

MANOR PARK

Frequently Asked Questions

What is the estimated cost of this project? \$14.2mm or \$81 annual tax bill increase (over 20 years)

Why doesn't Parks & Rec fix the fields they have before building new ones? There seems to be a misunderstanding that we have fields that we are not using because they are in disrepair. This is not the case. Rather, we are maximizing the use of all the fields at our disposal which is why the natural turf fields are difficult to maintain. It is a best practice that natural turf fields need to be rested for proper maintenance. The only way for us to currently rest the fields would be to cut down on the field use by youth sports groups.

Can we phase the construction of this project to ease the cost burden? Breaking up the overall excavation of the site would be very cost prohibitive. Due to the topography of the location and the build out of several different field, court and park areas, too much site grading needs to be done all at once to accommodate the plan.

Why can't we scale the project down? The current amenities, as laid out in the site plan, are far overdue for the pending needs of the Town's diverse demographics. The new Parks & Recreation Master Plan clearly outlines the necessity of this destination park as proposed.

How will we accommodate the sustained maintenance of the park? With the addition of the turf fields and other amenities of this site, we anticipate being able to rent to adult sports leagues and tournament events. We currently have to turn down several requests a year for field rentals because of overuse. As well, the maintenance schedule for all other fields will be less.

Was there any concern for traffic safety at the entrance to Manor Park? An in depth traffic study was done by McMahan Transportation Engineers and certain concessions were taken into account during the Planning Board permitting process. Through an understanding with the current owner of 480 Sprague St., the entrance to the adjacent industrial park will be moved 50' NE, away from the Park entrance. There will also be a painted cross walk and street side crossing light. As well, it was suggested to cut back the invasive trees and brush to better the approaching view.

What's in it for me? Depending upon your interests and age, Manor Park has something for everybody. The amenities include; marked nature trails, lighted tennis courts, lighted basketball courts, lighted pickle ball court, bocce courts, dog park, picnic areas, lighted soccer/lacrosse field, lighted field hockey/football field and a children's playground.

Why is Parks & Rec developing this property? Other than the obvious need as stated above, at the 2001 Town Meeting it was voted that the Town appropriate the funds for the acquisition of this parcel so that "said land be held under the jurisdiction of the Parks & Recreation Commission for recreational purposes, which may include construction of recreational facilities as proposed by future Town Meetings . . ." (Annual Town Meeting, April 9, 2001, Article Eighteen) Moving forward with the development of this land for recreational purposes is keeping within the spirit of the original Town Meeting article and the passing of the Town wide vote.

What precautions are being taken to ensure these artificial turf fields are free of carcinogens? We are aware of the current concerns regarding the use of PFAS by synthetic turf manufacturers and the potential level of toxins it may present. However, the majority of synthetic turf manufacturers no longer use PFAS in their manufacturing process. We will take care to use these manufacturers when it comes time to bid out the project.

We understand the need for soccer and lacrosse field space, but why football? Even though youth contact sport numbers are down (Pop Warner Football), flag football numbers are growing (Pop Warner & DPR). As well, there is no Parks & Rec youth football field. We currently line the outfield of Heaphy and Sullivan baseball fields at Memorial Park. (We also use Davis baseball field for soccer.)