

TOWN OF WELLESLEY



REPORT OF THE ADVISORY COMMITTEE TO THE 2011 SPECIAL TOWN MEETING—November 14, 2011 at 7:30 P.M.

TERM ENDS 2012

Virginia Ferko, Chair
Jack Haley
Maura Murphy, Secretary
Rich Page
Derek Redgate

TERM ENDS 2013

Laura Hockett, Vice-Chair
Catherine Johnson
Philip Licari
David Murphy, Vice-Chair

TERM ENDS 2014

Robert Capozzi
Becky Epstein
Ann Marie Gross
Marjorie Freiman
Deborah Robi
Rich Woerner

To the Citizens of the Town of Wellesley:

November 1, 2011

Special Town Meetings will convene on Monday, November 14, 2011. Town Meeting will be asked to consider Articles proposed the Board of Selectmen, the Community Preservation Committee, the Human Resources Board and Municipal Light Plant Board. All residents are welcome to attend the meeting in person, or follow the proceedings on Wellesley Cable TV (Comcast Channel 9, Verizon Channel 39).

The Advisory Committee Report (Report) summarizes the key features of each Article and presents the Advisory Committee's overall perspective and recommendations to Town Meeting. The Report will be mailed to all Town Meeting members and to all Town departments. The Report will also be posted on the Town's website, www.wellesleyma.gov. Additional copies of the Report will be available for pick-up at the Town Clerk's Office and at the Wellesley Free Library no later than seven days before the meeting. The Town Clerk's Office will mail a copy of the Report to any resident who requests one. If any further recommendations are made by the Advisory Committee in the period of time between publication of the Report and the opening of Special Town Meeting, a notice will be sent to Town Meeting Members by e-mail, and the new recommendations will be posted on the Town's website

The Advisory Committee thanks the dedicated Town employees, elected and appointed officials, and concerned citizens who devote so much time, energy, and expertise to the Town's affairs.

Town Meeting is an opportunity to examine important issues, enter into dialogue, and vote as a community on how to best serve our Town and its residents. The Advisory Committee welcomes input as to how we may better inform and advise Town Meeting. Our meetings are open to the public and begin with a "Citizen Speak" session. We receive e-mail at advisorycommittee@wellesleyma.gov.

Sincerely,

Virginia Ferko, Chair

ARTICLE 1. To choose a Moderator to preside over said meeting.

(Board of Selectmen)

Advisory expects no motion under this Article.

ARTICLE 2. To receive reports of town officers and committees, and act thereon, and discharge presently authorized special committees; or take any other action relative thereto.

(Board of Selectmen)

Advisory expects no motion under this Article.

ARTICLE 3. To see what sum of money the Town will raise and appropriate, or otherwise provide, including transfer from available funds or borrowing, for the purpose of supplementing the budget for Traffic and Parking as voted under Article 8 of the warrant for the 2011 Annual Town Meeting; or take any other action relative thereto.

(Board of Selectmen)

Under this Article the Board of Selectmen (BOS) requests a supplemental appropriation to the FY12 Operating Budget for Traffic and Parking Operations of \$34,800 from parking meter receipts to fund an evaluation of traffic signal timing and phasing operations along the Route 16 (Washington Street) and Linden Street corridor.

The Town utilizes a software system to regulate traffic signal timing at major intersections to improve efficiency, optimize traffic flow and ensure safety. Citizens and members of the Police Department have recently expressed concerns about how the system is functioning at several intersections, causing unnecessary delays. The proposal is to engage the Town's traffic engineers, Beta Group, Inc to evaluate current traffic volume data, to identify deficiencies in the signal timing and phasing system, and to provide a revised signal plan for the affected intersections. It is expected that Beta Group would then work with the signal contractor to implement the revised plan.

Parking meter receipts are reserved by the Town for appropriation only for certain traffic and parking related purposes.

Advisory believes that this appropriation will fund necessary evaluation and planning to restore proper function to our traffic signal timing system and that this is an appropriate use of reserved parking meter receipts.

Advisory recommends favorable action, 14 to 0.

ARTICLE 4. To see if the Town will vote to amend ARTICLE 31 of the Town Bylaws by making changes in Schedule B entitled "Salary Plan – Pay Schedule" established under Section 31.6 which constitutes part of said Bylaws; to raise and appropriate, or otherwise provide, money therefor; or take any other action relative thereto.

(Board of Selectmen)

The Human Resources Board seeks Town Meeting approval to amend Article 31 of the Town Bylaws to make changes to salary and wage schedules consistent with an anticipated collective bargaining agreement with the Wellesley Firefighters Local 1795, IAFF. Schedule B sets the rates of pay for all Town employees, except School Department personnel. Details of the

contract and the changes to the salary and wage schedules are anticipated to be available prior to the start of Town Meeting (draft writeup may not be circulated until Contract is ratified)

Advisory will make its recommendation at or before Town Meeting.

ARTICLE 5. To see if the Town will vote to remove the fire department from the provisions of the Civil Service Laws, and the rules and regulations relating to the same, by revoking the Town's acceptance of Section 48 of Chapter 31 of the General Laws voted under Article 27 of the Warrant for the 1922 Annual Town Meeting; or take any other action relative thereto

(Board of Selectmen)

This Article seeks the approval of Town Meeting to remove all uniformed Fire Department personnel from the provisions of the Civil Service laws. A motion will be made under this Article if final agreement is reached with the Wellesley Firefighters Local 1795, IAFF. Uniformed Police Department personnel were removed from Civil Service by vote of Town Meeting in April 2010. (draft writeup may not be circulated until Contract is ratified)

Advisory will make its recommendation at or before Town Meeting.

ARTICLE 6. To see what sum of money the Town will raise and appropriate, or otherwise provide, in addition to the amount appropriated under motion 1 of article 17 of the Warrant for the 2010 Annual Town Meeting, for architectural, engineering and/or other services for plans and specifications for the construction of a Municipal Light Plant Administration Building, and for the construction, reconstruction, remodeling, rehabilitation and/or modernization and furnishing of the same; and for other services in connection therewith; to determine whether such sums shall be raised by taxation, through borrowing, transfer, or otherwise; or take any other action relative thereto.

(Municipal Light Plant Board)

The Municipal Light Plant Board (MLP) requests an appropriation, to be expended under the direction of the Permanent Building Committee (PBC), for the construction of a two-story, 8,220 square foot addition to the existing Municipal Light Plant garage, located at 2 Municipal Way, to accommodate administrative, engineering and customer service personnel.

This request is for an appropriation incremental to \$1,920,000 already appropriated for this project by ATM 2010. The entire appropriation, including the incremental amount for this project will be from MLP funds and will have no tax impact.

The amount of the 2010 request was based on the project architect's estimate for an addition constructed using modular components. At that time, it was believed that this form of construction would save the MLP between \$300,000 to \$500,000 in construction costs, though bids had not yet been received. The original project was advertised for bid in August 2010. Four bids were received ranging from \$2.6M to \$3.1M, substantially more than projected. The PBC and MLP reviewed the bids and agreed that the expected benefits of modular construction were not realized in the bids. The project was not awarded to any of the bidding contractors.

In January 2011, the MLP engaged a new architectural firm, Gienapp Architects, to prepare revised contract documents for the purpose of re-bidding the project to be constructed by standard construction methods. The scope and size of the project are unchanged from the initial building project presented in 2010. Bids are expected before the start of Special Town Meeting.

The inadequacies of the current MLP/DPW administrative building have been well documented at previous Town Meetings. Advisory agrees that the MLP building addition is needed and will provide benefits to the Town and MLP without tax impact. The MLP has sufficient cash reserves to complete this project and has no plan to issue debt or increase rates for this purpose.

Advisory believes that the MLP and the PBC made an appropriate decision to reject the initial bids for modular construction when the expected cost benefits were not realized and to rebid this as a standard construction project.

Advisory will further evaluate this request for appropriation after the MLP has bids in hand and the specific amount of the request is known.

Advisory will make its recommendation at or before Town Meeting.

ARTICLE 7. To see what sum of money the Town will raise and appropriate, or otherwise provide, to the Ad Hoc Facilities Maintenance Committee for consultation services related to Centralized staffing and reporting configurations, composition of an oversight board, timetables for implementing changes, and projected costs and benefits associated with changes from current maintenance practices; to determine whether such sum shall be raised by taxation, through borrowing and/or by transfer from available funds; or take any other action relative thereto.

(Ad Hoc Facilities Maintenance Committee)

Advisory expects no motion under this Article.

ARTICLE 8. To see what sum of money the Town will raise and appropriate, or otherwise provide, to implement Phase 3 (Final Design) of the Fuller Brook Park Preservation Master Plan; to determine whether such sum shall be raised by taxation, through borrowing and/or by transfer from available funds; or take any other action relative thereto.

(Community Preservation Committee)

This Article seeks an appropriation from the Community Preservation Act fund for Phase 3 of the Fuller Brook Park Preservation Project. The Community Preservation Committee (CPC) recommends that \$665,000 be appropriated from the Community Preservation Fund to the Fuller Brook Park Preservation Coordinating Committee (FBPCC) to complete the final design, additional studies, permitting and development of construction and bid documents for the project. The Report of the FBPCC may be found on page xx.

The Community Preservation Act (CPA) was passed in Wellesley in 2002. The local funding source for the CPA, approved by Town Meeting and subject to a town-wide referendum, is a 1% surcharge on the annual property tax bill assessed on real property (with exceptions). The CPA specifies that at least 10% of the funds collected each fiscal year be spent or reserved for each of the CPA's three main purposes: 1) acquisition and preservation of open space and land; 2) acquisition and creation of affordable housing; and 3) acquisition and preservation of historic buildings and landscapes. Funds not spent in one year may be carried over to subsequent years as long as they are ultimately used for the purpose for which they were reserved. The remaining 70% of the annual funds can be appropriated or saved, for one or more of these purposes in addition to recreational uses. Multi-use projects can draw funds from one or more categories.

Fuller Brook Park is a popular and well-used public open space, dating back to the 1890s and encompassing 23 acres, spanning two and one-half miles from Dover Road to Maugus Avenue. The stream drains nearly one third of Wellesley's storm water run-off and the paths are used for recreation and pedestrian access to schools, public transportation, the main library and town center. The land is under the jurisdiction of the Natural Resource Commission (NRC) and is maintained by the Department of Public Works (DPW). The park's path network is crumbling and is not ADA accessible, its vegetation is in critical condition, needing treatment, removal and stabilization; invasive species are taking over sections of the park; the stream course, damaged by erosion, invasive plants and sedimentation buildup, needs repair; and its flood control capacity is substantially diminishing.

In 2009, the NRC commissioned the development of a Preservation Master Plan which defined the park's historical significance, analyzed the current needs and identified the public's concerns about the park and its future. The plan also articulated guiding principles and goals for preservation, management and public use. A program of improvements was recommended to protect the park from further deterioration and destruction and to make repairs that preserve and restore it for its intended use. The Wellesley Historical Commission has reviewed the characteristics of Fuller Brook Park and determined that the entire park qualifies as historic for purposes of the CPA.

The Fuller Brook Park Preservation Project has been broken down into distinct phases:

Phase 1: Park Preservation Master Plan completed by Halvorson Design Partnership in 2009;

Phase 1 was followed by the creation of the Fuller Brook Park Coordinating Committee (FBPCC) comprised of representatives from the Board of Selectmen, Natural Resources Commission, Board of Public Works, Planning Board, Community Preservation Committee, Historical Commission, School Committee and Trails Committee, and two at-large members. The FBPCC would oversee the project going forward.

Phase 2: Creation of a Preliminary Design Plan ("10% drawings") that advanced the Master Plan with more detailed recommendations to preserve and restore the park, completed by Pressley Associates in January 2011 and funded by CPA. The FBPCC decided not to make the Phase 3 appropriation request at the April 2011 ATM, believing that the Pressley cost estimate of \$775,000 was too high, but instead put the project out to bid in order to have *actual* cost estimates;

Phase 2:1: Construction of a Demonstration Path (in process October 2011) and development of the Phase 3 Request for Proposal (RFP). The RFP process has been completed and the design/engineering company selected. This Phase was also CPA funded;

Phase 3: Final design, additional studies, permitting, development of construction documents and bid process; and

Phase 4: Implementation/construction phase.

This article, which seeks approval for the funding of Phase 3 with CPA funds, includes the following:

- preparation of final designs;
- bid and construction documents;
- permitting (the permitting phase, including eight separate permits, would begin in May 2012; the permits being sought are expected to be valid for a range of 3-5 years and renewable if necessary);
- exploration of possible alternatives for phasing and funding of the work in Phase 4; and,

- the plan for ongoing maintenance of the park (maintenance costs and alternatives will be included in the evaluation and recommendation of each element of the project).

Final cost estimates and phasing options are projected to be completed in March-April 2013.

The documentation produced in Phase 3 will provide the detailed costs, scope and timing options for Phase 4 which will be subject to future Town Meeting approval. Phase 4, the construction phase of the project, is expected to require both CPC and other town resources for completion. The CPC's Five Year Plan anticipates an allocation of \$3.6 million in CPC funds for this project and the Town-wide Financial Plan projects an allocation of town funds, estimated at \$1.8 million, potentially subject to voter approval of a debt exclusion.

Advisory Review

Advisory supports the efforts of the FBPPC as it proceeds to the next phase of the project development. The decision to hold the appropriation request until actual bids were available has reduced the request by approximately \$110,000 and has provided assurances in the actual cost of Phase 3.

Advisory has some concern about the availability of funds for Phase 4 of this project in FY14. While the project enjoys substantial support, it is not certain that funds sufficient for completion will be immediately available given competing demands for town resources and CPA funding. Advisory is satisfied, however, that the design, planning and permitting proposed in Phase 3 will allow segmenting or phasing of construction over time, if necessary.

Questions about the costs of maintaining improvements to the park were raised by Advisory and the FBPPC has indicated that a detailed maintenance plan and full cost estimates for maintenance of the improvements to the park will be developed in Phase 3.

Advisory recognizes that the Fuller Brook Park is an important town asset that should be restored and preserved. The Park and its paths are a valuable recreational and aesthetic Town resource, the paths have the potential to provide even greater pedestrian transportation opportunities and the stream is an essential component of the town's storm water management plan. Advisory agrees that funding for Phase 3 is necessary to move the project forward and that this is an appropriate use of CPC funds.

Advisory recommends favorable action, 14 to 0.

ARTICLE 9. To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation authorizing said Board, as the local licensing authority, to grant special licenses for the sale of all alcoholic beverages to restaurants having a seating capacity of at least 50 seats; or take any other action relative thereto.

(Board of Selectmen)

Under this Article, the Board of Selectmen (BOS) seeks authorization to file special legislation with the Massachusetts General Court (State Legislature) to enable the BOS to grant alcohol licenses to restaurants with a seating capacity of at least 50, as opposed to the current minimum of 100.

Background

Massachusetts General Law Chapter 138 authorizes cities and towns to permit the sale of alcoholic beverages by restaurants having a seating capacity of not less than 100 persons. Over a series of three successive elections the voters of Wellesley approved this measure for the

Town, as of 1976. The Town has the authority to grant either an all alcohol license or a more limited wine and malt beverages (beer) license. In 1983 the Massachusetts Legislature also authorized the towns to issue liquor licenses to educational institutions and social clubs.

Currently in Wellesley there are six liquor licenses issued to colleges and social clubs and there are 12 liquor licenses issued to restaurants. Each of these is an all alcohol license. A total of 29 all alcohol and 6 wine and malt beverages licenses are available to be issued in Wellesley specifically for restaurants, based upon the Town's population. It is important to note that the Town's regulations concerning the sale of alcoholic beverages stipulate that the restaurant that serves alcohol in Wellesley do so in conjunction with serving food at tables. Restaurants are also permitted to have up to 10 bar seats where alcohol is served, so long as food is also served.

Several existing Wellesley restaurants with fewer than 100 seats have expressed interest in this special legislation to lower the minimum seat requirements for obtaining a liquor license. In addition, landlords of commercial spaces that could accommodate restaurants with 50 to 100 seats have indicated that the availability of liquor licenses, without the required space and capital investment necessary for a 100 seat establishment, would make some vacant commercial sites attractive for restaurant use.

If the authorization to seek special legislation is approved by Town Meeting, the BOS will petition the General Court immediately. Unless required by the State Legislature, a town-wide vote is not required and will not be pursued. It is possible that the General Court could act upon the petition as early as January or February of 2012. Therefore, the change could be implemented in a timely way. In conjunction with the request to file the special legislation, the BOS has requested that the Police Department review the current requirements concerning the sale of alcohol in restaurants.

Advisory Review

In evaluating this proposed authorization, Advisory considered the potential impacts on the Town of an increase in both the number of current restaurants that serve alcohol and the expected increase in the number of new restaurants seeking Common Victualler and liquor licenses due to the enhanced economic viability of smaller commercial sites for restaurant use. Advisory also considered what actions comparable Massachusetts towns have taken in regards to this issue.

Advisory believes that new restaurants locating in Wellesley could bring added vitality to certain commercial areas of Town. There is also potential for a small increase in revenue to the Town through the 0.75% meals tax which may be offset somewhat by the potential for some increase in public safety expense due to higher traffic, especially in the evenings.

The total number of liquor licenses that may be granted is capped by state law. The BOS, in its role as Licensing Board for the Town, will continue to scrutinize all Common Victualler and liquor license applications under all other current regulations. The BOS has the authority to impose conditions on licenses to minimize negative community impacts, including those associated with traffic and parking. Advisory notes that there has been past voter support for the sale of alcohol in restaurants and perceives no significant impact on that support as a result of this amendment which relates only to the minimum seating capacity. If a town-wide vote is required by the State Legislature, Advisory encourages that the election be combined with another scheduled municipal or state election if possible to avoid the cost of a separate election.

Advisory agrees that the reduction in minimum seating capacity for a restaurant in Wellesley to obtain a liquor license would bring a net benefit to the Town.

Advisory recommends favorable action, 14 to 0.

ARTICLE 10. To see whether the Town will vote, as authorized by chapter 256 of the Acts of 2010, and incorporated into the Massachusetts General Laws as chapter 6, section 172 B 1/2, to amend the Town Bylaws to enable the Police Department to conduct State and Federal Fingerprint Based Criminal History checks for individuals applying for or in possession of certain licenses including but not limited to those engaged in the business of Hawking and Peddling or other Door-to-Door Salespeople, Ice Cream Truck Vendors, Pawn Dealers, and Hackney Drivers, a copy of the bylaw being proposed being on file in the office of the Board of Selectmen; and to authorize the adoption of appropriate policies and procedures to effectuate the purposes of said by-law, or take any other action relative thereto.

(Board of Selectmen)

The Board of Selectmen (BOS) proposes the adoption of a Bylaw, authorized by State law, to allow the Wellesley Police Department (WPD) to conduct fingerprint based national and state criminal background checks on applicants for the following occupational activity licenses: manager of alcoholic beverage license (licensee, manager and assistant manager); hawker and peddler (includes door-to-door solicitors); owner or operator of public conveyance (taxi and livery); dealer of second-hand articles and ice-cream truck vendors. A draft of the proposed Bylaw is available on the Town's website at www.wellesleyma.gov

Criminal background checks are currently conducted by the WPD to determine the suitability of applicants for these specified licenses utilizing the Massachusetts Criminal Offender Record Information (CORI) system. The CORI system is name-based rather than fingerprint based and includes only records of Massachusetts offenses. This Bylaw would authorize WPD access to broader criminal record databases, most notably the criminal records from states that have fingerprint databases and the FBI, for the sole purpose of determining the suitability of applicants for the licenses. The Bylaw specifies a process for applicants to receive a copy of background check results and to challenge the accuracy of the information obtained. The Bylaw would authorize the WPD to charge applicants a fee of \$100. A portion of the fee, currently \$30, is required by State law to be deposited into the Firearms Fingerprint Identity Verification Trust Fund. The remainder of the fee is to be retained by the Town for costs associated with the administration of the fingerprint system.

Advisory acknowledges that fingerprint based criminal background checks have the potential to reveal more complete and accurate information concerning the suitability of applicants for occupational licenses than a Massachusetts CORI check alone. Advisory has, however, questions about the expected benefits of adopting the proposed Bylaw, specifically whether there has been a demonstrated need for additional criminal background information about applicants for each of the occupational licenses specified in the proposed Bylaw and whether the additional information is expected to substantially improve the Town's decision making process. Advisory has requested information about potential costs to the WPD over and above those covered by the fee and any risks of liability the Town might incur as a result of conducting fingerprint based criminal background checks. Additionally, Advisory questions whether there might be benefit to observing the experience of other Towns who are in the process of adopting a similar Bylaw before acting on the proposed Bylaw in Wellesley.

Advisory will make its recommendation at or before Town Meeting.

ARTICLE 11. To see if the Town will vote to approve changes, as recommended by the Board of Selectmen, in the implementation of the Development Agreement for Linden Square dated June 3, 2005 between the Town of Wellesley and Lindwell SC, Inc., Lindwell OP, Inc., and Lindwell Realty Trust, authorized by Town Meeting on June 13, 2005 relative to the continued use and operation of the VW parcel (as defined in the Development Agreement) as a car dealership and repair facility; or take any other action relative thereto.

(Board of Selectmen)

Through this article, the Board of Selectmen seeks approval of an amendment to the existing Development Agreement between the Town and the Owner of Linden Square (the "Owner"), which would permit the Owner to extend the term of its lease with the Volkswagen dealership (the "VW Lease") for 20 years.

This deal has not yet been finalized –the writeup will be completed as soon as possible after details are known.

The Development Agreement was entered into in 2005 in connection with the Town's grant of permits to the Developer for the redevelopment of Linden Square. The original Development Agreement prohibited the extension of the VW Lease beyond its expiration date of December 30, 2010 and provided that the Developer would not permit another automobile dealership on its property in Linden Square after such expiration. In 2009, the Developer requested and was granted an amendment to the Development Agreement permitting the Developer to extend the term of the VW Lease to December 31, 2011. In exchange, the Developer agreed to certain concessions, including, among other things, sidewalk improvements in front of the Volkswagen dealership and \$50,000 in payments to the Town. This amendment was approved at the 2009 ATM.

In 2010, the Developer requested and was granted a further amendment to the Development Agreement permitting it to extend the Volkswagen lease through December 31, 2013. In exchange, the Developer made additional concessions including additional sidewalk improvements and an additional \$50,000 in payments to the Town. This amendment was approved at the 2010 ATM.

The Developer has now requested an additional amendment to the Development Agreement that would permit it to extend the VW Lease for up to 20 years. [DESCRIBE ADDITIONAL TERMS.]

The Board of Selectman is not aware of any concerns regarding the current use of the property other than the traffic congestion associated with the unloading of vehicles. This concern is addressed in the proposed amendment [WILL NEED TO CONFIRM], which includes a requirement that vehicles be offloaded on the site and not on Linden Street. Advisory is not aware of any opposition to the extension of the VW Lease.

[Advisory believes the amendment to the Development Agreement is reasonable because it will allow the continuance of a use that the Town finds acceptable while allowing the Town to receive several benefits in exchange.]

ARTICLE 12. To see if the Town will vote to authorize the Board of Selectmen to enter into one or more leases of certain parcels of town-owned land within the Cochituate Aqueduct and/or to renew existing leases; on such terms and conditions, including dollar amounts, as said Board deems to be in the Town's interest; or take any other action relative thereto.

(Board of Selectmen)

Advisory expects no motion under this Article.

**ARTICLE 13. To see what action the Town will take on the authorized and unissued loans including those identified in the list of same on file in the offices of the Board of Selectmen and Town Clerk to authorize the transfer of unused proceeds from previously issued; loans to one or more eligible appropriations; or take any other action relative thereto.
(Board of Selectmen)**

This Article seeks approval to rescind unused borrowing authority as follows:

- \$1,998,000 authorized by ATM 2007 for the Municipal Light Plant garage project (\$1,998,000 was authorized but none borrowed);
- \$917,000 authorized by ATM 2007 for the Water/Sewer garage project (\$7,417,000 was authorized of which \$917,000 was not borrowed).

Additional borrowing is no longer needed because both of these projects are now complete.

Advisory recommends favorable action, 14 to 0.

REPORT OF THE FULLER BROOK PARK COORDINATING COMMITTEE

The Fuller Brook Park Coordinating Committee (FBPCC) is seeking an appropriation of \$665,000 under Article 8 of the 2011 Special Town Meeting for Phase 3 of its project to preserve, restore and rehabilitate Fuller Brook Park.

Fuller Brook Park, Wellesley's first public park, was established in 1899. This 23 acre linear, two-and-a-half mile green space parallels Washington Street along Caroline and Fuller Brooks from Dover Road to Phillips Park at Maugus Avenue. It is an important historic and open space that provides crucial environmental and recreational resources and services. Specifically, the park comprises a vital part of the Town's stormwater and drainage system, as well as its trail system. The Massachusetts Historical Commission has determined that the Park is eligible for listing on the National Register of Historic Places, confirming that the Park qualifies for Community Preservation Act (CPA) funding for projects focused on preservation, restoration, and rehabilitation.

BACKGROUND

Fuller Brook Park was originally designed in the late 1800s to facilitate the drainage of an indigenous swamp surrounding a small brook. In particular, this was achieved by converting the brook into the robust stream course we know today as the Fuller Brook. The goal of this