

TRAIL ASSESSMENT

Trail Name: Council Ring trail segment

Trail Section (on *Ipswich River Greenway Proposed Route* map): A1

Trail Description: Informal trails crisscross this pine plantation. Trail could be rerouted to avoid the Scout circle, but this is the most direct route. Distance is about 688'.

Trail Assessment and Work Needed: There is little underbrush so trail markers and/or logs laid along the edges are needed to mark the trail.

Skill Level (professional, adult/skilled, or youth led): Youth

Grant Candidate? No, unless the trail is part of a grant to fund a longer stretch of trail.

Time Estimate: 4 hours.

Cost Estimate: \$35 for plastic trail markers to be nailed to trees.

Accessibility: Not accessible, but easy walking. Trail surface would have to be hardened and slope down to the boardwalk would have to be traversed to make it accessible. The boardwalk is not presently accessible.

Priority (high, low): Low.

Permitting: Requires approval from Conservation Commission and Town Forest Committee.

Maintenance Plan: Check annually and refresh markers or logs as needed.

TRAIL ASSESSMENT

(Attach additional documents as needed, e.g. sketches, photos, or cost estimates. Reference other sources of information if available, e.g. websites, maps. Leave sections blank if unknown.)

Trail Name: Cranberry Dam Trail

Trail Section (on *Ipswich River Greenway Proposed Route* map): A2, A3, A4 and A5

Trail Description: Trail begins at the junction of the Wood End School Fire Road Trail and the Rocky Hollow Trail which has been flagged from Lynn Village Way. The wide path goes North 65' where the trail turns NW for 82'. The trail turns W for 175' as it goes down a gradual hill to an old stone wall on the right side of the trail. The trail then narrows for 127' as it starts to cross the old Cranberry Dam. Exposed roots in this section of the dam can be a tripping hazard on 53' of the dam. A 16 ½ foot single span bridge then extends over open water to the next section of earthen dam. The current bridge appears structurally sound but is noticeably tilted possibly due to the growth of roots. The section after the bridge is 128' long of which 100' is challenging to walk on due to exposed roots. The trail then turns S through a mature pine grove. The trail is difficult to see as it winds around two very large pines which should be blazed. The trail is easy to see after the two pines. The trail then narrows again as it heads W through young dense woods. The path bears right at a fork where the left fork leads to the top of a short ridge. The main path winds for 670' along the wetlands until it reaches a bog bridge installed in approximately 2004. The pressure treated 2x6's were installed on locally harvested 6-8" diameter logs. Approximately 107' of the bog bridge was improved in 2007 with a 4' wide boardwalk installed on concrete blocks and secured with rebar which cost \$1,750. Though this area can be dry in the late summer and early fall, in the winter and spring the water can be easily 12-16" deep. Often in periods of high water this section became impassable as the bog bridges installed on logs tended to be moved by high water and ice. There are 243' of bog bridging remaining in this section. This section of trail ends at the intersection with the Pine Ridge Trail. *(The Pine Ridge Trail is a nice side trail to explore as it is on an esker which quickly rises above wetlands on both sides)*

Trail Assessment and Work Needed: Need sign at intersection with Wood End Trail, Rocky Hollow Trail and Pine Ridge Trail. Need blazing around two large pines and at two forks. Trail probably shouldn't be widened at this time in area where it narrows through young dense growth as the narrowness makes the change in vegetation more noticeable. In the future the path would need to be widened as the trees grow wider but growth should be slow due to the denseness of the canopy and the young vegetation. The earthen Cranberry Dam should be evaluated for either removal of trees or the installation of bog bridges over the roots to make it more accessible. Due to the depth of the water in the wetlands substantial effort is needed to construct about 200' of boardwalk in the area where 107' have already been rebuilt. Due to a slight elevation in the terrain approximately 40' of the bog bridges will only need to be improved with new pressure treated bases to replace the rotting logs on the ground. Summer and early fall are the best time of the year to construct a boardwalk when the water level is lower. Consideration may want to be given to installing a few Bat or Bird Houses in the area along the trail before the boardwalks.

Skill Level (professional, adult/skilled, or youth led): Youth and Adult/skilled

Grant Candidate? Yes

Time Estimate: Will take 3 or 4 more scout led projects.

Cost Estimate: \$4,000 for boardwalk, \$600 for bog bridge at Cranberry Dam

Use (walk, bike, XC ski, wheelchair): Walk, XC ski

Accessibility: Not suitable for wheelchair accessibility due to trail slope and narrowness of Cranberry Dam

Priority (high, low): Important link to bring many residents of the Wood End School neighborhood to within easy walking distance of the Town Forest.

Permitting: Wetlands permit for wetland crossing from Conservation Commission, as well as permission from Town Forest Committee.

Maintenance Plan: Seasonal check.

TRAIL ASSESSMENT

(Attach additional documents as needed, e.g. sketches, photos, or cost estimates. Reference other sources of information if available, e.g. websites, maps. Leave sections blank if unknown.)

Trail Name: Rocky Hollow Trail

Trail Section (on *Ipswich River Greenway Proposed Route* map): A6

Trail Description: Trailhead is on Lynn Village Way, on left before the first house. Trail follows an old wood road for 100 yards, then leaves wood road and turns right or west and downhill through a stone and boulder strewn forest. Look for Rattlesnake Plantain here. It then crosses an intermittent stream and rises again to meet the existing Cranberry Dam Trail. Trail has been flagged, but doesn't exist past the wood road.

Work Needed: Needs signs at both ends and where it diverges from the woods road. Trail needs to be built from the woods road to the Cranberry Dam trail including 50 ft of boardwalk over the stream.

Skill Level (professional, adult/skilled, or youth led): Youth and Adult/skilled.

Grant Candidate? Not necessary.

Time Estimate: 100 hours

Cost Estimate: \$1120 for boardwalk materials

Use (walk, bike, XC ski, wheelchair): Walk or XC ski.

Accessibility: Not suitable for wheelchair accessibility due to slope and numerous rocks.

Priority (high, low): Important link for alternate route of Greenway as well as access to Town Forest for Sanborn Lane development.

Permitting: Wetlands permit for stream crossing from Cons Com, as well as permission from Town Forest Committee.

Maintenance Plan: Annual check

TRAIL ASSESSMENT

Trail Name: Trail behind Old Mill Lane

Trail Section (on *Ipswich River Greenway Proposed Route* map): A8

Trail Description: The envisioned trail would connect the large Sanborn Village development to the Lobs Pound Mill site. The trail would begin on what is now private land. **This 1.9 acre parcel would need to be acquired by the town or by a non-profit such as the Reading Open Land Trust, or a trail easement would be needed.** The proposed trail would drop steeply off Sanborn Lane, then cross a small stream that runs under Sanborn Lane. It would then follow the edge of the marsh behind the houses on Old Mill Lane coming out at Mill Street across from the Lobs Pound Mill parking area. The trail would be mostly upland, but would require a serious boardwalk over a marshy area near the Mill Street end. Total trail length is about 1,300’.

Trail Assessment and Work Needed:

1. The parcel between 51 and 67 Sanborn Lane (map 235, lot 4) would have to be acquired outright or a trail easement would have to be acquired.
2. Property boundaries should be surveyed and marked in the field.
3. A short set of steps or a steep trail needs to be built off Sanborn Lane.
4. A short bridge (8’?) is needed across a small stream.
5. An upland trail should be cleared behind Old Mill Lane.
6. A boardwalk is needed across a marshy area (100’ as a very rough guess).
7. Upland trail needs to be built from the boardwalk to Mill Street.
8. Some sort of traffic calming measure should protect the Mill Street crossing.
9. A trail signs or markers should be located at both ends.

Skill Level (professional, adult/skilled, or youth led): Professional or adult/skilled. However, most sections of the trail could be built by youths if the trail is not to be accessible. The trail is too extensive to be an Eagle Scout project. The boardwalk might require engineered plans and professional installation.

Grant Candidate? Yes. The trail connects a large neighborhood to the Town’s best access to the Ipswich River. It would allow pedestrians and bikers to avoid sidewalk-less Mill Street.

Time Estimate: Unknown.

Cost Estimate: Unknown. Assessed value of lot 235-4 is \$112,500.

Accessibility: The trail connects the sidewalks on Sanborn Lane to the Lobs Pound Mill area, which is envisioned as fully accessible. The task force makes no recommendation.

Priority (high, low): Low. The trail is not on the direct route of the greenway and property would have to be acquired.

Permitting: The Board of Selectmen would have to decide what, if any, traffic calming devices should be installed at Mill Street. Wetlands permit required.

Maintenance Plan: Would require annual maintenance.

TRAIL ASSESSMENT

(Attach additional documents as needed, e.g. sketches, photos, or cost estimates. Reference other sources of information if available, e.g. websites, maps. Leave sections blank if unknown.)

Trail Name: NorthWest passege

Trail Section (on *Ipswich River Greenway Proposed Route* map): M3

Trail Description: This would be the construction of an elevated board walk running approximately .8 miles through the Ipswich river wetlands and roughly paralleling the river.

Trail Assessment and Work Needed:

1. A feasibility study would first need to be done to determine if this trail can be constructed.
2. A design/engineering study would then have to be done.
3. The project would have to be financed.
4. Actual construction of boardwalk.
5. Steps or moderate grading needed at the north junction of this boardwalk to connect it to the main trail as there is a steep slope there.
6. Steps or a ramp need to be constructed at the southern terminus of the boardwalk to connect it to the proper grade at Mill St.

Skill Level (professional, adult/skilled, or youth led): Professional

Grant Candidate? Yes.

Time Estimate: All aspects of it, at least a year.

Cost Estimate: \$500,000

Use (walk, bike, XC ski, wheelchair): Walking, wheelchair

Accessibility: Targeted to be ADA accessible.

Priority (high, low): High

Permitting: Conservation permit need. Others??

Maintenance Plan: Upon completion, the boardwalk should be walked once a month by Town officials and be checked for structural integrity and cleared of any debris. Any structural problems should be made known to the proper Town authorities.

TRAIL ASSESSMENT

(Attach additional documents as needed, e.g. sketches, photos, or cost estimates. Reference other sources of information if available, e.g. websites, maps. Leave sections blank if unknown.)

Trail Name: Main St to Lobs Pound Mill site parking area

Trail Section (on *Ipswich River Greenway Proposed Route* map): M4 and M5

Trail Description: Trail descends from Main St, traversing the steep bank towards the South, then turns West, with a stone wall on your left through a forested wetland and floodplain of the Ipswich River. The trail jogs to the left through a break in the stone wall and continues on the South side of the wall before joining the existing blue blazed trail in Marion Woods, which leads to the Lobs Pound Mill parking lot on Mill St. **The town does not own the lot near Main Street (Map 245, lot 5).**

Trail Assessment and Work Needed: 115 ft of boardwalk or bog bridge needed along river bottom section, and 50 ft of improvement with stone dust or equivalent surface. The town will need to purchase lot 245-5 or obtain a trail easement.

Skill Level (professional, adult/skilled, or youth led): Adult skilled or youth led.

Grant Candidate? No

Time Estimate: 200 hrs

Cost Estimate: \$3000 for materials. Cost to purchase land between \$3,000 (cost/acre of Kiernan Rd lot) and \$32,100 (assessed value).

Use (walk, bike, XC ski, wheelchair): Walking

Accessibility: None, due to steep slope.

Priority (high, low): High: main route of Ipswich River Greenway

Permitting: Conservation Commission permit needed for work in wetlands and riverfront area.

Maintenance Plan: Bi-annual due to high growth rate.

TRAIL ASSESSMENT

(Attach additional documents as needed, e.g. sketches, photos, or cost estimates. Reference other sources of information if available, e.g. websites, maps. Leave sections blank if unknown.)

Trail Name: Log Cabin –Bare Meadow

Trail Section (on *Ipswich River Greenway Proposed Route* map): M8

Trail Description: The trail extends from the parking area at the Log Cabin extending through the property's gardens and through a short section of wooded area to Bare Meadow. This segment of trail is intended to be fully ADA accessible.

Trail Assessment and Work Needed: Regrading the grassed area within the log cabin's property to establish a maximum 5% grade ramp and 1% cross slope. Work within the wooded area requires establishing a hard edge to the trail and proper surface treatment and minimal regrading.

Skill Level (professional, adult/skilled, or youth led): Supervised, youth or adult/skilled

Grant Candidate? No, cost is low enough to be done with volunteer labor and contributions.

Time Estimate: 1 Month

Cost Estimate: \$2,000 for stonedust / surface material

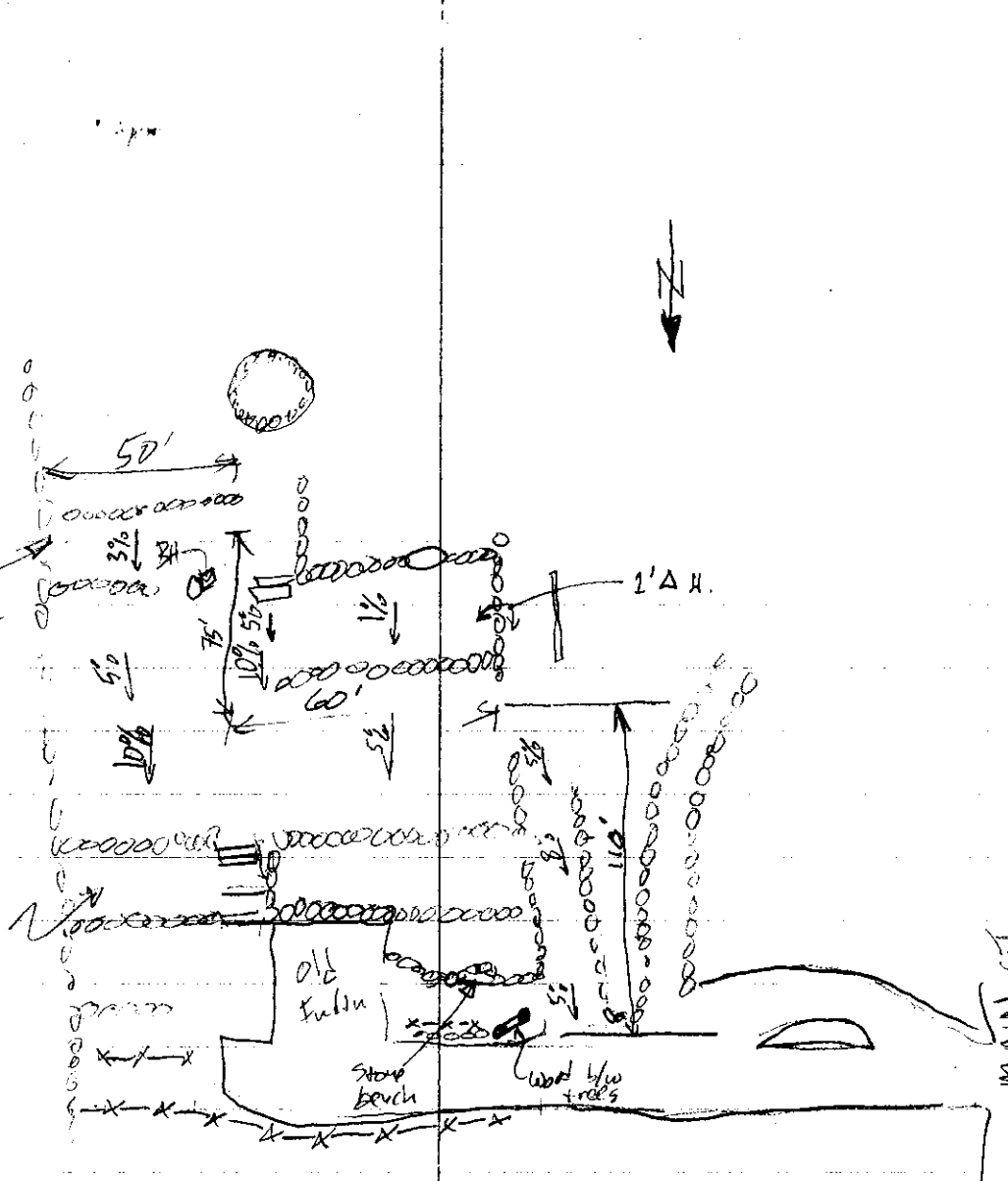
Use (walk, bike, XC ski, wheelchair): Wheelchair

Accessibility: Full

Priority (high, low): High

Permitting: N/A

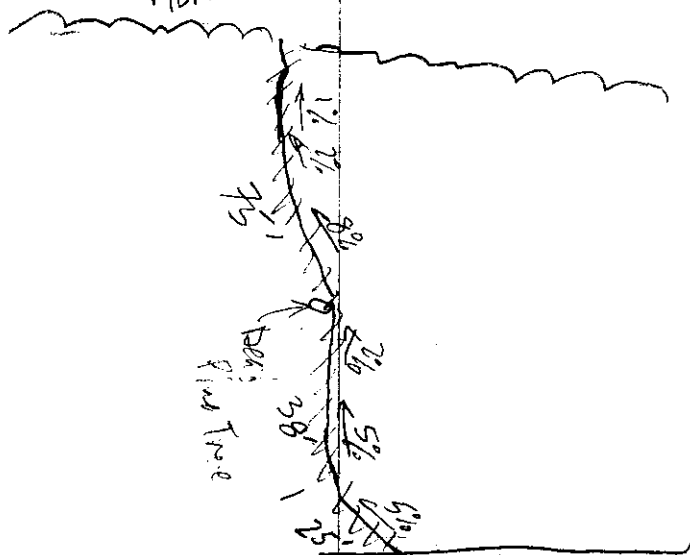
Maintenance Plan:





Exercise Platform

BARE MEADOW



60'

30'

50'

Fallen tree

Break in wall

TRAIL ASSESSMENT

Trail Name: Haverhill to Bare Meadow (proposed)

Trail Section (on *Ipswich River Greenway Proposed Route* map): M11

Trail Description: Trailhead is on Haverhill St. just north of Batchelder Rd. The proposed trail would connect Haverhill St. to an existing trail in Bare Meadow, and complete a proposed greenway starting at the Town Forest and terminating at Haverhill St.

Starting from Haverhill St. moving west to Bare Meadow, the trail begins over some slightly wet areas with heavy ground vegetation. At approximately five-hundred feet it moves to slightly higher ground into a wooded area. At approximately nine-hundred-seventy feet the trail crosses a stream approximately six feet wide and one foot deep. It then continues over a slightly marshy area. It changes back to a forested area, and subsequently connects to an existing trail in Bare Meadow. The trail covers approximately one quarter mile.

Trail Assessment and Work Needed: The trail requires clearing and marking. A small bridge will be required to cross the stream, as well as bog bridging on either side. The trail will also require bog bridging in the marshy area west of the stream from the nine-hundred-eighty-six foot mark to the one-thousand-fifty-six foot mark.

Scout Colin Bailey is currently working on this trail as an Eagle Scout project.

Skill Level (professional, adult/skilled, or youth led): Youth/Adult skilled.

Grant Candidate? Not necessary.

Time Estimate:

Cost Estimate:

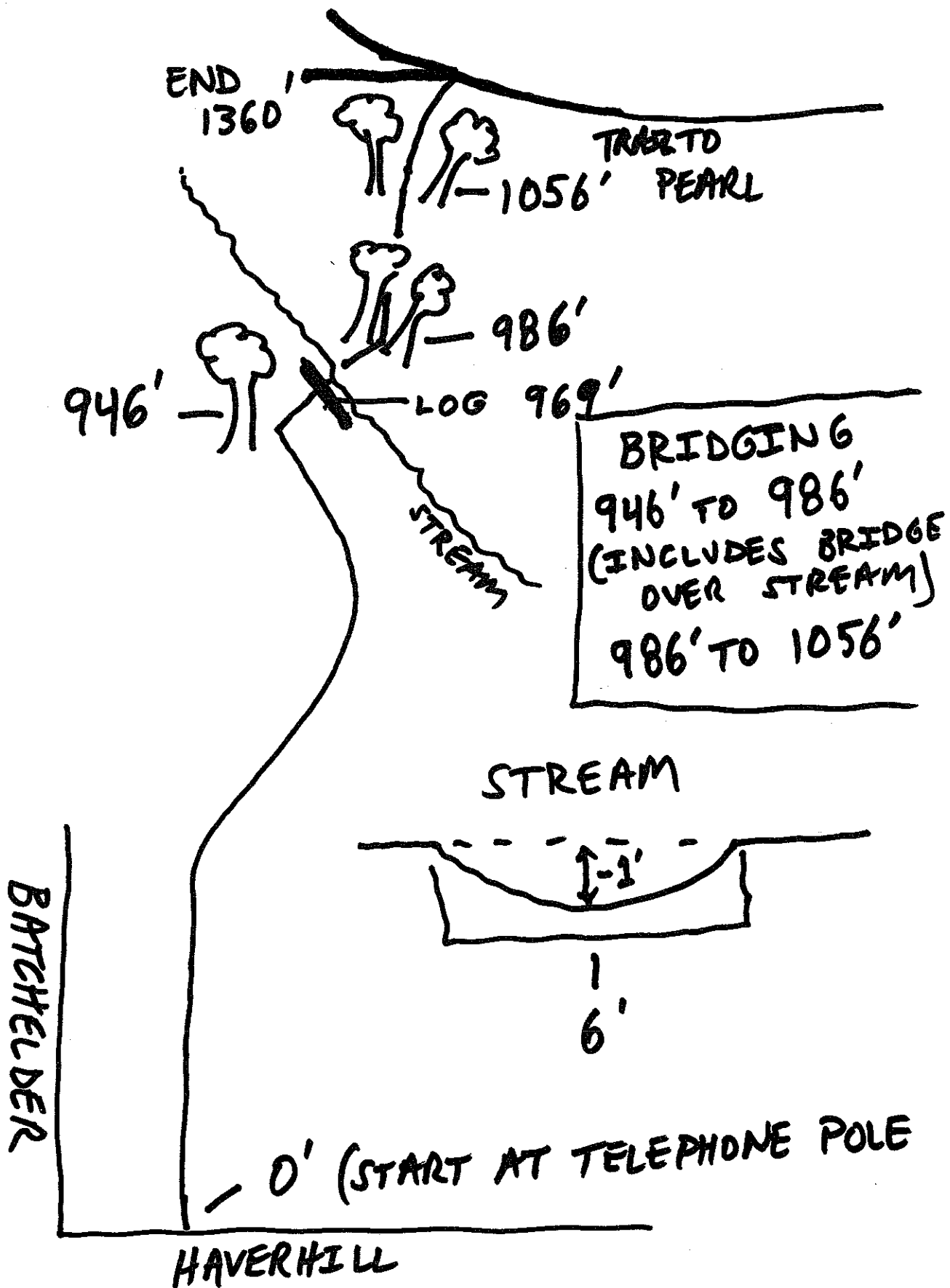
Use (walk, bike, XC ski, wheelchair): walk, XC ski

Accessibility: Not suitable for wheelchair accessibility due to wet areas

Priority (high, low): Important link for alternate route of greenway as well as access to Bare Meadow from Haverhill ST.

Permitting: Wetlands permit for stream crossing from Cons Com

Maintenance Plan: Annual check



TRAIL ASSESSMENT

(Attach additional documents as needed, e.g. sketches, photos, or cost estimates. Reference other sources of information if available, e.g. websites, maps. Leave sections blank if unknown.)

Trail Name: River View ??

Trail Section (on *Ipswich River Greenway Proposed Route* map): S1

Trail Description: This new trail construction would be a spur off of the main IRG Trail to the Ipswich River. It would be an approximately 100' elevated boardwalk to the river ending with a 15' x 10' viewing platform of the river that could also double as a kayak launch or fishing pier. Right now it is a wet, muddy path, sometimes with 30' of it under water.

Trail Assessment and Work Needed:

1. Needs a sign indicating where this trail spur goes.
2. Existing foot path to river needs to be widened and cleared.
3. Slope from main trail to new boardwalk will need to be graded.
4. Construction of elevated boardwalk.
5. Construction of 15' x 10' pier or dock.

Skill Level (professional, adult/skilled, or youth led): Professional or skilled design. Adult/skilled volunteers for actual construction.

Grant Candidate? Yes

Time Estimate: 6 – 8 days. Could be accomplished over several weekends.

Cost Estimate: \$20,000

Use (walk, bike, XC ski, and wheelchair): Wildlife/birdwatching, fishing, kayak launch.

Accessibility: Envisioned as fully accessible.

Priority (high, low): low

Permitting: Conservation permit required. Blessing of the Town Forest Committee. Other??

Maintenance Plan: The boardwalk should be regularly checked and cleared of fallen debris. In times of high water conditions, it should be checked to see if stable.

TRAIL ASSESSMENT

Trail Name: Overlook Trail

Trail Section (on *Ipswich River Greenway Proposed Route* map): S2

Trail Description: Trail rises from Town Forest fire road (M1) to parallel and overlook the river. The trail is single track, i.e. wide enough for one person, and is lovely because of this. It winds up and over a rise and has rare views of the river where no industrial buildings can be seen. Trail follows the edge of the marsh for a short distance, then ends at one of the landings right on the river. Distance is about 911’.

Trail Assessment and Work Needed: Trail is in good shape having recently been brushed out and yellow blazes cut into trees. Slopes need to be stabilized.

1. Needs signs at both ends.
2. Needs steps at the south end.
3. Trail should be cleared and widened a bit.
4. Woodchips could be spread on path (free from Town compost).
5. One or two benches could be placed at the high point of the trail.
6. Slope leading from high point down to the landing should be widened and stabilized with steps and/or water bars.

Skill Level (professional, adult/skilled, or youth led): Youth or adult/skilled

Grant Candidate? No, cost is low enough to be done with volunteer labor and contributions.

Time Estimate: 20 hours?

Cost Estimate: 2 recycled plastic park benches (ask for donations – benches could be engraved): \$900. Pressure treated lumber for steps: \$500. Labor: \$0. Total: \$1,400.

Use (walk, bike, XC ski, wheelchair): walkers only

Accessibility: Not accessible – trail starts out with a series of steps going up a moderate slope. It parallels an accessible portion of the greenway.

Priority (high, low): Low, not on main greenway route and in relatively good shape.

Permitting: Conservation permit required for work within 100’ of wetlands and within 200’ of the river. Permission should be sought from the Town Forest Committee as well.

Maintenance Plan: Trail should be checked annually; cleared and stabilized as needed.

TRAIL ASSESSMENT

Trail Name: Wood End School Fire Road

Trail Section (on *Ipswich River Greenway Proposed Route* map): S3

Trail Description: Trail begins on the edge of the sports field, approximately a third of the length of the field from the playground fence. Though the entrance is 8' wide and the trail is hardened with gravel, the location of the entrance isn't immediately obvious from across the field. The fire road trail heads away from the sports field for 70' before splitting into two trails. One fire road continues for 150' and ends in a turn-around area. The path to the Cranberry Trail however bears right on a slightly narrower fire road than the one that continues straight. The trail continues for 180' with some rocky sections in the roadway. The trail then steady slopes down for 352' with some sections that are eroded. The trail then levels for 250' in an area with young evergreen undergrowth. The path then narrows and begins to go uphill as it ends at the junction of the Cranberry Dam Trail and the Rocky Hollow Trail which has been flagged from Lynn Village Way. This junction is 65' S of where the trail turns sharply NW for 82'.

Trail Assessment and Work Needed: Need a kiosk sign at entrance to trail. The kiosk should be sized adequately to be visible by playground visitors or spectators at the sports field. Sign or trail markings are need to direct people at the turn in the path 70' from the entrance. Addressing the erosion should only be undertaken after consulting with the fire department. Due to the likelihood of the trial being used by families with young children using the playground or sports field, consideration should be given to creating a marked nature trail and the possibility of creating a nice circular trail loop that would be more interesting for families than simply a single trail. A circular trail loop could possibly continue straight past the turn-around area, go down hill to the stone wall and then circle back to the Wood End Fire Road Trail.

Skill Level (professional, adult/skilled, or youth led): Youth and Adult/skilled

Grant Candidate? No

Time Estimate: 100 hours.

Cost Estimate: \$250

Use (walk, bike, XC ski, wheelchair): Walk, XC ski

Accessibility: Not suitable for wheelchair accessibility due to trail slope and rocky surface

Priority (high, low): High. Important link to bring many residents of the Wood End School neighborhood to within easy walking distance of the Town Forest. May be the location where some new families experience Reading's Conservation Lands for the first time.

Permitting: Fire Department, Conservation Commission, Town Forest Committee and School Department due to access through school property.

Maintenance Plan: Seasonal check.

TRAIL ASSESSMENT

(Attach additional documents as needed, e.g. sketches, photos, or cost estimates. Reference other sources of information if available, e.g. websites, maps. Leave sections blank if unknown.)

Trail Name: Wood End Cemetery Trail

Trail Section (on *Ipswich River Greenway Proposed Route* map): Sections S6 and S7 into Bare Meadow

Trail Description: The trail starts at Franklin Street and runs along Wood End Cemetery. It is a single track, only wide enough for one person. It runs through the big pines and does have a small wooden bridge. There is a side trail that runs out to the back of a house on Pearl Street and then comes back onto the main trail. There is another trail that runs out towards the houses on Batchelder Road and onto Haverhill Street. It takes about 20 minutes to walk the main trail from Franklin Street to Bare Meadow. The side loops are also about a 20 minute walk. The trail would be great for a young child accompanied by an adult.

Trail Assessment and Work Needed: The trails appear to be in very good shape and only need minimal work. Currently there are NO trail markings and there needs to be a sign placed at one end.

Skill Level (professional, adult/skilled, or youth led): Youth

Grant Candidate? No cost

Time Estimate: N/A

Cost Estimate: N/A

Use (walk, bike, XC ski, wheelchair): The trail could be used for walkers and cross-country skiers. Bikers might be able to use it, but it make be a rough ride.

Accessibility: The trail is very accessible for able bodied walkers.

Priority (high, low): High priority, but not on the main greenway route.

Permitting: N/A

Maintenance Plan: Trail should be cleared/checked regularly, with trees being cut as needed. Possibility of having some kind of play area though the trail might be nice for the kids.