling.

Goal 4: Develop procedure for further evaluation of open space issues

Action 4.1.2: With the assistance of volunteers, manage the presence of invasive vegetation and require the consistent use of native or adapted planting in ecologically significant landscapes.

Goal 6: Increase appreciation and stewardship of Nahant's parks, open space and recreational facilities

Action 6.1.1: Develop a consistent universally designed signage and wayfinding system to direct people to the Town's parks and open spaces, especially from adjacent roadways and walking paths.

Action 6.1.2: Integrate geographical, historical, and natural history elements into signage at Short Beach, Heritage Trail, East Point and Bailey's Hill.

6) Evaluation Criteria: Provide a brief description of how this project meets as many of the selection criteria as may be applicable. Refer to Selection Criteria.

See Appendix A.

7) Estimated Cost and Schedule:

Attach cost estimates for construction projects and state how costs were derived.

		Single Year Projects - Anticipated Costs				
Project Timeline	Fiscal Year*	Stipend Request Guideline #3	Professional Services	Total of CPC Funds Requested	Other Funding Sources	Total Cost
One year	2024		-----	\$ 9,747 signage \$10,155 native plants \$ 5,000 trail work and sign installation by DPW	\$1,000.	
			See Appendix B		Total	\$24, 902

If your project is expected to continue over **more than one year**, detail the project's cost on the following chart (explanation may be attached on a separate sheet).

n/a. Project will be completed in the current fiscal year.

Other Funding Sources: Include total amount and all funding sources including any potential grants or gifts. List all sources approached even if denied funds.

List of independent funding sources to be approached	
Funding Source	Amount of Grant / Gift
1. Nahant S.W.I.M. Inc (SWIM)	\$1,000.
2.	
Total	\$1,000

8) For Acquisition projects, attach appraisals and agreements, if available. Please indicate name of present owner and attach a copy of most recent deed. In addition to property address, please provide Nahant assessor's office identification (Map, Block and Lot number).

n/a

9) Coordination: If the project is dependent upon one or more other projects, identify them and indicate what the relationship(s) are among the projects. If the project is not dependent upon, but should be linked to one or more other projects, identify them and indicate the proposed relationship.

This project fits in with the ongoing work of the Nahant DPW. For the past three years, the DPW, led by Superintendent Zachary Taylor, has been removing invasive plants and accomplishing some restoration with native species planting with greases, shrubs and trees. In addition, the valuable knowledge that the project participants gain contributes immensely to work on other restoration projects in Nahant, such as Bailey's Hill, another area that was severely altered during the military's residence in Nahant and other Nahant open spaces.

The ideals contained in our proposal conform to the currently accepted goals for managing open space. Every open space that is maintained with native plantings encourages pollinators, strengthens the threatened insect population, and supports birds and other wildlife, encouraging ecosystem diversity and resilience. This project supports the concept of a "Homegrown National Park" whereby native plantings in small gardens and open spaces taken together will combine to preserve the threatened wildlife of today. (See: Tallamy Douglas W, *Nature's Best Hope*. Timber Press, 2019, pp 61-76.

10) Previous Town Meeting Action: If the project has previously been included in the Warrant of a Town Meeting, indicate the year, warrant article number, and Town Meeting action.

The Restoration and Management Plan for Lodge Park was funded by a FY 2023 CPC grant (see Appendix C)

11) Project Priority: If you are submitting applications for more than one project, indicate the priority of this project recognizing that your most important project may not be needed or be ready for action until two or three years from now. (See #12)

12) Time Sensitivity: Describe any time-sensitive critical issues that may impact the ability to protect the resource or otherwise impact schedule and/or grant-making decisions.

The priority issue of visitor safety, although long acknowledged, should be addressed before the conditions degrade further and exacerbate the issue.

13) Contingency Planning: What are the consequences if CPA funding is not available for the current fiscal year? Describe alternate plans for temporary stabilization, long term solution.

If funding is not available, unsafe areas on slopes will remain hazardous and continue to worsen, exacerbating the already important safety concerns of the area. Trails will continue to erode, thus creating deeper, steeper ravines. If the eroding areas are not halted in 2023, the task correcting this problem in the future, will be more difficult and the safety of the visitors will be addressed.

4. If CPA funding is not available, the DPW will continue to do its best to continue its work. But the recommended replacement of native plants, “green fencing” and the shoring up of exposed areas will not occur. The improvement of the trails and safety measures may eventually happen, but it will be done over a longer period of time at considerably more expense. The recommended signage for wayfinding and education will not take place without these funds.

LIST OF APPENDICES

Appendix A Selection Criteria

Appendix B. Contract Proposals for Project

Appendix C. 2023 CPC Grant Request

Appendix D Henry Cabot Lodge Memorial Park Management and Restoration Plan

Appendix E Town of Nahant Open Space and Recreation Plan 2022-2029

APPENDIX A

TOWN OF NAHANT COMMUNITY PRESERVATION ACT SELECTION CRITERIA

The Community Preservation Committee requires that all proposed projects be eligible for CPA funding according to the requirements described in the state's CPA statute. In addition, the following questions include the criteria, as applicable, that the Committee will use to assess proposed projects.

- How will the proposed project contribute to the preservation of Nahant's unique character and enhance our quality of life?

Our project continues to build upon a prior generation's efforts to restore the highlands of East Point. Since the US government decommissioned its massive missile silos in the 1970s, Nahanters faced a long and difficult process to create a public, open space park on the coastal headlands of Nahant. Lodge Park was eventually established in 1991 as a passive recreational area for all to enjoy. Passive recreation is defined in this report as activities that have no or minimal impact on the site's natural resources. These include picnicking, bird watching, nature observation, bicycling, walking. (LP M&R Plan, p 27). These activities are supported by the restoration and improved management of this area.

"The dilemma for Town officials is balancing the desire of visitors for freedom to enjoy the park fully and need to keep them safe." 1999 Management Plan for Lodge Park

Nahant has long been concerned with visitor safety at East Point. There are dangerous areas in the HCL Park area. It is the goal of this project to provide a safer area for visitors, discouraging them from going off trail or redesigning those places. The removal of invasive species and the use of native plants in the redesign of unsafe areas contributes to the ecological sustainability of this landscape. Restoring and preserving Lodge Park allows people to enjoy and learn about the natural history of the area. Well-designed signs which fit into the landscape will inform visitors of the unique cultural, historic and natural history of our town, without detracting with the magnificent scenery.

- Is the proposed project consistent with town planning documents that have received wide input and scrutiny?

This project is consistent with the goals of the OSRP 2022, as well as those plans that have preceded it.

- Is the proposed project feasible?

Yes. The project is limited and well-defined. It is a continuation of ongoing work by the Nahant DPW and endorsed by them, who consider this an important step in the restoration of this landscape. It is recommended and deemed feasible by the current Town sponsored LP M and R Plan.

- How “time sensitive” is the project? Is it urgent?

As stated elsewhere, this project is a continuation of ongoing work by the DPW. The restoration of this threatened landscape must be continuous, or the situation worsens. The safety of our visitors has been identified as a priority and we begin to address these issues with the proposed project.

- Is the cost of this project proportionate to its objectives?

Yes, it is generally within the stated cost estimates of the LP M & R Plan.

- In general, will the project serve multiple needs?

Yes. This Project will continue with ongoing restoration and management of this area as well as enhance safety and experience of our visitors.

- Specifically, will the project serve more than one CPA category (*i.e.* affordable housing, open space, historic preservation or recreation)?

Yes, open space and recreation , passive

- Does the project have demonstrated community support?

The Town has previously funded the creation of Lodge Park in the 1980s and 1990s. SWIM has partnered with the proposal for this plan in 2022 and pledges its support in the coming phase. The OSRP 2022 solicited input from townspeople and the scope of project was supported by those surveys.

- Will the project preserve currently owned town assets?

Yes. Lodge Park is town-owned property.

- Will the project involve the acquisition and/or protection of threatened resources?

The LP M & R Plan identifies two ecoregions at Lodge Park, grasslands and rocky coastlines, to be habitats that support species of Greatest Conservation Need. We also know that climate change will affect this area if resiliency is not considered in future planning.

- Will the project involve multiple sources of funding, or will it leverage other public and/or private funding sources or in-kind services?

The project will have additional funding from Nahant S.W.I.M. Inc, a Nahant not-for-profit environmental group.

- If multiple sources of funding are involved, are commitments from other sources documented?

Yes. Nahant S.W.I.M. Inc has pledged the funds by vote of its Board of Directors

- Will this project stimulate other public/private projects in Nahant?

Yes. The Superintendent of the Nahant DPW and the Open Space and Recreation Committee members look upon these projects as a combined effort to restore and maintain our precious and limited open spaces in Nahant, which are threatened by invasive species, land erosion, and climate change. As we gain experience in one area, it will enhance our chances of success in other public and private areas. This work in Lodge Park, as well as in other spaces such as Bailey's Hill, is continuous and ongoing, and will certainly stimulate other projects, as supported by the LP M & R Plan and the 2022 OSRP.

Figure One

Taken from 12/06/22 public presentation at Nahant Town Hall of LP M & R Plan by Bill Giezentanner of Mass Audubon Ecologic Services



Visitor Experience

- Viewpoints

- Desire to get a better view of the cliffs & ocean will inevitably draw some visitors off the loop path
- Provide a couple of well-defined safe viewpoints with barriers of boulders interspersed with dense plantings or some type of railing
- Former Battery 206 (A) is a good location for a more intentional viewpoint
- A bench (B) has encouraged some visitors to make an unofficial path toward the cliffs
- 4 benches (C) overlook the John B. Murphy gun emplacements
- Viewpoints A and B should be intentionally designed, preferably with the services of a landscape architect

Example of an eroded path at Lodge park used by people to access bench and to reach good outlook point

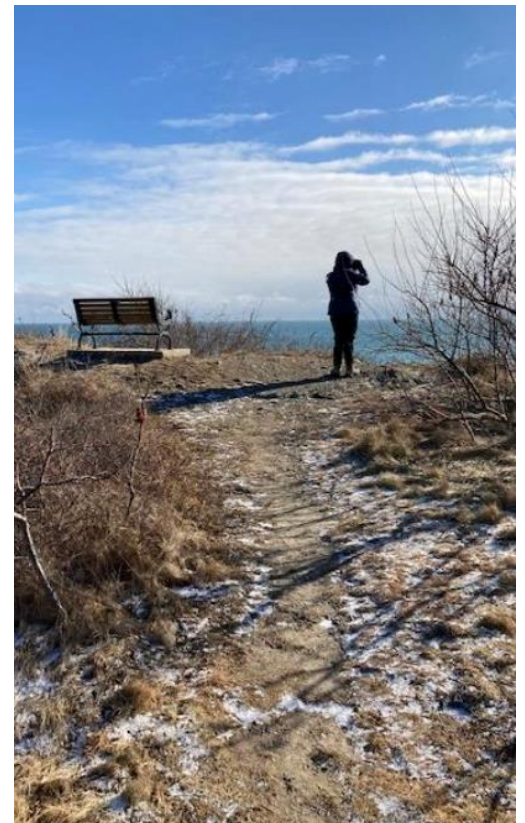


Figure Two

Lodge Park with loop trail demonstrating proximity to rocky shorelines below.



The distance from Lodge Park to the water is generally 40-50 feet and is 70 feet from its highest point.

Figure Three



Area along loop trail at Lodge Park where invasive shrubs have been removed and historic fencing does not exist. This would be an excellent area to install “green fencing” using native plants.



Area adjacent to loop trail where a path has been created in search of a better view, despite warning sign. Further foot traffic and weathering and erosion have further worn away the landscape.



FIGURE 10 - ENTRANCE AREA AND PARKING

Aerial view of Entrance Gate at which is the proposed location of a way finding sign, which would welcome and direct visitors to Lodge Park.

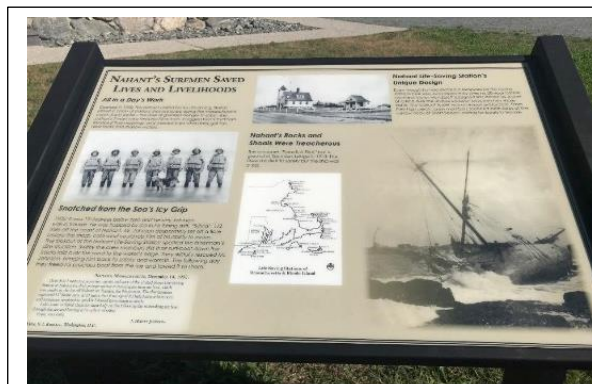


FIGURE 13 - COAST GUARD STATION SIGN

Example of the style of the four proposed informational signs to be placed around loop trail. This design conforms to National Park Service standards.

Appendix B

RFP

Implementation of the Lodge Park Management and Restoration Plan
CPC FY 2024 Grant Application

Company	RFP sent	Site Visit/Zoom	Status	Website
DeRosa Environmental	1/19/23, 1/24/23		Declined, NEU is a client	https://www.derosaenvironmental.com/
Eponymous			Name received 1/25/23, A Spirn	https://www.eponymouspractice.com/
Halvorson Design	1/10/2023		Declined, not design and build	http://www.halvorsondesign.com/
			Declined 1/19/23, no bandwidth	
Offshoots, Inc.	1/10/2023		currently	https://www.offshootsinc.com/
OverUnder	1/10/2023	1/19/2023	Proposal Received 1/25/23	https://overunder.co/
Pannier Graphics	1/10/2023		Proposal Received 1/18/23	https://panniergraphics.com/
Parterre Ecological	1/2/23, 1/10/23	1/20/2023	Proposal Received 1/18/23	https://parterregarden.com/

Report of Requests for Proposals from
ecological landscape and signage firms
for CPC 2024 Lodge Park grant application



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

DATE: 1/19/2023

QUOTE: E000045495

Friends of Lodge Park
172 Willow Road
Nahant MA 01908

Contact: Vi Patek
Phone: (781) 598-1060
Email: vipatek@gmail.com
Project: Nahant Signage

Quantity	Description	Unit Price	Extended Price
4	36" w x 24" h x .090 Fiberglass Embedded (FE) Panels. All different Single-faced. Matte finish. Square cut. No holes.	\$297.00	\$1,188.00
4	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.	\$699.00	\$2,796.00
2	24" w x 36" h x .090 Fiberglass Embedded (FE) Panels. Both different. Single-faced. Matte finish. Square cut. No holes.	\$344.00	\$688.00
2	Aluminum Upright Exhibit Bases for 24" w x 36" h Panels. Visual area will be 23" w x 35" h. Includes (2) 2" x 3" x 96" posts for direct embedment. Painted a standard NPS Brown, NPS Dark Brown, NPS Medium Gray or Black with a textured finish.	\$850.00	\$1,700.00
1	Pannier to provide final layout for all 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.	\$2,975.00	\$2,975.00
Sale Amount (4) 36" x 24" Panels + Bases, (2) 24" x 36" Panels + Bases and Design:			\$9,347.00
OR			
4	36" w x 24" h x .090 Fiberglass Embedded (FE) Panels. All different Single-faced. Matte finish. Square cut. No holes.	\$297.00	\$1,188.00
4	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.	\$699.00	\$2,796.00
2	36" w x 48" h x .090 Fiberglass Embedded (FE) Panels. Both different. Single-faced. Matte finish. Square cut. No holes.	\$527.00	\$1,054.00
2	Aluminum Upright Exhibit Base for 36" w x 48" h Panel. Visual area will be 35" w x 47" h. Includes (2) 2" x 3" x 96" posts for direct embedment. Painted black or a standard NPS color - brown, dark brown, or medium gray.	\$900.00	\$1,800.00
1	Pannier to provide final layout for all 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.	\$2,975.00	\$2,975.00
Sale Amount (4) 36" x 24" Panels + Bases, (2) 36" x 48" Panels + Bases and Design:			\$9,813.00
Estimated Freight to 01908:			\$400.00

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Planting Estimate for Lodge Park
project



Miles Hilton Connors
Director of Ecological Services
mconnors@parterregarden.com

Native Grass & Shrub Planting

\$9,575.00

PLUG: Asclepias tuberosa, Butterfly Milkweed	200.0	2"
Myrica pensylvanica, Northern Bayberry	25.0	3 Gallon
Prunus maritima, Beach Plum	25.0	3 Gallon
Rosa virginiana, Virginia Rose	25.0	2 Gallon
Schizachyrium scoparium, Little Bluestem	30.0	1 Gallon
Fertilizer: BioPlex 5 in 1	1.0	1 lb
Delivery Plants	100.0	\$

Project Management

Initial site visit, client communication, and scheduling.

Project Management

Initial site visit, client communication, and scheduling.

\$580.00

Estimate from Parterre Ecological Services for native plants to be
used for proposed Lodge Park project

\$10,155

Appendix C

Town of Nahant
Community Preservation Committee



Grant Application FY 2023

Applicant:

Town of Nahant
Applicant's address and phone number:
334 Nahant Road
Nahant, MA 01908

Town committee or board (if applicable):

Co-Applicant: SWIM

Application Purpose:

(please select all that apply)

☒ Open Space

☐ Community Housing

☒ Historic Preservation

☐ Recreation

1) Project Name: A Maintenance Management and Stewardship Plan for Lodge Park and Memorial Point

2) Project Description: This project seeks to hire a professional environmental consulting firm to prepare a blueprint plan with best practices, principles and strategies to ensure the successful maintenance and sustainability of two Nahant parks located on East Point, Nahant.

Application Purpose: Such a plan is requested at this time in order to:

1. Acquire cost estimates for a comprehensive effort and/or phased approach to restore and manage the parks at East Point.
2. Inform the Town on critical environmental issues impacting the East Point Parks
3. Identify eroding areas on Lodge Park, and recommend remediation approaches using green solutions.
4. Enable the Town, the DPW, the Open Space Committee and other municipal committees to make informed decisions about budgeting for maintenance.
5. Identify mitigation projects that can be funded with privately raised funds

6. Develop an invasive plant management plan including timeline and scope of work to achieve controlled growth
7. Plan strategically for long-term management
8. Improve visitor access in order to insure sustainability and resilience in the face of climate change and rising seas
9. Develop informed guidelines for volunteer stewardship and educational opportunities to support the work of the DPW, Open Space, and other municipal committees.
10. Acquire technical environmental data that can be used to apply for state, local and federal grants

Appendix D

The Henry Cabot Lodge Memorial Park Management and Restoration Plan

Sponsored by the Town of Nahant and Nahant S.W.I.M. Inc

Funded by 2023 CPC grant

Completed July 2022 by William Giezentanner of Mass Audubon Ecological Extension Services

Presented to Public Meeting at Nahant Town Hall on December 6, 2022, by the author

Available at the Nahant Public Library or on the Nahant S.W.I.M Inc website in Reference Section

Appendix E

Nahant Open Space and Recreation Plan 2022-2029

Final Approval by Commonwealth of Massachusetts October 4, 2022

See Town of Nahant website under Committees and Boards, then Open Space and Recreation Committee, where a link to the plan is available.

Also available at Nahant Public Library.