



November 5, 2018

Wakefield-Lynnfield Rail Trail project

Update for Lynnfield Board of Selectmen

Lynnfield Recreational Path Committee

Our Mission

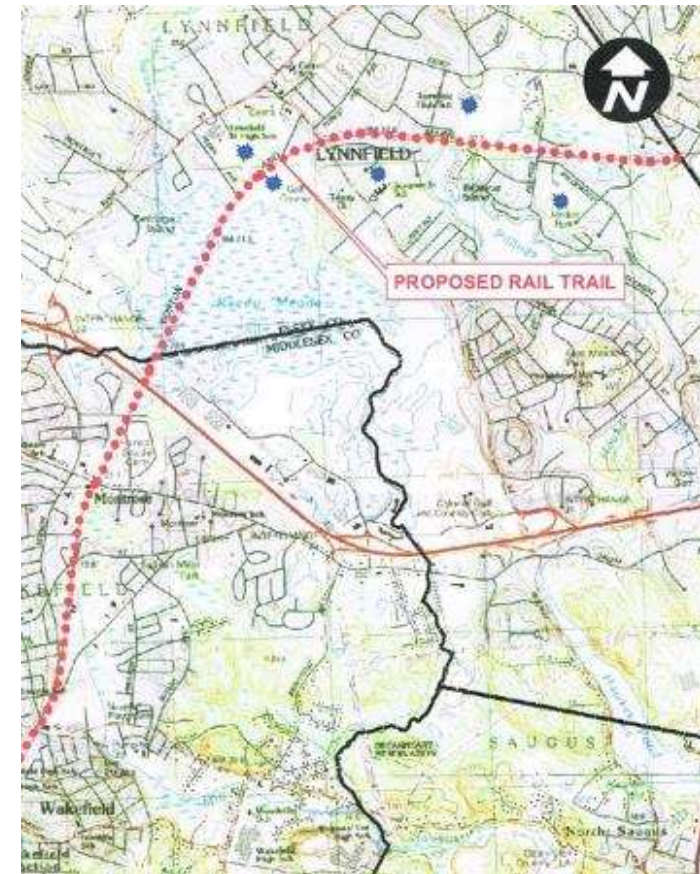
The mission of the Recreational Path Committee is to **identify linear corridors** that offer opportunities for conversion into trails, **assess potential for development** and **study the feasibility and design** of such a trail conversion. The Committee is to help **identify and address the many questions and concerns** that the residents of Lynnfield may have regarding any potential project.

Adopted by the Lynnfield Board of Selectmen, March 2017

Agenda

1. Overview of the Proposed Trail
2. Summary of our previous update and community engagement
3. New updates
 - Status of design
 - Funding and estimated costs
 - Contract overview
 - Mitigating risk of contamination
 - Parking
 - Recent survey results
 - New documents on the Town website

Where is the Wakefield/Lynnfield Rail Trail?



We last updated the Board of Selectmen in March 2018

Completed careful review of potential trails revealed Wakefield-Lynnfield Rail Trail to be the only feasible recreational path opportunity

- Four possible Lynnfield options reviewed - however, one is on land potentially to be utilized by the Lynnfield Center Water District and the other two were utilized public streets

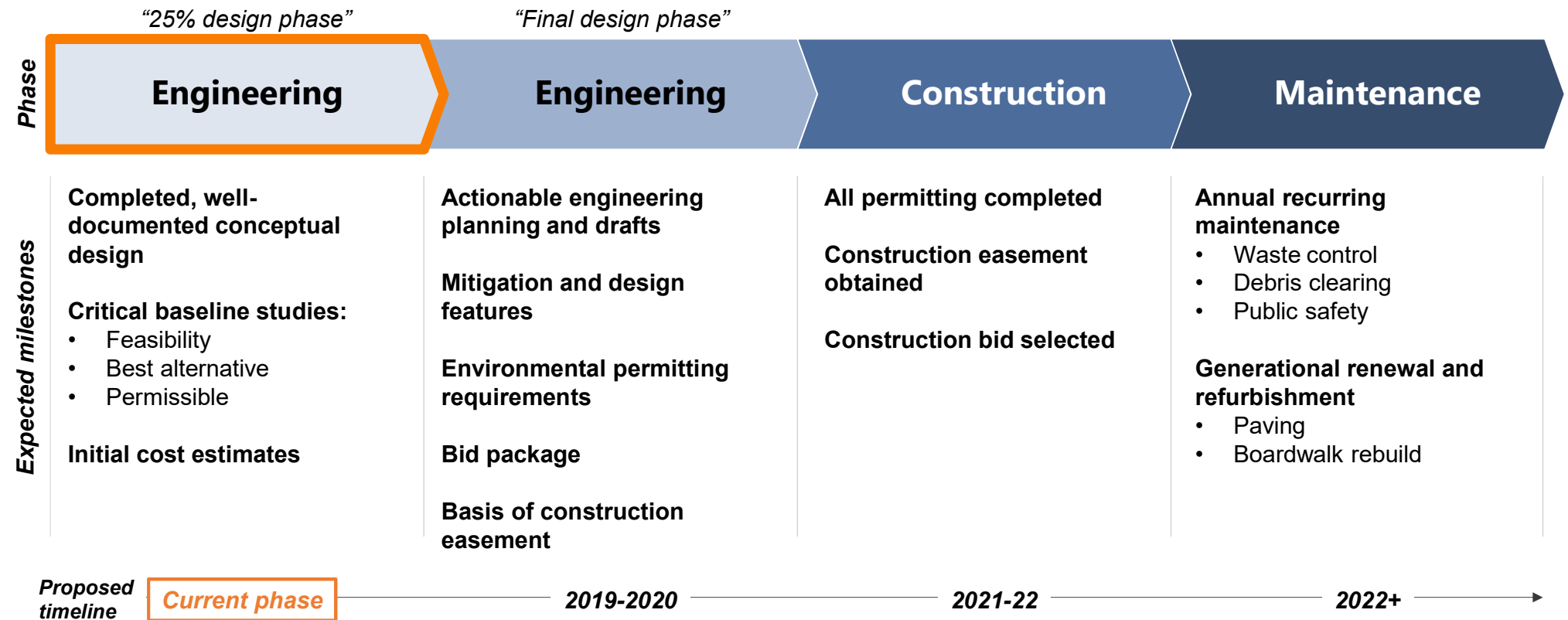
Committee analyzed the potential path and provided an update on progress

- Planned to extend from downtown Wakefield toward the Lynnfield/Peabody Town line using existing, abandoned railroad track (terminus TBD)
- Presented findings on funding, environmental impact, public safety, and impact on adjacent neighborhoods
- Key studies were posted on Town website
- 25% design process underway, with public DOT hearing to follow

Recommended three actions to the Board of Selectmen

- Continue to work on project
- Look for funding to pay for additional engineering costs
- Fine tune estimates of additional costs to Town

The rail trail has almost completed the 25% design phase



Overview of the community workshop (March 2018)

This public event was held to gather community input on initial 25% design plans

Held at the Lynnfield Middle School and communicated in town publications and an informal notice distributed to abutters

WorldTech (design engineer) shared brief presentation (posted on the Committee web-page) and facilitated roundtable discussions to gather feedback

Feedback from attendees was that meeting was beneficial; similar forums will be scheduled in future

Community input will be reflected in 25% design plan presented by Mass DOT in upcoming Design Review hearing (date TBD)

Project funding update

	Total project costs	Lynnfield share of costs
Remaining design	\$675K	\$337K
Construction	\$10.2M	\$0
Other	N/A	Insurance: \$50K Temp ROW: \$6K
Operation & Maintenance	N/A	\$8,000/yr
Conditional grants & funding	MA bond bill: \$500K	MA bond bill: \$250K MA conservation grant: \$100K
Net total costs with cond. funds	>\$11M	~\$43K Excluding net recurring operating costs

Note: MA bond bill via Commonwealth Environmental Bond Bill. Grant via the **Commonwealth Department of Conservation and Recreation** and secured for Lynnfield only

Legal Summary of the Rail Trail Lease Agreement

Goal: A past question was raised during the Public Comment of a Committee meeting and members of the team took upon the initiative to research the lease

Background: The MBTA will provide Lynnfield and Wakefield a 99 year lease for one dollar (\$1) to utilize the linear corridor for a publicly owned recreational path

Key findings:

- No additional votes are required to enter into the lease as it was voted upon in the April 2017 Town Meeting
- Environmental Insurance is required (estimated \$50K for a 5 year term) and must be obtained prior to any development
- Testing is permitted, but the Agreement must be entered into by Lynnfield and Wakefield in advance
- As the recreational path must be a public space, there can be no fees associated with utilizing it or restricting to certain communities

Mitigation of risk from potential contamination

① **Lynnfield Portion was a “rural rail line”**

No history of spills or contamination in Lynnfield

② **MassDEP has developed Best Management Practices for rail trails**

Address rail trail construction activities

Minimize change of possible contamination spreading

Low levels of contamination are capped/immobilized in place

Serious contamination is removed from site using standard practices

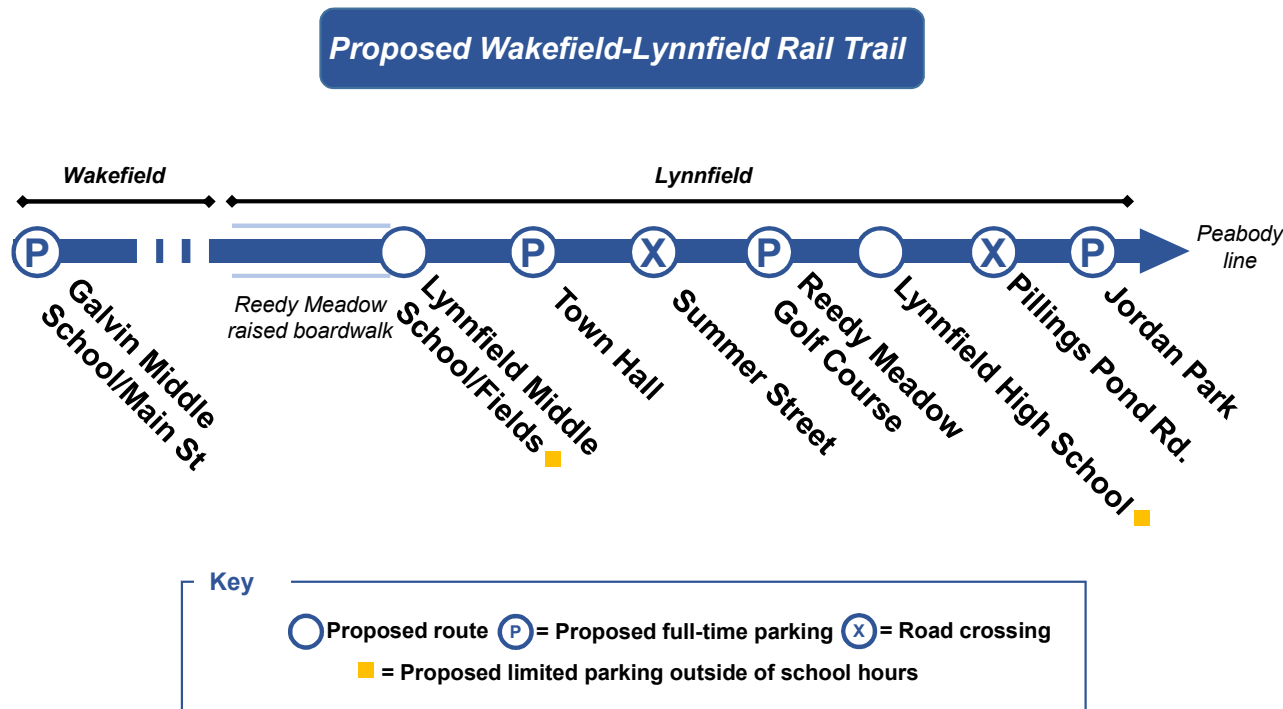
③ **Town is required to have environmental hazard insurance by MBTA lease terms**

Pays for most of the cost of cleaning up serious contamination

④ **Rail trail ends up safer than before construction**

Potential contamination we don't now know about is isolated or removed

Parking availability

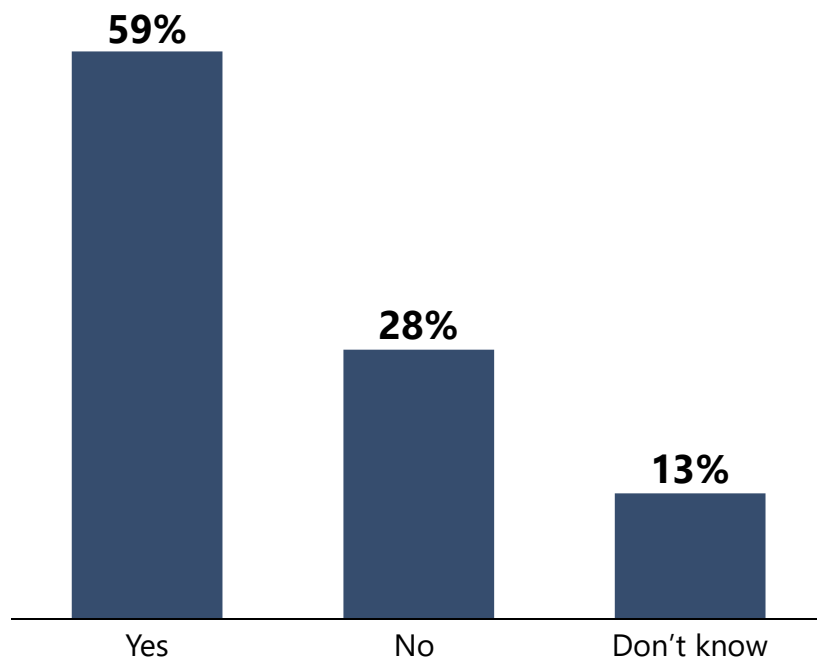


Note: Wakefield portion of the trail to be planned by Town of Wakefield and so detail is omitted in this image. Map not to scale.

- The Recreational Path Committee recommends posting at kiosks at main path crossings where recommended parking is throughout the week
 - Lynnfield: 2.5 miles with 819 spots
 - Wakefield: 1.9 miles with 270 spots
- Both are above the recommended 20-50 spots per mile by Beals and Thomas for a study by the Town of Medfield
- Other local communities:
 - Danvers: 52 spots per mile
 - Winchester: 150 spots per mile
 - Salisbury: 13 spots per mile
 - Topsfield: 19 spots per mile

Survey Update: Lynnfield Master Plan Survey

Do you favor the Wakefield-Lynnfield rail trail?



Answer	Response %	Response #
Yes	58.94%	501
No	28.00%	238
Don't know	13.06%	111
Total	100%	850

Source: Lynnfield Master Plan Survey conducted January 2017 (sieversnet.com/survey-results), n=906, with 56 skipping this question

Proposed Next Steps

- Town Boards & Commissions: Coordinate briefing overview in November/December
- Mass Department of Transportation: Coordinate and communicate the 25% Design Phase Hearing (targeting Jan-Feb)
- Board of Selectmen: Return in March 2019 for a follow-up Status Update

For any follow-up questions, please feel free to reach out to the Committee:
recpath@town.Lynnfield.ma.us

New documents on the Committee page

- This presentation
- All RPC meeting minutes
- Analysis of lease contract
- FAQs, including State Best Management Practices
- Summary of March Community Workshop



Thank you!

Please feel free to contact the Lynnfield Recreational Path Committee with your questions:

recpath@town.Lynnfield.ma.us

Documents posted at:
<https://www.town.lynnfield.ma.us/recreational-path-committee>

