

# **Pines Boat House**

## **Community Preservation Proposal**



An example of what the project would look like.  
(Wellesley College/Newton Country Day School shared shellhouse, Newton MA.)

**Submitted by: Denise Dembkoski, Finance Director**

# Pines Boat House Community Preservation Proposal

## A. Applicant Information:

Name of Applicant	Denise Dembkoski
Name of Co-Applicant, if applicable	Board of Selectmen and City of Haverhill
Contact Name	Denise Dembkoski
Mailing Address	183 Main Street
City	Groveland
State	MA
Zip Code	01834
Daytime Phone	978-556-7204
Email Address	<a href="mailto:ddembkoski@grovelandma.com">ddembkoski@grovelandma.com</a>

## B. Location of Project

Name of Project	Pines Recreation Area Boat House
Address of Project (or assessor's parcel id)	187 Main Street

## C. Funding Information

CPA Category: (Include all that apply):

Open space	
Historic preservation	
Recreation	XXXX
Community housing	

## D. Project Cost

CPA Funding Requested	\$130,000
Total Cost of Proposed Project	\$130,000

## 1. Description

- a. Give a description of the project in a brief narrative (50 words or less.)

These funds would be used to build a 70 x 25 foot boat house to house rowing skulls. This is a joint project with the Town of Groveland and City of Haverhill and Haverhill High School and Pentucket Regional School.

## 2. Goals

- a. What are the goals of the proposed project? To house shells for a joint school rowing program with Haverhill and PRSD and to develop a community rowing program allowing residents to access the river to row.

- b. Who will benefit and why? The students at Haverhill High School and PRSD in the rowing program will benefit the most, but eventually we believe our residents will also benefit from having a rowing program open to the region.

## 3. Community Need

- a. Why is this project needed? To enhance the community's access to the river, while providing opportunities to Pentucket students that do not currently exist.

- b. How does it address needs identified in existing Town plans? Our goal is to enhance the Pines Recreation Area for all residents and demographics. Adding a rowing program to the Pines will allow opportunities for current students that do not exist. We believe this program will expand use of the Pines and bring non-residents to our town.

## 4. Community Support

- a. What is the nature and level of support and/or opposition for this project? This project was developed from a community group consisting of Senator Tarr, Representative Mirra, Senator DiZoglio, Mass Development, Mass Department of Conservation and Recreation, as well as members of the City of Haverhill, Town of Groveland, Chamber of Commerce, and the Merrimack Valley Planning Commission. The group presented the project to the Board of Selectmen, on January 22, 2019, who unanimously approved support and offered the land at the Pines to construct the boat house.

## 5. Timeline

- a. What is the schedule for project implementation? The goal would be to put the project out to bid for construction in July 2020.

- b. Include a timeline for all critical milestones. Ideally, the boat house would be complete when the Fall 2020 rowing season begins.

## 6. Implementation

- a. Who will be responsible for implementing the project? Denise Dembkoski

- b. Who will be the project manager? Denise Dembkoski with the assistance of Ellen Minzner, Director of Inclusion & Advocacy for Community Rowing, Inc., former coach of the US Paralympic Rowing Program, and former Director of the Greater Lawrence Community Rowing Program

- c. What relevant experience does the project manager have? Ms. Dembkoski has the experience for procurement and has overseen many recreational projects throughout town, specifically the rehabilitation of the Bagnall School fields, the Pines playground expansion, and the development of the Pines utility field, while Ms. Minzner has the experience of the structure

that is needed and all the contacts for the area rowing programs that could assist us and provide their plans.

#### 7. Success Factors

a. How will the success of this project be measured? The success of this project will be measured as the high school students will have secured access to their boats to grow their program.

#### 8. Budget

a. What is the total budget for the project and how will CPA funds be spent? \$130,000, all CPA funds would be used for the construction of the boat house with a fence, minimal electricity, including some lights and one security camera, inclusive of prevailing wage costs. The boat house will be a basic post and beam flow through building made from prefab steel to be used for compensatory storage with six to eight racks inside the building and three or four racks outside the building.

#### 9. Other Funding / Matching

a. What additional funding sources are available, committed, or under consideration? There will be no additional funding for the construction of this boat house. The additional funds for the joint school program will be primarily from Haverhill, providing the boats and coaches. The City of Haverhill will expend approximately \$25,000 to add Pentucket to the Program on top of the \$30,000 needed to run a program. In addition, the City of Haverhill has pledged the funds to replace our existing docks at the Pines to new ADA compliant docks. Our goal is to make access to the river fully accessible to all.

The Town has previously applied for a Mass Development Technical Assistance Grant for this project, but was denied, due to the competitiveness of the grant. In addition we have worked closely with DCR on any opportunities they may have, but our project is much smaller than the grants they provide.

#### 10. Maintenance

- a. If ongoing maintenance is required for your project, how much will it cost? There will be minimal ongoing maintenance costs and will be built into developing a community rowing program.
- b. If ongoing maintenance is required for your project, how will it be funded?

#### 11. Additional Information

Provide the following additional information, as applicable.

Board of Selectman Chair Dunn has been in contact with Conservation Commission Chair Mike Dempsey regarding the structure and its proximity to the river. We are taking all steps to ensure the project will be fully in compliance with Conservation, regarding the filing of an NOI and making sure the structure is a basic flow through building, as to not impact the flood zone or cause any river concerns.





