

“Jablonski Park”

A property donation to Randolph

November 20, 2022

Slide presentation about connecting Dog Park to Bear Swamp,
with notes from Randolph Town Councilor Jesse Gordon
in preparation for Conservation Commission discussion

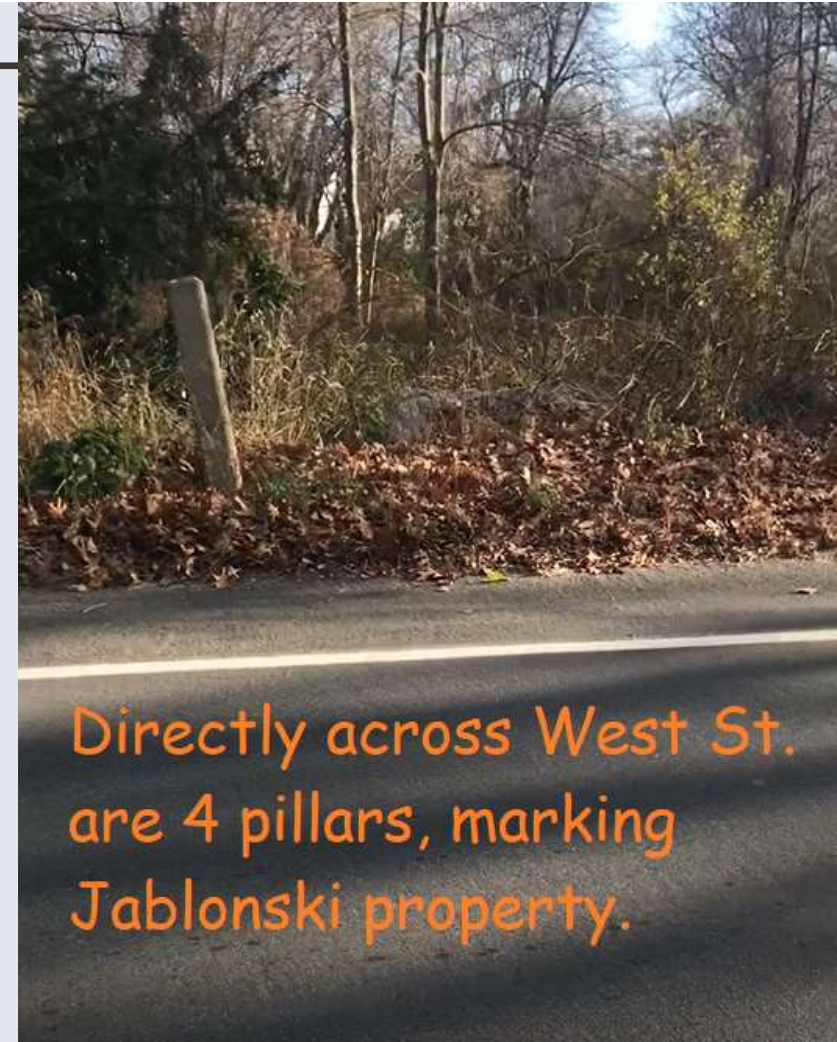
Contact: jgordon@randolph-ma.gov (617) 320-6989



Two large parcels (marked in blue, one north of Warren Street and one south) totaling 6-1/2 acres, were donated to the Town of Randolph from the Jablonski family trust. The donation documents say:

“With these parcels... it would be possible... to create a trail so it would run from Powers Farm all the way to Bear Swamp Conservation Area.”

Their intent is a connecting trail, and the ConComm and Town Council should implement that goal.



Dog Park entrance (with parking and footpath)
Is directly across West Street from an “entrance” to the Jablonski
property – marked by four stone pillars (one is shown)

WARREN ST

Street View

Google

Google Directions Zoom

View Details

Google Maps Link

Town of Randolph

Property Record Card

Description from Council Order 2022-052:

Property

Address WARREN ST

ID ? 56-A-1 ? 56-A-001.8

Ownership

Name ? 242 WARREN ST REALTY TRUST **Jablonski Trust**

Valuation

Total \$188,400 **★Book 32141**

Land \$188,400 **Page 595**

Last Sale \$1 on 2014-03-26

Book/Page **★32141/595 ? Book 5462**

Land

Area **★2.01 ★2.01 acres**

The parcel on north side spans between Warren St and West Street (with a town-owned corner where Warren meets Mazzeo Drive).

A stream flows from the Mazzeo corner to the “entrance” across from the Dog Park (blue line)



There are some “dry” areas (appropriate for footpaths) and some “wet” areas (muddy ground but not a stream)

The reeds past the bramble indicate a wet muddy area. It’s dry and walkable in front, if the bramble were cleared.



Between Dog Park and Mazzeo cut-through on West Street, there are a series of rocks marking off what appears to be a “parking area”.

It’s pretty close to the Dog Park parking area, but could be another pedestrian entry point.

Note two dumped rolls of carpet on right side.
There is currently trash all over both Jablonski properties.
That’s true for every “untended” conservation areas!



**Stream flowing out from
culvert on north side of
Warren Street**

There are several “built features” already in place. This is a concrete culvert with a stream flowing out.

This same stream flows to the dog park trail and then to Powers Farm (Narrowway Pond).

A footpath might follow along the streambank, continuing the footpath from the Dog Park.

WARREN ST

Google Directions Zoom

View Details

Google Maps Link

Town of Randolph

Property Record Card

Property

Address WARREN ST

ID ? 56-B-1.8 ? 56-B-001

Ownership

Name ? 242 WARREN STREET REALTY TRUST **Jablonski Trust**

Valuation

Total \$102,640 ☆Certificate

Land \$102,640 188337

Last Sale \$1 on 2014-03-12

Book/Page ☆ C#188337/0 ? Title 108056

Land

Area 4.36 ? No acreage on 2022-052

Let's call this "Warren & Mazzeo"

The parcel on south side spans between Warren St / Mazzeo Dr. and the larger Bear Swamp (green area to the south).

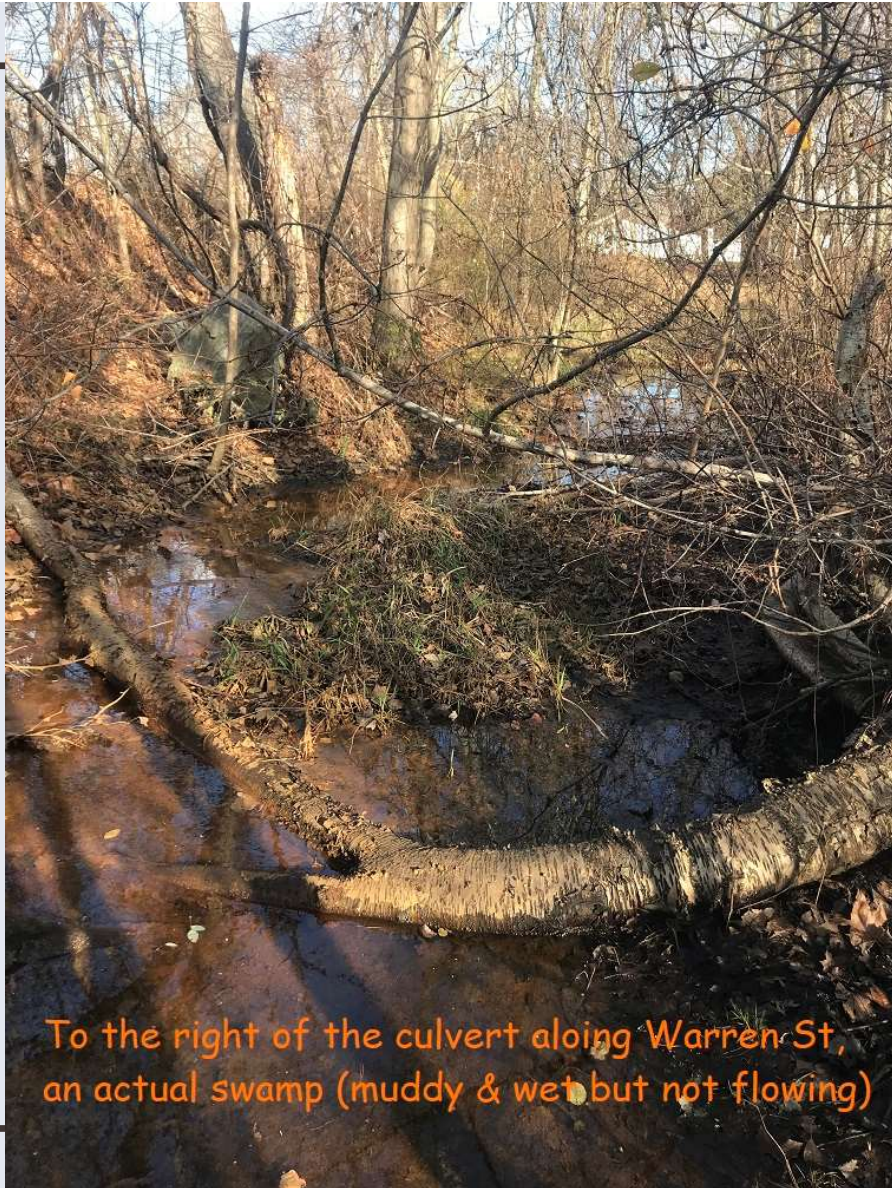
The stream flows into the Mazzeo corner from Bear Swamp (the actual stream is much longer than the little blue line!)



Looking north to Mazzeo Drive

Here is the stream flowing into the Mazzeo corner from Bear Swamp – it's actively flowing (there are swampy muddy areas around it).

You can see a concrete culvert which flows under Warren Street (with another culvert in another photo where it comes out)



To the right of the culvert along Warren St,
an actual swamp (muddy & wet but not flowing)

This is just to the right of the culvert in previous photo (it's off the left of this photo).

The stream flows into the culvert and this is a stagnant "backwater" (an actual swamp – very muddy and wet in a defined area).

ConComm's task is to map a route for a walkable trail that avoids swamp. Might need a boardwalk here!



This photo shows both parcels.

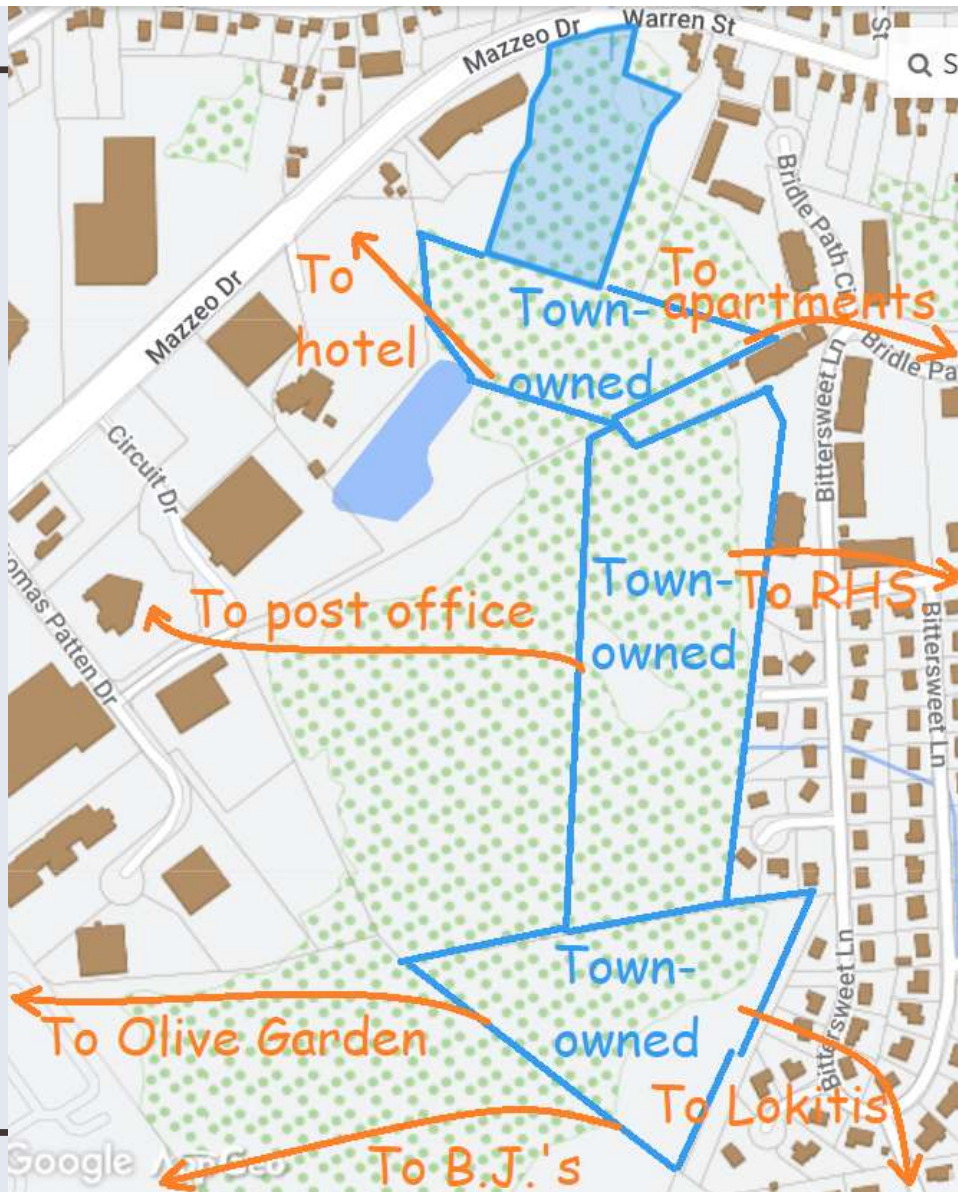
We'll need a new crosswalk somewhere in this intersection – the north parcel is on upper right and south parcel is along left.

There's a LOT of traffic here – some at full speed and some making turns -- it's not cross-able by kids without a traffic light of some sort.



Here's the nearest pedestrian crosswalk – at Fowler St. and West St.

Residents here have requested a “blinking stop sign” or other traffic control. That might be combined with a new crossing just up the street (100 yards to Dog Park entrance)



Goal is to connect Powers Farm to Bear Swamp – for this year.

Next year, we might consider where the footpath continues from Bear Swamp, as part of a longer greenway.

Q&A for ConComm discussion for this year....

Why would anyone want to hike through a swamp?

- Swamps are havens for birds, plants, and animals (appropriate for field trips for students)
- Best places to go birdwatching (like swan's nest in the swamp below Norroway Pond)
- Swamps have a bad name, so maybe call them "wetlands" or "fens" (as in "The Fenway", the big swamp and great footpath in Boston)
- People like 'em! "The 10 Best American Swamp Tours To Go On In 2019" <https://www.thetravel.com/best-american-swamp-tours-2019/>
- Randolph residents like 'em! "Open Space and Recreation" was most popular of Master Plan categories, and is in Community Wellness Plan

Why connect Powers Farm to other places?

- People walk on off-street footpaths for exercise or recreation
-- footpaths are an inexpensive “recreational amenity”
- A “greenway” is a pedestrian/bicycle “linear park”
-- with Jablonski parcel, we’ll have a “Randolph Greenway”
- Boston’s “Emerald Necklace” connects the Blue Hills with the Charles River, with some on-street sections (not quite a “greenway”)
- When Randolph was ranked in the top 25 small cities in Massachusetts, our highest score was based on recreational amenities (like this!)
<https://www.masslive.com/news/2022/10/10-massachusetts-cities-make-the-top-30-list-of-best-small-cities-in-america.html>

Why should ConComm encourage “passive recreation”?

- “Passive recreation” means hiking, bicycling, birdwatching, picnics -- not ballparks, organized sports, special surfaces, or swimming
- ConComm has a dual mission:
 - Protect Randolph's open space & natural resources
 - Promote environmental education
- For our kids to get an “environmental education”, they need to have access to our conservation areas.
- “To get out into nature is to love nature; to love nature is to want to protect nature.”
- Access encourages trash removal and more regular DPW cleanup -- there's trash all over Jablonski properties **because** there's no access!

Say what you think!

Follow up with Conservation Commission:

1. ConComm chair: Joe Dunn jdunn@randolph-ma.gov
2. Meets (Zoom) at 7 pm on 3rd Thursday of every month

Follow up information with Town Councilor Jesse Gordon:

3. More info can be found at www.RandolphEmeraldNecklace.com
4. Contact info: jgordon@randolph-ma.gov (617) 320-6989