

CPA PROJECT APPLICATION

Community Preservation Committee 66
Westford Street
Carlisle, MA 01741
TEL: 978-369-6136 (Executive Assistant)

Thank you for your interest in submitting a Community Preservation Act (“CPA”) project application to the Carlisle Community Preservation Committee (“CPC”). CPA funds provide the opportunity to support projects to enhance our community in the areas of outdoor recreation, historic preservation, open space, and community housing. The CPC looks forward to reviewing your application and is available to answer questions and provide assistance at any point in the process. (See the current list of CPC members on the town website.)

Please keep in mind the following parameters:

1. Project funding requests must be submitted in writing to the CPC using the Project Application.
2. The Project Application must be completed in its entirety for consideration. It is permissible to provide additional information after the deadline if the application has been submitted on time.
3. Requests must be documented with appropriate support information.
4. If the request is part of a multi-year project, include the total project cost and yearly appropriations sought.
5. Applications must be eligible for funding from Community Preservation Act funds. The Community Preservation Coalition and the MA Department of Revenue have resources to assist applicants in determining eligibility. Please note that CPA funds may not be used for ongoing maintenance.
6. For applications that have multiple project requests, please prioritize projects.

Applications must be submitted to **Town Hall by Monday, February 3, 2025, 12pm** to be eligible for consideration. Please email the completed application to Gretchen Gallimore, Executive Assistant, Carlisle Select Board, GGallimore@carlislema.gov.

The CPC will review all applications and may invite project applicants to a CPC meeting to present their project and answer questions. The CPC may work with an applicant to change the scope of a project, adjust the project amount, or otherwise revise a project based on whether the project meets the goals of the Town of Carlisle and the CPA. The CPC will vote on each application and make recommendations at Town Meeting as to which applications should be funded with CPA monies.

Please contact Barney Arnold, Chair of the CPC, at Barney4Carlisle@gmail.com, or Gretchen Gallimore, Executive Assistant, Carlisle Select Board, GGallimore@carlislema.gov if you have any questions regarding your application.

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Please type your responses to the following questions:

1. Project Overview, Contact Information, Signatures

Project Name: Diment Park Rehabilitation Phase 1: Design and Survey

Project Applicant: Sarah Wengert (Recreation Commission and Diment Park Subcommittee)

Amount Requested: \$65,000

Sponsoring Board or other organization(s) (as applicable): Diment Park Subcommittee

Primary Contact Person:

Name: Sarah Wengert

Address: 65 Page Brook Rd

Phone Number: 617-595-6105

Email Address: sarah.e.wengert@gmail.com

Purpose: (please select all that apply)

Community Housing

Historic Preservation

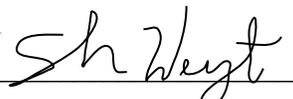
Open Space

Recreation

Project location or address: Church Street between the Carlisle Public School and Spalding Field.

Signature of Applicant: 

Print name: Sarah Wengert Date: 02/02/2025

Signature of Chair of Sponsoring Board
or other organization (as applicable): 

Print name: Sarah Wengert Date: 02/02/2025

2. Project Summary:

The Diment Park Subcommittee is applying to the CPC for \$65,000 to do a land survey and hire a playground design firm to design a vibrant, low-maintenance toddler playground that inspires curiosity, creativity, and connection. This will be a rehabilitation and replacement of the current playground at Diment Park, pending the design recommendations. This request amount is based on the one estimate that has been received, but we are in the process of obtaining estimates for services from several other design firms. This request represents the highest cost that we would need for Phase 1, though we hope that the total cost may come in lower.

The Diment Park Subcommittee was formed in December 2024 to determine the best future use of the area encompassing Diment Park. After evaluation and discussion, our goal is to preserve the park's integrity as a "Tot Lot," as it was originally designed, while updating the layout and structures. These changes will ensure the park meets current accessibility and safety standards, will require low maintenance, and will support open-ended play for toddlers (ages 5 and under) and beyond. The park is currently not ADA-compliant, and a focus of this renovation will be to make the park as accessible as possible to people of all ages and abilities.

Our vision is to create a thoughtfully designed play area that will prioritize accessibility, foster intergenerational engagement, and provide a safe, inclusive environment where children, families, and communities can come together to celebrate the joy of open-ended play and lifelong exploration.

The Diment Park Subcommittee is approaching this task in 4 phases, and this is our Phase 1 funding request. Phase 1 is exploratory design and planning: our goal for this funding request is to do a land survey and hire a Designer who will help us better understand the potential of the existing space, who knows the current safety and accessibility standards, who is an expert in accessibility, and who will help us truly customize the space to work for the Carlisle community. Using a design from a basic playground supply company would not allow us to factor in Carlisle specific requests such as conservation of historical pieces, environmental concerns around drainage and well water, or the regulations and necessary changes to be ADA compliant. Phase 1 will be completed in 2025.

Phase 2 will be sourcing builder/construction quotes in Q3 2025. Phase 3 will be the actual funding and construction. We will apply to the CPC again in late 2025 or early 2026 for the funding to build the vision, after soliciting construction bids based on the new design. Phase 4 will be to assign responsibility to local organizations and businesses for ongoing maintenance and integration into the 2027 Recreation Commission budget where appropriate.

3. Project Description:

Initially created as a "Pocket Park"/Family Picnic Area in 1983, Diment Park officially became a "Tot Lot" or playground dedicated to toddlers in 1999. It currently has swings, a climbing structure, a sandbox, a gazebo and a few other small pieces (See attachment: "Diment Park Map (Unofficial)"). However, through a lack of ownership and no dedicated funding, there have been many years of recurring repair and safety concerns.

The Diment Park Subcommittee has determined that the best use of this space is to keep it as a "Tot Lot" as originally designed. Our plan is to recommend a complete overhaul to the layout and structure, ensuring compliance with safety and ADA standards. Our hope is to find a design for a low maintenance playground that will promote open ended play for toddlers while making the space accessible.

Making this park more accessible is one of our biggest goals. The elevation changes, grading and style of fencing in the current playground preclude use by any wheeled items, including strollers. Our goal is to make a multigenerational space that is welcoming to all members of the community who are caring for young children, including seniors and those with disabilities. This is a very important goal as 3.6% of Carlisle's under 65 population are people with disabilities, as can be seen in the attachment "Diment - U.S. Census Bureau QuickFacts_ Carlisle, MA".

The Diment Park Subcommittee has determined that repairing existing equipment is not a viable option for the future of Diment Park given the multitude of problems that need to be addressed, including the lack of accessibility. There are also the many safety concerns that have been present for years (See Attachment "Diment 2011 Carlisle Diment Park Playground Study by priority.xls"), and the equipment is more than ten years past its expected lifespan (10-15 years in MA). Finally, many of the structures are meant for older children, and it is essential that this park focus on our youngest children.

These children and their caregivers need somewhere safe to play during the week. Carlisle recently rebuilt the Castle Playground, but it is not fully fenced and is not open to the public during school hours. Compared to our neighbors, Carlisle has the highest percentage of "Persons under 5 years" with 5% of our population in this category (Source: see attachment "Diment - U.S. Census Bureau QuickFacts_ Carlisle, MA"). Westford is at 4.3%, Acton at 3.5%, and Concord at 4.2% of persons under 5 years old. With minimal businesses in Carlisle, let alone toddler friendly ones, and the Gleason Public Library not opening until 10 AM, there is a strong need for a safe playspace available to younger children and their caregivers during the week.

In addition to a strong emphasis on family, conservation is a core value of Carlisle. We aim to consider both the conservation of our environment/natural resources and historical conservation during this exploratory design phase. We will create a plan that minimally disturbs the surrounding forest while also maintaining the size and feel of the park as it was originally designed. We will also be creating a maintenance plan to ensure Diment Park does not become a one time overhaul without the necessary followthrough (annual mulching, sand cleaning, invasive plant removal, etc.). The Subcommittee will work with local organizations (for example the Girl Scouts of America, Boy Scouts of America, Carlisle Family Connection, Friends of Center Park, Carlisle Garden Club, etc) and town departments (Recreation and Department of Public Works) to discuss how to incorporate annual maintenance into the budget for FY2026 and beyond.

With all of these goals and considerations, we are applying to the CPC for funding to do a land survey and hire a playground design firm to create a vibrant, low-maintenance toddler playground that inspires curiosity, creativity, and connection. By using a professional playground designer instead of a corporate playground solution, we will be able to thoughtfully design the space to prioritize accessibility, foster intergenerational engagement, and provide a safe, inclusive environment where children, families, and communities come together to celebrate the joy of open-ended play and lifelong exploration.

4. Responsible Parties

The Diment Park Subcommittee (with Sarah Wengert as Chair) under the direction of the Recreation Commission (with Courtney Bittelari as Chair) will implement the survey and design phase of the project.

Once a full plan is in place, the Diment Park Subcommittee will make recommendations to the Recreation Commission who will take over full responsibility during Phase 2 or 3.

The Diment Park Subcommittee was formed in December 2024 to determine the best long term use plan for the area encompassing Diment Park. We will also propose how it will be best for the town to fund and

execute this plan. We will evaluate the needs of the town from many perspectives and make a recommendation for future planning to the Recreation Commission.

The Diment Park Subcommittee consists of Carolyn Abbott, Emma Boettcher, Adam Cotton (Vice Chair), Aileen Foody, Eleanor Longman, and Sarah Wengert (Chair). Kate Garabedian and Jessie Pescatore serve as Associate Members.

Project Manager: Sarah Wengert (Subcommittee Chair), 65 Page Brook Rd, Carlisle, MA 01741; 617-595-6105; sarah.e.wengert@gmail.com

The Property Owner is the Town of Carlisle, MA with Carlisle Public School's jurisdiction.

The Property Maintainer is the Carlisle Recreation Commission.

5. Timeline

2024: Diment Park Subcommittee formed/sworn in. The group has solicited feedback from citizens via a public survey, reviewed existing safety analysis of the playground, and researched design firms.

H1 2025: Meet with and select a design firm, obtain estimates for their services, apply for CPA Funding to cover the cost. Coordinate with SEPAC on ADA accessibility needs.

- February 2025 - Initial Funding request to the CPC for land survey and design
- February - May 2025 - finalize our design goals and ADA accessibility needs as a Subcommittee and select a design firm
- May 2025 - CPA funding determined at Town Meeting
- June 2025 - Engage our selected design firm and have them create a design within our goals

H2 2025: Receive and review design proposal. Solicit feedback from town boards, committees and citizens to finalize build design. Source bids for building/construction.

H1 2026: Apply for CPA funding for the building phase of this project. We anticipate this being the last CPC request, understanding that ongoing maintenance is not funded by CPA funds.

H2 2026: Project Build/Supervision

The Subcommittee will work with local organizations (for example the Girl Scouts of America, Boy Scouts of America, Carlisle Family Connection, Friends of Center Park, Carlisle Garden Club, etc) and town departments (Recreation and Department of Public Works) to discuss how to incorporate annual maintenance into FY2026 and beyond budgeting. Where needed, sources for private funding and the formation of a "Friends of Diment Park" type group will be discussed.

2027: Formal integration into the Recreation Budget and first year of defined maintenance ownership.

6. Project Purpose

The goal of this project is to bring Diment Park back to life as an asset to Carlisle. We aim to create a vibrant, low-maintenance toddler playground that inspires curiosity, creativity, and connection within our community.

With respect to [Community Preservation Fund Allowable Spending Purposes](#), Diment Park falls under “Recreational Land”, and our project would fall under both “Preservation” and “Rehabilitation and Restoration.” We will preserve the existing site as a “tot lot” and restore it after years of neglect and safety violations.

This project will **directly benefit the Town of Carlisle** and its **citizens of all ages** by creating an improved space that will be thoughtfully designed to prioritize accessibility, foster intergenerational engagement, and provide a safe, inclusive environment where children, families, and communities can come together to celebrate the joy of open-ended play and lifelong exploration. There is currently no baby and toddler safe playground that is open during the school day, so this project will be fixing that **current and future need of our community**. We are also approaching this from a rehabilitation/restoration perspective to see what can, and should, be saved. We will evaluate where we can make repairs versus where we will need to make capital improvements to comply with today’s playground building codes and ADA Accessibility standards.

With respect to the Carlisle Master Plan, the Diment Park Project fulfills all 5 core values.

Carlisle Character:

- By using the same wooded area as the current playground and considering more natural play elements, we are **preserving Carlisle’s character as the “City in the woods.”**
- Through reimagining the space as an open ended play space, we are supporting Carlisle’s commitment to high quality educational opportunities for all – starting at age 0 all the way up through our senior citizens.
- We are both protecting and maintaining a recreational asset.
- As Diment park was conceived as a family space in 1983 and a “Tot Lot” playground in 1999, we’re supporting the town’s cultural and historic resources and activities by ensuring the space remains multigenerational friendly for our citizens.

Fiscal Sustainability

- While ad hoc maintenance and repairs have been completed by the Recreation Commission, this project would fall under **‘long-range planning for public facilities, infrastructure, and other investment decisions/capital improvements.’** By the end of the project, we will have determined responsibility for the various aspects of Diment Park’s annual maintenance and ongoing care between the Recreation Commission, Department of Public Works, as well as volunteer based groups such as the Carlisle Garden Club, Conservation Committee, Scouts, etc.

Connectivity and Access

- With respect to **‘identify opportunities to improve walkability and connectivity of Carlisle’s pathways, trails, and roadways’**, redesigning Diment Park will allow for better accessibility from both the Carlisle Public School’s walking path to Spaulding as well as the trails to the Banta Davis land.
- Having another walkable space designed to foster intergenerational engagement will provide a safe, inclusive outdoor space within walking distance of senior housing, which **‘support(s) the transportation needs of non-driving residents’**.
- Through the design and research phase of Diment Park which we expect to complete in 2025, we will be able to foster collaboration between many staff, volunteer boards, committees, and commissions.

Environmental Stewardship

- Through a lack of ownership, Diment Park’s landscaping has been left largely unattended and contains many invasive species, as well as large amounts of poison ivy. Through the design phase of this project, we’ll be able to better understand the current footprint of the playground, its

surrounding boundaries, the existing flora, fauna, and funga, and develop a long term plan to protect what is native while removing what is invasive.

Caring Community

- We will be expanding **‘services to meet the needs of residents regardless of age and ability, including Carlisle’s growing senior population’** by hiring a Designer who will help us better understand the potential of the existing space, who knows the current safety standards, who is an expert in ADA accessibility, and who will help us truly customize the space to work for the citizens of Carlisle regardless of age or ability.
- Having an outdoor space where people of all ages can feel comfortable exploring and spending time outside will **‘support the health, safety, and wellness of residents’**.
- As shown in our letters of endorsement and survey feedback (completed by 200 families), the Diment Park Subcommittee has encouraged and supported community engagement. We are a group of volunteers who have dedicated their time to support a cause we feel strongly will build a better Carlisle for generations to come.

If approved, is the project ready to be implemented?

If approved, the Diment Park Subcommittee is ready to move forward immediately with the survey, design and exploration phase of our plan.

Why should this project be funded this year?

Diment Park is not up to current safety and accessibility standards and this should be remedied as soon as possible.

7. Community Support

The Carlisle Recreation Commission put out a survey to the public in 2024 on the current state of Diment Park with 199 residents responding. The raw results are included in attachment “Diment Park 2024 Survey Results” but key takeaways include:

- 59% said that something needed to be done to the space ASAP, with another 22% saying it must be within the next 3-5 years.
- There are many safety and maintenance concerns with the most mentioned being “Broken Equipment”, “Poison Ivy”, Security (gates not latching while maintaining a close proximity to a parking lot and active road), Bees and Ticks due to overgrowth.
 - The Sandbox and Gazebo are the most polarizing pieces of equipment.
- The community is interested in a park that is well-maintained, safe, and inclusive, with facilities that cater to families and foster community engagement.
- The majority of people are interested in it staying a park/playground for toddlers and young children
- Lack of accessibility is a significant concern for our youngest citizens, children with disabilities, and grandparents/caregivers with mobility challenges.

The Diment Park Subcommittee has worked with the Recreation Commission, Carlisle Family Connection, Gleason Public Library, SEPAC, and select long term residents. Their letters of endorsement can be found in the supplied attachments.

The Carlisle School Committee will be discussing the Phase 1 plan at their next meeting in early February, and they will hopefully vote in favor of the plan for the initial land survey and design. The Recreation Commission will be doing the same.

We will also be speaking to the Select Board, Planning Board, Board of Health and any other relevant boards and committees to get their votes of support prior to the CPC vote at Town Meeting in May.

8. Jurisdiction or Ownership of Project Site

The space where Diment Park is located (the area downhill from the Carlisle Public School parking lot and tennis courts) is owned and maintained by the Town of Carlisle through the Recreation Commission (See attachment: “Assessors_FY25_MAP14”). The Carlisle Public School also has jurisdiction over the use of this area of land and the Diment Park Subcommittee is in communication with the School Committee.

9. Permitting Requirements and Endorsements List

We do not need any permits as this is town land. We have attached the assessor’s map (See attachment “Diment Assessors_FY25_MAP14”) showing that the area is a municipal parcel. We have included several letters of endorsement and will be in communication with the Select Board, Planning Board, Board of Health, School Committee, and more to have their support on the record ahead of the Town Meeting in May 2025.

For the final build phase of the project, we will need official support of the design and plan from all of the above boards and committees.

10. Project Budget: Attach a project budget.

Attached

11. Attachments

List all attachments, including, but not limited to, photos, plans, maps, quotes, costs, estimates, and letters of endorsement.

- Diment Phase 1 Project Budget
- Diment Survey Summary
 - Summary of results from the 2024 Survey done by Recreation Commission
- Diment_Designer Options Summary
 - Summary of quotes and information from 6 designers contacted
- Diment Town of Carlisle MA Proposal_Ashley McGraw Architects
 - First quote for Phase 1 design and survey
- Diment Park Current Photos, Highlighting Problem Areas
 - Current photos of problem areas within Diment Park
- Diment 2011 Carlisle Diment Park Playground Study by priority.xls
 - Results of safety assessment of Diment Park performed in 2011
- Diment Park Map (Unofficial)
 - Drawn map depicting Diment Park in its current form
- Diment Assessors_FY25_MAP14
 - Map showing Diment location on Town/School Property
- Diment - Previous CPC support of surveys
 - This is a record of all of the previous CPC projects in Carlisle, MA that have been survey or design-based.
- Diment - U.S. Census Bureau QuickFacts_Carlisle, MA
 - Shows quoted facts about Carlisle, MA population
- Diment Letter of Endorsement_Carlisle Family Connection Chair
- Diment Letter of Endorsement_GleasonLibrary
- Diment Letter of Endorsement_Academic
- Diment Letter of Endorsement_Recreation Commission

- Diment Letter of Endorsement_SEPAC