



Cow Pond Brook Fields Improvement Project

Revised Proposal to the 2026 Fall Town Meeting

Groton Parks Commission and Groton Town Manager



Safer. More Accessible. More Usable.

✓ ***No tax increase***

This project will not raise your taxes. Funded through CPA funds, grant funding, and youth baseball support.

✓ ***Safer Parking***

Expanded, ADA-compliant parking and improved access for pedestrians and emergency vehicles.

✓ ***More Time and Space to Play***

- New Playground
- New perimeter walking path
- New field lights to extend playtime
- Expanded multiuse recreation field

Why the Proposal Changed

We Heard Town Meeting

SPRING

Spring 2026

The original proposal was not approved by Town Meeting. The Town respects that decision and took the concerns raised by residents seriously.

REVIEW

Re-Evaluation

The Parks Commission and Town Manager worked with user groups, Town departments, Activitas, and other stakeholders to review scope, cost, access, and priorities.

FALL

Revised Proposal

The Fall proposal is not simply the same project brought back. It is a lower-cost, more focused plan intended to preserve the critical long-term improvements.

Bids opened on Sept. 10, 2026.
Total Project Cost \$3.9 Million

\$900k reduction from Spring

Core objective remains unchanged

Create a safe, accessible, durable recreational complex that meets Groton's long-term needs and provides lasting value.



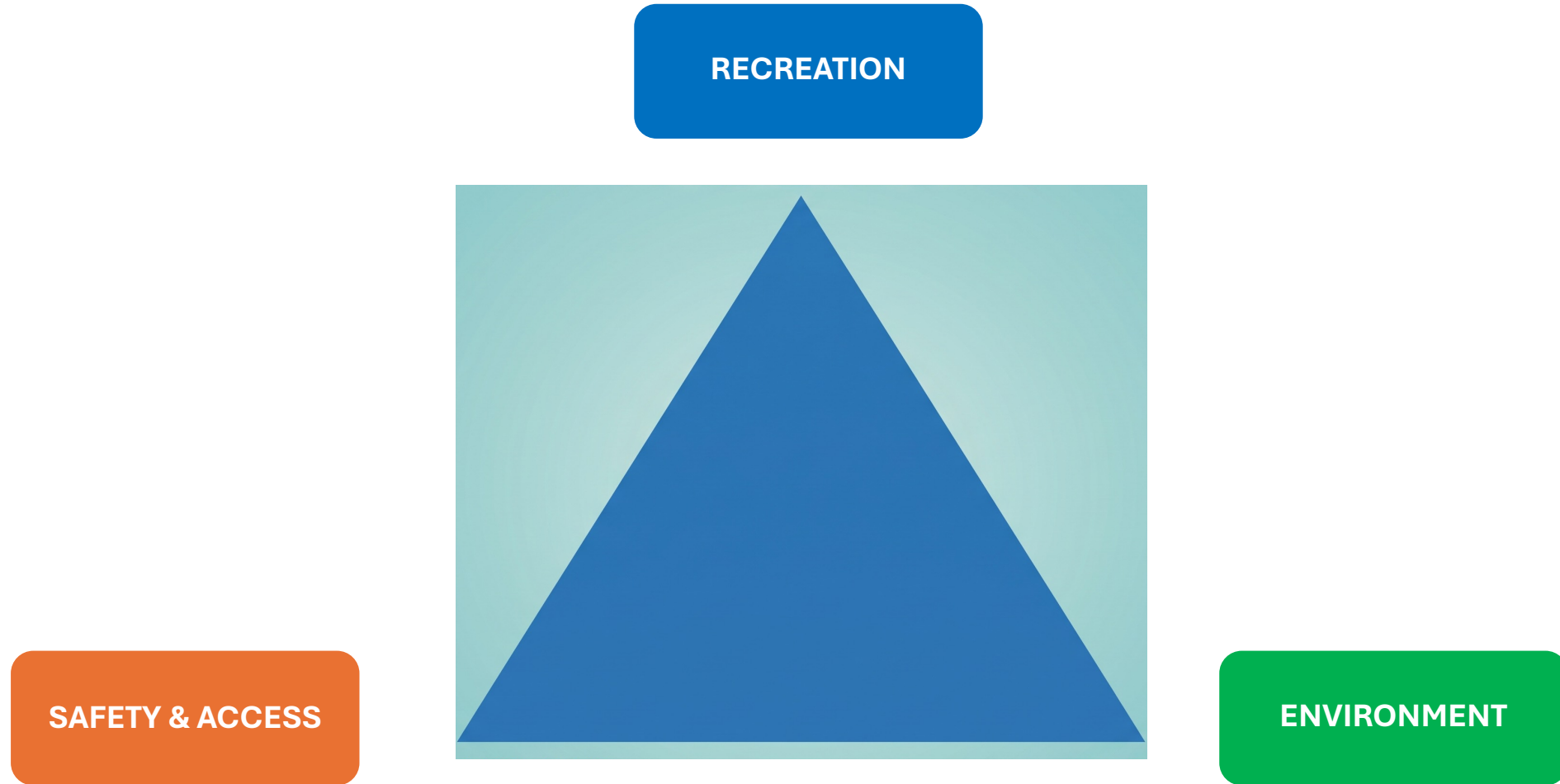
Project Cost: \$3.9 Million

What changed to lower cost:

- Change of surface materials (curbing, walkways, BB lot area)
- Modifications to stormwater and electrical infrastructure
- Reduction in equipment (play structure and netting locations)

CRITICAL IMPROVEMENTS REMAIN

What the Revised Project Delivers



What the Revised Project Delivers

SAFETY & ACCESS

ADA Accessibility

Provide compliant pathways and amenities so residents of all ages and abilities can use the complex.

Traffic & Parking

Improve vehicular circulation and parking for safer, more efficient use.

RECREATION

Long-Term Recreation

Create a complex serving families, schools, youth organizations, and residents for decades.

ENVIRONMENT

Access & Approvals

Address the access-road closure issue consistent with Natural Heritage and Conservation Commission approvals.

Drainage & Infrastructure

Improve drainage and supporting infrastructure to increase reliability and usability.

CRITICAL IMPROVEMENTS REMAIN

What the Revised Project Addresses

SAFETY & ACCESS



RECREATION



ENVIRONMENT



CRITICAL IMPROVEMENTS REMAIN

SAFETY & ACCESS

RECREATION

ENVIRONMENT

STORMWATER
IMPROVEMENTS

NATURALIZED
DRIVE FOR
HABITAT AREA

IMPROVED
SOUTHERN PARKING
AND ACCESSIBLE
CIRCULATION

NEW ATHLETIC
LIGHTING
(YB2)

STORMWATER
IMPROVEMENTS

RELOCATED AND
FENCED FIELD
AND BATTING CAGES
(YB3)

IMPROVED
MULTI-PURPOSE
FIELD

NEW ACCESSIBLE ACCESS
AND PERIMETER PATHWAYS

NEW PLAYGROUND

NEW ACCESS
DRIVE

IMPROVED
NORTHERN PARKING
AND ACCESSIBLE
CIRCULATION

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Solving the Baseball Access Road Issue

ACCESS

The constraint

The access road must be closed/modified to comply with Natural Heritage and Conservation Commission past approvals (2009).

DESIGN

The response

The revised project incorporates site circulation, parking, and supporting improvements intended to make the complex function effectively under those approvals.

RESULT

The outcome

A more durable and usable recreational complex that addresses both environmental obligations and day-to-day operational needs.

Accessibility Is a Core Project Goal

ADA-compliant pathways and amenities

- Better access for players, spectators, parents, grandparents, and residents with disabilities
- Improved movement throughout the complex
- Investment in a public asset intended to serve the entire community



A Stronger Financial Proposition for Groton: \$3.9 Million Project Cost

\$900k

Project Cost Reduction

\$1M

**Federal grant –
Land & Water
Conservation Fund**

\$20K

**Youth Baseball
Contribution**

Important Distinction

The project-cost reduction (\$900k), federal grant, and private contribution are different forms of financial benefit. Together, they materially improve the affordability of the revised proposal compared with the Spring concept.

OUTSIDE FUNDING OPPORTUNITY

**\$1 Million
Federal Grant
at Risk**

A rare opportunity to leverage substantial outside funding for a documented community need.



- **The grant is dedicated to the Cow Pond Brook Fields project.**
- **The project must advance to Fall Town Meeting to preserve this funding opportunity.**
- **If the project does not advance, the Town will lose access to these federal funds.**
- **Every outside dollar reduces the amount that must be supported locally.**

Community Partnership

\$20,000

Groton-Dunstable Youth Baseball League

The league is contributing \$20,000 to the project to help offset the cost of lighting on one of the fields.

Why it matters

The contribution demonstrates direct financial participation by a major user group and reduces the public cost of a project that will serve the broader community.

Shared investment

Federal funding + user-group support + a reduced project scope strengthen the financial viability of the project.

NO INCREASE IN TAXES

How CPA Funds Will Pay the Debt Service



NO INCREASE IN TAXES

Estimated \$300K

Annual Debt Service

Approximately \$300,000 per year would be paid from existing CPA revenues or about 23% of the roughly \$1.3 million collected annually.

Capacity For Other Projects

Approximately \$1.3 million of annual CPA collections remains before considering other balances, reserves, or receipts. The planned debt service is not expected to negatively impact other potential projects.

Flexible Debt Repayment Using Bond Anticipation Notes

The Town plans to use Bond Anticipation Notes (BANs), like the Middle School Track project. This structure provides flexibility for the Community Preservation Committee to pay down principal sooner when additional funds are available in a given year.

A 50-Year Investment

Build it responsibly now so the facility can serve Groton for Decades

RECREATION

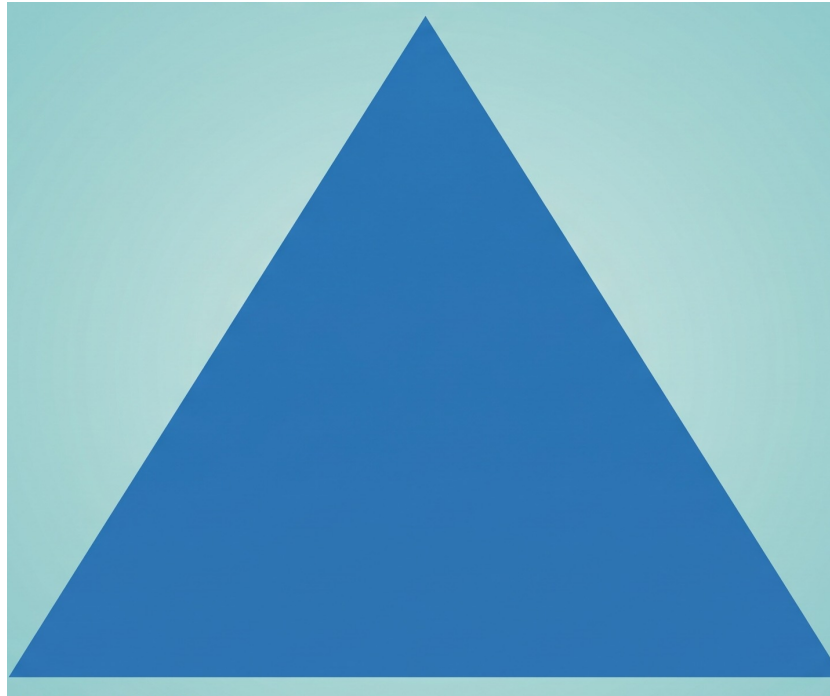
Modern facilities for families, schools, and youth organizations

SAFETY & ACCESS

Improved circulation, accessibility, infrastructure, and site conditions

ENVIRONMENT

Long-term preservation of a major Town recreational asset and surrounding habitat





STORMWATER
IMPROVEMENTS

NATURALIZED
DRIVE FOR
HABITAT AREA

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SOUTHERN PARKING
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Reviewed & Endorsed By:

- **Selectboard**
- **Finance Committee**
- **Planning Board**
- **Conservation Commission**
- **Youth Sports Leagues**
- **Fire & Police**