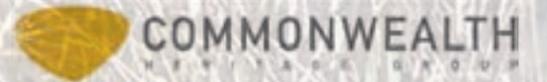


# PUBLIC MEETING- PONKAPOAG POND MASTER PLAN & FISHERMAN'S COVE IMPROVEMENTS UPDATE

6/8/2022



## DCR MISSION

To protect, promote and enhance our  
commonwealth of natural, cultural  
and recreational resources  
for the well-being of all.

# Meeting Logistics

- You will have the opportunity to submit comments over the course of the next two weeks at:
  - DCR Public Comments <https://www.mass.gov/forms/dcr-public-comments>
- Two ways to ask questions during the meeting
  - Use chat feature
  - Raise your hand using the Zoom function, and you will be given permissions to unmute and speak.
- *Please note that this public information meeting will be recorded; the recording will be a public record.*



# Commonwealth of Massachusetts

Governor

**Charles D. Baker**

Lieutenant Governor

**Karyn E. Polito**

Energy and Environmental Secretary

**Bethany A. Card**

Department of Conservation and Recreation Acting Commissioner

**Stephanie C. Cooper**

# GOALS



**RESPECT  
CULTURAL  
RESOURCES**



**PROTECT  
NATURAL  
RESOURCES**



**ENHANCE  
VISITOR  
EXPERIENCE**

# MASTER PLAN PROCESS

This Ponkapoag Pond Master Plan was achieved through a collaborative process led by DCR, supported by their consultant team, and informed by an engagement process, which included meetings with the working group, stakeholder group, and the general public.

## **The engagement process included:**

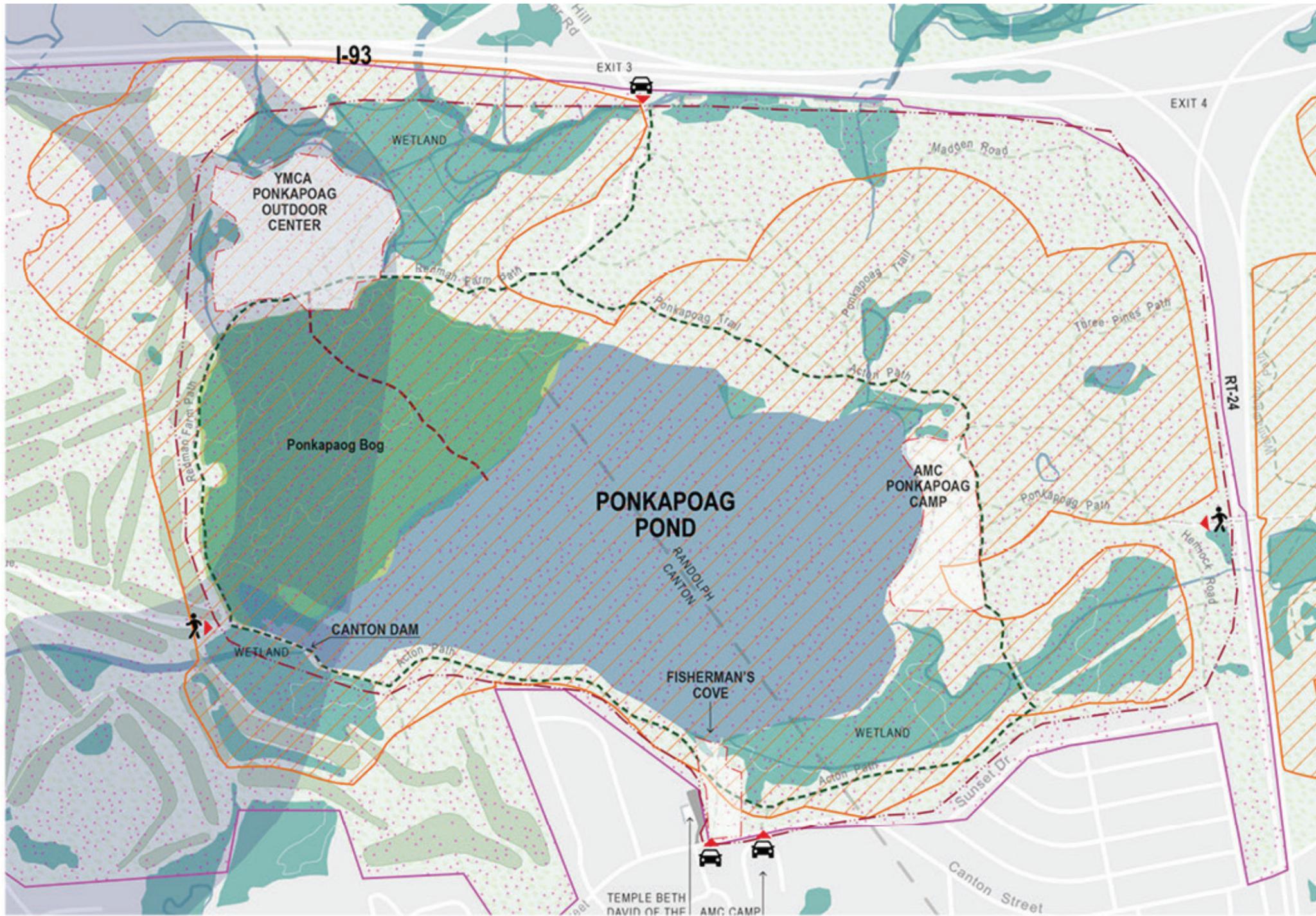
**A. Working Group Site Visits and Meetings:** The Working Group consisted of volunteers from the Friends of the Blue Hills, staff and volunteers from AMC Ponkapoag Camp staff, and YMCA staff. The consultant team conducted multiple site visits with DCR staff and the Working Group to collect information and confirm site, building, and utility conditions. Site visits and meetings consisted of:

- Kick Off meeting with The Working Group on June 22, 2021;
- Green Dot Loop Trail site walk and meeting on July 19, 2021;
- Site visit and meetings at AMC Camp, YMCA Camp and Fisherman's Cove on July 26, 2021;
- Site visit and meeting at YMCA Camp on August 16, 2021, to obtain more detailed information; and
- Site visit and meeting at AMC Camp on August 31, 2021 to obtain more detailed information.

**B. The consultant team and DCR then met with the Working Group** on November 16, 2021 to present initial findings and Master Plan recommendations.

**C. Stakeholder Engagement:** DCR officials and staff met with the Stakeholder Group, which included officials from the towns of Randolph and Canton, state officials, and abutting property owners.

**D. Public Presentation:** A public presentation prepared by the consultant team and organized by DCR was held virtually on Zoom on December 8, 2021. There are approximate 84 attendees of which 69 were from public and 15 were from DCR and the design team.

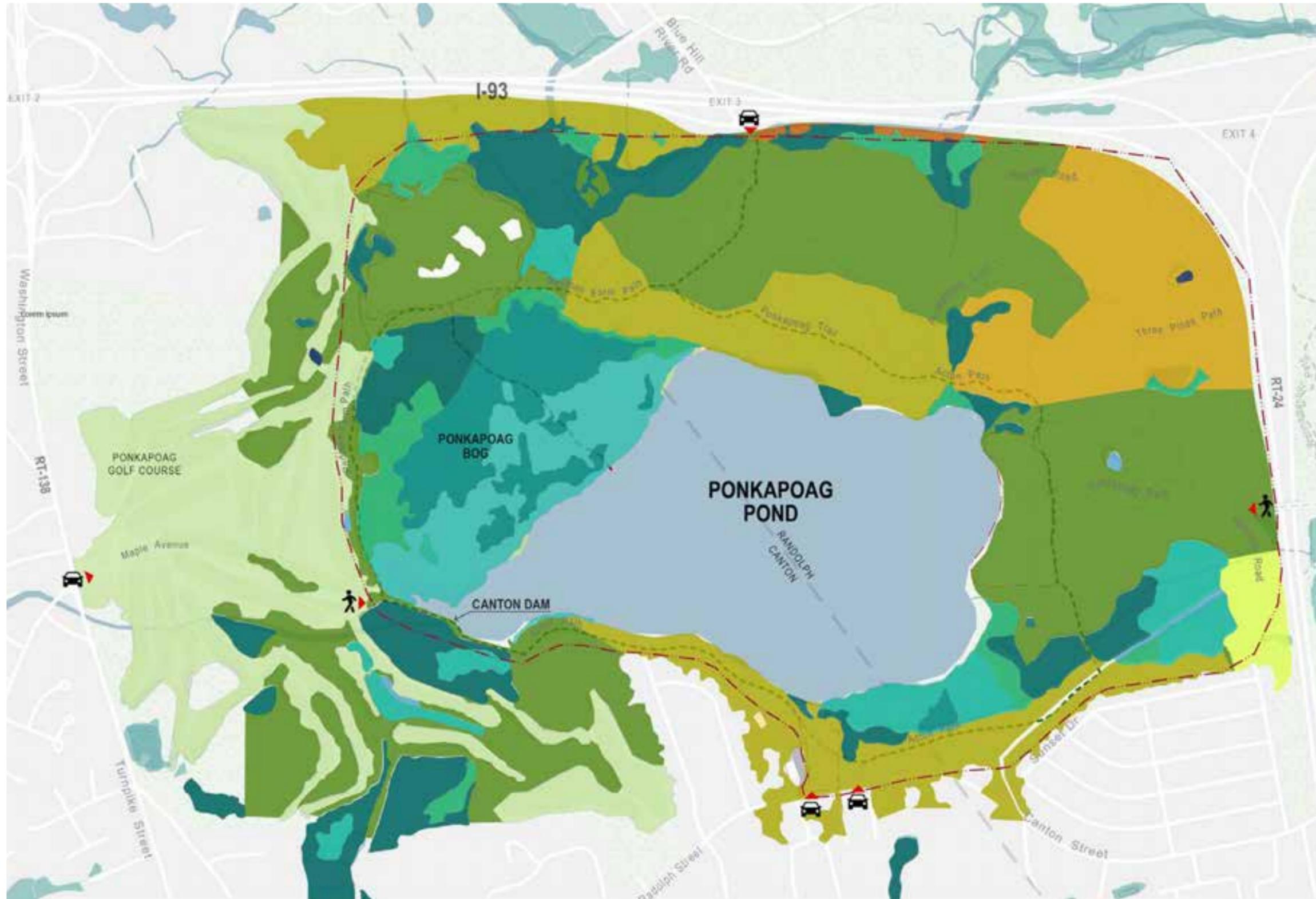


**LEGEND**

- MASTER PLAN STUDY AREA
- ENTRANCE - VEHICULAR/ PEDESTRIAN
- ENTRANCE - PEDESTRIAN ONLY
- AQUIFERS
- AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)
- ATLANTIC WHITE CEDAR BOG
- WETLAND
- NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) RARE SPECIES

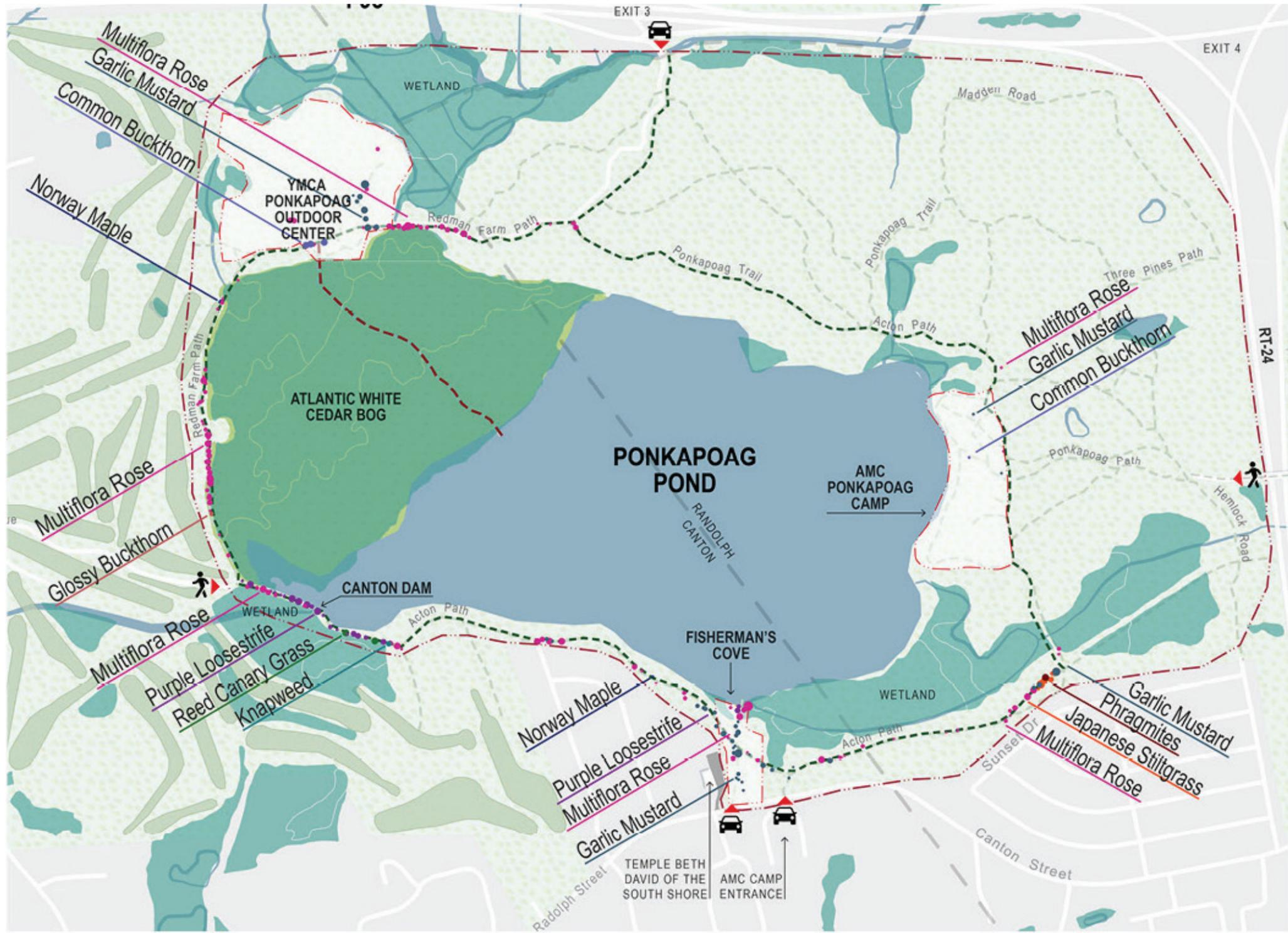
Scientific Name	Common Name	Taxonomic Group	State Status
<i>Scheuchzeria palustris</i>	Pod-grass	Plant	Endangered
<i>Lycopus rubellus</i>	Taperleaf water-horshound	Plant	Endangered
<i>Callophrys hesseli</i>	Hessel's hairstreak	Butterfly/Moth	Special Concern
<i>Papaiperna appassionsata</i>	Pitcher plant borer	Butterfly/Moth	Threatened
<i>Williamsonia lintneri</i>	Ringed boghaunter	Dragonfly	Threatened
<i>Enallagma daeckii</i>	Attenuated bluet	Damselfly	Threatened
<i>Enallagma pictum</i>	Scarlet bluet	Damselfly	Threatened
<i>Ligumia nasuta</i>	Eastern pondmussel	Mussel	Special Concern
<i>Ambystoma opacum</i>	Marbled salamander	Amphibian	Threatened

Figure 2-12. Table of nine state-listed species were identified within these habitat areas. The species listed above are protected under the Massachusetts Endangered Species Act (MESA, M.G.L. c. 131A) and its implementing regulations (321 CMR 10.00). State-listed wildlife are also protected under the Massachusetts Wetlands Protection Act (WPA, M.G.L. c. 131, s. 40) and its implementing regulations (310 CMR 10.00).



**PONKAPOAG PLANT COMMUNITIES**

- Forest - Oak - Hardwood
- Forest - Mixed Oak
- Forest - Red Maple
- Forest - White Pine - Hardwood
- Forest - White Pine - Oak
- Golf Course
- Shallow Marsh Meadow Or Fen
- Bog
- Shrub Swamp
- Wooded Swamp Deciduous
- Wooded Swamp Coniferous
- Wooded Swamp Mixed Trees



- LEGEND**
- MASTER PLAN STUDY AREA
  - ▲ (Car icon) ENTRANCE - VEHICULAR/ PEDESTRIAN
  - ▲ (Person icon) ENTRANCE - PEDESTRIAN ONLY
  - (Blue circle) *Acer platanoides* (Norway Maple)
  - (Dark blue circle) *Alliaria petiolata* (Garlic Mustard)
  - (Pink circle) *Centaurea stoebe* (Spotted Knapweed)
  - (Red circle) *Frangula alnus* (Glossy Buckthorn)
  - (Purple circle) *Lythrum salicaria* (Purple Loosestrife)
  - (Orange circle) *Microstegium vimineum* (Japanese Stiltgrass)
  - (Green circle) *Phalaris arundinacea* (Reed Canary grass)
  - (Brown circle) *Phragmites australis* (Common Reed)
  - (Light blue circle) *Rhamnus cathartica* (Common Buckthorn)
  - (Pink circle) *Rosa multiflora* (Multiflora Rose)



*Alliaria petiolata*  
Garlic Mustard



*Rosa multiflora*  
Multiflora Rose



*Frangula alnus*  
Glossy Buckthorn



*Microstegium vimineum*  
Japanese Stiltgrass



*Lythrum salicaria*  
Purple Loosestrife



*Berberis thunbergii*  
Japanese Barberry



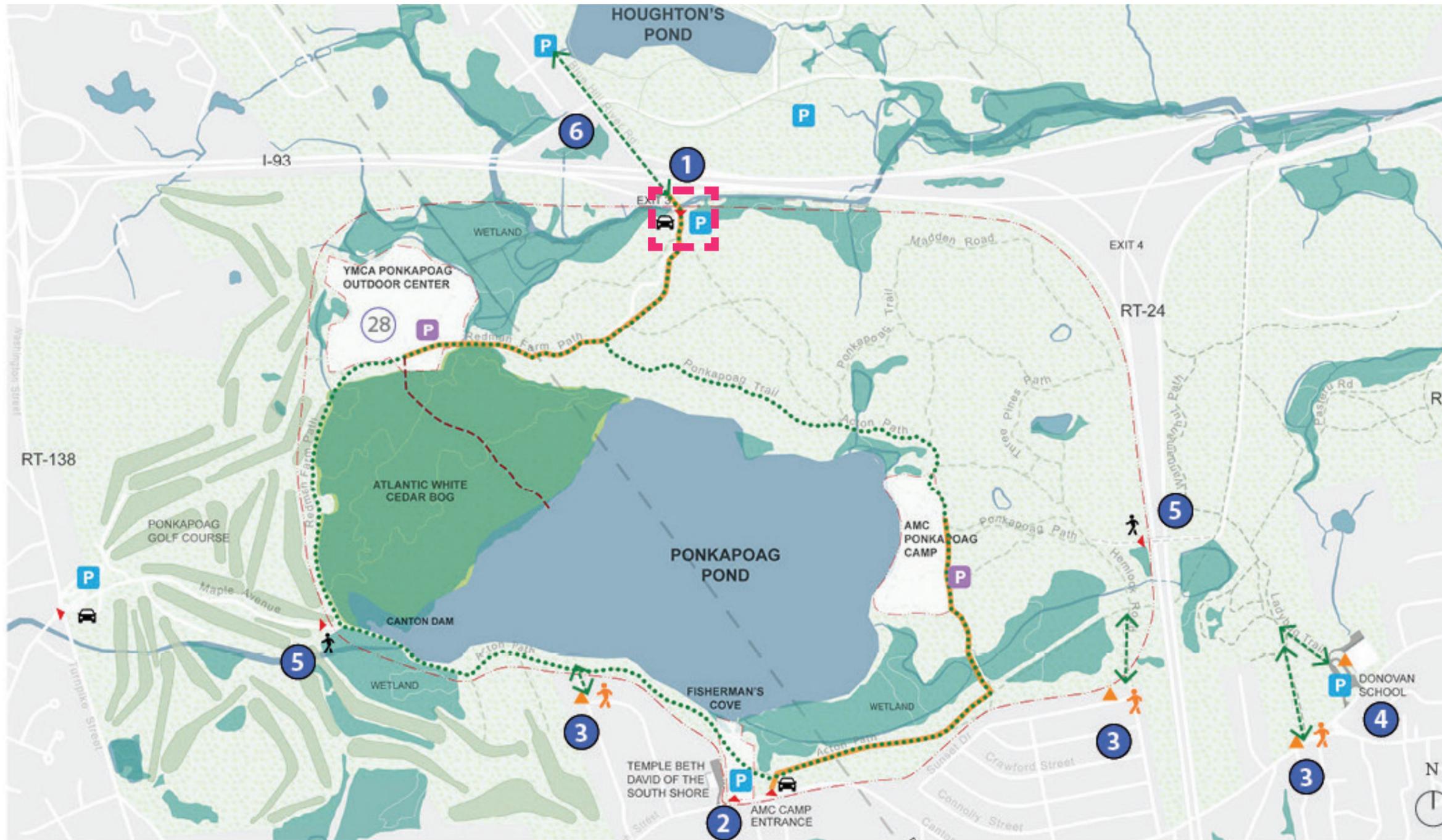
*Phragmites australis*  
Common Reed



*Centaurea stoebe*  
Spotted Knapweed



*Phalaris arundinacea*  
Reed Canary grass



- 1 North Entrance
- 2 South Entrance / AMC Ponkapoag Camp Entrance
- 3 Trail Connections to Adjacent Neighborhoods
- 4 Donovan School Parking lot - owned by Town of Randolph
- 5 West and East Entrance
- 6 Houghton's Pond Site 5 West Parking Lot



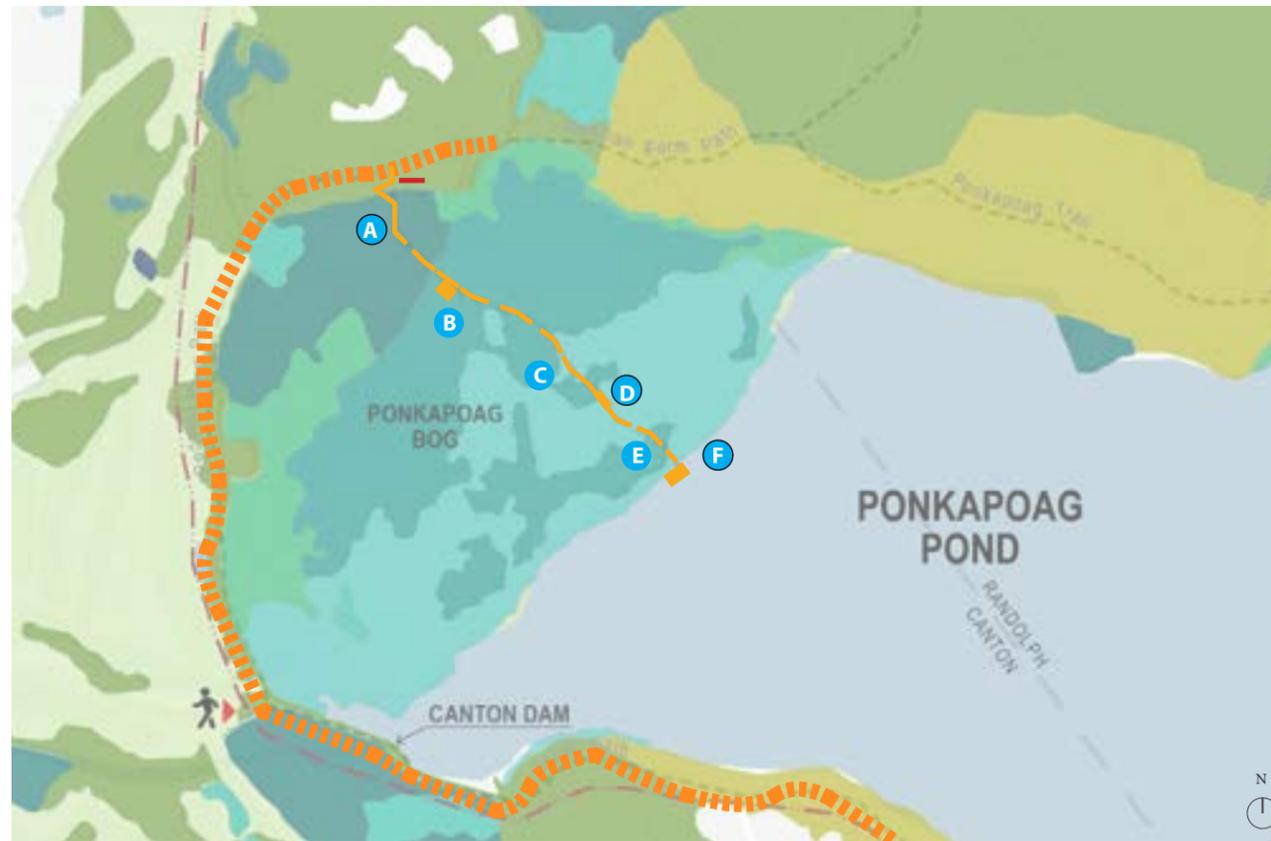
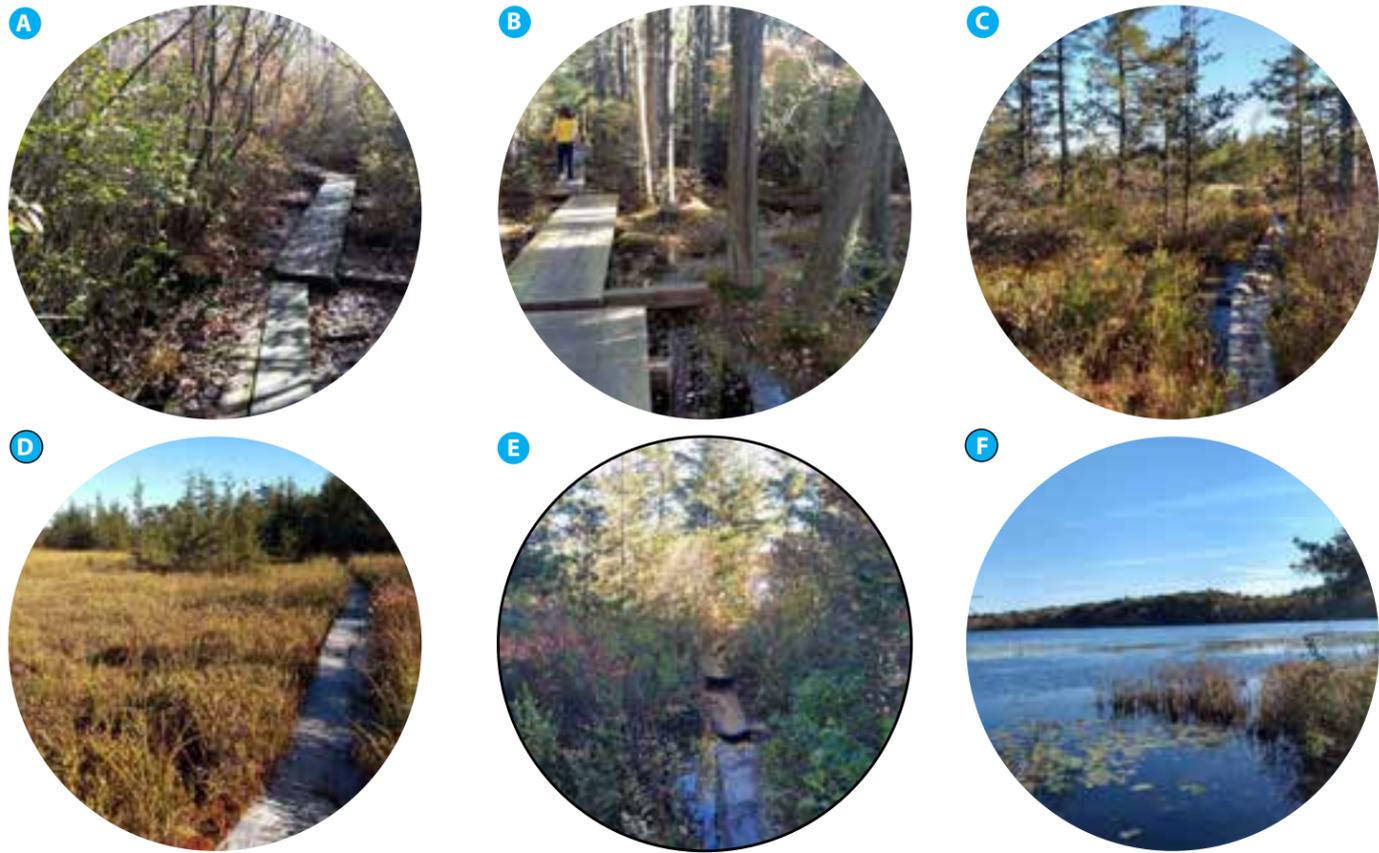
North Entrance - Improvement Recommendations. Parking spaces increases from 11 to 16.

LEGEND

- GREEN-DOT LOOP - 3.9 MILE
- TRAILS
- TRAILS WITH VEHICULAR ACCESS
- BOARDWALK
- ▲ (car icon) ENTRANCE - VEHICULAR/ PEDESTRIAN
- ▲ (pedestrian icon) ENTRANCE - PEDESTRIAN ONLY
- ▲ (pedestrian icon) NEW PARK SIGNAGE TO IDENTIFY PEDESTRIAN ENTRANCE
- P PARKING
- P (with car icon) PERMITTED PARKING
- ↔ STRENGTHEN EXISTING TRAIL CONNECTION TO THE NEW PEDESTRIAN ENTRANCES



- 1. ACCESSIBLE TRAIL
- 2. BEST MANAGEMENT PRACTICES
- A 3. SITE FURNITURE - PICNIC TABLES OR BENCHES
- P 4. ACCESSIBLE ACCESSIBLE PORTABLE TOILET
- 5. TRAIL AND GOLF COURSE RE-ALIGNMENT
- 6. TRAIL EROSION CONTROL



Precedent images of accessible boardwalk and observation platforms.



- 1 Provide improved accessible paths between camp facilities, including the lodge, restroom, parking lot, picnic area, and accessible cabins by minor regrading, improving trail surfaces, and/or adding elevated slope walkways/ramps.
- 2 Provide designated accessible parking spaces at the existing parking lot in front of the lodge, and provide accessibility compliance routes of travel between the lodge, picnic area, and restrooms
- 3 Designate an accessible parking space adjacent to the Stose cabin and from this cabin provide an accessibility compliant sloped walkway/ elevated ramp to the boat dock and swimming area
- 4 Provide a new day-use parking lot on a relatively site near the caretaker's lodge and visually buffer from the public along the Green Dot Loop trail
- 5 Provide regrading and improved surfacing for multi-use areas
- 6 Consider expanding permitting and use of Missionary Point area including the pavilion, boat storage, and tent sites beyond its current use
- 7 Proposed improvements to minimize ground disturbance and avoid lowering the existing grade to protect potential or known buried archaeological resources
- 8 Provide supplemental native plantings to serve as barriers and help stabilize the slopes along the trails running parallel to the contours adjacent to steep slope per Ponkapoag Pond and Bog Landscape Management Plan (LMP).

**LEGEND**

●●●● GREEN DOT LOOP TRAIL - 3.9 MILE	PROPOSED ACCESSIBLE PARKING SPACE	----- PROPOSED ACCESSIBLE PATH
* ORIGINAL CABINS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES	PROPOSED ACCESSIBLE RESTROOM	PROPOSED SCREENING PLANTING
PERMITTED PARKING LOT - EXISTING	PROPOSED PARKING LOT	..... PROPOSED PLANTING ALONG TRAIL
PERMITTED CABIN PARKING SPACE - EXISTING	PROPOSED ACCESSIBLE CABIN	----- PROPOSED LEASING AREA - 18 ACRES



- 1 AMC Ponkapoag Lodge Renovations**
- Accessibility improvements, including door opening and threshold modifications.
  - Replace existing T-11 siding with new stained or painted cedar clapboard siding.
  - Replace existing asphalt roof with new asphalt or cedar shingle roof.
  - Replace existing awning window units with new awning window units.
  - Replace existing skylights with new operable and screened skylights to improve ventilation.
  - Kitchen renovation to include potable water source and hot and cold water sink, electric cooking and refrigeration.
  - Replace existing plumbing, electrical and fire alarm systems, including implementation of new LED lighting.
  - Remove existing west-facing; replace with a new screened porch.

- 2 Accessible Restroom Facilities**
- Demolish two (2) existing toilet facilities; replace with a new, ≈150 SF accessible restroom facility that can accommodate two (2) unisex restrooms, both with composting toilets, hot and cold water sinks and new LED lighting.
  - Construct a second accessible restroom facility accommodating two (2) unisex restrooms; locate near the southern parking area / Duncan Cabin.

- 3 Sheldon Cabin and Storage Shed**
- Replace existing exterior cladding at both cabin and shed; replace with new stained or painted cedar clapboard siding.
  - Replace existing asphalt roof at both cabin and shed; replace with new asphalt or cedar shingle roof.
  - Replace existing gutters and downspouts with new gutters and downspouts.
  - Renovate cabin interior to include new kitchen, laundry and bathroom with composting toilet and shower.
  - Utilities upgrades including new plumbing to accommodate domestic hot and cold water, new electrical wiring and new all-electric heating system.
  - Install new leach field or gray water tank tied to new kitchen, laundry and bathroom.

- 4 Historic Cabin Stabilization and Preservation**
- Develop stabilization and preservation plan in collaboration with the Massachusetts Historical Commission
  - Repair and/or replace damaged structural log elements with in-kind material.
  - Where appropriate, remove non-historic elements on the interior and exterior to enhance legibility of the historic cabin.
  - Where possible, refurbish historic materials, including original window and door units, screen panels, trim elements, non-structural half-log exterior wall cladding, flooring and chinking (i.e., the mortar-like seal between logs)

- 5 Cabin Improvements**
- Accessibility retrofit of Marian, Duncan and Pine cabins.
  - Continued ongoing annual maintenance of all cabins to address minor repairs and material replacements.

- Additional Improvements**
- Repair and/or replace damaged wall cladding, trim elements and doors with in kind materials at oldest storage building adjacent to North Cabin.
  - Replace roofing material at oldest storage building adjacent to North Cabin.
  - Remove generator shed and related equipment and piping. Cap wellhead. Replace with new potable water well(s) serving the Lodge, Sheldon Cabin and the new accessible restroom facilities.
  - Install a new ground-mounted solar array east of Sheldon Cabin to provide electricity and hot water to the Lodge, Sheldon Cabin and the new accessible restroom facilities. The solar new solar array will also serve a new all-electric heating system in Sheldon.

**LEGEND**

- ● ● ● GREEN DOT LOOP TRAIL - 3.9 MILE
- ✳ ORIGINAL CABINS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES
- ♿ PROPOSED ACCESSIBLE RESTROOM
- 🏠 PROPOSED ACCESSIBLE CABIN



- 1 Provide regrading and improved trail surfacing for multi-use areas
- 2 Provide regrading and resurfacing of the YMCA bus parking lot and incorporate rain gardens or other BMPs for stormwater improvements prior to stormwater runoff entering the bog
- 3 Provide designated and signed accessible parking spaces within or adjacent to the parking lot to provide accessibility compliance routes of travel between the lodge and bus parking lot.
- 4 Provide accessibility compliant paths between camp facilities, such as lodge, restroom, parking lot, picnic area, pavilions, recreational areas, etc.
- 5 Provide an enlarged stage area and seating layout to accommodate additional camper capacity and additional and varied recreational programming
- 6 Replace the non-functioning shallow pool with a splash pad
- 7 Provide regraded and new basketball court surfacing and basketball goals
- 8 Proposed improvements to minimize ground disturbance and avoid lowering the existing grade to protect potential or known buried archaeological resources
- 9 Provide new site areas to accommodate additional recreational programming
- 10 Provide one (1) new pavilion structure and additional outdoor classroom space
- 11 Provide an expanded vegetable garden in a raised bed
- 12 Remove and mitigate invasive and poisonous plants and restore and replant with native plants
- 13 Provide an accessibility compliant drinking fountain

LEGEND

GREEN DOT LOOP TRAIL - 3.9 MILE	PROPOSED ACCESSIBLE PARKING SPACE	PROPOSED ACCESSIBLE PATH
PERMITTED PARKING LOT - EXISTING	PROPOSED ACCESSIBLE RESTROOM	PROPOSED LEASING AREA - 25 ACRES
	PROPOSED ACCESSIBLE LODGE AND CABIN	



**LEGEND**

- ● ● ● GREEN DOT LOOP TRAIL - 3.9 MILE
- \* ORIGINAL CABINS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

- PROPOSED ACCESSIBLE RESTROOM
- PROPOSED ACCESSIBLE CABIN

**1 YMCA Ponkapoag Outdoor Center Lodge**

- Renovation of the Lodge's former apartment. Include a new storage space(s) and a new or expanded kitchen area with adequate space for the large commercial refrigerators, coolers and storage cabinets that currently occupy a corner of the multi-purpose room.
- Provide increased ventilation throughout the lodge, including new screens for existing operable windows and/or replacement windows that are operable with screens.
- Provide wood screen enclosure around existing dumpsters. Locate enclosure to minimize impacts on view corridors and accessible walkways.

**2 Accessible Restroom Facilities**

- Option 1 (Preferred Approach): Replace existing single-story restroom building with a new restroom building that can accommodate accessible, multi-fixture spaces for girl and boy campers. Within the same building, consider an additional gender-neutral accessible restroom and a covered porch area with an accessible drinking fountain and water bottle-filling station. Use low flow plumbing fixtures, or composting toilets and LED lighting to improve energy performance.
- Option 2: Renovate the existing building to accommodate an accessible stall in both the girl's and boy's restrooms. Replace all plumbing fixtures with new low-flow fixtures. Replace lighting with more energy efficient, LED lighting. Provide ventilation improvements. Remove the non-code compliant exterior drinking fountain. Replace with an accessible drinking fountain and water bottle filling station, ideally located under a covered porch.
- Consider new construction of additional single fixture, gender-neutral accessible restroom facility(ies) to replace portable toilet facilities currently deployed throughout the site.

**3 Arts and Crafts Cabin / Science Cabin**

- Provide accessibility to the building interior, including a new compliant ramp and entry door.
- Repair/replace rotted exterior materials. Consider new, rodent-proof base detail at building perimeter, raising wood materials off of the ground to reduce rot.
- Replace roofing material and edge flashing. Add gutters and downspouts to reduce run-off onto existing deck and new ramp.
- Upgrade existing electrical systems. Replace existing interior and exterior lighting with energy-efficient, LED lighting.

**4 Pavilions**

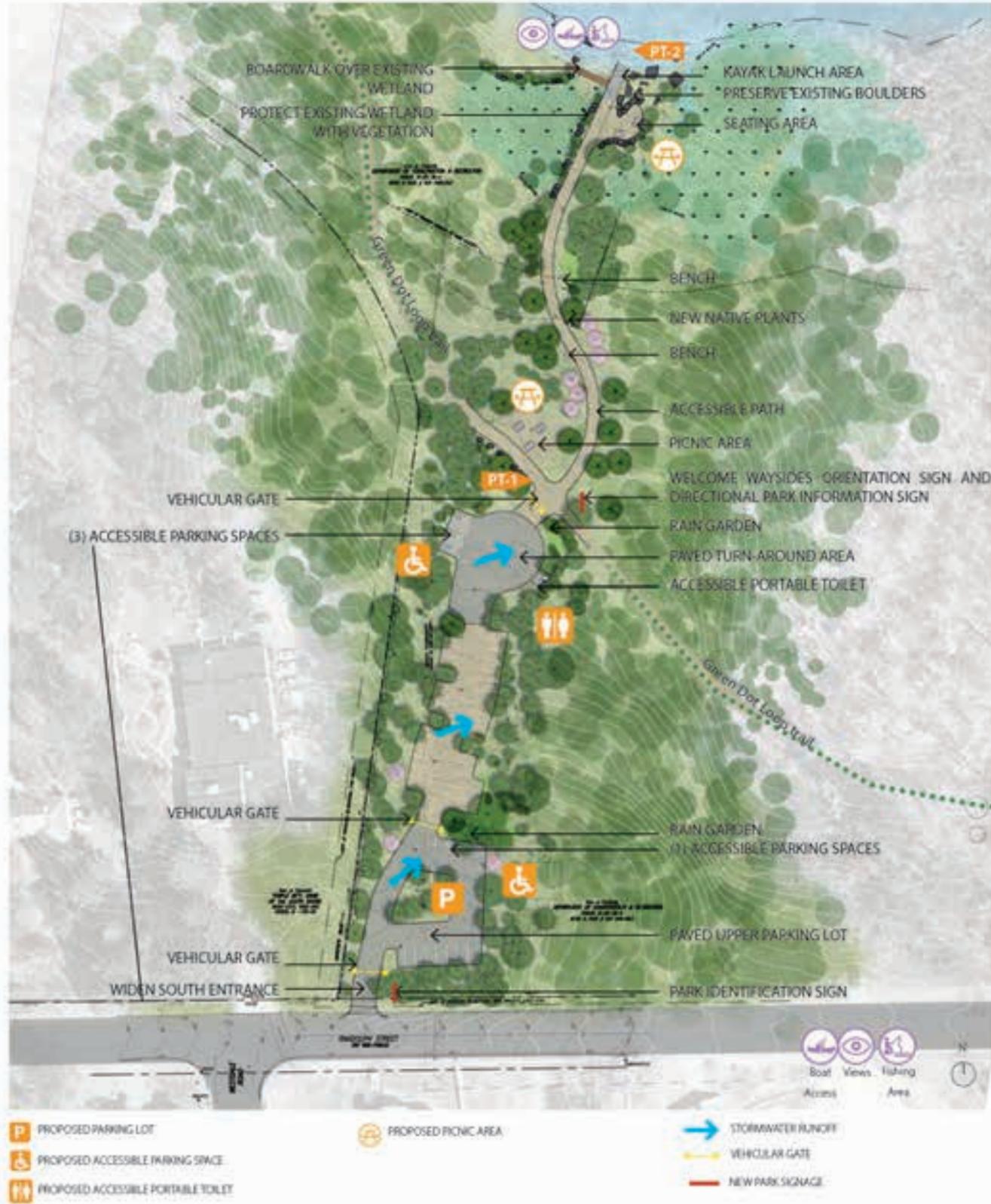
- Add a fourth pavilion to match the design of the three existing pavilions.
- Add sliding wood panels to perimeter of pavilion seating areas that can offer weather protection and a wall surface for display / whiteboard installations
- Consider adding LED lighting to improve low light conditions on cloudy days.
- Modify center area of the pavilion to accommodate lockable storage space(s).

**5 Theater Stage**

- Provide a new, expanded and raised stage with accessible ramp access.
- Consider construction of a wood backdrop structure with integral lighting and audio-visual capability

**6 Pool Bath House**

- Option 1 (Preferred Approach): Replace existing single-story concrete block bath house with a new wood-framed bath house accommodating accessible, multi-fixture restroom, private shower and changing room spaces for girl and boy swimmers. Within the same building, consider an additional gender-neutral accessible restroom. Use low flow plumbing fixtures, or composting toilets and LED lighting to improve energy performance.
- Option 2: Renovate the existing bath house to accommodate a new accessible stall in both the girl's and boy's restrooms. Add slip-resistant epoxy topcoat to existing concrete flooring in restroom, communal shower and changing room areas. Replace all plumbing fixtures with new low-flow fixtures. Replace lighting with more energy efficient, LED lighting. Provide ventilation improvements. Replace changing room benches with accessible fixed seating.



South entrance at Fisherman's Cove



Fisherman's Cove is a popular spot for boating, wading and picnic. Rutting and erosion along the path all the way down to the water at Fisherman's Cove



Deficient boat loading/ unloading at the gate



Precedent image of picnic areas in the wood



Precedent image of picnic area near water



-  PROPOSED PARKING LOT
-  PROPOSED ACCESSIBLE PARKING SPACE
-  PROPOSED ACCESSIBLE PORTABLE TOILET

-  STORMWATER RUNOFF
-  VEHICULAR GATE
-  NEW PARK SIGNAGE



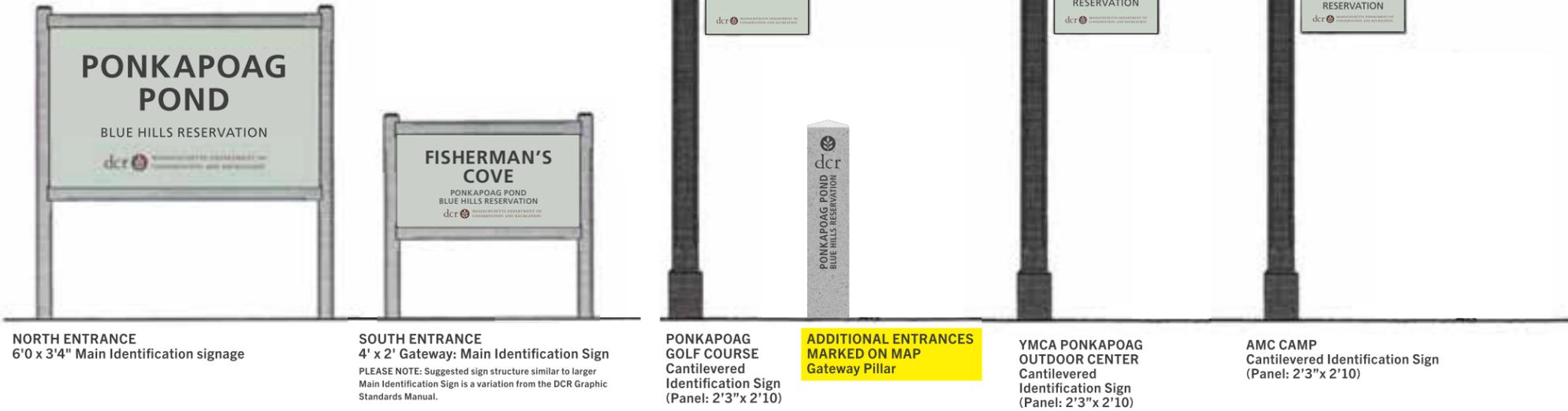


- PROPOSED PARKING LOT
- PROPOSED ACCESSIBLE PARKING SPACE
- PROPOSED ACCESSIBLE PORTABLE TOILET
- PROPOSED PICNIC AREA
- STORMWATER RUNOFF
- VEHICULAR GATE
- NEW PARK SIGNAGE



**SIGN TYPES  
AT PONKAPOAG POND**

**Identification Signage  
for various locations listed:**



**NORTH ENTRANCE**  
6'0 x 3'4" Main Identification signage

**SOUTH ENTRANCE**  
4' x 2' Gateway: Main Identification Sign  
PLEASE NOTE: Suggested sign structure similar to larger Main Identification Sign is a variation from the DCR Graphic Standards Manual.

**PONKAPOAG GOLF COURSE**  
Cantilevered Identification Sign (Panel: 2'3"x 2'10")

**ADDITIONAL ENTRANCES MARKED ON MAP**  
Gateway Pillar

**YMCA PONKAPOAG OUTDOOR CENTER**  
Cantilevered Identification Sign (Panel: 2'3"x 2'10")

**AMC CAMP**  
Cantilevered Identification Sign (Panel: 2'3"x 2'10")

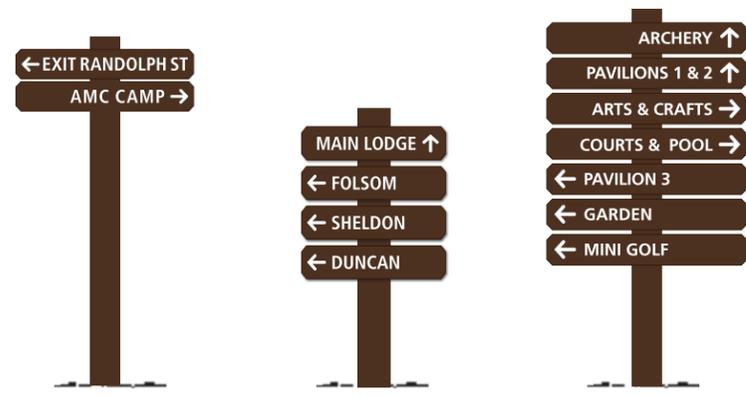
**Welcome Orientation Waysides:**



**WELCOME WAYSIDE ORIENTATION SIGN / 2 Panel Layout** with posting space/ High quality glazed panel that will allow posted items in cabinet with magnet closure. (Panel: 3' x 3'6")

**WELCOME WAYSIDE ORIENTATION SIGN / 1 Panel Layout** (Panel: 3' x 3'6")

**Directional Signage  
for various locations listed:**



**INTERNAL PARK INFORMATION SIGN / near AMC Camp entrance** (Sign: 3'0" x 6'0")

**INTERNAL PARK INFORMATION SIGN / at AMC Camp** (Sign: 2'0" x 3'9")

**INTERNAL PARK INFORMATION SIGN / at YMCA Camp** (Sign: 3'0" x 6'0")

**Examples of new Rules and Regulation Signage:**



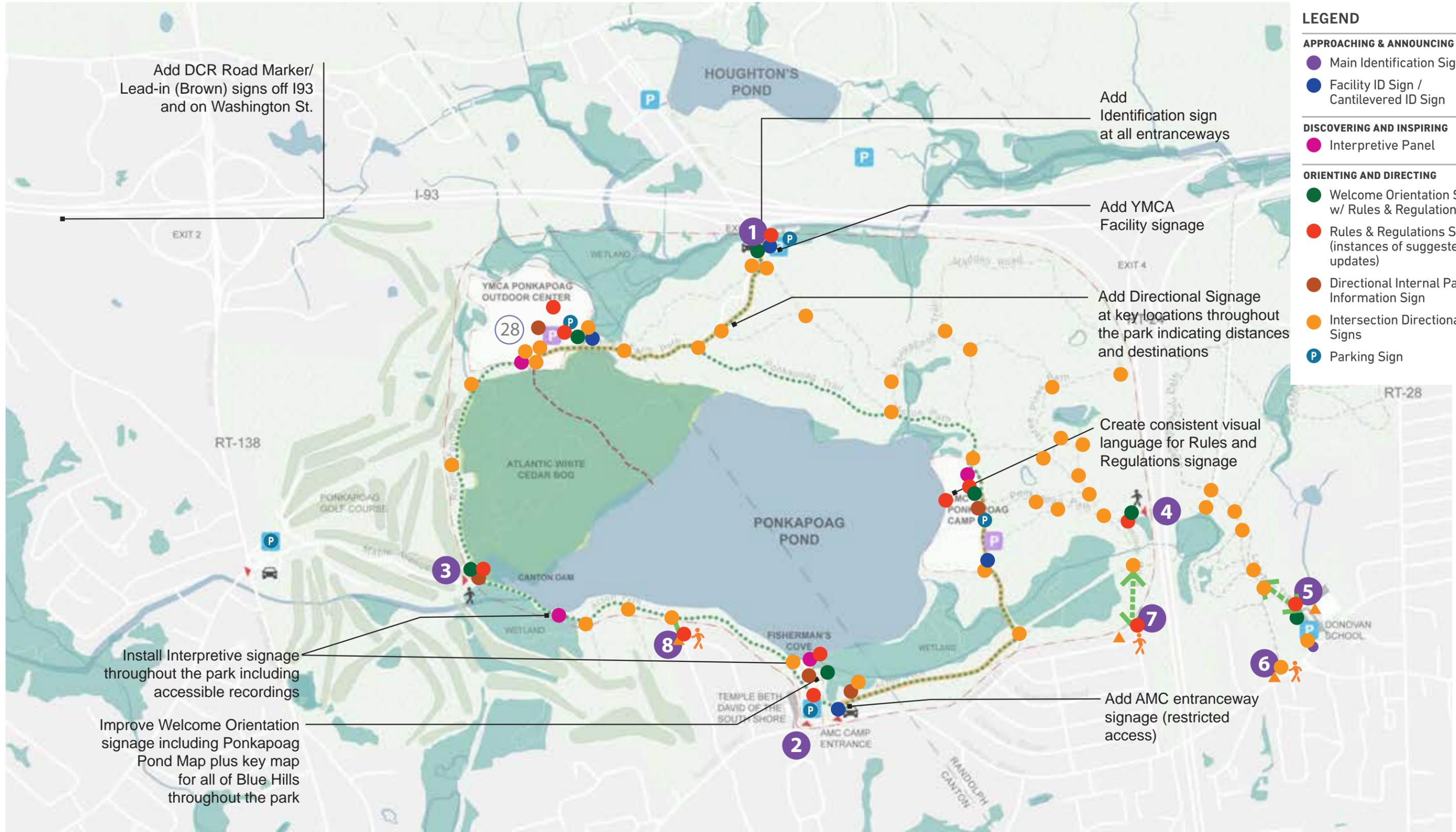
**INTERSECTION DIRECTIONAL SIGN** (Sign: 18" x 11.75")

**SAFETY AND RULES SIGN** (Panel: 1'6" x 2'6")

**ACCESSIBLE PARKING DIRECTIONAL SIGN** (Panel: 1' x 1'6")

**PARKING SIGN** (Panel: 4.5" x 4.5")

**VARIOUS RULES SIGN** (Panel: 1' x 1'6")



# NEXT STEP AND SCHEDULE

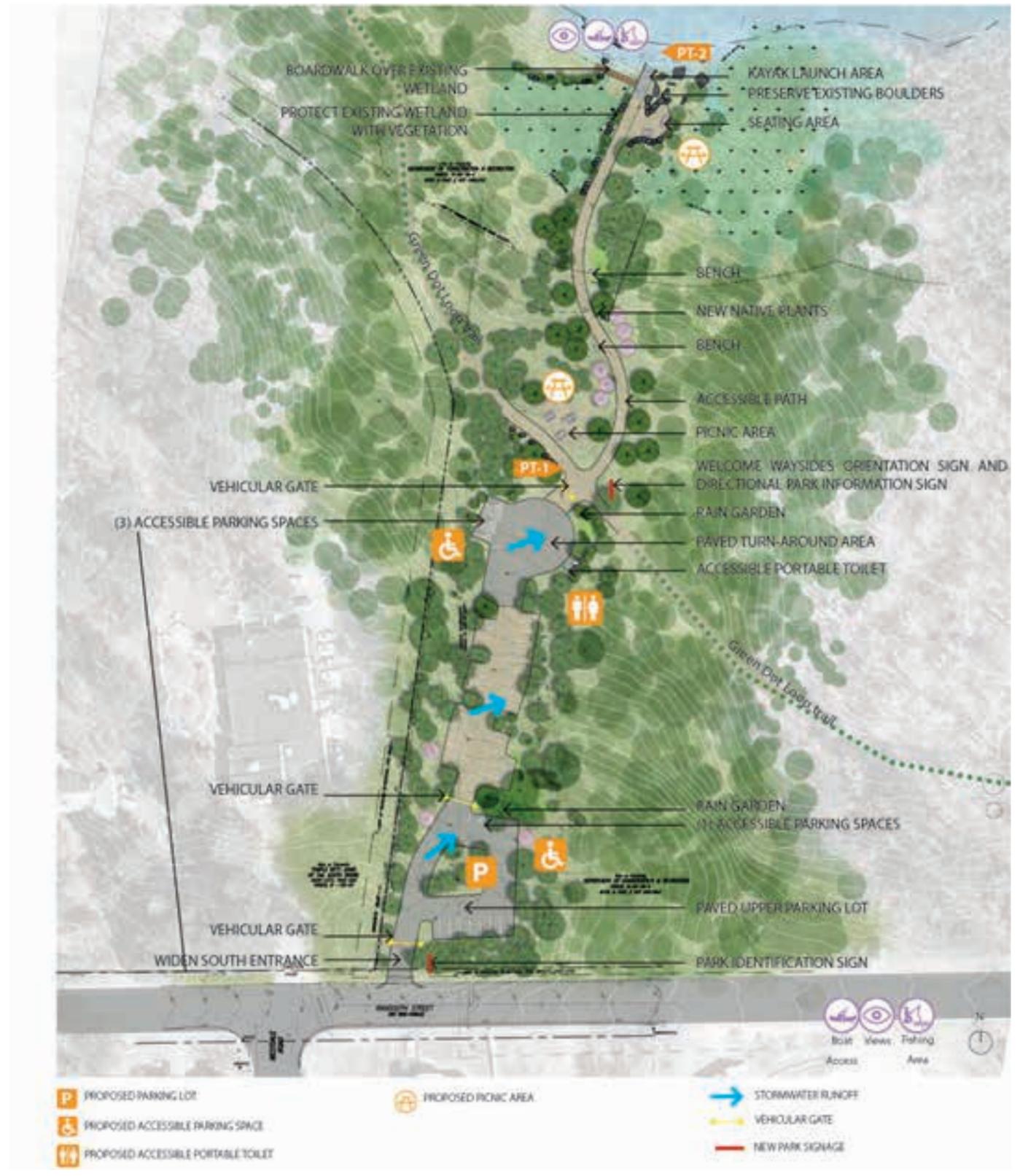
- Submittal of Master Plan: June 2022
- Submittal of Landscape Management Plan: June 2022
- Fisherman's Cove Permitting: Summer/Fall 2022
- Fisherman's Cove Construction: 2023

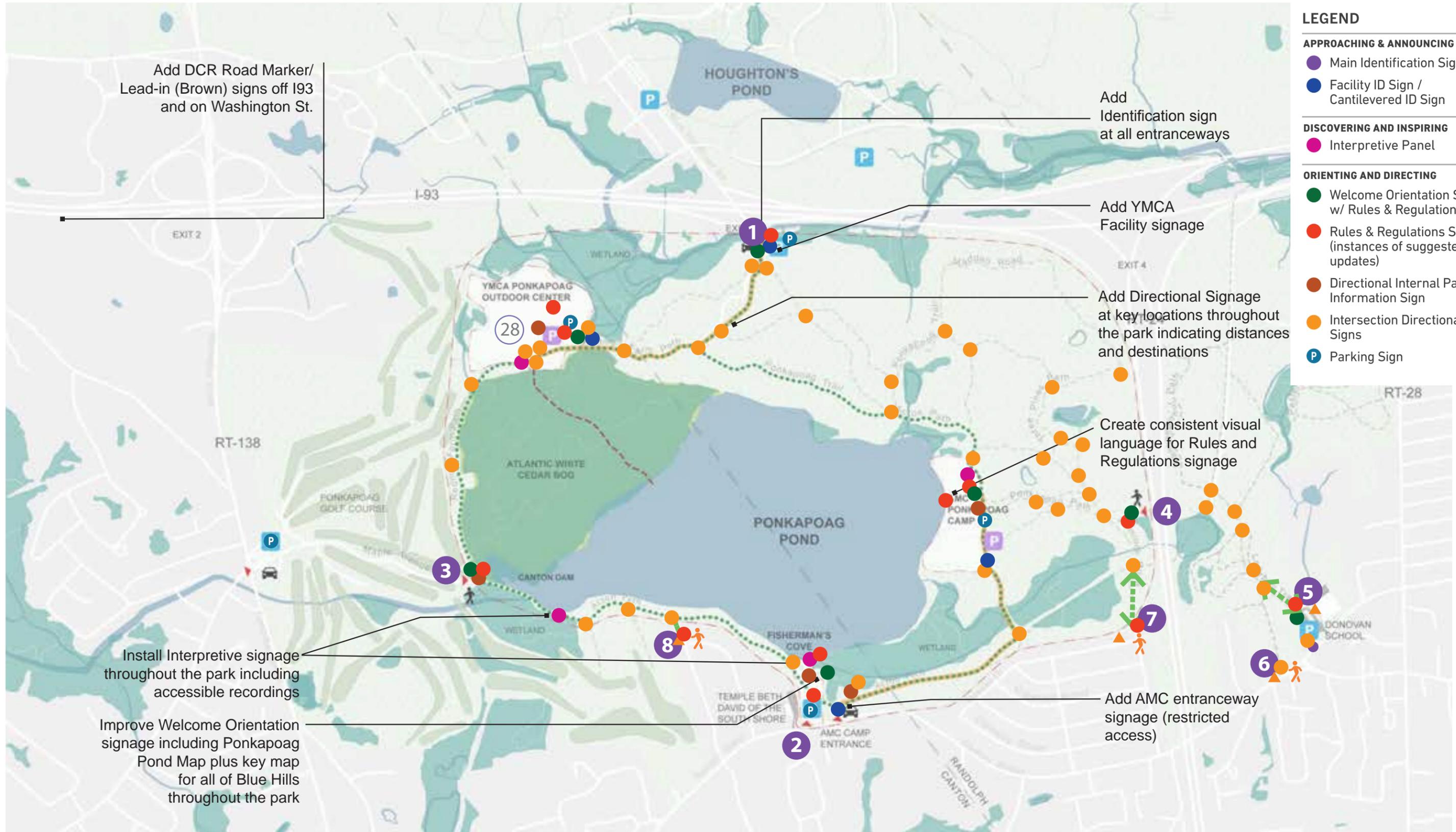


**QUESTIONS & COMMENTS**



- 1. ACCESSIBLE TRAIL
- 2. BEST MANAGEMENT PRACTICES
- A 3. SITE FURNITURE - PICNIC TABLES OR BENCHES
- P 4. ACCESSIBLE PORTABLE TOILET, E.T.
- 5. TRAIL AND GOLF COURSE RE-ALIGNMENT
- 7. TRAIL EROSION CONTROL





**LEGEND**

- APPROACHING & ANNOUNCING**
  - Main Identification Sign
  - Facility ID Sign / Cantilevered ID Sign
- DISCOVERING AND INSPIRING**
  - Interpretive Panel
- ORIENTING AND DIRECTING**
  - Welcome Orientation Sign w/ Rules & Regulation Icons
  - Rules & Regulations Sign (instances of suggested updates)
  - Directional Internal Park Information Sign
  - Intersection Directional Signs
  - Parking Sign

## Additional Information

- Recording and tonight's slide deck will be available at:
  - [www.mass.gov/dcr/past-public-meetings](http://www.mass.gov/dcr/past-public-meetings)
- If you have comments on this project:
  - *Submit online:* [www.mass.gov/dcr/public-comment](http://www.mass.gov/dcr/public-comment)
  - *Deadline: Wednesday, June 22, 2022*

*Please note: the contents of comments submitted to DCR, including your name, town and zip code, will be posted on DCR's website. Additional contact information provided, notably email address, will only be used for outreach on future updates to the subject project or property.*

- If you wish to subscribe to a DCR general information or project-related listserv: contact DCR's Office of Community Relations via email at [mass.parks@mass.gov](mailto:mass.parks@mass.gov)



**THANK YOU**