



Deer Park Blue Hills Signage

CPA Proposal:

- “Point 8” on Canton Street now (slide 14-15)
- High Street baseball field next (slide 19-21)
- Donovan School entrance next (with School Committee, slide 19 & 22)

Thousands of Randolph residents live within walking distance of the Blue Hills Reservation, but even some close neighbors don't realize how close they live.

That's because there are few signs, no "Welcome to the Blue Hills" map, lots of negative signs and blocked entrances -- all leading Randolph residents to stay out for decades.

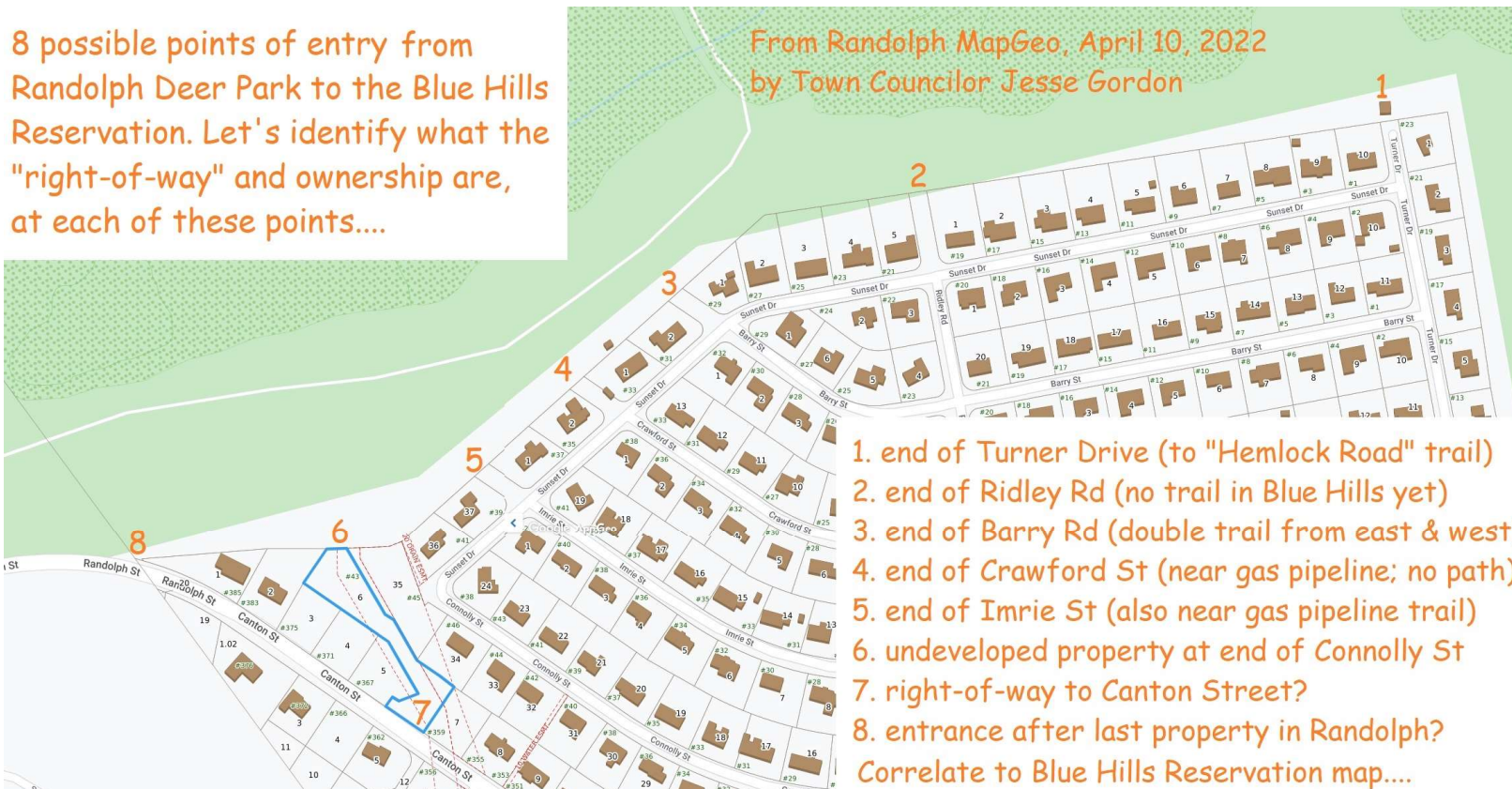


This is an actual entrance to the Blue Hills Reservation – a trail called “Hemlock Road” at the dead end of Turner Drive in Deer Park.

This proposal is to welcome hikers with signs replacing barbed-wire “Danger: High Voltage” like above.

8 possible points of entry from Randolph Deer Park to the Blue Hills Reservation. Let's identify what the "right-of-way" and ownership are, at each of these points....

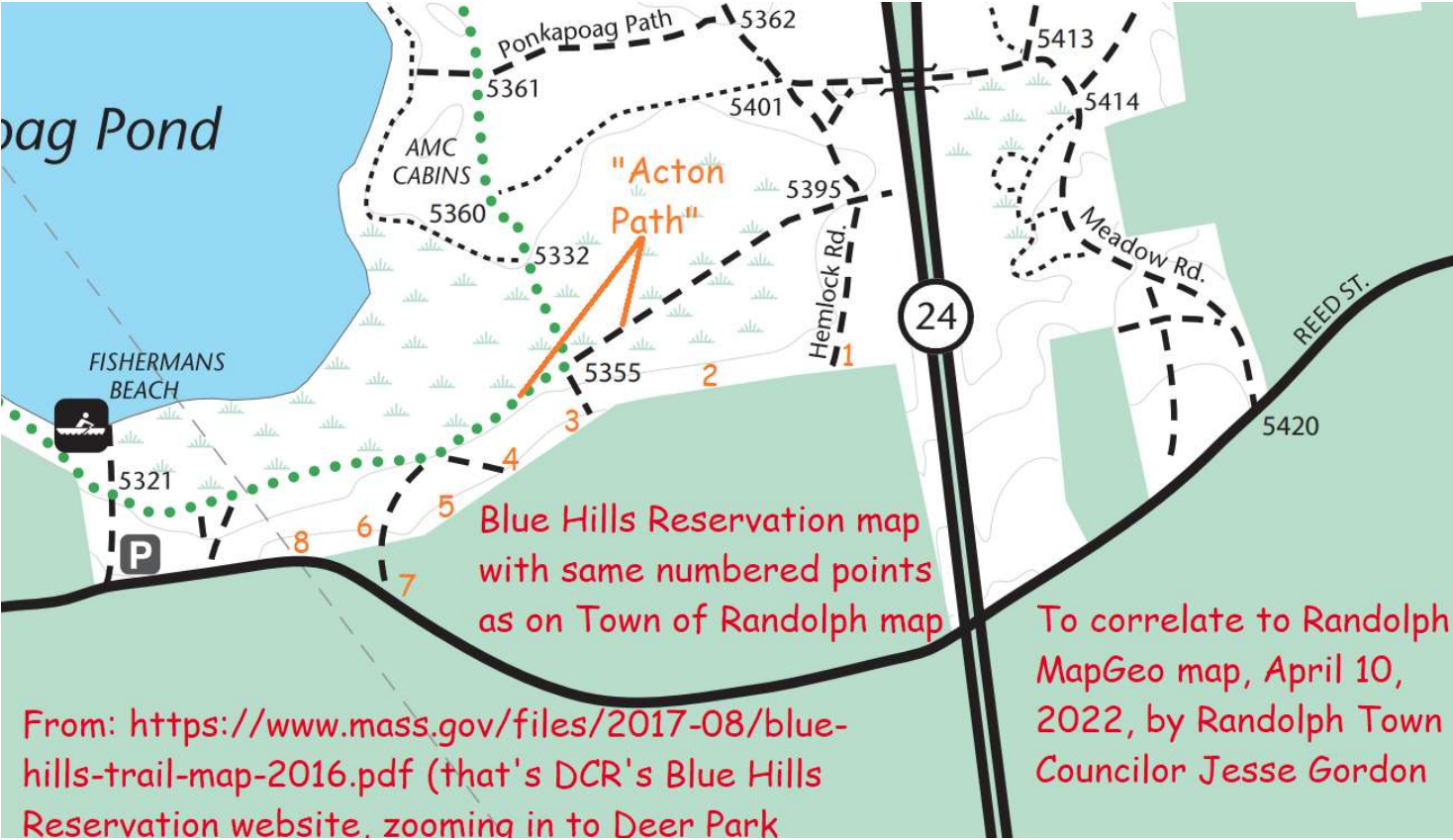
From Randolph MapGeo, April 10, 2022
by Town Councilor Jesse Gordon



1. end of Turner Drive (to "Hemlock Road" trail)
 2. end of Ridley Rd (no trail in Blue Hills yet)
 3. end of Barry Rd (double trail from east & west)
 4. end of Crawford St (near gas pipeline; no path)
 5. end of Imrie St (also near gas pipeline trail)
 6. undeveloped property at end of Connolly St
 7. right-of-way to Canton Street?
 8. entrance after last property in Randolph?
- Correlate to Blue Hills Reservation map....

There are 8 possible entry points in Deer Park, each with a public "right-of-way" where people could walk from public streets into the Reservation.

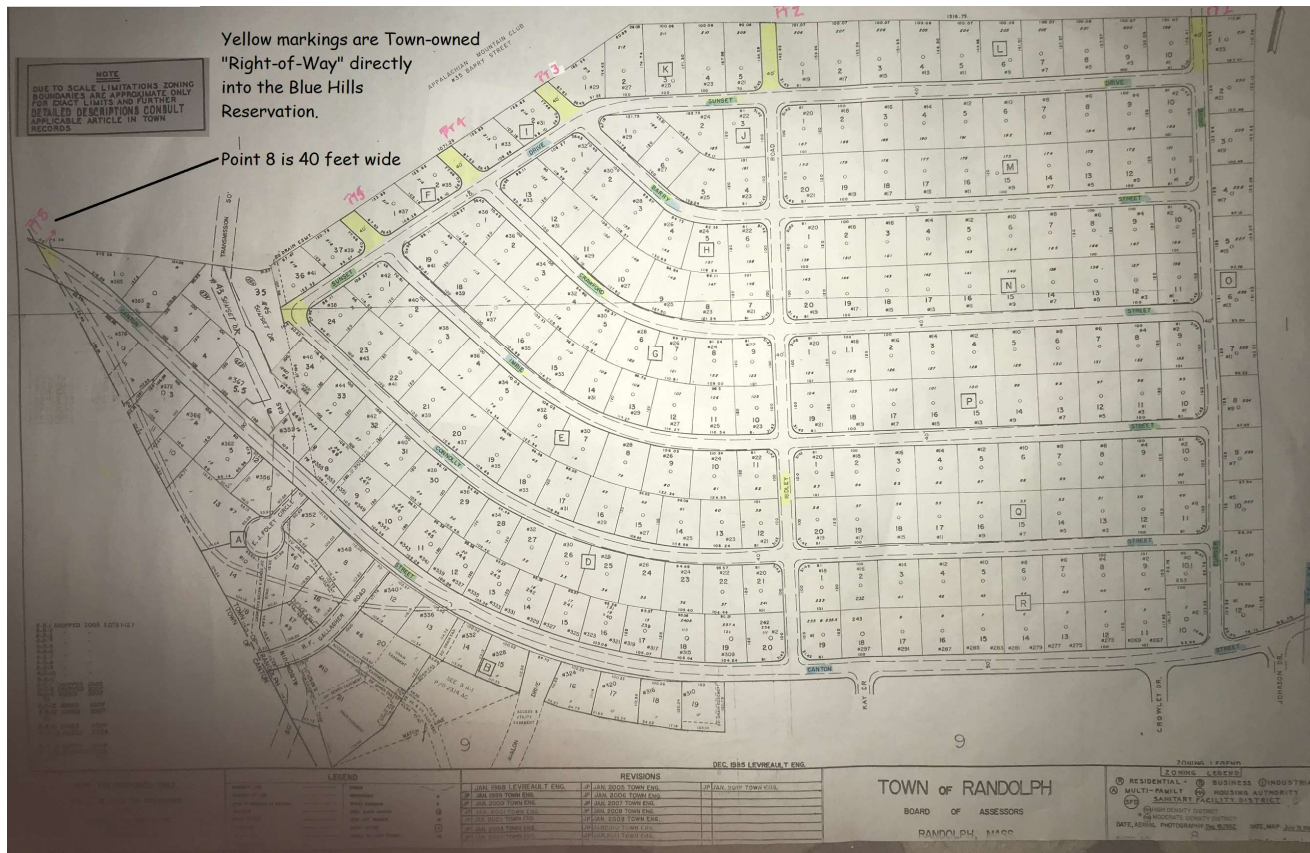
I've asked the Randolph Town Planner to investigate the legal status of each of these 8 points (results below), and the Emerald Necklace organization would "Adopt-a-Street" for each allowed public entry point.



These are the same 8 entry points from the Blue Hills side. There are four trails on their official map (crossing into Randolph at points 1,3,4, and 6)

The “Friends of the Blue Hills” (FBH) has an Adopt-a-Trail program, and I’ve adopted all four of the “spurs” shown. “Adopting” a trail means FBH takes responsibility for trail maintenance up to the Town border.

Proposed to the Randolph Community Preservation Commission,
 by Randolph Emerald Necklace, c/o Jesse Gordon, jesse@jessegordon.com, April 28, 2022



Points 1, 2, 3, 4, 5, and 8 (not 6 & 7) are Town-owned "right-of-way" – all 40-foot wide.

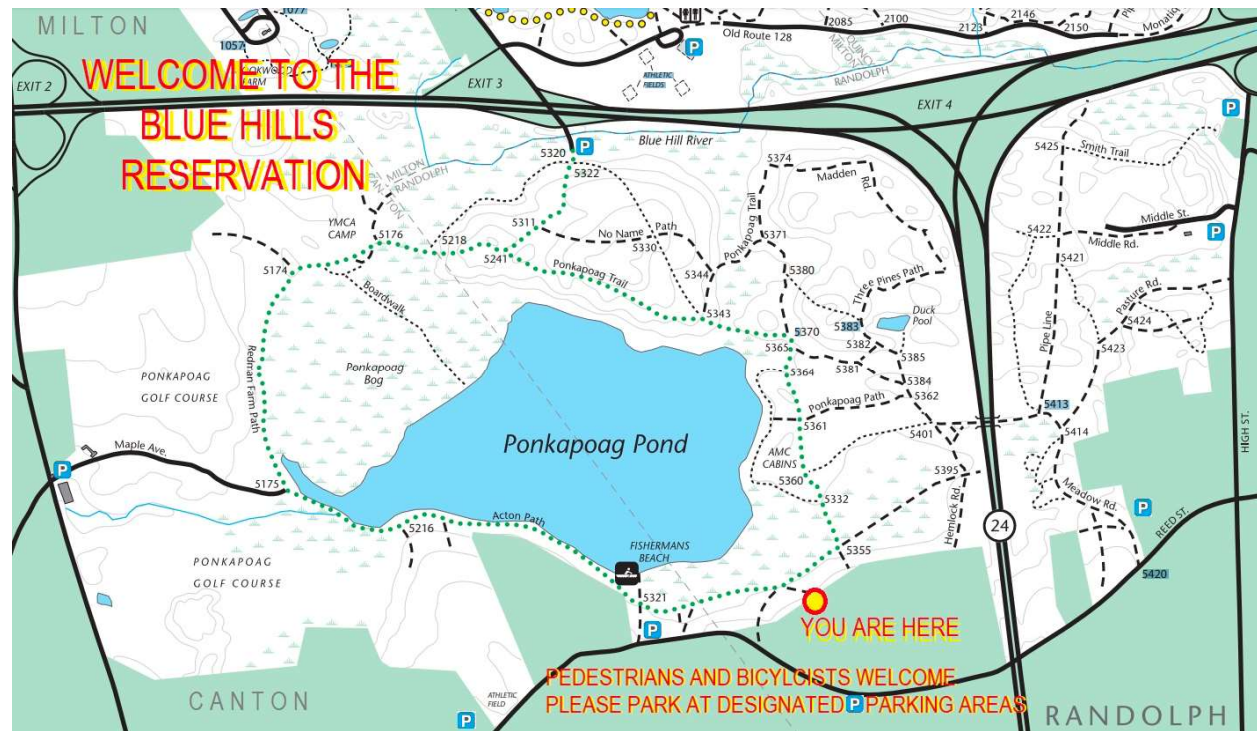
Point 8 is the best – right on Canton Street (pedestrian only)

FBH supports sign at point 8 (the other points are all "residential" feeling)

DCR has no objection to a sign at point 8, but their process to actually create a sign would take at least a year or two. My suggestion is: FBH reviews the sign that the Town creates and maintains (plus obelisks)

Proposed to the Randolph Community Preservation Commission,
by Randolph Emerald Necklace, c/o Jesse Gordon, jesse@jessegordon.com, April 28, 2022

- The Friends of the Blue Hills has a maintenance arrangement with DCR (the land owner, the state Department of Conservation & Recreation). DCR will not participate directly.
- FBH can place signs on the Blue Hills side; but for this project the relevant signs are on the Randolph side. They would say “Welcome hikers; please park elsewhere.” Something like:
- FBH will ask DCR to produce the signs, or use funds allocated annually for signage and maintenance. The signs would meet DCR standards.
- “Randolph Emerald Necklace” would pay the “Adopt-A-Street” fee to the Town as required, which is for producing and maintaining a sign too.
- Let’s look at the four trails next...



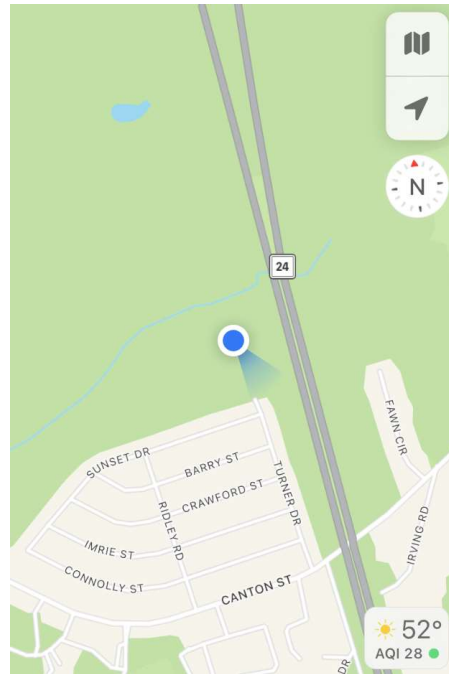
Trail point 1: “Hemlock Road” from dead end of Turner Drive

- I guess hikers are supposed to interpret “Danger: High Voltage” as “Make a left here and walk around the barbed-wire fence” as shown below – that’s all Town property!
- The roadway shown is the dead end of Turner Drive; it could support several parking spots.
- The grassy area to the left of the paved area is Town property and could fit 4 or 5 cars, with spots marked by a “parking log barrier”.
- The sign might get mounted on the fence, or in the parking area (whatever the “Best Practice” is!)



Trail point 1: “Hemlock Road” from inside the park

- This is a lovely hiking trail once you get in!
(This is walking distance to hundreds of homes!)
- Neighbors maintain the “boardwalk” across some waterways.
- It’s sometimes noisy because it’s close to Rt. 24, but as soon as you’re past the pumping station barrier, it feels like you’re out in the woods.
- Note the green strip to the east of Turner Drive...



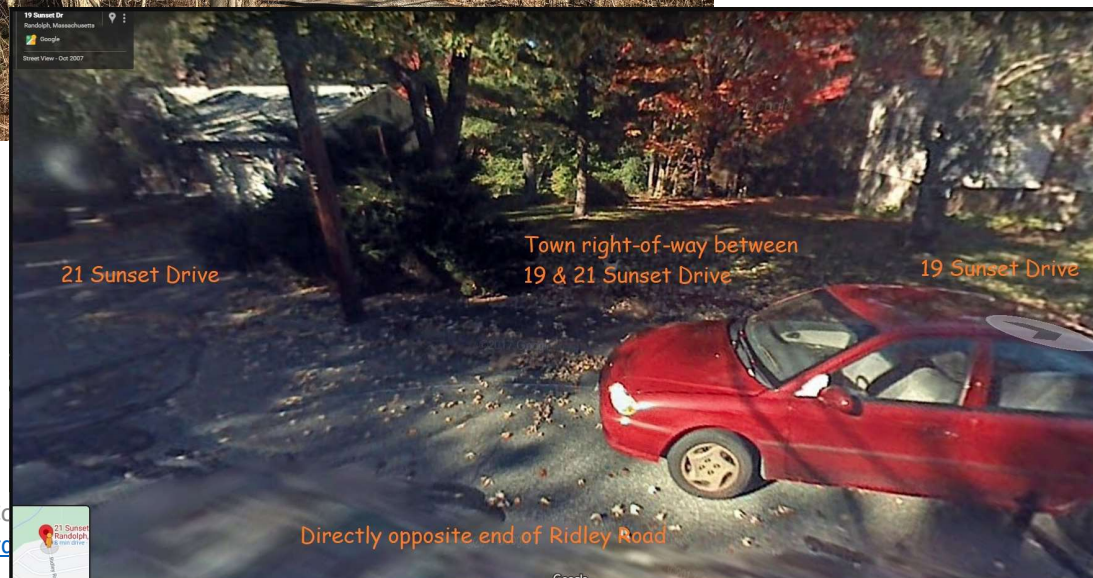
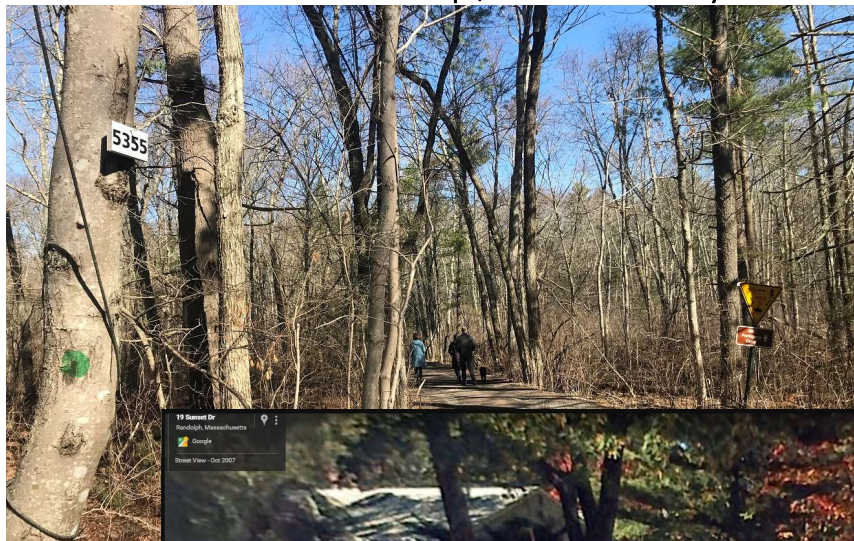
Trail point 1: “Hemlock Road” could connect to Canton Street

- The Blue Hills includes a strip of land between Turner Drive and Rt 24. The strip is about 100 feet wide and 1,000 feet long (all the way to “Hemlock Road”)
- The Blue Hills property behind Turner Drive could have an entrance right on Canton Street with dozens of parking spots (but there’s no trail there now; just trees; we’ll ask DCR about this!).
- This is the view from “Recycle Way” across Canton Street (the Rt 24 underpass is just off to the right). The fence seen here would be replaced by the parking entrance.
- The sign says “No Littering: Please Keep Randolph Clean” and has a red cup littering its signpost because no one maintains this area (the sidewalk and Rt 24 hill are supposed to be maintained by DOT, but they don’t!)



Trail point 2: Electrical wire path at Ridley Road

- There is a “trail” that isn’t marked on the Blue Hills map, which may connect to the dead end of Ridley Road.
- The main “Action Path” splits at trail marker #5355 north to the AMC cabins and east to “Hemlock Road.”
- Due south is “point 3” to Barry Street
- One can also go southeast to an unmarked trail which contains some electrical wires.
- I think the electric company uses that unmarked trail to maintain the electrical connection to the AMC huts.
- I did NOT walk thru this right-of-way – between #19 and #21 Sunset Dr -- it felt too much like trespassing even for me!



Proposed to the Randolph Community Preservation Commission
by Randolph Emerald Necklace, c/o Jesse Gordon, jesse@jessegordon.com

Trail point 2: Electrical wire path

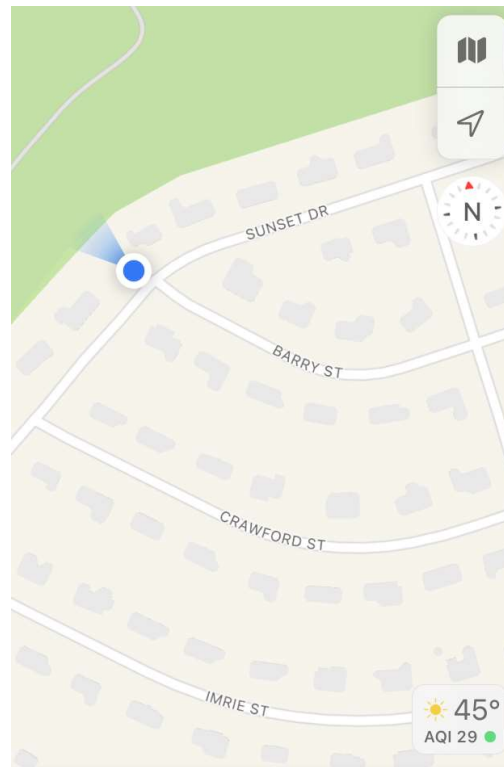
- If Ridley Road is a legal right-of-way into the Blue Hills, this trail is entirely hike-able.
- If so, FBH could then add this “trail” as an officially-maintained trail on the Blue Hills map (and in the Adopt-a-Trail program).
- This same trail connects to “point 3” at the dead end of Barry Street (if THAT is a legal right-of-way into the Blue Hills)
- Bottom line: it’s ambiguous which trails go to which legal rights-of-way; but we’d like to maintain whichever ones are allowed!
- Video at: <https://youtu.be/5AkSTYWumTw>

Proposed to the Randolph Community Preservation Commission,
by Randolph Emerald Necklace, c/o Jesse Gordon, jesse@jessegordon.com, April 28, 2021



Trail point 3: Barry Road dead end

- This is a typical-looking “right-of-way”: lawns maintained on both sides, and 30 feet in between which is unmaintained because it’s Town property.
- The image to the right is from the public street – standing across from the “T-dead-end”.
- One CAN walk in here from the street into the park, but it FEELS like you’re trespassing.
- Needs a “welcome sign” and/or “marker stones”. And it needs DPW maintenance (or an “Adopt-A-Street” volunteer!)
- Video at:
<https://youtu.be/g55ZlMSQL-s>

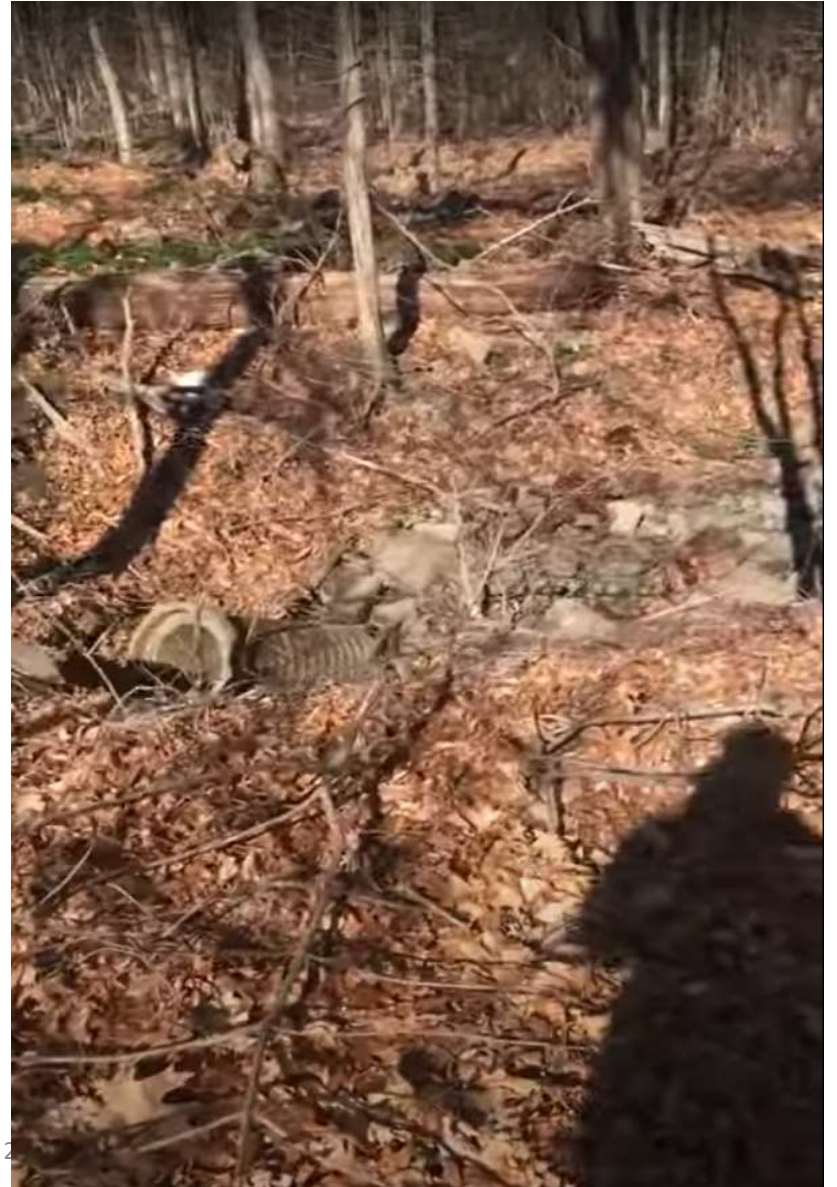


This is a 30-foot-wide "right-of-way" at the end of Barry Road. The Town of Randolph is supposed to maintain it (the neighbors DO maintain it up to their property lines!)

Trail point 3: Barry Road dead end

- This is what it looks like as soon as you cross into the park (100 feet in from Barry Road dead end).
- It looks like the woods!
- A “welcome” sign could go on the park property here – the right-of-way is clear and straight and the sign could be seen from the street.
- That feature to the upper left of my shadow is a “culvert” (a water pipe that drains Sunset Road – a stream flows downhill from this point).
- The FBH Adopt-A-Trail volunteer commits to keeping that culvert clear of debris, so there’s no water pooling.
- The video shows me walking from the culvert down to the main trail. It’s a mostly-dry stream but looks like it flows when it rains.
- Video at: <https://youtu.be/g55ZIMSQL-s>

Proposed to the Randolph Community Preservation Commission,
by Randolph Emerald Necklace, c/o Jesse Gordon, jesse@jessegordon.com, April 28, 2018



Trail point 4/5/8: Canton Street entrance?

- There are two trails, east and west, from one entry point on the main Green Dot trail – this is my best guess at where the two trails connect to Randolph streets – but I think both the DCS and the Randolph maps have errors!
- The Randolph property lines for #385 Canton Street seem to align with this photo – a 40-foot-wide entrance from Canton Street is possible on public property. One obelisk is already in place; another informational “granite bollard” is needed to define the other edge.



Town of Randolph, MA
 Property

385 CANTON ST

Street View

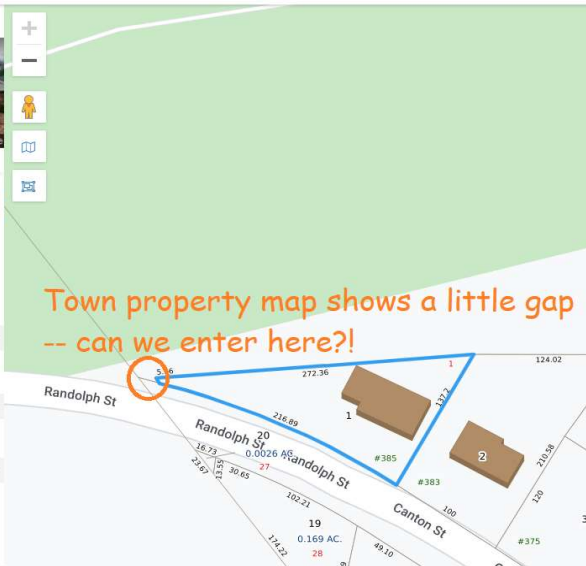
Google

Google Maps Link

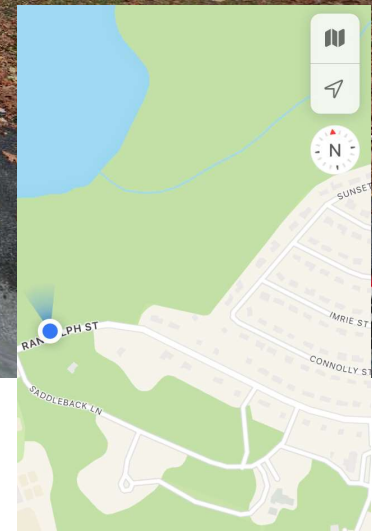
Town of Randolph

Property Record Card

Property	
Address	385 CANTON ST
ID	8-D-1.1
Ownership	
Name	THEVENOT VERONIQUE FRANCOIS
Valuation	
Total	\$526,300
Land	\$189,500
Last Sale	\$350,000 on 2012-07-23
Book/Page	C#184854/0



ervation Commission,
 @jessegordon.com, April 28, 2022



Trail point 8 – Randolph Street entrance?

- The entrance is right on the Randolph/Canton border (that's called Randolph Street in Canton) –the woods goes right to the street, on Town property, so that sign need not involve the Town of Canton nor DCR.



Picture to the left shows Canton St./Randolph St. from the Blue Hills looking out. This would be the most accessible entry point for the most people!

Picture to the right shows a little patch of pavement – it looks like this entrance was once paved?

Video shows where this connects to Green Dot trail: <https://www.youtube.com/sHORTS/m9sF1o4Zks>



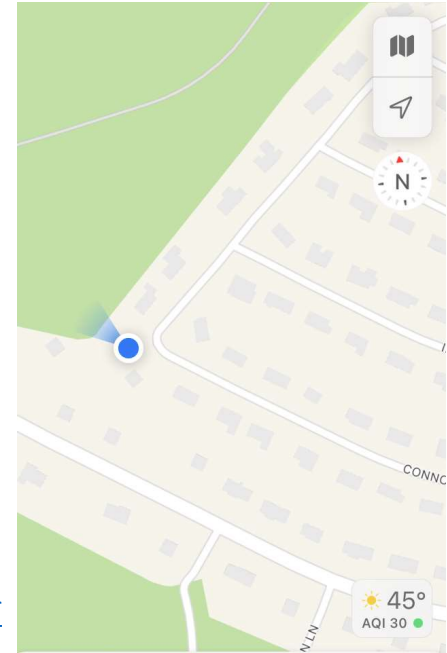
Trail point 6/7 – Sunset and Connolly entrance?

I think there's a mistake on the Randolph GEO maps at this point – see property lines on next slide. Here is what it looks like on the ground (it looks like it could be an entrance through a right of way!)

Picture on left shows #43 Sunset Drive to the left of a right-of-way. Map on next slide shows #43 property not touching Sunset Drive at all (instead that's #45) and that neither property has a structure on it.



- Picture to the left unmaintained patch to the right of the #43 mailbox – one can enter there and reach the “gas pipeline trail”.
- Picture to the right shows GPS position for that photo.
- Video shows where this connects to Green Dot trail: <https://www.youtube.com/shorts/m9sF1o4Zks>



Proposed to the Randolph Community Preservation Commission,
by Randolph Emerald Necklace, c/o Jesse Gordon, jesse@jessegordon.com, April 28, 2022

Slide 16

Trail point 6/7 – #43 Sunset Drive entrance on Canton Street?

LEFT: Town GEO map shows property #43 Sunset extending to Canton Street with no structure on Canton Street.

RIGHT: Town map shows property #45 Sunset with no structure either, but there is one with a “#43” mailbox there!

This could be a right-of-way entrance from the corner of Sunset & Connolly, if the Town can clarify what’s up!

Town of Randolph, MA
Property

43 SUNSET DR

Street View

Google

Google Directions

Zoom

View Details

Google Maps Link

Town of Randolph

Property Record Card

Property

Address 43 SUNSET DR

ID 8-D-6

Ownership

Name CJR ESTATES LLC

Valuation

Total \$476,300

Land \$195,500

Last Sale \$825,000 on 2006-10-31

Book/Page C#173664/0

Land

Area 0.54

Town of Randolph, MA
Property

45 SUNSET DR

Street View

Google

Google Directions

Zoom

View Details

Google Maps Link

Town of Randolph

Property Record Card

Property

Address 45 SUNSET DR

ID 8-D-35.25A

Ownership

Name TAYLOR-JONES MICHELLE

Valuation

Total \$499,200

Land \$195,500

Last Sale \$479,900 on 2016-08-26

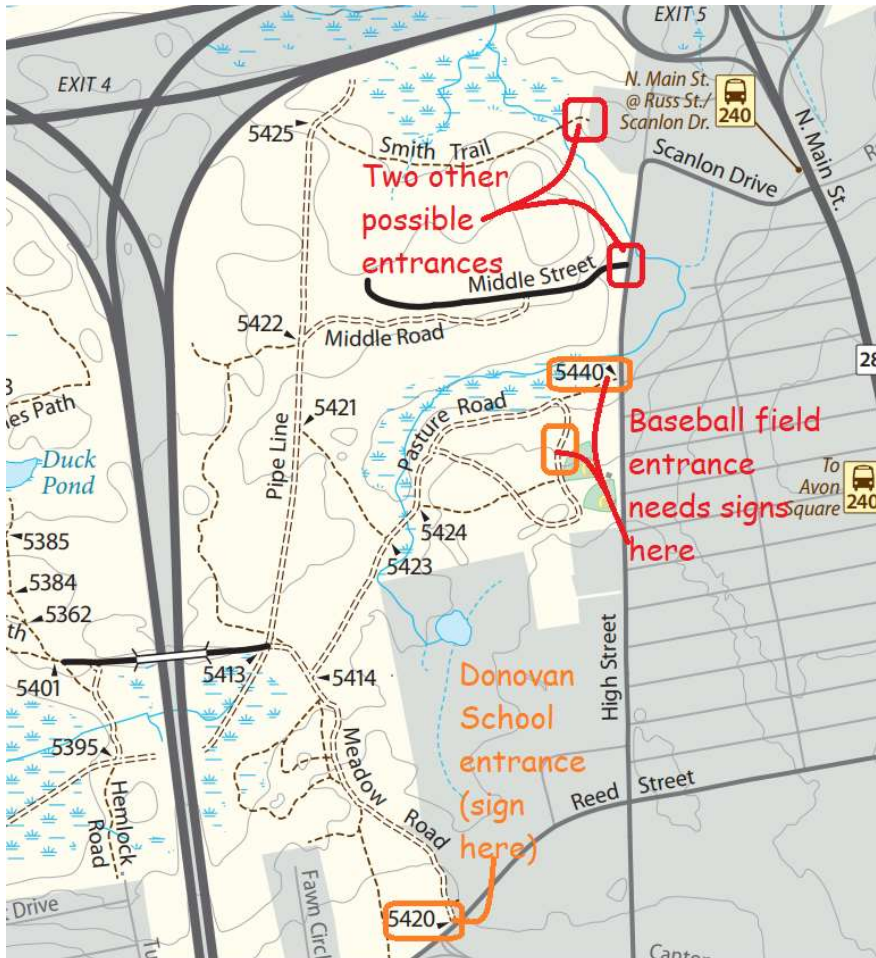
Book/Page C#193983/0

Land

Area 0.54

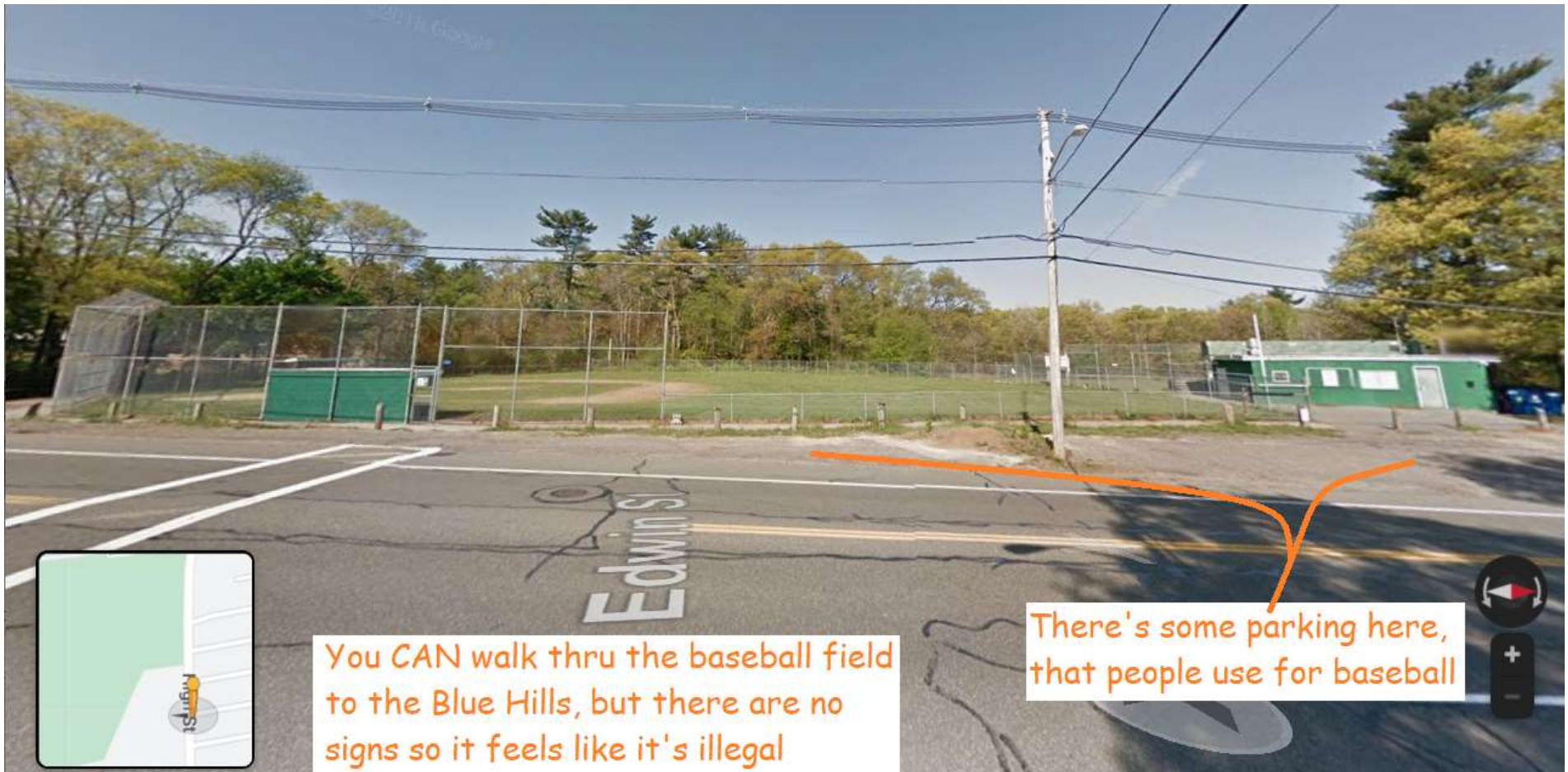
Proposed to the Randolph Community Preservation Commission,
by Randolph Emerald Necklace, c/o Jesse Gordon, jesse@jessegordon.com, April 2

- 1) Sign at baseball field on High Street (on fence at back)
- 2) Sign at Donovan School parking lot (with School Committee)



- The Donovan School entrance does have a sign, but it's not where people actually enter.
- It's on Reed Street, with no parking at the sign.
- People actually enter from the Donovan School parking lot, where there's no sign.
- The sign should lay out rules for usage outside of school hours.

- The baseball field on High street is owned by DCR and leased by the Town.
- It has some limited parking (pix next slide)
- People can walk thru baseball field into park.



Official entrance is one block north, at Hills Street.
It has a barrier to keep cars out, but no “Welcome” sign



The Donovan School entrance does have a sign, but it's not where people actually enter (people park at the school and walk right in).



Official entrance is on Reed Street, with no parking at the sign.

People actually enter from the Donovan School parking lot, where there's no sign.

The sign should lay out rules for usage outside of school hours.

Deer Park Blue Hills Signage

c/o Jesse Gordon
Randolph Emerald Necklace
P.O. Box 448
Randolph MA 02368