



# Town of Orleans

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

## **FY24 COMMUNITY PRESERVATION PROJECT APPLICATION**

Use this form for decisions made at EITHER Spring 2023 or Fall 2023 Town Meeting

Project Title: **Reuse of 18-21 Bay Ridge Lane for Recreation**

Submission Date: **8/4/2023**

Applicant: **Recreation Advisory Committee**

Mailing Address: % Town Hall Orleans

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

Mailing Address:

Project Contact Person: **Tracy Murphy**

Telephone: **508-280-4412 - Tracy**

E-mail: **tracymurphy185@gmail.com**

Federal Tax Identification Number (if non-profit):

Project purpose (Check all that apply):

Open Space     Historic Preservation     Community Housing     Recreation

Project Location/Address: **18-21 Bay Ridge Lane**

Community Preservation Funding Request: **\$ 25,000**

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

Orleans owns 18-21 Bay Ridge Lane, which currently houses two Cold Storage units and is a staging area for the sewer project. The property is 3 acres and has the potential to be reused for recreational activity. The ideal reuse would be to have a dedicated pickleball and tennis court outdoor center, along with parking spaces. Right now, Orleans residents and the Orleans Recreation Department are grappling with an insufficient number of pickleball courts to meet demand, and while we have five tennis courts, only two of them are accessible during school hours.

The town currently has four pickleball courts, which were converted from two tennis courts. The Recreation Department has over 100 residents registered for pickleball, every offering of lessons have been booked and a group of round robin players continually fill the courts. The space at Bay Ridge is ideal, as there are no residential homes and the noise complaints that other towns are facing, will not be an issue.

Orleans tennis courts are limited with many of them unusable during the day due to the placement on OES property. Adult tennis lessons fill up quickly, and the courts are also crowded on any given day. By having a dedicated space at Bay Ridge, the current courts can be reserved for the youth in the town.

**In conversations with Tom Daley about pickleball projects it seems that this space would hold approximately 8 pickleball courts without taking building down and maybe a couple of dozen on the entire site, one tennis ball court equals 4 pickleball courts.**

**Project Scope:**

**Fund a Feasibility Study of 18-21 Bay Ridge Lane for recreation and other municipal uses.**

- Survey and stake bounds of land parcels
- Refer to existing environmental assessment reports available from the Town
- Evaluate recreation use with a focus on pickleball & tennis
  - Without removal of existing cold storage structures
  - With removal of existing cold storage structures
- Consider benefits of open space acquisition of any adjoining parcels
- Include designated parking and handicapped accessibility
- Develop concepts for the public to review and provide feedback on
- Provide order of magnitude costs and permitting requirements for the recommended plans including estimated ongoing operating and maintenance costs

**Timeline:**

- On Wednesday, August 2, 2023, the Select Board discussed, made amendments to the Project Scope (included above) and voted unanimously in support of this application submission to the CPC.
- Approval by Select Board and CPC for inclusion in Town Warrant for Oct. 2023 Fall Town Meeting. Warrant deadline of August 28, 2023
- Begin project right after approval at town meeting
- Finalize project and costs in order to apply for CPC funds for total project in November 2023, with updated financials provided by January 2024

**Funding Opportunities**

- Assess other funding opportunities to supplement CPC funding for future projects.

**Please attach the following information with all applications:**

- **Detailed Narrative:** A detailed but succinct description of the project including goals and objectives, consistency with Community Preservation Act goals, compatibility with the Orleans Community Preservation Plan and the Orleans Comprehensive Long Range Plan, and relevance to the community and its needs.
- **Action Plan and Timeline:** Note the estimated dates for project commencement and completion and list (with an explanation) all action and steps that will be required for project completion, including any legal requirements or any impediments to implementation.
- **Financial Data:** Provide financial information for the project including detailed and total cost, additional revenue sources (public, private, in-kind, volunteer time and services), basis for the fiscal estimates and any other fiscal details currently available. Costs relating to historical rehabilitation/renovation should be clearly identified (if possible) compared to other costs, such as code compliance or accessibility improvements. Applicants are encouraged to submit more than one quotation from potential contractors.

# GUIDELINES FOR PROJECT SUBMISSION

Please submit **two (2) complete paper copies** of the application and other materials to the Community Preservation Committee, c/o Town Administrator, Town of Orleans, 19 School Road, Orleans, MA 02653 by July 17, 2023 for Fall Town Meeting consideration. **Applicants must also email complete applications in PDF** to Jennifer Fountain, Administrative Assistant, at [genuinejenfountain@gmail.com](mailto:genuinejenfountain@gmail.com). A single PDF file is preferred.

1. Applications must be received by Monday, November 21 to be considered for recommendation at the Annual Town Meeting.
2. Funds for approved projects will be available on July 1<sup>st</sup> following the Annual Town Meeting upon submission of appropriate invoices and accounting.
3. Applicants may include any maps, diagrams, and/or photographs pertaining to the project. Letters of Support for the project from community organizations or other sources may also be submitted. Clear, concise presentation of materials is appreciated by the Committee.
4. The Community Preservation Committee may require additional (or more detailed) information or further clarification to a submitted application.
5. Prior to submission of funding applications, applicants should review the Community Preservation Act (MGL, Chapter 44B, through the Community Preservation Coalition Web site), the Orleans Community Preservation Plan and the Orleans Community Preservation Bylaw, copies of which are available on the Town Web site at <https://www.town.orleans.ma.us/community-preservation-committee>. Nonprofit organizations applying for historic preservation funds for historic structures should obtain a sample copy of an acceptable historic preservation deed restriction (available from the Town Administrator's office) since this type of document will be required. Applicants other than the Town of Orleans should also obtain a sample copy of the Agreement with the Town of Orleans that all successful nonprofit applicants will be required to sign. Please contact the Administrative Assistant by email with any questions.
6. Eligible projects must address one or more of the uses outlined in the Community Preservation Act, Sections 2 and 5 (2), as follows:

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

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

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

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

