

# Open Space and Recreation Inventory/Conditions Assessment and Needs Analysis – Phase 2: Conceptual Master Plans

Oak Bluffs, MA

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**Horsley Witten Group**  
*Sustainable Environmental Solutions*

55 Dorrance Street • Suite 403 • Providence, RI 02903  
Phone - 401-272-1717 • Fax - 401-437-8368 • [www.horsleywitten.com](http://www.horsleywitten.com)



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## Section 1.0 Introduction

### 1.1 Overview

The Town of Oak Bluffs, again acting through its Parks Commission and Community Preservation Act Committee, engaged the services of the Horsley Witten Group, Inc. and Bradford Associates, LLC (HW Project Team) to advance some of the recommendations identified in the *Open Space and Recreation Inventory/Conditions Assessment and Needs Analysis* (Phase 1). This work, under Phase 2, included the development of Conceptual Master Plans for ten prioritized parks, including:

- Hartford
- Hiawatha
- Nashawena
- Naushon
- Pennacook
- Sunset Lake/Lakeside
- Veira
- Waban/ Alley
- Washington
- Wesleyan

The Parks Commission expressed the need for improvement plans for their high priority parks included in the inventory (Phase 1) to facilitate short-term improvements and plan for long-term financing. The Master Plans are conceptual in nature and feature proposed improvements to circulation, accessibility, site amenities, plantings and concern for existing vegetation. Siting for interpretive signage (highlighting inclusion in the original Copeland Plan for Oak Bluffs) and input from abutters and/or ‘neighborhood groups’ were also considered.

A number of public outreach and engagement efforts were conducted including an on-line solicitation for comments throughout the fall of 2015 and winter of 2016 (certified letters went out to abutters within 300 feet of each park included in this study), a Public Drop-In Session on April 21, 2016 and several Parks Commission open meetings in August of 2016 (again, certified letters went out to specific abutters). To support the Master Plans, a ‘Suggested Tree List’ and planting/pruning/care information have also been included.

### 1.2 Phase 1 Refresher

In 2014, the HW Project Team completed a series of inventories and analyses for open space and recreation sites in Oak Bluffs - *Open Space and Recreation Inventory/ Conditions Assessment and Needs Analysis* (Phase 1). The ‘Vegetative Inventory and Conditions Assessment’ listed the plant species observed and revealed the primary concern of the decline of Black Oaks in many of the more open, managed parks. The inventory described the Black Oaks in decline as having symptoms consistent with infestation of *cynipid gall wasp* or *crypt gall wasp*. The gall wasp has been a serious problem on the Cape and Islands in recent years where many Black Oaks,

particularly those stressed from drought, poor fertility and defoliation, have become infested and severely damaged. (Source: Cape Cod Cooperative Extension)

Secondary to the infestation of the Black Oaks are concerns observed in several parks as recurring themes, including:

- Inadequate maintenance practices including, heavily pruned trees and shrubs, mower damage to trees, trees planted too deep and lack of mulched beds within the more open, managed parks;
- Poor lawn quality;
- Inadequate diversity of species and age within many of the more open, managed parks;
- Encroachment plantings by abutters;
- Spread of invasive species including Yucca, Bittersweet, Autumn Olive, Japanese Bamboo, and Honeysuckle; and
- Spread of ornamental species such as Vinca Vine.

Next, a ‘Constructed Features Inventory and Conditions Assessment’ was completed. The overall condition of the majority of public recreation sites and facilities (constructed features) was characterized as ‘Good’, with several sites/facilities characterized as ‘Fair’. Those elements characterized as ‘Fair to Poor’ include several of the path systems and picnic tables/areas, particularly at Waban, Hartford, and Pennacook Parks, respectively.

The information collected and evaluated in Phase 1 was developed into a series of ‘Fact Sheets’ for each park or site in the inventory. Landscape character narratives describe factors for each park including; type of park, size, context and location, shape and topography of parcels as well as landscape type and/ or vegetative characteristics such as buffer, screening, recreation or wildlife habitat. Vegetative conditions and dominant species narratives describe the composition, age and location of existing vegetation and the growing conditions within each park. Dominant tree species are identified, as well as, other observed shrub and herbaceous species and significant invasive populations. Damage to trees and shrubs by pests and diseases is noted as well as damage done during initial planting and ongoing maintenance. The Fact Sheets for the top ten high priority parks have been included below as a reference to better understand the development and evolution of the Conceptual Master Plans.

# HARTFORD PARK

Map 10 / Lot 102

## Landscape Character

This historic park was one of the neighborhood linear parks laid out as part of Copeland’s original plan for Oak Bluffs. It covers two acres and is oblong and irregularly shaped, within a dense, central, yet secluded residential neighborhood. Its’ nicely managed lawn, used for passive recreation, is spotted with trees, shrubs and perennial beds. Unlike many of the other smaller neighborhood parks, there are several more formal, paved walking paths.



Source: CAMA Database.



## Vegetative Conditions and Dominant Species

Source: Google Earth.

Hartford Park appears very well maintained. Irrigation is evident in the healthy, green lawn. Most shrubs are planted in groups within mulched beds, as well as numerous well-tended flower beds. Remnants of the “consecrated juniper tree” are also of note. More recent tree plantings appear moderately healthy, although there is some evidence of girdling roots, mower damage and trees being planted too deep. Several trees were mulched at the base, most were not. Many, if not all, of the black oaks within the park are in decline, and have symptoms consistent with infestations of Crypt Gall Wasp.

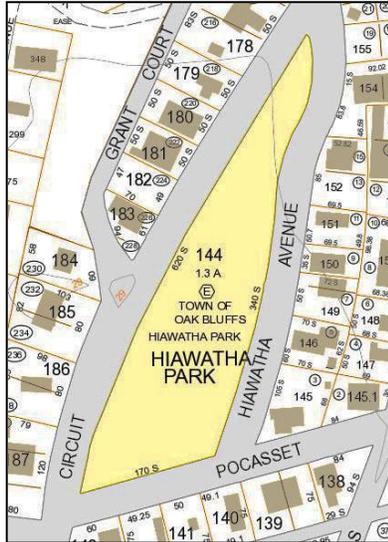
Hartford Park has a more varied palette of vegetation than most of the other neighborhood parks. While the dominant tree species were red maple and black oak, numerous other species were noted including linden, bradford pear, red cedar and tulip poplar. Ornamental shrub species include hydrangea, rose and euonymus.



*The healthy lawn in Hartford Park is evident even in early spring.*

# HIAWATHA PARK

Map 11 / Lot 144



Source: CAMA database.

## Landscape Character

Hiawatha Park is a moderately sized (1.3 acre) linear park used for passive recreation. It was included in the original Copeland layout for Oak Bluffs. Hiawatha Park is an irregular oblong shape with undulating topography which is both an attractive and distinctive feature.

## Vegetative Conditions and Dominant Species

Hiawatha Park is an open lawn with numerous mature trees both deciduous and evergreen including; red maple, black oak, pitch pine and one group of black locust at the southwest corner. More recent tree planting consisting of linden and red maple appear to have been planted too deep, with evidence of girdling roots and mower damage. Most, if not all, of the black oak are in decline, with symptoms consistent with infestation of Crypt Gall Wasp. The soil is very dry and sandy with no irrigation. The grass is thin, worn and eroded in places.



Source: Google Earth.



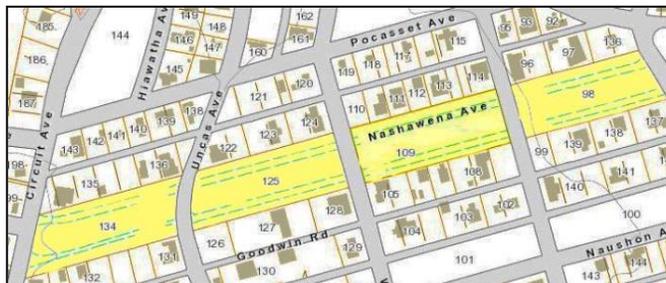
*Photo looking southwest shows the interesting topography.*

# NASHAWENA PARK

Map 11 / Lots 98,109,125 &134

## Landscape Character

Nashawena Park is a 4.67 acre linear park made up of four parcels sloping gently toward Waban Park to the east. A passive recreation site, the park is flanked by narrow roads along its north and south borders, acting as a boulevard and a narrow viewshed toward Nantucket Sound. It was laid out as part of the original Copeland plan.



Source: CAMA database.



Source: Bing maps.

## Vegetative Conditions and Dominant Species

Nashawena Park is a landscape of open lawn with numerous tree and shrub plantings. The most western lot (Map 11/Lot 134) has a walkway down the center and is the most densely treed, with gradually fewer trees in each lot as one moves toward the east. Shrub plantings are usually not in mulched beds, and are scattered and appear unrelated. Bench seating is usually associated with shrub or tree plantings, yet appears randomly placed. Many of the existing shrubs have been heavily pruned and show signs of stress and decline. There are also some recent plantings of inadequately sized plant material, inappropriate species selection with little relationship to the overall park layout. Isolated red cedar and false cypress are visually distracting. The dominant tree species is black oak, which are in decline with symptoms consistent with Crypt Gall Wasp infestation. More recent tree plantings include red maple, pin oak and london planetree.



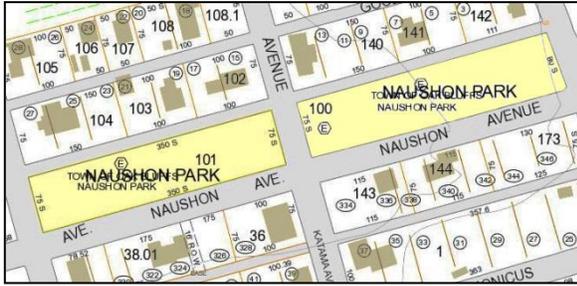
Map 11/Lot 134 looking west.



Shrub and tree plantings appear random.

# NAUSHON PARK

Map 11 / Lots 100 & 101



Source: CAMA database.

Source: Bing maps.



## Vegetative Conditions and Dominant Species

The easternmost lot (Map 11/Lot 100) is predominately unmanaged natural woodland dominated by mixed oak and pitch pine. The understory vegetation includes blueberry and an extensive invasion of bull briar. The western lot (Map 11/Lot 101) is a landscape of open lawn with mature trees and shrubs. The dominant tree species is black oak presumably in decline due to Crypt Gall Wasp. There are also several mature pitch pines and more recently planted pin oaks. Some introduced ornamental plantings were noted on the north side of this lot, encroaching from abutter's properties.

**Top Photo...The eastern parcel is unmanaged woodland.**

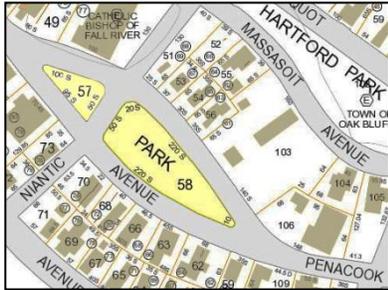
**Bottom Photo...Park lawn area dissected by an informal drive.**



Source: Bing maps.

# PENNACOOK PARK

Map 11 / Lots 57 & 58



Source: CAMA database.

## Landscape Character

Pennacook Park is a .31 acre pocket park for both active and passive recreation. It was included in the original Copeland Plan for Oak Bluffs. It is an irregular, lanceolate shape, made up of two small lots within a central, yet isolated residential neighborhood. The site is very flat, marked at its borders with a split rail fence, and is surrounded and dissected by roads.



Source: Google Earth.

## Vegetative Conditions and Dominant Species

Pennacook Park is an open lawn with numerous mature and young trees both deciduous and evergreen. The site is flat and the soil is very sandy. The dominant tree species is oak with most of the black oak in decline and showing symptoms consistent with Crypt Gall Wasp. There are also several mature red cedars within Map 11/Lot 58.



Black oak and red cedar in Map 11/Lot 57.

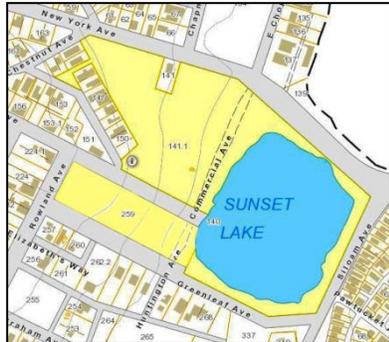


Split rail fence marking Map 11/Lot 58.

# SUNSET LAKE & LAKESIDE PARK

Map 8 / Lot 140

Map 8 / Lots 141.1 & 259



*CAMA database*



*Source: Google earth.*

## Landscape Character

Sunset Lake Park and Lakeside Park are contiguous neighborhood parks made up of several lots and used for passive recreation. Lakeside Park consists of the western, open lawn hillside which slopes toward the southeast and drains into Sunset Lake. Sunset Lake sits within and makes up most of Sunset Lake Park. A twenty to forty foot wide grassy, vegetated edge borders on the south, east and north lot lines.

## Vegetative Conditions and Dominant Species

Sunset Lake and Lakeside Parks are fully exposed to coastal conditions. The soil on the upper hillside is excessively dry and sandy. There are few trees on the western lots. The vegetation surrounding Sunset Lake appears to be in good health. There is a notable group of poplar trees along the east edge and several along Siloam Road, and at least one london planetree.

At the western edge of the lake is a rather picturesque group of willow trees. The salt marsh to the south of Sunset Lake has additional species including red maple, red cedar, black pine and northern bayberry and several invasive species like common reed and autumn olive.



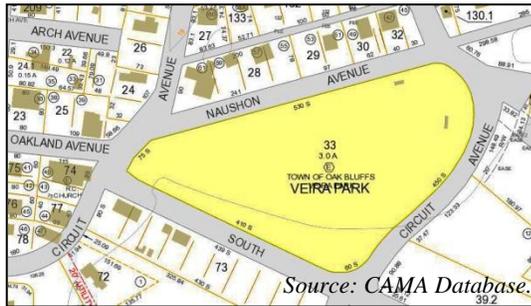
*Poplar trees at the eastern edge of Sunset Lake.*



*The southern edge of Sunset Lake.*

# VEIRA PARK

Map 17 / Lot 33



## Landscape Character

Veira Park is a three-acre neighborhood park for both active and passive recreation. It was included in the original Copeland Plan for laying out Oak Bluffs. Most of the park is open lawn with a Little League ball field and associated unpaved parking at the northeast corner. The topography of the site is very flat. An infiltration system exists under part of the site and there are aboveground utilities within the site.



*Control boxes partially screened by shrubs.*



*Black oak trees along S. Circuit Avenue.*

## Vegetative Conditions and Dominant Species

Veira Park is predominately open lawn with isolated trees and shrubs. The dominant tree species, mainly located at the southwest corner, is black oak. These trees are in stages of decline consistent with Crypt Gall Wasp infestation. Other species noted were cherry, red cedar, linden, arborvitae and privet. Some recent tree trimming was noted as 'crude'. The ballfield is irrigated and a relatively healthy lawn. Other lawn areas appear thin and sandy. The east edge of the site is unmanaged natural woodland which acts as an important buffer for residential properties along that border. Above ground utilities have some screen planting.

# WABAN PARK

Map 10 / Lot 135

## Landscape Character

Waban Park is a large (8.1 acre) community park for passive recreation. It was part of the 1871 addition of forty-five additional acres to the original Copeland Plan. Unlike the other parks that are more informal and random in shape, Waban Park is a long rectilinear parcel, which fronts on Nantucket Sound. The large open lawn is vital to the capacity of the park for stormwater management and as a viewshed to the water. While the topography is predominantly flat, the parcel forms a shallow basin with gentle slopes along each edge.



Source: CAMA database.

## Vegetative Conditions

Waban Park is fully exposed to coastal conditions. This shorefront exposure has impaired the growth and health of vulnerable trees. The soil is very dry and sandy, making it challenging for grass to grow without irrigation. Vegetation is sparse, with isolated groups of evergreen trees and several deciduous trees along the northern edge. One large circle of evergreen trees is at the southwest corner of the lot. There are no apparent recent plantings. All existing trees appear to be of similar age.



Source: Bing maps.

## Dominant Species

The dominant evergreen species include spruce and red cedar. There are also several deciduous trees including oak and scattered shrub plantings along the western border including rose of Sharon and privet.



*View looking east across the park.*

# WASHINGTON PARK

Map 8 / Lots 123 & 134



Source: CAMA database.



Source: Bing maps...northern wooded parcel (Lot 123).



Source: Bing maps...southern parcel (Lot 134).

## Landscape Character

Washington Park is a large neighborhood park for passive recreation. It is made up of two parcels separated by Wayland Avenue. Map 8/Lot 123 to the north, is a 2.99 acre irregular, triangular shape, bordered by residential properties. It appears that some abutters have extended their residential drives and landscaping into the park lot. The parcel is mostly a woodland of mature vegetation with some trimming and management of the understory. The lot slopes moderately down to the south and east. The edges are managed lawn with sandy, dry soil. The more southern Map 8/Lot 134 parcel is open lawn with a few sporadic tree and shrub plantings. While flat overall, the lot slopes very gently to the south.

## Vegetative Conditions and Dominant Species

The dominant species within the northern lot is black oak, which shows signs of decline. There are also a significant number of white oak and pitch pine. Other species noted include red cedar and holly. The vegetation within the southern lot is very sparse. Ornamental shrubs including holly and yew line the northeast edge along East Chop Drive. Several evergreen trees including red cedar grow at the northern edge along Wayland Avenue. Several isolated, more recent tree plantings within the lawn include red maple, honey locust, dogwood and london planetree.

# WESLEYAN PARK

Map 11 / Lots 226 & 229



Source: CAMA database.

## Landscape Character

Wesleyan Park is just less than one acre in size and is made up of two flat, rectilinear lots separated by Shawmut Avenue in a residential neighborhood.



Source: Bing maps.

## Vegetative Conditions and Dominant Species

Wesleyan Park is an open lawn with numerous, evenly aged, mature white and black oak trees. The oak trees are in varying stages of decline. There is a group of forsythia growing along the northeast property line and also a recently planted pin oak. An informal, worn path cuts through both lots in an east-west direction. Abutting houses are not oriented for a view toward the park.



*Looking west toward Franklin Avenue.*



*Looking west across Shawmut Avenue.*

## Section 2.0 Phase 2

### 2.1 Project Announcement/Solicitation for Comments

The Town, working with the HW Project Team, developed a Project Announcement/Solicitation for Comments letter that went out by certified mail (August 21, 2015) to abutters within 300 feet of any of the identified top ten priority parks (see Appendix A for a copy of the mailer). The mailer expressed interest in hearing suggestions from residents and business owners regarding how these ten parks are utilized and what should be improved or enhanced. The public comment period was open for several months in order to capture residents who may be off-island during the winter months. Over 20 residents responded (via email and telephone) with their concerns for individual parks including how these parks are utilized, what's missing, what should be improved or enhanced and what should be preserved, in addition to the Town's efforts surrounding park planning in general. Below is a summary of the general comments submitted by residents. It also includes responses by the Parks Commission (in red font) for items not under their jurisdiction (utility boxes, parking, etc.) and also identifying the appropriate party. This initial effort also began the development of a project-specific email list to keep stakeholders engaged and informed.

#### Hartford Park

- Remove the dead oak trees, and plant new ones
- Replace the side walk at the end of the park opposite Circuit Ave., it is falling apart and made of asphalt
- Has any thought been put into putting the park benches on concrete slabs?
- Some flower beds and or vegetable gardens that the neighborhood would tend to
- Rake and weed gardens
- Replace broken sidewalk, someone has already fallen. The brick sidewalk in front of our house was done many years ago by the MVRHS students. It is still in excellent condition.
- Crossland Landscape Co. should be considered for park maintenance. Ocean Park is an excellent example. They put in our irrigation system in 2007. Our green grass is beautiful.
- Hartford Park is on the walking Tour of Oak Bluffs and also has a historic site in our park (The Consecrated Tree)
- We live on Hartford Park and would first like to thank the people responsible for getting irrigation installed. People use the park much more because of it.
- I would like to see pole lighting in the dark spots that are not covered by street lighting, possibly solar powered. I have noticed drug use in these areas that lighting might discourage.
- The sidewalk that runs diagonal across the park on the south end is really hard to use and maybe a brick replacement would be good fix.
- Utility boxes need camouflage
  - **The Town and Friends of Oak Bluffs are working on a plan to cover/hide the electrical boxes.**

### Hiawatha Park

- Remove split rail fencing – replace with low growing shrubs
  - The split rail fencing was installed to prevent the parking of vehicles on the grass and causing damage.
- Have the park surveyed to see where the park boundaries actually are in order to see if diagonal parking can be implemented on the Hiawatha Ave. side only. This will help to alleviate some of the downtown congestion and provide more resident parking for owners, renters and guests.
  - Falls under the purview of the Roads & Byways Commission. A copy of the applicable comments have been forwarded to the Commission.

### Nashawena Park

- There is a definite increase in traffic in front of my home on Pocasset Ave. Many cars travel at a great rate of speed, one of which almost hit my grand-daughter. There has been a new home and bowling complex developed which added to the traffic circulation. I think a 4-way stop sign is needed at the corner of Pocasset and Uncas, with a speed limit of no more than 35 mph.
  - Falls under the purview of the Roads & Byways Commission. A copy of the applicable comments have been forwarded to the Commission.
- More interpretive signage is needed in the general area related to pedestrians (e.g., Watch out for Children, Slow Down, Speed Limit, etc.).
  - Falls under the purview of the Roads & Byways Commission. A copy of the applicable comments have been forwarded to the Commission.

### Naushon Park

- Needs policing and enforcing

### Pennacook Park

- It's hard to see the brown, dry grass (where we have grass), broken picnic tables and fence, and no nice trees for shade!
- We like to relax, play pitch and catch, chat with neighbors or picnic in the park.
- I am also willing to contribute a new 8 seat picnic table!
- Remove all split rail fencing
  - The split rail fencing was installed to prevent the parking of vehicles on the grass and causing damage. The Parks Commission is looking into curved edging (similar to Hartford Park) as an alternative.
- All utility boxes need to be camouflaged. Have been trying to address this problem since 2002.
  - The Town and Friends of Oak Bluffs are working on a plan to cover/hide the electrical boxes.

### Sunset Lake/Lakeside Park

- The draft report does not even mention the ugly fake wooden structure covering the pumping station that has been in place for more than a decade. It should be removed and replaced with sections of Victorian decorative fencing and shrubs. This would be an ideal place to welcome people on bikes to stop and rest (benches) and maybe even park their

bikes and walk into town. Could even have some kind of information about the history of the Campmeeting and Crossing Jordan etc. Could also direct bikes to travel south on Dukes County Ave. to Masonic to Circuit to Nashawena to Naushon to Seaview Ave. and on to Edgartown via the bike path. This would surely promote a safe passage through the center of town and still provide an opportunity for bikers to visit our downtown on foot before traveling on.

- Parks Commission has discussed this building in the past.
- Bike routes fall under the purview of the Roads & Byways Commission. A copy of the applicable comments have been forwarded to the Commission.

### Veira Park

- Veira Park has been primarily the home of Little League baseball on the island. The ball field is very well maintained. It is a joy to hear and see youngsters participating in a well organized sports program in the spring and early summer.
- The remainder of the park has limited use. Occasionally select groups meet and picnic in the park under the shade of the trees at the southwest corner.
- The park is a favorite for dog runners of all sizes.
- The park overall is clean and well maintained. Any trash or debris is usually quickly removed from our viewpoint. We take a personal interest in picking up roadside debris along Naushon Ave. that tends to collect along the ball field fence and parking area.
- The appearance and appeal of the park can be significantly enhanced with just the simple planting of trees in the otherwise sun drenched open field. Strategically planting trees like Lombardy poplars along the perimeter of the outfield fence would have a noticeable impact. Colorful trees like sugar maples and mountain laurels placed elsewhere in the park enhance the aesthetics of the park and provide needed shade. These simple changes may entice more folks to use the park for all sorts of daytime activities.
- Create diagonal parking along Naushon with a small sign on Wing Rd. directing cars to park and walk. This would help to alleviate the car congestion and parking problems downtown and would not impact the residential neighborhood.
  - Falls under the purview of the Roads & Byways Commission. A copy of the applicable comments have been forwarded to the Commission.

### Waban Park

- The maintenance of Waban Park is disappointing
- Plant grass/flowers/shrubs/evergreens
- Put in irrigation
  - Parks Commission is currently looking into this.
- Post signs that say no golfing/playing football as these activities damage the turf
- I do not support adding parking along Waban Park. Tuckernuck is a one-way street and residents already endure a Town bus.
  - Falls under the purview of the Roads & Byways Commission. A copy of the applicable comments have been forwarded to the Commission.
- The park is used for kite flying, golfing, prayer meetings, etc. The hedges should be maintained and the grass should be verdant.
- A fenced in dog park for a portion of Waban/Alley Park.

- Golf balls are flying around where people congregate. It is more of a safety issue than a property damage issue. People are driving golf balls every which way while children are playing, folks are flying kites, and walking their dogs etc. It just doesn't seem that driving golf balls makes any sense in a park where people gather to do so many other things. I would imagine that this is why golfing is not permitted in Ocean Park.
- This park is a mess. I have driven by Ocean Park and Waban Park almost every day this summer and have observed that while OP is a vibrant, beautiful and much used park, Waban is literally empty of people. It is in very poor condition, with the exception of a few trees/shrubs and benches.
- I would strongly recommend that the park be surveyed in order to make some kind of plan to provide landscaping, possible activities that might require a structure, the addition of lighting; the removal of split rail fencing, the camouflaging of the ugly and offensive utility boxes and the addition of some diagonal parking!
  - Parking concerns fall under the purview of the Roads & Byways Commission. A copy of the applicable comments have been forwarded to the Commission.
  - The split rail fencing was installed to prevent the parking of vehicles on the grass and causing damage.
  - The Town and Friends of Oak Bluffs are working on a plan to cover/hide the electrical boxes.

#### Washington Park

- The park needs to be regularly fertilized and to have a watering system like Ocean Park, half the park floods with strong rains. That rain water could be diverted to water the grass as well.
- Additional benches
  - Falls under the purview of the Friends of Oak Bluffs. A copy of the applicable comments have been forwarded to the Group.
- Some solar trash receptacles
- The Craft Fair/Farmers market should fund some of the enhancements and re-sodding.
- Put back up the 'No Parking this side' sign on Wayland Ave. Someone tore it out and took it this summer
  - Falls under the purview of the Roads & Byways Commission. A copy of the applicable comments have been forwarded to the Commission.
- I actually pick up one kitchen bag full every other day of trash all summer long, when I walk my grand-dogs. I guess I have been care-taking this park for many years.
- Don't remove the numerous shrubs that we have donated, they keep the dust down in the park, and leave the trees planted in memory of my husband and son and let me add tablets at their base.
- Add roses and perennials on the split rail fence all around the park
- Ask Chris Sears to line his spaces in Our Market with one way in and out for traffic control.
  - Falls under the purview of the Roads & Byways Commission. A copy of the applicable comments have been forwarded to the Commission.
- Love that this park is being used on a regular basis for events and a farmer's type market on Sundays in the summer.

- Remove split rail fencing
  - The split rail fencing was installed to prevent the parking of vehicles on the grass and causing damage.
- Provide diagonal parking (currently there is parallel and diagonal mix – very haphazardly improvised by those wishing to park there) between Wayland and Mass Ave. in an organized fashion.
  - Falls under the purview of the Roads & Byways Commission. A copy of the applicable comments have been forwarded to the Commission.

### Wesleyan Park

- Remove split rail fencing.
  - The split rail fencing was installed to prevent the parking of vehicles on the grass and causing damage.
- Here is an opportunity to create a small, sweet contemplative space with benches and possibly some small tables – a sculpture or two. Get the neighbors involved the way you did with Niantic Park.

### General Interest

- I am encouraged by the plans for Niantic Park and am hopeful that the final product will offset the unavailability of courts and playground this summer.
- Is there a strategic plan for memorial benches along Sea View and in the parks? I hope that there is one included in the plan.
  - Falls under the purview of the Friends of Oak Bluffs. A copy of the applicable comments have been forwarded to the Group.
- I very much appreciate the attention given to our public spaces.
- There should be free access to park tennis courts for OB taxpayers. I understand that there is now a reduced rate for us, but in the spirit of making tennis accessible to everyone, I think it should be free. I can't imagine there would be much of a revenue drop for the Town as the courts that were in Nashawena Park are almost always empty. I live nearby but bike to the high school to play for free.
  - A new plan for activities at Niantic Park is being developed for 2016. Stay tuned to the Town's website for more information.
- The other parks could really use irrigation to start and a defined perimeter to keep vehicles off.

All comments were posted on the Town's website for public viewing and in anticipation of the public Drop-In Session held on April 21, 2016 at the Town Library. Prior to the public Drop-In Session, the HW Project Team advanced the Conceptual Master Plans based on the findings of Phase 1 and considered the comments returned by the public during the on-line comment period.

## 2.2 *Base Mapping and Existing Conditions Plans*

As a first step, Bradford Associates created base plans (Appendix B) in AutoCAD using GIS data from the Town, aerial photographs, as well as on-site measurements and observations. These base plans show the existing conditions for each park and include trees, shrubs and other vegetation, site furnishings, above ground utility boxes and poles, paved walks and un-paved

desire lines, areas of passive and active recreation, boulders and fences and property lines. In addition to the parks themselves streets, sidewalks and buildings surrounding each park are shown.

### 2.3 Conceptual Master Plans

Conceptual Master Plans were then developed. General elements included in these plans were defined using findings from *Open Space and Recreation Inventory/Conditions Assessment and Needs Analysis (Phase 1)*, input from The Parks Commission and stakeholders, comments and suggestions from the public as well as the Project Team's experience and on-site observations. Priorities and goals included (or at least considered) in the Conceptual Master Plan designs included:

- Preservation of existing healthy vegetation and removal/replacement of damaged and diseased vegetation;
- Protection of critical views;
- Recognition of maintenance and challenging growing conditions;
- Respect for historic context and uses;
- Response to current Town needs;
- Delineation of park boundaries; and
- Increased safety and accessibility.

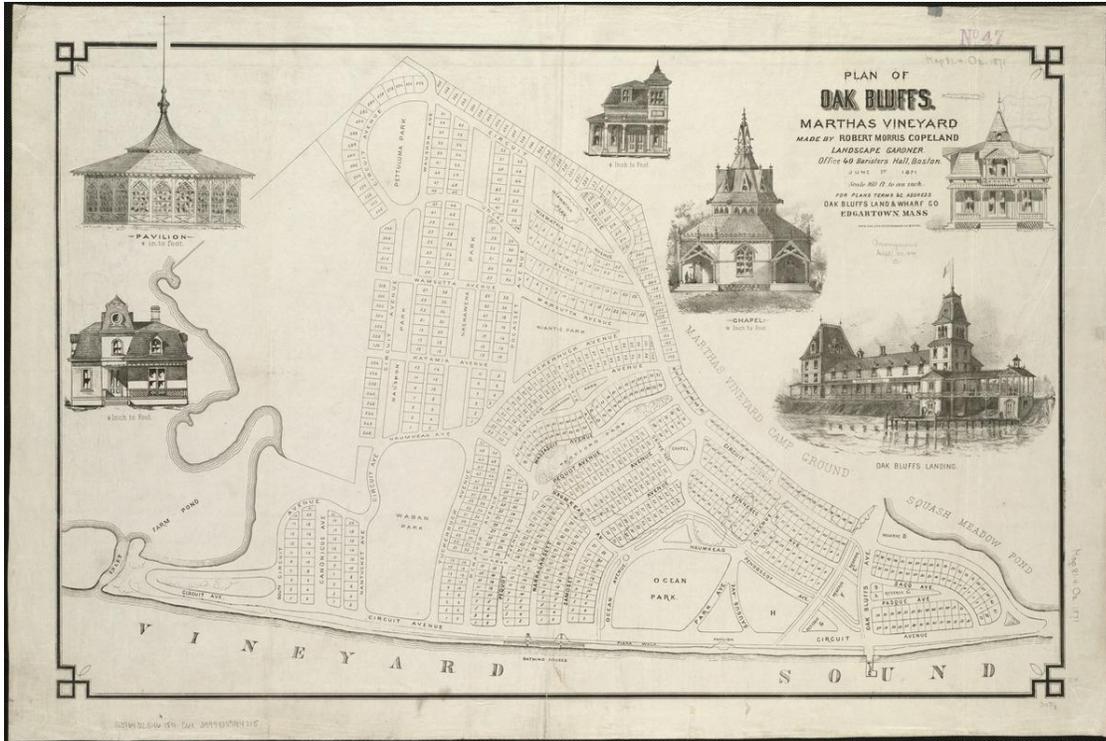
Some examples of design responses to the above priorities and goals included:

- Proposed shade trees replacing diseased Black Oaks and in areas where shade is needed;
- Carefully selected and sited trees respecting water views in parks such as Washington, Waban and Nashawena;
- Siting of interpretive signs and park identification;
- Preservation of 'open' lawns used for informal recreation such as in Pennacook and Waban/Alley Parks;
- Siting of proposed new facilities such as a dog park in Veira Park;
- Identification of areas of encroachment into the parks; and
- Addition of walkways for safe and accessible circulation and use within and through the parks.

By definition, a Master Plan is an overall conceptual plan to be used as direction for planning and funding. A Master Plan is based on current understanding and goals and should be updated in response to these ever changing conditions. While it should provide direction, it is not a fully designed and developed plan for construction purposes.

Most of the ten priority parks selected to be included in this Phase 2 work are known as 'Copeland' parks and were laid out by Robert Morris Copeland as part of his *Plan for Oak Bluffs*. The Copeland Plan laid out the streets and lots for Oak Bluff's residential community and provided convenient, neighborhood parks as integrated community open space within the tight development scheme.

Today, the historic landscape character of these parks is mainly evident in the walk layouts and mature trees. Most of the more ornamental plantings and other landscape features have been lost. The Conceptual Master Plans respect and respond to the historic nature of the parks but recognize current uses as well as maintenance and budgetary limitations.



*Plan of Oak Bluffs, Martha's Vineyard* Copeland, Robert Morris (1871)

Source: digital commonwealth.org

Boston Public Library

## 2.4 Public Drop-In Session

On April 21, the HW Project Team conducted a public Drop-In Session at the Town Library from 1 PM – 4 PM. Residents and abutters were invited to ‘stop-in’ to review and comment on the preliminary Conceptual Master Plans. Over 30 residents came out to hear a brief overview of the project’s evolution to date, speak with members of the HW Project Team in groups and individually, and mark up maps with their concerns with specific parks in mind, and general park planning overall. Representatives of the Parks Commission were also in attendance to respond to residents’ concerns and questions. Overall, the response from the community was generally favorable, with most residents appreciative and in support of the Town’s efforts to proactively plan for the long-term sustainability of its parks. Following, are the preliminary Conceptual Master Plans as displayed at the public Drop-In Session as well as a summary of the general comments submitted by residents and abutters participating in the Drop-In Session.

# CONCEPTUAL MASTER PLAN FOR THE OAK BLUFFS PARKS COMMISSION

## HARTFORD and PENNACOOK PARKS

4.21.16 Scale: 1"=20'

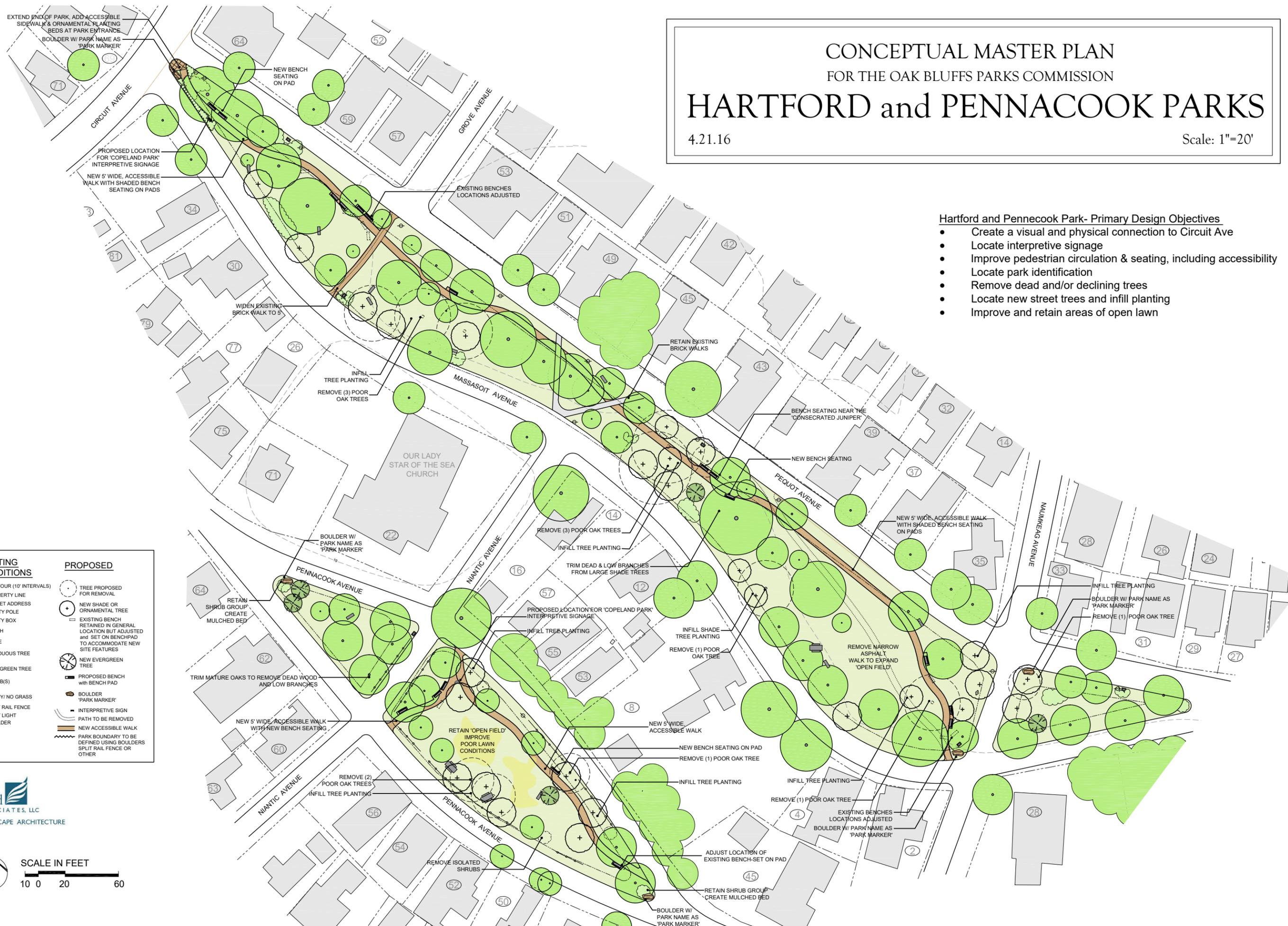
- Hartford and Pennacook Park- Primary Design Objectives**
- Create a visual and physical connection to Circuit Ave
  - Locate interpretive signage
  - Improve pedestrian circulation & seating, including accessibility
  - Locate park identification
  - Remove dead and/or declining trees
  - Locate new street trees and infill planting
  - Improve and retain areas of open lawn

EXISTING CONDITIONS	PROPOSED
--- 10' --- CONTOUR (10' INTERVALS)	○ TREE PROPOSED FOR REMOVAL
--- PROPERTY LINE	○ NEW SHADE OR ORNAMENTAL TREE
○ STREET ADDRESS	○ EXISTING BENCH RETAINED IN GENERAL LOCATION BUT ADJUSTED AND SET ON BENCHPAD TO ACCOMMODATE NEW SITE FEATURES
○ UTILITY POLE	○ NEW EVERGREEN TREE
□ UTILITY BOX	○ PROPOSED BENCH WITH BENCH PAD
□ BENCH	○ BOULDER 'PARK MARKER'
□ TABLE	○ INTERPRETIVE SIGN
○ DECIDUOUS TREE	○ PATH TO BE REMOVED
○ EVERGREEN TREE	○ NEW ACCESSIBLE WALK
○ SHRUB(S)	○ PARK BOUNDARY TO BE DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER
○ SANDY/ NO GRASS	
○ SPLIT RAIL FENCE	
○ POST LIGHT	
○ BOULDER	

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LANDSCAPE ARCHITECTURE

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- Hiawatha Park- Primary Design Objectives**
- Locate interpretive signage
  - Provide pedestrian circulation & seating, including accessibility
  - Locate park identification
  - Remove dead and/or declining trees
  - Locate new street trees and infill planting
  - Improve and retain areas of open lawn

**CONCEPTUAL MASTER PLAN**  
 FOR THE OAK BLUFFS PARKS COMMISSION  
**HIAWATHA PARK**  
 4.21.16  
 Scale: 1"=20'



**Bradford**  
 ASSOCIATES, LLC  
 LANDSCAPE ARCHITECTURE

SCALE IN FEET  
 10 0 20 60

N

EXISTING CONDITIONS	PROPOSED
--- (10' INTERVALS) --- CONTOUR (10' INTERVALS)	○ TREE PROPOSED FOR REMOVAL
--- PROPERTY LINE --- PROPERTY LINE	○ NEW SHADE OR ORNAMENTAL TREE
○ UTILITY POLE UTILITY POLE	○ EXISTING BENCH
□ UTILITY BOX UTILITY BOX	○ EXISTING BENCH, RETAINED IN GENERAL LOCATION BUT ADJUSTED TO ACCOMMODATE NEW SITE FEATURES
○ DECIDUOUS TREE	○ NEW EVERGREEN TREE
○ EVERGREEN TREE (SHRUBS)	○ PROPOSED BENCH WITH BENCH PAD
○ SANDY/NO GRASS	○ BOULDER
○ SPLIT RAIL FENCE SPLIT RAIL FENCE	○ PARK MARKER
○ BOULDER	○ INTERPRETIVE SIGN
	○ PATH TO BE REMOVED
	○ NEW ACCESSIBLE WALK DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER



EXISTING CONDITIONS	PROPOSED
--- (10' INTERVALS) ---	○ TREE PROPOSED FOR REMOVAL
— PROPERTY LINE	⊕ NEW SHADE OR ORNAMENTAL TREE
⊙ STREET ADDRESS	⊖ EXISTING BENCH RETAINED IN GENERAL LOCATION BUT ADJUSTED and SET ON BENCHPAD TO ACCOMMODATE NEW SITE FEATURES
⊕ UTILITY POLE	⊗ NEW EVERGREEN TREE
⊖ UTILITY BOX	⊚ PROPOSED BENCH with BENCH PAD
■ BENCH	⊛ BOULDER 'PARK MARKER'
■ TABLE	⊜ INTERPRETIVE SIGN
● DECIDUOUS TREE	⊝ PATH TO BE REMOVED
● EVERGREEN TREE	⊞ NEW ACCESSIBLE WALK
● SHRUB(S)	⊟ PARK BOUNDARY TO BE DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER
■ SANDY/NO GRASS	
— SPLIT RAIL FENCE	
⊙ POST LIGHT	
● BOULDER	

**Naushon Park- Primary Design Objectives**

- Protect and preserve native woodland, through invasives management, education and clearer definition of park boundaries
- Locate interpretive signage
- Locate park identification
- Remove dead and/or declining trees
- Locate new street trees and infill planting
- Improve and retain areas of open lawn
- Delineate & enforce park boundaries

**CONCEPTUAL MASTER PLAN**  
 FOR THE OAK BLUFFS PARKS COMMISSION  
**NAUSHON PARK**  
 4.21.16 Scale: 1"=20'



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# CONCEPTUAL MASTER PLAN FOR THE OAK BLUFFS PARKS COMMISSION SUNSET PARK

4.21.16

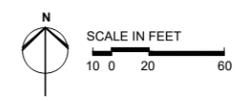
Scale: 1"=30'

EXISTING CONDITIONS	PROPOSED
-19- CONTOUR (10' INTERVALS)	○ TREE PROPOSED FOR REMOVAL
— PROPERTY LINE	⊕ NEW SHADE OR ORNAMENTAL TREE
Ⓜ STREET ADDRESS	⊖ EXISTING BENCH RETAINED IN GENERAL LOCATION BUT ADJUSTED and SET ON BENCHPAD TO ACCOMMODATE NEW SITE FEATURES
Ⓜ UTILITY POLE	⊕ NEW EVERGREEN TREE
Ⓜ UTILITY BOX	⊖ PROPOSED BENCH WITH BENCH PAD
Ⓜ BENCH	Ⓜ BOULDER 'PARK MARKER'
Ⓜ TABLE	Ⓜ INTERPRETIVE SIGN
Ⓜ DECIDUOUS TREE	Ⓜ PATH TO BE REMOVED
Ⓜ EVERGREEN TREE	Ⓜ NEW ACCESSIBLE WALK
Ⓜ SHRUB(S)	Ⓜ PARK BOUNDARY TO BE DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER
Ⓜ SANDY/NO GRASS	
Ⓜ SPLIT RAIL FENCE	
Ⓜ POST LIGHT	
Ⓜ BOULDER	

- Sunset Park- Primary Design Objectives**
- Encourage, protect and preserve native vegetation surrounding the lake
  - Improve pedestrian circulation, seating and viewing areas
  - Provide pedestrian connections to harbour walk, future sidewalks, bike paths and other nearby attractions
  - Locate interpretive signage
  - Locate park identification
  - Locate new street trees, infill and shade planting
  - Improve and retain areas of open lawn



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EXISTING CONDITIONS	PROPOSED
---19--- CONTOUR (10' INTERVALS)	○ TREE PROPOSED FOR REMOVAL
— PROPERTY LINE	○ NEW SHADE OR ORNAMENTAL TREE
⑤③ STREET ADDRESS	□ EXISTING BENCH RETAINED IN GENERAL LOCATION BUT ADJUSTED 3/16" SET ON BENCHPAD TO ACCOMMODATE NEW SITE FEATURES
◆ UTILITY POLE	○ NEW EVERGREEN TREE
■ UTILITY BOX	▬ PROPOSED BENCH WITH BENCH PAD
■ BENCH	○ BOULDER 'PARK MARKER'
■ TABLE	— INTERPRETIVE SIGN
● DECIDUOUS TREE	— PATH TO BE REMOVED
● EVERGREEN TREE	▬ NEW ACCESSIBLE WALK
● SHRUB(S)	▬ PARK BOUNDARY TO BE DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER
■ SANDY/NO GRASS	
— SPLIT RAIL FENCE	
● POST LIGHT	
○ BOULDER	

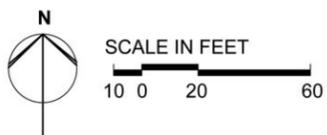
**Veira Park- Primary Design Objectives**

- Locate dog park
- Improve pedestrian circulation and seating
- Locate park identification and interpretive signage
- Remove dead and/or declining trees
- Locate new street tree and infill planting
- Increase shaded areas
- Improve and retain areas of open lawn
- Delineate & enforce park boundaries
- Define parking along Naushon and South Circuit Avenues

CONCEPTUAL MASTER PLAN  
FOR THE OAK BLUFFS PARKS COMMISSION  
**VEIRA PARK**  
4.21.16 Scale: 1"=20'



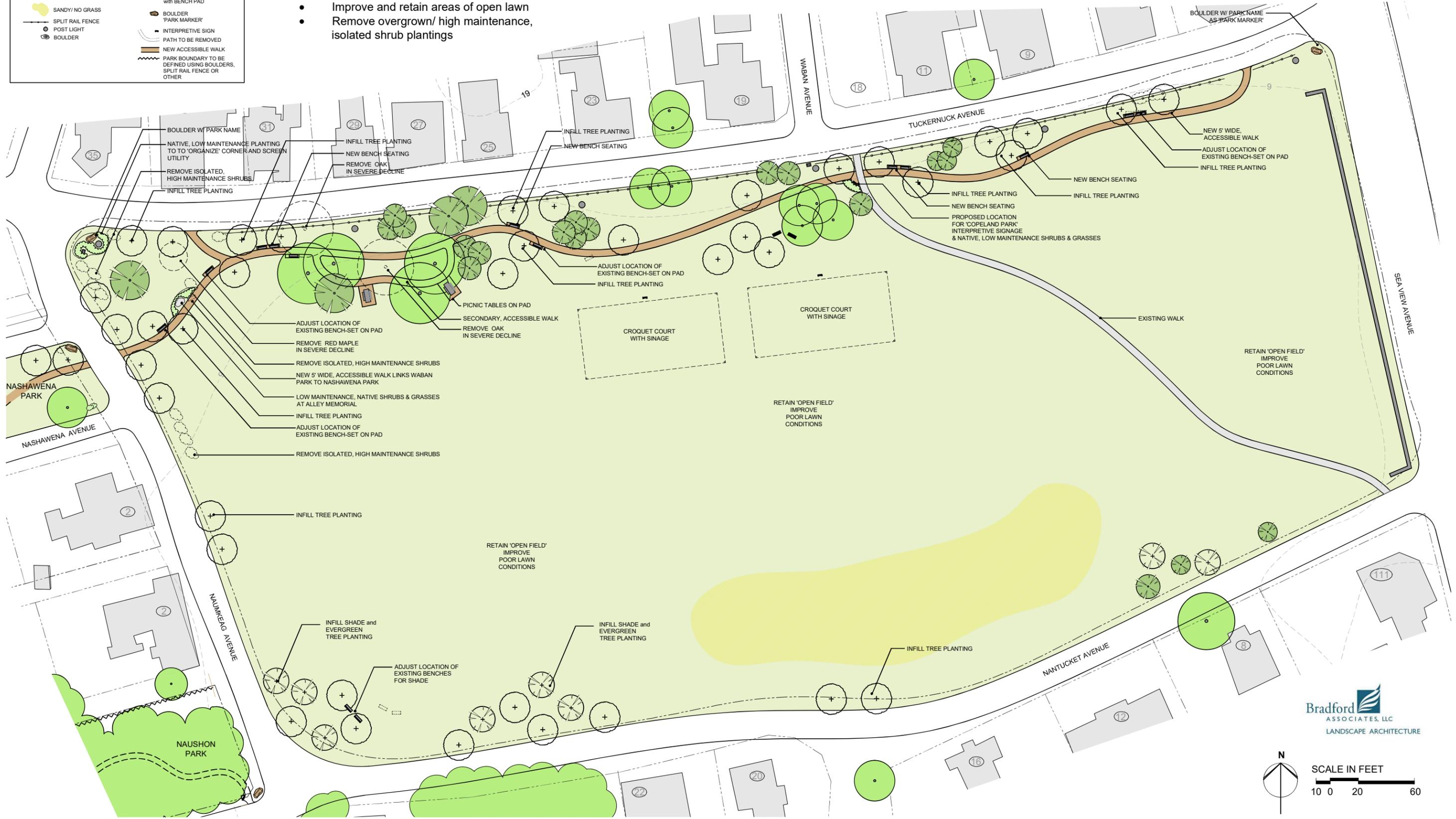
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LANDSCAPE ARCHITECTURE



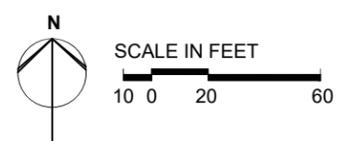
CONCEPTUAL MASTER PLAN  
 FOR THE OAK BLUFFS PARKS COMMISSION  
**WABAN/ALLEY PARK**  
 4.21.16 Scale: 1"=20'

EXISTING CONDITIONS	PROPOSED
---19--- CONTOUR (10' INTERVALS)	○ TREE PROPOSED FOR REMOVAL
--- PROPERTY LINE	○ NEW SHADE OR ORNAMENTAL TREE
⊙ STREET ADDRESS	⊙ EXISTING BENCH RETAINED IN GENERAL LOCATION BUT ADJUSTED and SET ON BENCHPAD TO ACCOMMODATE NEW SITE FEATURES
⊙ UTILITY POLE	○ NEW EVERGREEN TREE
⊙ UTILITY BOX	⊙ PROPOSED BENCH WITH BENCH PAD
⊙ BENCH	⊙ BOULDER PARK MARKER
⊙ TABLE	⊙ INTERPRETIVE SIGN
○ DECIDUOUS TREE	⊙ PATH TO BE REMOVED
○ EVERGREEN TREE	⊙ NEW ACCESSIBLE WALK
○ SHRUB(S)	⊙ PARK BOUNDARY TO BE DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER
○ SANDY/NO GRASS	
--- SPLIT RAIL FENCE	
○ POST LIGHT	
○ BOULDER	

- Waban Park- Primary Design Objectives**
- Improve pedestrian circulation & seating, including accessibility
  - Locate park identification
  - Create visual and physical connection to Nashawena Park
  - Delineate and provide signage for low impact, recreation consistent with historic use.
  - Remove dead and/or declining trees
  - Locate new street trees and infill planting
  - Increase shaded areas
  - Improve and retain areas of open lawn
  - Remove overgrown/ high maintenance, isolated shrub plantings



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**Washington Park- Primary Design Objectives**

- Restore and replant woodland clearing
- Improve pedestrian circulation, seating and viewing areas
- Provide seating
- Locate park identification
- Locate new street trees, infill and shade planting
- Delineate & enforce park boundaries



EXISTING CONDITIONS	PROPOSED
CONTOUR (10' INTERVALS)	TREE PROPOSED FOR REMOVAL
PROPERTY LINE	NEW SHADE OR ORNAMENTAL TREE
STREET ADDRESS	EXISTING BENCH
UTILITY POLE	NEW BENCH GENERAL LOCATION BUT ADJUSTED TO ACCOMMODATE NEW SITE FEATURES
BENCH	NEW EVERGREEN TREE
TABLE	PROPOSED BENCH W/ BENCH PAD
DECIDUOUS TREE	BOULDER
EVERGREEN TREE (SHRUBS)	PARK MARKER
SANDY/NO GRASS	INTERPRETIVE SIGN
SPLIT RAIL FENCE	PATH TO BE REMOVED
POST LIGHT	NEW ACCESSIBLE WALK
BOULDER	PARK BOUNDARY TO BE DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER

CONCEPTUAL MASTER PLAN  
FOR THE OAK BLUFFS PARKS COMMISSION

# WASHINGTON PARK

4.21.16 Scale: 1"=20'



CONCEPTUAL MASTER PLAN  
FOR THE OAK BLUFFS PARKS COMMISSION

WESLEYAN PARK

4.21.16

Scale: 1"=20'

EXISTING CONDITIONS	PROPOSED
---10'--- CONTOUR (10' INTERVALS)	○ TREE PROPOSED FOR REMOVAL
--- PROPERTY LINE	⊕ NEW SHADE OR ORNAMENTAL TREE
⊕ STREET ADDRESS	⊖ EXISTING BENCH RETAINED IN GENERAL LOCATION BUT ADJUSTED and SET ON BENCHPAD TO ACCOMMODATE NEW SITE FEATURES
⊕ UTILITY POLE	⊕ NEW EVERGREEN TREE
⊕ UTILITY BOX	⊖ PROPOSED BENCH with BENCH PAD
⊖ BENCH	⊖ BOULDER 'PARK MARKER'
⊖ TABLE	⊖ INTERPRETIVE SIGN
⊕ DECIDUOUS TREE	⊖ PATH TO BE REMOVED
⊕ EVERGREEN TREE	⊖ NEW ACCESSIBLE WALK
⊕ SHRUB(S)	⊖ PARK BOUNDARY TO BE DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER
⊕ SANDY/NO GRASS	
⊖ SPLIT RAIL FENCE	
⊕ POST LIGHT	
⊕ BOULDER	

Wesleyan Park Primary Design Objectives

- Improve pedestrian circulation & seating, including accessibility
- Locate a neighborhood playground
- Locate park identification
- Remove dead and/or declining trees
- Identify new street trees and infill planting
- Improve and retain areas of open lawn
- Identify area(s) of invasives management
- Identify areas of screen planting
- Delineate & enforce park boundaries



### Hartford Park

- If an extension and sidewalk at the Circuit Avenue end of the park were implemented, it was suggested that associated crosswalks be marked.
- There was a lot of resident support for the proposed east-west walk through the park. It was noted that the surrounding roads have heavy vehicle traffic as well as parking, so having a safe off-road walk would be a great improvement.
- It was noted by one resident that there are walking tours through the park, which would benefit from a lengthwise walk as well.
- Wayfinding signage at the park was also suggested and/or tour maps provided in the area.
- Lighting for safety and to prevent illegal activities was also requested by several residents, although they were concerned for lighting selection to prevent glare and over-lighting...possible solar lights.
- One resident suggested a bike rack and rest area be added at the Circuit Ave end of the park and that new bench seating should be on pads.
- There was a suggestion to add a walk at the end of the park by Naumkeag Avenue to the other corner.

### Hiawatha Park

- General support by residents for the proposed walk through the park.

### Nashawena Park

- General support for an expanded walk through the park to Waban Park.
- When adding new trees (particularly along the perimeter) consideration should be given to preserving water views.
- The eastern end of Nashawena and Naushon was suggested as an important potential bike route/gateway into town.

### Naushon Park

- No comments were received.

### Pennacook Park

- Several neighbors expressed that there was no need for an east-west walk along the length of the park. They said that Pennacook Avenue was a quiet road, where people were safe to walk in the travel lane. A north-south walk would be OK, as Niantic has heavier vehicular traffic as well as pedestrian traffic.
- Lots of resident support for irrigating this park.
- It was also noted by several residents that Pennacook is primarily a 'play' park where green grass and open space would be the most beneficial improvements.
- There was also much support for the removal of the split rail fences surrounding the park with the addition of curbing and signage to prohibit parking on the park itself.
- It was also noted that construction equipment had been parked within the park in the past and that dirty fill (containing broken glass) had been spread in a poor attempt at repair. This fill would need to be removed before any other improvements were made.
- Requests were made to coordinate with the 'Friends of Oak Bluffs' in their efforts to screen the utility boxes.

- There was one suggestion to connect both parcels of the park by removing the road (Niantic) in between.
- One resident thought it would be helpful to clarify where parking was permitted (which side of the road).
- It was noted that the conceptual master plan did not show the existing ‘grinder pumps’, which need screening.

#### Sunset Park/ Sunset Lake

- It was suggested that deep rooting, native trees and plants be incorporated around Sunset Lake to help filter runoff.
- A request to address drainage issues at the corner of Greenleaf and Dukes County Road was received. A dog walking station was also suggested at this corner.
- An area with historic and wayfinding signage, benches and bike racks is supported at the corner of Dukes County Road and New York Avenue. This is noted as an important area of first impression by boating visitors (gateway). From this area bike visitors could be directed to travel south on Dukes County to Masonic to Circuit to Nashawena to Naushon to Seaview and onto Edgartown.
- It was suggested to trim bushes and add some more for nitrogen uptake and to discourage ducks and geese from entering the lake and increasing nitrogen levels.
- Signs were suggested to discourage people from feeding the ducks while encouraging them to pick up after their dogs.
- It was suggested that the walk along Dukes County Road should ‘meander’.
- Some residents suggested that Sunset was very barren. It was noted that irrigation is not allowed in Sunset to protect the Sunset Lake from runoff.
- Residents expressed support for the proposed walks.
- It was requested that no more trees be planted along New York Avenue/Sunset Park that would obstruct views from residents along Washington Park.

#### Veira Park

- It was noted that the official/ historic name is ‘Petaluma Park’ and not Veira Park as shown.
- There was support and interest by several residents for a dog park/ run within this park.
- It was suggested to coordinate with the ‘Downtown Streetscape Plan’ as it had identified the possibility of increased, structured parking along the south park boundary.
- It was suggested by one resident that the location & layout of a dog park could be a long rectangle (to facilitate running) closer to the southeast boundary, which would allow more open field to be retained. It was also noted that dog parks are generally 1 acre in size.
- Parking associated with a proposed dog park would need to be carefully thought through, as there is already limited space for parking for the existing uses.
- An abutting homeowner expressed concern for the addition of a dog park as it would increase traffic and the need for parking. Further, if dogs were allowed off leash the general use and enjoyment of users would be affected negatively. This resident was in favor of retaining the open field to encourage passive recreation like Frisbee and pick-up ball. This resident also prefers an open field with trees along the boundaries.

- It was suggested that the fenced-in ball field be open to use by other organizations and the general public and not be identified solely as a Little League field.
- Parking within the park was identified by one resident as a major problem for the neighborhood as it has ‘illegally’ overflowed into the park due to a lack of space.
- Strong interest and support by residents for a dog park here would like to ‘organize’ and work with the Town to identify maintenance/management concerns and protocols for use.

#### Waban/ Alley Park

- One resident was unhappy that the circle of arborvitae at the south-west corner had been removed.
- Another resident was happy that the circle of arborvitae had been removed as it had become an area for nefarious activities and was hard to monitor by police. This was verified by Amy Billings (Chair, Parks Commission) who also added that the trees had been re-located to the new fire station.
- Several residents like the idea of croquet courts in the park.
- One resident suggested a restroom/ shower facility be constructed at the water end of the park near the wall. This resident noted that historically there had been Victorian style structures along the beach and in the parks, similar to the Gazebo which adds greatly to Ocean Park and that Waban Park could use some decoration. Several photocopies of historic pavilions along the water in Oak Bluffs were attached/ provided.
- One abutter asked that golf be prohibited in the park, citing previous safety concerns, and that signage could re-enforce this.
- There were some concerns expressed that the over-planting of trees would obscure water views and diminish property values.

#### Washington Park

- Several residents noted that there is extensive trash left in the park and small opening trash receptacles are needed.
- It was also noted that enforcement is needed to encourage people to pick up after their dogs.
- One suggestion was that if investment was made in improving the grass, parking should no longer be allowed in the park.
- It was also noted that there is a large hornets nest at the north-east corner of the open field parcel.
- Several neighbors requested that trees not be added to Washington Park, as it would obstruct their views to the Harbor as well as Sunset Lake.
- Low flower gardens were supported and rosa rugosa was suggested as it is drought tolerant.
- It was requested that ‘no parking’ signs be added at the park walkway entrances, as they are often blocked.

#### Wesleyan Park

- One resident suggested that the split rail fence be removed.
- Several residents thought that play equipment would not be used in this park as Niantic was just up the road and areas residents would likely prefer to walk there.

- One resident liked the proposed walkway alignment, which would retain the open field in the west parcel.

### General Interest

- Irrigation - While there was extensive support and positive feedback for adding irrigation in most of the parks, there was concern over the current system for irrigation in Hartford Park and Ocean Park in particular. Residents feel that Ocean Park is ‘over watered’ and that the timing of watering was not ideal (peak sun), as well as operating during rain events. They expressed an interest in implementing a more sustainable system including less frequent waterings and the use of rain sensors.
- Residents expressed the need to ‘preserve investments’. To not plant extensive trees and grass, if not adequately watered and maintained.
- It was suggested that any plans for improvements to any of the parks should take into account the new FEMA Floodplain mapping, as well as climate change impacts when specifying plant materials.
- Grass seed should be carefully specified for drought resistance, and suggested referencing ‘Vineyard Lawns’ – document that the Conservation Commission develops.
- A review of park deeds to verify ownership and limitations on use was suggested.
- Several residents asked about the proposed walk materials. They expressed interest and support for exposed aggregate, as was used in Ocean Park.
- When noticing the proposed ‘named boulders’ at each park, it was suggested to coordinate with proposed plaque at Niantic Park for consistency.
- Trash receptacles with small openings were requested in all parks by residents.
- One resident requested that all split rail fencing be removed from all parks because it is not Victorian and detracts from the parks. Curbing and low shrubs were suggested instead.
- It was requested by several residents that utility boxes within the parks and along the streets be screened. It was noted that the Friends of Oak Bluffs have screened some of the boxes, but that an overall plan be included in the master plans. One resident suggested the screening consist of shrubs and small sections of Victorian style fencing.
- It was noted by one resident that the Cottage City Historic District Commission needs to review and approve any proposed structures within the district.
- It was noted that proposals to ‘move’ existing benches may cause a problem.
- It was suggested that the parks be cared for by those with knowledge for the care of plantings.

Again, all comments were posted on the Town’s website for public review and comment alongside the preliminary Conceptual Master Plans.

### 2.5 *Final Public Comment/Work Session*

Following the public Drop-In Session, the Parks Commission reserved an agenda item at their regularly-scheduled meetings, first on August 15<sup>th</sup>, and again on August 29<sup>th</sup> for one last round of public comments. It is important to note the emphasis of these final two sessions focused on targeted outreach to those abutters that would be specifically impacted by any site improvements

suggested on the Conceptual Master Plans (observed encroachers) for Washington, Wesleyan, and Naushon Parks, and specifically worded as follows, “*Upon completion of Phase 2, as represented on the draft master plans, the Town envisions reclaiming these parks with clearly delineated boundaries through the use of split-rail fencing, landscape boulders as well as tree and shrub plantings*” (see Appendix A for a copy of the mailer).

At the August 29<sup>th</sup> Parks Commission meeting, the HW Project Team presented an abbreviated overview of the Conceptual Master Plans to an audience of about twelve residents. During this overview, the HW Project Team reiterated that the plans developed and considered for discussion were purely ‘conceptual’ in nature and that as the Town secures additional funding opportunities will these plans be advanced to full design/build...and that there will be additional public engagement at that time. Comments provided by residents were limited to four of the ten parks studied including: Nashawena; Naushon; Waban; and, Washington included below. It also includes responses (in red font) from the HW Project Team and from the Parks Commission.

#### Nashawena Park

- How critical is the Black Oak disease? Perhaps the Commission should prioritize funding opportunities to address this first in order to preserve what currently exists?
  - HW Project Team...the Black Oaks are in decline and a suitable replacement species should be considered.
- This park has always been my favorite with the views of the Sound.
- The travel signs and one-way street patterns are confusing.
- The existing path is shared, which is why it is successful.
- New tree and shrub plantings are less important than preserving the views.
- I know it is not a popular opinion, but I think shade trees are more important than preserving views.
- I believe there has been treatment in the past for ‘Beetle Bung’.
- How can we stay in touch with what’s going on?
  - Parks Commission...Residents can sign up for ‘Notifications’ on the Town website.

#### Naushon Park

- Are there plans available for this park on line?
  - Parks Commission...Yes, they are posted on the Parks Commission page.
- I just love the natural setting and privacy of the wooded areas, a woodland path would detract from that. The Town should minimize brush cutting and keep the wooded areas as is.
  - HW Project Team...the only vegetation removal that is recommended here includes the removal of invasive species so the native species can come back and thrive and a narrow clearing for a path

#### Waban Park

- The park needs bag dispensers to facilitate owners picking up dog waste.

### Washington Park

- I'm concerned about the large fence depicted on the plan along my front porch?
  - Parks Commission...based on the Assessor's map, it appears you have been maintaining a portion of the park as an extension of your lawn. As mentioned in our certified mailers, *'Upon completion of Phase 2, the Town envisions reclaiming these parks with clearly delineated boundaries through the use of split-rail fencing, landscape boulders as well as tree and shrub plantings.'*
- Along the northern portion of East Chop Drive, there are 'No commercial parking' signs, however, during the peak season, there are considerable parking issues along this roadway, with folks having to walk in the streets creating a safety issue. Can the Town design a parallel pedestrian path along the roadway but within the park to get people off the street?
  - Parks Commission...we can consider the feasibility of that when there is funding identified for design and implementation.
- Can the Town consider low-growing shrubs instead of any new trees? The Town bylaws state that 'views shall not be obstructed.'

Finally, the HW Project Team and Parks Commission convened immediately following the Parks Commission meeting to discuss the development of the Final Conceptual Master Plan for each park, informed by the inventory and assessment completed in Phase 1, as well as the various public comment sessions. The plans are included here, each with slight revisions as presented at the public Drop-In Session in April 2016 and presented in Section 2.4 of this report.

Examples of these revisions include:

- Removal of the proposed playground equipment from Wesleyan Park;
- Adjustment in the layout of the proposed dog park at Veira Park;
- Removal of many of the proposed trees within Waban, Washington and Nashawena Parks;
- Revisions to the proposed walks within Pennacook Park; and
- Inclusion of crosswalks for safer street crossings.

# MASTER PLAN FOR THE OAK BLUFFS PARKS COMMISSION HARTFORD and PENNACOOK PARKS

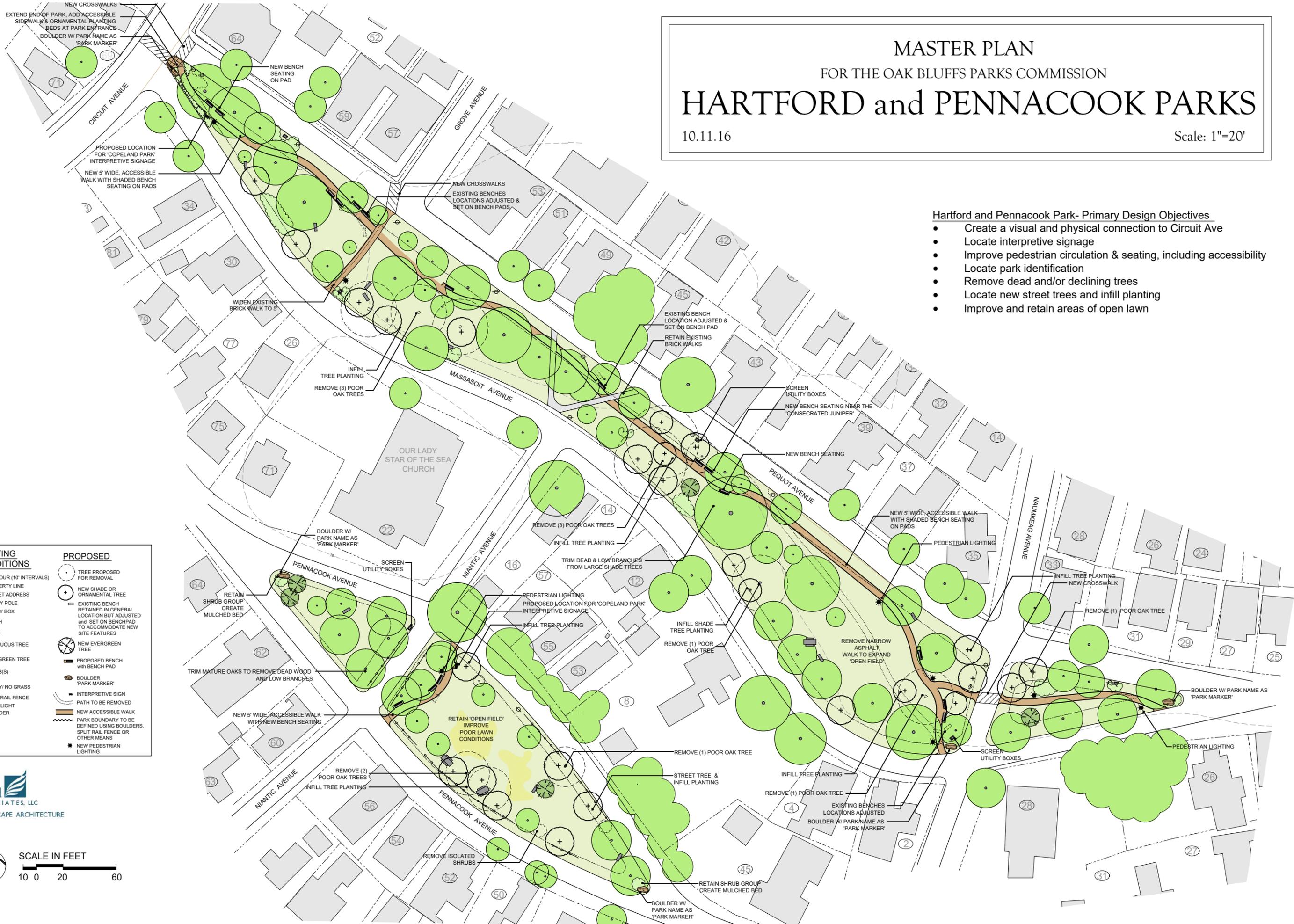
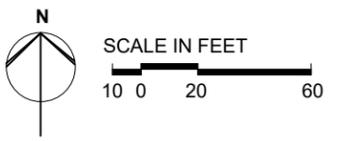
10.11.16

Scale: 1"=20'

- Hartford and Pennacook Park- Primary Design Objectives**
- Create a visual and physical connection to Circuit Ave
  - Locate interpretive signage
  - Improve pedestrian circulation & seating, including accessibility
  - Locate park identification
  - Remove dead and/or declining trees
  - Locate new street trees and infill planting
  - Improve and retain areas of open lawn

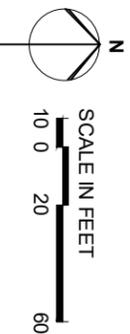
EXISTING CONDITIONS	PROPOSED
---19--- CONTOUR (10' INTERVALS)	○ TREE PROPOSED FOR REMOVAL
--- PROPERTY LINE	⊕ NEW SHADE OR ORNAMENTAL TREE
② STREET ADDRESS	⊞ EXISTING BENCH RETAINED IN GENERAL LOCATION BUT ADJUSTED and SET ON BENCHPAD TO ACCOMMODATE NEW SITE FEATURES
⊕ UTILITY POLE	⊞ NEW EVERGREEN TREE
⊞ UTILITY BOX	⊞ PROPOSED BENCH WITH BENCH PAD
⊞ BENCH	⊞ BOULDER 'PARK MARKER'
⊞ TABLE	⊞ INTERPRETIVE SIGN
● DECIDUOUS TREE	⊞ PATH TO BE REMOVED
● EVERGREEN TREE	⊞ NEW ACCESSIBLE WALK
● SHRUB(S)	⊞ PARK BOUNDARY TO BE DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER MEANS
● SANDY/ NO GRASS	⊞ NEW PEDESTRIAN LIGHTING
⊞ SPLIT RAIL FENCE	
● POST LIGHT	
● BOULDER	

**Bradford ASSOCIATES, LLC**  
LANDSCAPE ARCHITECTURE



- Hiawatha Park - Primary Design Objectives**
- Locate interpretive signage
  - Provide pedestrian circulation & seating, including accessibility
  - Locate park identification
  - Remove dead and/or declining trees
  - Locate new street trees and infill planting
  - Improve and retain areas of open lawn

**MASTER PLAN**  
FOR THE OAK BLUFFS PARKS COMMISSION  
**HIAWATHA PARK**  
10.11.16  
Scale: 1"=20'



**Bradford**  
ASSOCIATES, LLC  
LANDSCAPE ARCHITECTURE

EXISTING CONDITIONS		PROPOSED	
	CONTOR (10' INTERVALS)		TREE PROPOSED FOR REMOVAL
	PROPERTY LINE		NEW SHADE OR ORNAMENTAL TREE
	STREET ADDRESS		EXISTING BENCH REMAIN LOCATION BUT ADJUSTED AND SET ON BENCHPAD TO ACCOMMODATE NEW SITE FEATURES
	UTILITY POLE		NEW EVERGREEN TREE
	UTILITY BOX		SHRUB(S)
	BENCH		DECIDUOUS TREE
	TABLE		EVERGREEN TREE
	NEW ACCESSIBLE WALK		SANDY/NOGRASS
	NEW PEDESTRIAN LIGHTING		SPLIT RAIL FENCE
			BOULDER
			BOULDER PARK MARKER
			BOULDER PARK MARKER WITH BENCH PAD
			BOULDER PATH TO BE REMOVED
			NEW ACCESSIBLE WALK DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER MEANS



MASTER PLAN  
FOR THE OAK BLUFFS PARKS COMMISSION  
**NASHAWENA  
PARK**  
10.11.16 Scale: 1"=20'



EXISTING CONDITIONS	PROPOSED
--- 10' --- CONTOUR (10' INTERVALS)	○ TREE PROPOSED FOR REMOVAL
--- PROPERTY LINE	⊕ NEW SHADE OR ORNAMENTAL TREE
○ STREET ADDRESS	⊞ EXISTING BENCH
⊙ UTILITY POLE	⊞ EXISTING BENCH RETAINED IN GENERAL LOCATION BUT ADJUSTED and SET ON BENCHPAD TO ACCOMMODATE NEW SITE FEATURES
⊙ UTILITY BOX	⊞ NEW EVERGREEN TREE
⊞ BENCH	⊞ PROPOSED BENCH with BENCH PAD
⊞ TABLE	⊞ BOULDER 'PARK MARKER'
○ DECIDUOUS TREE	⊞ INTERPRETIVE SIGN
○ EVERGREEN TREE	⊞ PATH TO BE REMOVED
○ SHRUB(S)	⊞ NEW ACCESSIBLE WALK
○ SANDY/NO GRASS	⊞ PARK BOUNDARY TO BE DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER MEANS
⊞ SPLIT RAIL FENCE	⊞ NEW PEDESTRIAN LIGHTING
○ POST LIGHT	
○ BOULDER	

- Nashawena Park- Primary Design Objectives**
- Locate interpretive signage
  - Improve pedestrian circulation & seating, including accessibility
  - Locate park identification
  - Remove dead and/or declining trees
  - Locate new street trees and infill planting
  - Improve and retain areas of open lawn
  - Create visual and physical connection to Waban Park
  - Increase shaded areas
  - Remove overgrown/ high maintenance, isolated shrub plantings

EXISTING CONDITIONS	PROPOSED
---10'--- CONTOUR (10' INTERVALS)	○ TREE PROPOSED FOR REMOVAL
--- PROPERTY LINE	⊕ NEW SHADE OR ORNAMENTAL TREE
④ STREET ADDRESS	⊖ EXISTING BENCH RETAINED IN GENERAL LOCATION BUT ADJUSTED and SET ON BENCHPAD TO ACCOMMODATE NEW SITE FEATURES
⊕ UTILITY POLE	⊕ NEW EVERGREEN TREE
⊖ UTILITY BOX	⊖ PROPOSED BENCH with BENCH PAD
▭ BENCH	⊖ BOULDER 'PARK MARKER'
▭ TABLE	⊖ INTERPRETIVE SIGN
● DECIDUOUS TREE	⊖ PATH TO BE REMOVED
● EVERGREEN TREE	⊖ NEW ACCESSIBLE WALK
● SHRUB(S)	⊖ PARK BOUNDARY TO BE DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER MEANS
● SANDY/NO GRASS	⊖ NEW PEDESTRIAN LIGHTING
--- SPLIT RAIL FENCE	
● POST LIGHT	
⊖ BOULDER	

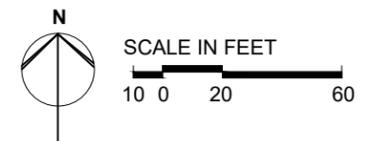
**Naushon Park- Primary Design Objectives**

- Protect and preserve native woodland, through invasives management, education and clearer definition of park boundaries
- Locate interpretive signage
- Locate park identification
- Remove dead and/or declining trees
- Locate new street trees and infill planting
- Improve and retain areas of open lawn
- Delineate & enforce park boundaries

**MASTER PLAN**  
 FOR THE OAK BLUFFS PARKS COMMISSION  
**NAUSHON PARK**  
 10.11.2016 Scale: 1"=20'



Bradford  
ASSOCIATES, LLC  
LANDSCAPE ARCHITECTURE



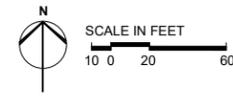
**MASTER PLAN**  
 FOR THE OAK BLUFFS PARKS COMMISSION  
**SUNSET PARK**  
 10.11.16 Scale: 1"=30'

EXISTING CONDITIONS	PROPOSED
-19- CONTOUR (10' INTERVALS)	○ TREE PROPOSED FOR REMOVAL
--- PROPERTY LINE	⊕ NEW SHADE OR ORNAMENTAL TREE
○ STREET ADDRESS	⊖ EXISTING BENCH RETAINED IN GENERAL LOCATION BUT ADJUSTED and SET ON BENCHPAD TO ACCOMMODATE NEW SITE FEATURES
□ UTILITY POLE	⊕ NEW EVERGREEN TREE
□ UTILITY BOX	⊖ PROPOSED BENCH WITH BENCH PAD
▭ BENCH	⊖ BOULDER "PARK MARKER"
▭ TABLE	⊖ INTERPRETIVE SIGN
○ DECIDUOUS TREE	⊖ PATH TO BE REMOVED
○ EVERGREEN TREE	⊖ NEW ACCESSIBLE WALK
○ SHRUB(S)	⊖ PARK BOUNDARY TO BE DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER MEANS
○ SANDY/NO GRASS	⊖ NEW PEDESTRIAN LIGHTING
--- SPLIT RAIL FENCE	
○ POST LIGHT	
○ BOULDER	

- Sunset Park- Primary Design Objectives**
- Encourage, protect and preserve native vegetation surrounding the lake
  - Improve pedestrian circulation, seating and viewing areas
  - Provide pedestrian connections to harbour walk, future sidewalks, bike paths and other nearby attractions
  - Locate interpretive signage
  - Locate park identification
  - Locate new infill and shade planting
  - Improve and retain areas of open lawn



**BRADFORD ASSOCIATES, LLC**  
 LANDSCAPE ARCHITECTURE



**MASTER PLAN**  
 FOR THE OAK BLUFFS PARKS COMMISSION  
**VEIRA PARK**  
 10.11.2016 Scale: 1"=20'

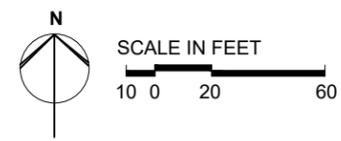
**Veira Park- Primary Design Objectives**

- Locate dog park
- Improve pedestrian circulation and seating
- Locate park identification and interpretive signage
- Remove dead and/or declining trees
- Locate new street tree and infill planting
- Increase shaded areas
- Improve and retain areas of open lawn
- Define parking along Naushon and South Circuit Avenues

EXISTING CONDITIONS	PROPOSED
-19- CONTOUR (10' INTERVALS)	TREE PROPOSED FOR REMOVAL
PROPERTY LINE	NEW SHADE OR ORNAMENTAL TREE
STREET ADDRESS	EXISTING BENCH
UTILITY POLE	RETAINED IN GENERAL LOCATION BUT ADJUSTED and SET ON BENCHPAD TO ACCOMMODATE NEW SITE FEATURES
UTILITY BOX	NEW EVERGREEN TREE
BENCH	PROPOSED BENCH WITH BENCH PAD
TABLE	BOULDER 'PARK MARKER'
DECIDUOUS TREE	INTERPRETIVE SIGN
EVERGREEN TREE	PATH TO BE REMOVED
SHRUB(S)	NEW ACCESSIBLE WALK
SANDY/NO GRASS	PARK BOUNDARY TO BE DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER MEANS
SPLIT RAIL FENCE	NEW PEDESTRIAN LIGHTING
POST LIGHT	
BOULDER	



  
**BRADFORD ASSOCIATES, LLC**  
 LANDSCAPE ARCHITECTURE



**MASTER PLAN**  
 FOR THE OAK BLUFFS PARKS COMMISSION  
**WABAN/ALLEY PARK**  
 10.11.16                      Scale: 1"=20'

**Waban Park- Primary Design Objectives**

- Improve pedestrian circulation & seating, including accessibility
- Locate park identification
- Create visual and physical connection to Nashawena Park
- Delineate and provide signage for low impact, recreation consistent with historic use.
- Remove dead and/or declining trees
- Locate new street trees and infill planting
- Increase shaded areas
- Improve and retain areas of open lawn
- Remove overgrown/ high maintenance, isolated shrub plantings

EXISTING CONDITIONS	PROPOSED
---10--- CONTOUR (10' INTERVALS)	○ TREE PROPOSED FOR REMOVAL
--- PROPERTY LINE	⊕ NEW SHADE OR ORNAMENTAL TREE
⊕ STREET ADDRESS	⊖ EXISTING BENCH RETAINED IN GENERAL LOCATION BUT ADJUSTED and SET ON BENCHPAD TO ACCOMMODATE NEW SITE FEATURES
⊕ UTILITY POLE	⊕ NEW EVERGREEN TREE
⊕ UTILITY BOX	⊖ PROPOSED BENCH WITH BENCH PAD
⊖ BENCH	⊖ BOULDER 'PARK MARKER'
⊖ TABLE	⊖ INTERPRETIVE SIGN
○ DECIDUOUS TREE	⊖ PATH TO BE REMOVED
○ EVERGREEN TREE	⊖ NEW ACCESSIBLE WALK
○ SHRUB(S)	⊖ PARK BOUNDARY TO BE DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER MEANS
○ SANDY/ NO GRASS	⊖ NEW PEDESTRIAN LIGHTING
--- SPLIT RAIL FENCE	
⊕ POST LIGHT	
⊖ BOULDER	





EXISTING CONDITIONS	PROPOSED
---19--- CONTOUR (10' INTERVALS)	○ TREE PROPOSED FOR REMOVAL
— PROPERTY LINE	⊕ NEW SHADE OR ORNAMENTAL TREE
⊙ STREET ADDRESS	⊞ EXISTING BENCH RETAINED IN GENERAL LOCATION BUT ADJUSTED and SET ON BENCHPAD TO ACCOMMODATE NEW SITE FEATURES
⊕ UTILITY POLE	⊗ NEW EVERGREEN TREE
⊞ UTILITY BOX	⊠ PROPOSED BENCH with BENCH PAD
⊞ BENCH	⊡ BOULDER 'PARK MARKER'
⊞ TABLE	⊢ INTERPRETIVE SIGN
⊙ DECIDUOUS TREE	⊣ PATH TO BE REMOVED
⊙ EVERGREEN TREE	⊤ NEW ACCESSIBLE WALK
⊙ SHRUB(S)	⊥ PARK BOUNDARY TO BE DEFINED USING BOULDERS, SPLIT RAIL FENCE OR OTHER MEANS
⊙ SANDY/NO GRASS	⊦ NEW PEDESTRIAN LIGHTING
— SPLIT RAIL FENCE	
⊙ POST LIGHT	
⊙ BOULDER	

**Wesleyan Park- Primary Design Objectives**

- Improve pedestrian circulation & seating, including accessibility
- Locate park identification
- Remove dead and/or declining trees
- Identify new street trees and infill planting
- Improve and retain areas of open lawn
- Identify area(s) of invasives management
- Identify areas of screen planting
- Delineate & enforce park boundaries

**MASTER PLAN**  
 FOR THE OAK BLUFFS PARKS COMMISSION  
  
**WESLEYAN PARK**  
  
 10.11.16 Scale: 1"=20'



## 2.5 *Suggested Tree List*

The findings of the *Open Space and Recreation Inventory/Conditions Assessment and Needs Analysis* (Phase 1), in addition to discussions throughout Phase 1 and 2 of this project, revealed the need for municipal, abutter and homeowner education regarding recommended plantings (native species). In an effort to promote healthy, sustainable and drought/salt tolerant species within Oak Bluffs parks, and general landscape overall, a ‘ Suggested Tree List’ has been developed that emphasizes native evergreen and deciduous tree species tolerant of the dry, sandy soil conditions found in the parks. The list should serve to guide future tree planting within Town-owned parks, and residential/commercial sites throughout the community.

## ***Suggested Trees for Oak Bluff's Historic Parks***

### Larger Deciduous Trees

- *Acer rubrum* (Red maple)
- *Betula nigra* (River birch)
- *Carya glabra* (Pig nut)
- *Celtis occidentalis* (Hackberry)
- *Nyssa sylvatica* (Tupelo, beetlebong)
- *Platanus occidentalis* (American sycamore)
- *Quercus alba* (White oak)
- *Quercus coccinea* (Scarlet oak)
- *Quercus rubra* (Red Oak)
- *Quercus stellata* (Post oak)
- *Prunus serotina* (Black cherry)
- *Tilia cordata* (Little leaf linden)

### Smaller Deciduous Trees

- *Amelanchier arborea* (Downy serviceberry)
- *Crataegus crus-galli* (Cockspur hawthorn)
- *Ostrya virginiana* (Hop hornbeam)
- *Quercus ilicifolia* (Scrub oak)

### Taller Evergreen Trees

- *Picea glauca* (White pine)
- *Pinus rigida* (Pitch pine)
- *Pinus sylvestris* (Scots Pine)

### Smaller Evergreen Trees

- *Chamaecyparis thyoides* (Atlantic white cedar)
- *Juniperus virginiana* (Red cedar)
- *Ilex opaca* (American Holly)
- *Thuja occidentalis* (Eastern arborvitae)

## ***References***

*Selection and Maintenance of Plant Materials for Coastal Landscapes*, UMass Extension.  
Landscape, Nursery & Urban Forestry Program

*Coastal Landscaping Plant List*, MA Executive Office of Energy and Environmental Affairs,  
MA office of Coastal Zone Management

*Trees and Shrubs for Coastal Environments*, Cape Cod Cooperative Extension

The Polly Hill Arboretum list.

## 2.6 *Planting, Pruning and Care Information*

Additional concerns reported in the *Open Space and Recreation Inventory/Conditions Assessment and Needs Analysis* (Phase 1) include those that can be remedied with simple modifications in human behavior such as planting trees and shrubs at proper depths, reducing mower damage and reducing heavy pruning of trees and shrubs. The following text and supporting graphics are intended to serve as resources for the municipality and residential/commercial sites across the community.

- Newly planted trees should be a minimum 2”-2.5” caliper. Tree species should be carefully specified to tolerate the soil and environmental conditions for each site. The ‘Suggested Tree list’ is provided for this purpose.
- Dig a saucer-shaped hole, three times the diameter and as deep as the root ball. Measure the depth of the root ball to make sure the root collar will be at or a little above ground level when your tree is planted. Do not disturb the soil at the bottom of the hole.
- Set the tree in the center of the hole. When moving the tree, handle it by the root ball. Don't move or lift the tree by the trunk as this can cause the root ball to separate from the trunk. Check the planting depth. If the root collar is below ground level, add and compact some soil under the root ball to bring the root collar up to slightly above ground level.
- Once the tree is in position, use wire cutters to cut vertically up the side the wire basket and peel it away. Remove all the rope and twine from the ball and all the nails that hold the burlap together. Pull the burlap back and cut away any loose material. Regular burlap under the root ball can remain in place, while vinyl or treated burlap should be removed completely.
- Inspect roots and root ball. Cut any roots encircling the trunk.
- Make sure your tree is straight and then firmly pack the original soil around the root ball making sure there aren't any air pockets. Keep backfilling until the soil is just below the root collar.
- Create a water-holding basin around the tree and give the tree a good watering. After the water has soaked in, spread protective mulch 2-3 inches deep covering the entire area of backfilled soil, keeping the mulch 4 inches away from the trunk.
- The soil and mulch around your trees should be kept moist but not soggy. During dry weather, generously water the tree every 7 to 10 days during the first year. Water slowly at the dripline.
- Remove any tags and labels from the tree as these will affect the tree as it grows. Prune any broken or dead branches. If the tree is adjacent to a walkway or parking area, remove or trim spreading branches to a height of 6’-4”.
- Stake the tree as shown in the detail, only if necessary due to windy site conditions or if the young tree is vulnerable to damage by pedestrians or vehicles.
- Trees should continue to be carefully looked after. Beyond watering, yearly maintenance should include pruning dead and/or crossing branches, mulching as needed to maintain 1’ minimum radius mulched bed around the tree. Total depth of mulch should never exceed 3” and mulch should be pulled away from the base of the trunk. ‘Tree Gators’ should be considered for watering purposes.

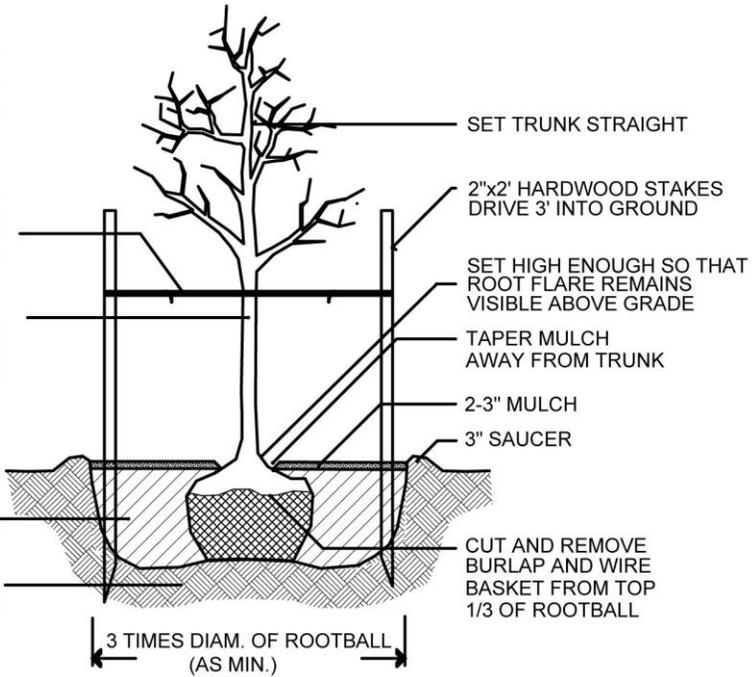
NOTE:  
TREES SHOULD BE STAKED  
ONLY ON WINDY SITES OR  
WHEN YOUNG TREES ARE VULNERABLE TO  
DAMAGE BY PEDESTRIANS OR CARS

GUY WEBBING ATTACHED  
NO HIGHER THAN 1/2 AND  
NO LOWER THAN 1/3 THE  
HEIGHT OF THE TREE  
MUST REMAIN 'SLACK'

REMOVE ALL  
NURSERY  
PROTECTION  
DEVICES

BACKFILL WITH NATIVE SOIL  
MIXED WITH COMPOST

UNDISTURBED  
SUBGRADE



## TREE PLANTING DETAIL

SCALE: NTS

- Appendix A*
- Project Announcement/Solicitation for Comments Certified Mailer*
  - Parks Commission Final Public Comment Work Session Certified Mailer*

# Town of Oak Bluffs Parks Commission

## Resources Inventory and Conditions Assessment

### Phase 1

The Town of Oak Bluffs, acting through its Parks Commission and Community Preservation Act Committee completed an *Open Space and Recreation Inventory and Conditions Assessment* of the Town's public parks during 2014. This project looked at the space (acreage) and facility (equipment and constructed features) standards of the Town as compared to what is recommended by the National Recreation and Parks Association. The project also included an inventory and conditions assessment of areas of vegetation, site amenities and furnishings within the Town's public parks. The Final Report is available on the Town's website: under Board/Committee tab, Parks Commission, then click on **'Resources Inventory & Conditions Assessment Phase 1'**

### Phase 2

The Town of Oak Bluffs, again acting through its Parks Commission and Community Preservation Act Committee, is currently working on advancing some of the recommendations identified in the Open Space and Recreation Inventory and Conditions Assessment. Phase 2 will include the development of Site Improvement Master Plans for ten prioritized parks, including: Hartford; Hiawatha; Nashawena; Naushon; Pennacook; Sunset Lake/Lakeside; Waban; Washington; Wesleyan; and Veira Parks. In general, these plans will include planting plans, recommended improvements for circulation and accessibility, and consideration of site furnishings and interpretive signage. Phase 2 will also include the development of two Town-wide informational fact sheets regarding *Native Species and Invasives Management and Planting, Pruning, and Long-Term Care of Vegetation*.

The Town and the Consultant Team have heard from a number of residents regarding their concerns for improvements to the parks listed and are reaching out to the community one last time before the master plan process moves forward. Comments received to date have been posted on the Town's website. We are interested in hearing suggestions from residents and business owners regarding how these parks are utilized, what is missing, what should be improved/enhanced, etc. If you live or work by one of these parks, utilize one of these parks, or are just interested in contributing to the improvement/enhancement of one/all of these parks, please contact Nicole Morey (Town of Oak Bluffs) or Craig Pereira (Consultant Team) with your suggestions and/or concerns. This last round of public comments will be open until January 31, 2016. Afterwards (mid to late February 2016), the Consultant Team will conduct an afternoon working session in Oak Bluffs, that will be open to the public.

### Contact

Nicole L. Morey  
Office Administrator  
Town of Oak Bluffs  
[nmorey@oakbluffsma.gov](mailto:nmorey@oakbluffsma.gov)  
Phone: (508) 693-0072

### Contact

Craig Pereira  
Project Manager  
Horsley Witten Group, Inc.  
[cpereira@horsleywitten.com](mailto:cpereira@horsleywitten.com)  
Phone: (401) 272-1717



The Town of Oak Bluffs, again acting through its Parks Commission and Community Preservation Act Committee, is currently working on advancing some of the recommendations identified in the *Open Space and Recreation Inventory and Conditions Assessment*. This current work, under Phase 2, includes the development of Site Improvement Master Plans for ten prioritized parks, including:

- Hartford
- Hiawatha
- Nashawena
- Naushon
- Pennacook
- Sunset Lake/Lakeside
- Waban
- Washington
- Wesleyan
- Veira

The Town and Consultant Team (Horsley Witten Group, Inc. and Bradford Associates LLC) have conducted a number of public outreach and engagement efforts since Phase 2 commenced in August 2015, including:

- A Project Announcement/Solicitation for Comments mailer went out to abutters within 300 feet of any of the identified parks above (mailed August 21, 2015). Over 20 residents responded with their concerns for individual parks including how these parks are utilized, what's missing, what should be improved/enhanced, etc., in addition to the Town's efforts surrounding park planning in general.
- A Public Drop-In Session was held on April 21, 2016. Over 25 residents participated in a brief presentation by the Consultant Team, followed by a working session where participants were able to speak with representatives from the Town and Consultant Team as well as mark-up draft Master Plans with specific concerns. In general, these plans include planting plans, recommended improvements for circulation and accessibility, and consideration of site furnishings and interpretive signage.

Upon completion of Phase 2, as represented on the draft master plans, the Town envisions reclaiming these parks with clearly delineated boundaries through the use of split-rail fencing, landscape boulders as well as tree and shrub plantings. The Town and the Consultant Team are reaching out to those abutters they believe will be specifically impacted by any site improvements suggested on the draft plans for their input prior to finalizing the full set of Site Improvement Master Plans. The draft plans are available on-line at:

<http://www.oakbluffsma.gov/157/Parks-Recreation> under the *Resource Inventory & Conditions Assessment (Phase 2)* heading. Representatives from the Town and Consultant Team will host a meeting to hear comments and concerns from the abutters specifically impacted on \_\_\_\_\_, 2016 at \_\_\_\_\_ in the \_\_\_\_\_.

If you have specific questions prior to the meeting, please contact:

Nicole Morey (Town of Oak Bluffs)  
Oak Bluffs Highway Department Office Administrator  
[nmorey@oakbluffsma.gov](mailto:nmorey@oakbluffsma.gov)  
(508) 693-0072

Craig Pereira (Consultant Team)  
Project Manager – Horsley Witten Group  
[cpereira@horsleywitten.com](mailto:cpereira@horsleywitten.com)  
(401) 272-1717

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Amy Billings, Chair – Parks Commission  
Town of Oak Bluffs, MA

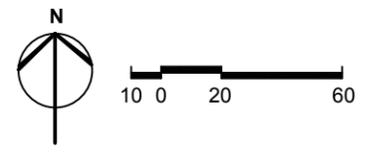
*Appendix B*  
*– Existing Conditions Plans*



**LEGEND**

- 19--- CONTOUR (10' INTERVALS)
- PROPERTY LINE
- ⑤4 STREET ADDRESS
- ⊕ UTILITY POLE
- UTILITY BOX
- ▬ BENCH
- ▭ TABLE
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB(S)
- POOR TREE
- DEAD/VERY POOR TREE
- SEVERLY SANDY/NO GRASS
- +— SPLIT RAIL FENCE
- POST LIGHT
- BOULDER

EXISTING CONDITIONS  
**HARTFORD PARK**  
 4.21.16 Scale: NTS

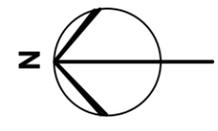




13 BOWLING ALLEY

**LEGEND**

- 19--- CONTOUR (10' INTERVALS)
- PROPERTY LINE
- (54) STREET ADDRESS
- ⊕ UTILITY POLE
- UTILITY BOX
- ▬ BENCH
- ▭ TABLE
- DECIDUOUS TREE
- ⊗ EVERGREEN TREE
- SHRUB(S)
- POOR TREE
- DEAD/VERY POOR TREE
- SEVERLY SANDY/ NO GRASS
- SPLIT RAIL FENCE
- POST LIGHT
- BOULDER



EXISTING CONDITIONS  
**HIAWATHA PARK**  
 4-21.16  
 Scale: NTS

GRANT LANE

CIRCUIT AVENUE

HIAWATHA AVENUE

POCASSET AVENUE

15

16

18

62

66

26

74

29

137

141

145

113

119

121

125

131

135

10

12

14

16

18

37

42

42

44

44

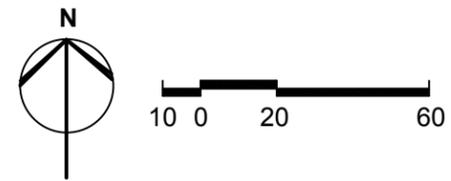
46

50

BENCH

SIDEWALK

BOWLING ALLEY



EXISTING CONDITIONS  
**NASHAWENA & NAUSHON PARKS**  
 4.21.16 Scale: NTS

**LEGEND**

- 19--- CONTOUR (10' INTERVALS)
- PROPERTY LINE
- ⑤4 STREET ADDRESS
- ⊕ UTILITY POLE
- UTILITY BOX
- BENCH
- ▣ TABLE
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB(S)
- POOR TREE
- DEAD/VERY POOR TREE
- SEVERLY SANDY/NO GRASS
- SPLIT RAIL FENCE
- POST LIGHT
- BOULDER

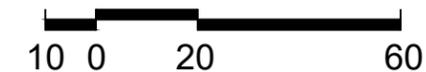


**LEGEND**

- 19--- CONTOUR (10' INTERVALS)
- PROPERTY LINE
- ⑤4 STREET ADDRESS
- ⊕ UTILITY POLE
- UTILITY BOX
- ▬ BENCH
- ▭ TABLE
- DECIDUOUS TREE

- EVERGREEN TREE
- SHRUB(S)
- POOR TREE
- DEAD/ VERY POOR TREE
- SEVERLY SANDY/ NO GRASS
- SPLIT RAIL FENCE
- POST LIGHT
- BOULDER

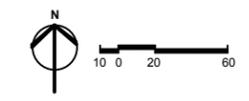
EXISTING CONDITIONS  
**PENNACOOK PARK**  
 4.21.16 Scale: NTS





### LEGEND

- 19--- CONTOUR (10' INTERVALS)
- PROPERTY LINE
- ⑤4 STREET ADDRESS
- ⊕ UTILITY POLE
- UTILITY BOX
- ▬ BENCH
- ▭ TABLE
- DECIDUOUS TREE
- ⊗ EVERGREEN TREE
- ⊙ SHRUB(S)
- ⊖ POOR TREE
- DEAD/ VERY POOR TREE
- SEVERLY SANDY/ NO GRASS
- +— SPLIT RAIL FENCE
- POST LIGHT
- ⊙ BOULDER



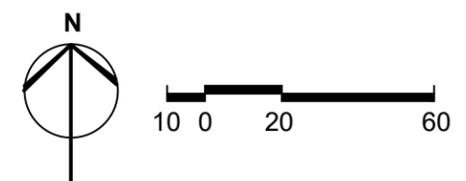
EXISTING CONDITIONS  
**SUNSET PARK**  
 4.21.16 Scale: NTS



**LEGEND**

- 19--- CONTOUR (10' INTERVALS)
- PROPERTY LINE
- ⑤4 STREET ADDRESS
- ⊕ UTILITY POLE
- UTILITY BOX
- ▬ BENCH
- ▭ TABLE
- DECIDUOUS TREE
- ⊗ EVERGREEN TREE
- ⊕ SHRUB(S)
- ⊖ POOR TREE
- ⊖ DEAD/VERY POOR TREE
- SEVERLY SANDY/ NO GRASS
- SPLIT RAIL FENCE
- POST LIGHT
- ⊖ BOULDER

**EXISTING CONDITIONS**  
**VEIRA PARK**  
 4.21.16 Scale: NTS



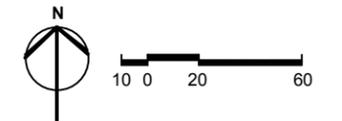


**LEGEND**

- 19--- CONTOUR (10' INTERVALS)
- - - - - PROPERTY LINE
- (54) STREET ADDRESS
- ⊕ UTILITY POLE
- UTILITY BOX
- BENCH
- TABLE
- DECIDUOUS TREE

- EVERGREEN TREE
- SHRUB(S)
- POOR TREE
- DEAD/VERY POOR TREE
- SEVERLY SANDY/ NO GRASS
- SPLIT RAIL FENCE
- POST LIGHT
- BOULDER

**EXISTING CONDITIONS**  
**WABAN PARK**  
 4.21.16 Scale: NTS



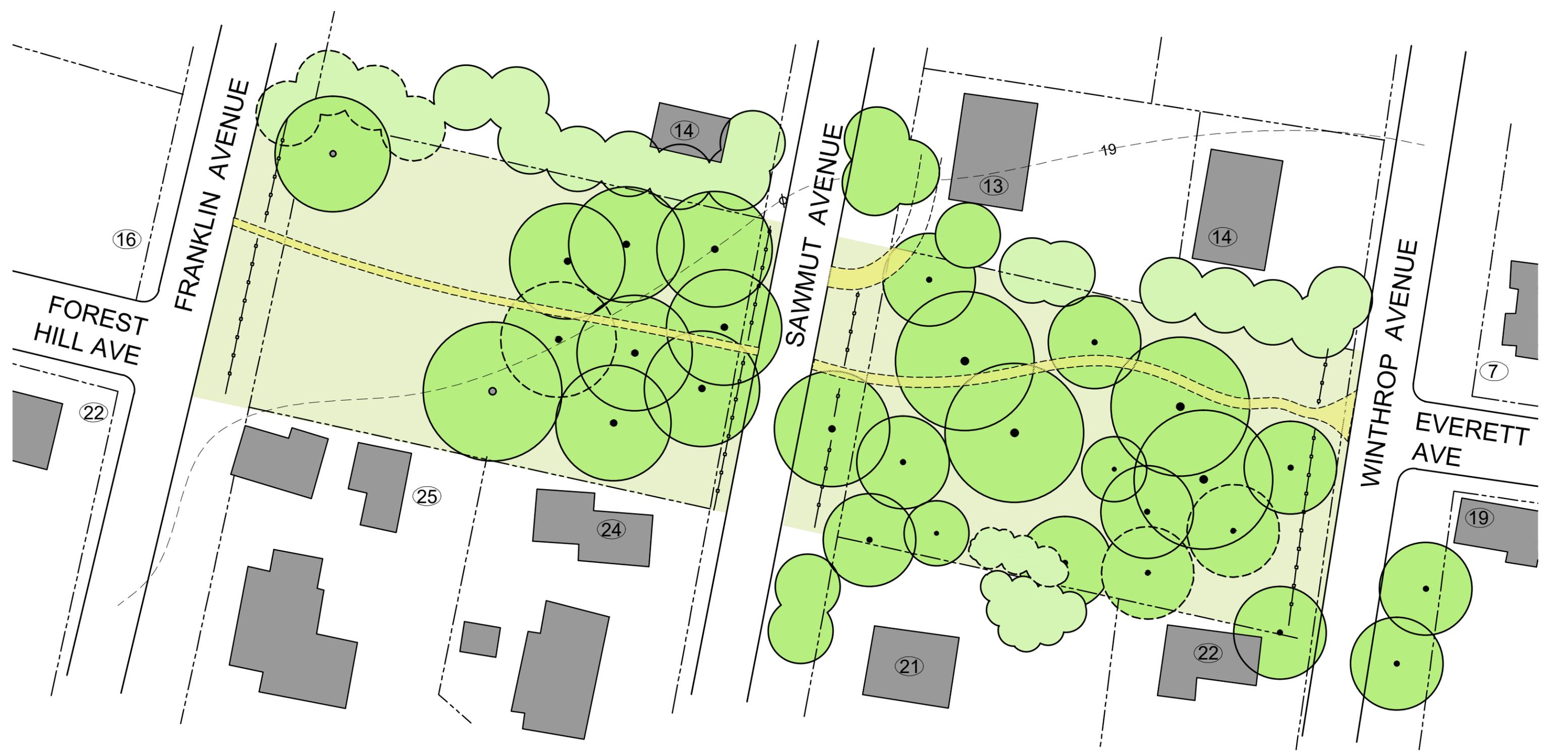
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### LEGEND

- 19--- CONTOUR (10' INTERVALS)
- - - - - PROPERTY LINE
- 54 STREET ADDRESS
- ⊕ UTILITY POLE
- ▣ UTILITY BOX
- ▬ BENCH
- ▭ TABLE
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB(S)
- POOR TREE
- DEAD/VERY POOR TREE
- SEVERLY SANDY/NO GRASS
- +— SPLIT RAIL FENCE
- POST LIGHT
- BOULDER

EXISTING CONDITIONS  
**WASHINGTON PARK**  
 4.21.16  
 Scale: NTS



**LEGEND**

- 19--- CONTOUR (10' INTERVALS)
- PROPERTY LINE
- ⑤4 STREET ADDRESS
- ⊕ UTILITY POLE
- UTILITY BOX
- BENCH
- TABLE
- DECIDUOUS TREE

- EVERGREEN TREE
- SHRUB(S)
- POOR TREE
- DEAD/VERY POOR TREE
- SEVERLY SANDY/ NO GRASS
- SPLIT RAIL FENCE
- POST LIGHT
- BOULDER

EXISTING CONDITIONS  
**WESLEYAN PARK**  
 4.21.16 Scale: NTS

