

# CPC Application: “Powers Farm extension to Rear Niles Road”

## The heart of the Randolph Greenway

by Town Councilor Jesse Gordon

[jgordon@randolph-ma.gov](mailto:jgordon@randolph-ma.gov)

617-320-6989

April 28, 2023



# Background on Rear Niles Road

The Town of Randolph recently was gifted a 6.3-acre parcel called "Rear Niles Road." This project proposes to provide pedestrian access to the newly-gifted parcel, including a boardwalk and access to streets north of Powers Farm.

- The adjacent Higashi School property could provide "overflow parking" for Powers Farm events (at point C on map)
- Two exits on the north side of the Higashi School provide connections north to the "Randolph Greenway" via RCMS
- An additional Town-owned parcel of 8.2 acres could provide street access at points F & K on map (also toward RCMS).
- Existing southern exits from Powers Farm provide connections south to "Randolph Greenway" via Dog Park (points G/H/I).
- CPC-funded sign at point A (from 2022 application, constructing now) will indicate these plans "tentatively."



# Point A: Rear Niles Road

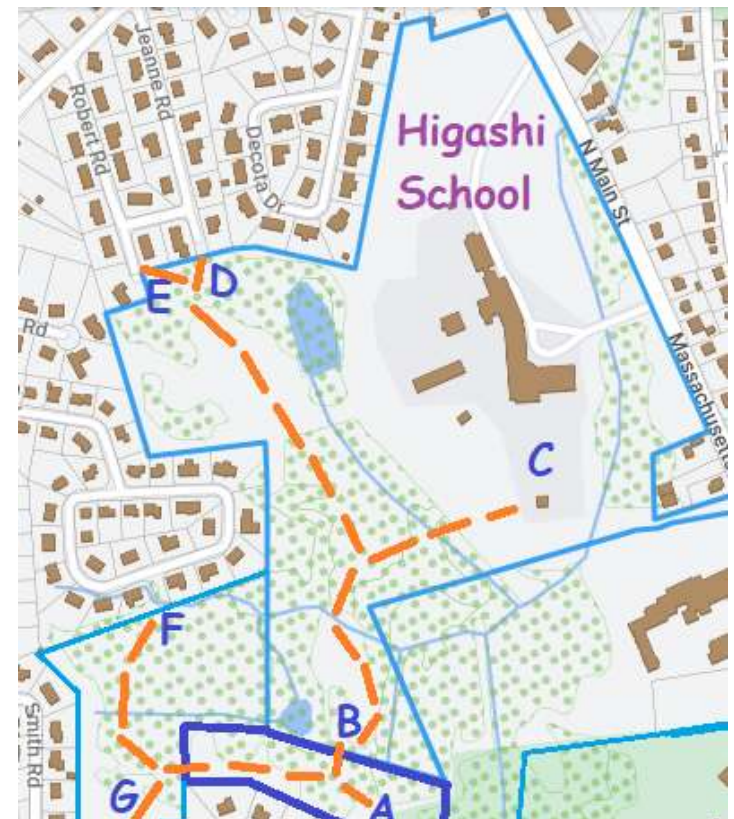
At the back of this right-of-way is the location of the soon-to-be-posted “Welcome” sign funded by the CPC in 2022. It indicates all of the other unwelcoming entrances, plus a “tentative” route for this new project.



# Point B/C: Higashi School

Higashi property abuts the newly-gifted parcel at point B, and also abuts the Town-owned parcel marked F/G. All of these points need surveying, and input from the ConComm.

- Proposal is to construct a boardwalk through swampy area at point B in our new parcel, to allow pedestrian access to point C at the Higashi School.
- Point C is a parking lot that could be used for overflow parking at Powers Farm events. Current overflow parking is on North Main Street.
- If Higashi School approves, additional boardwalk could connect points D & E northward to Randolph Greenway
- If Higashi doesn't like that, points F & G connect northward (toward RCMS and Blue Hills)



# Boardwalk in swampy areas

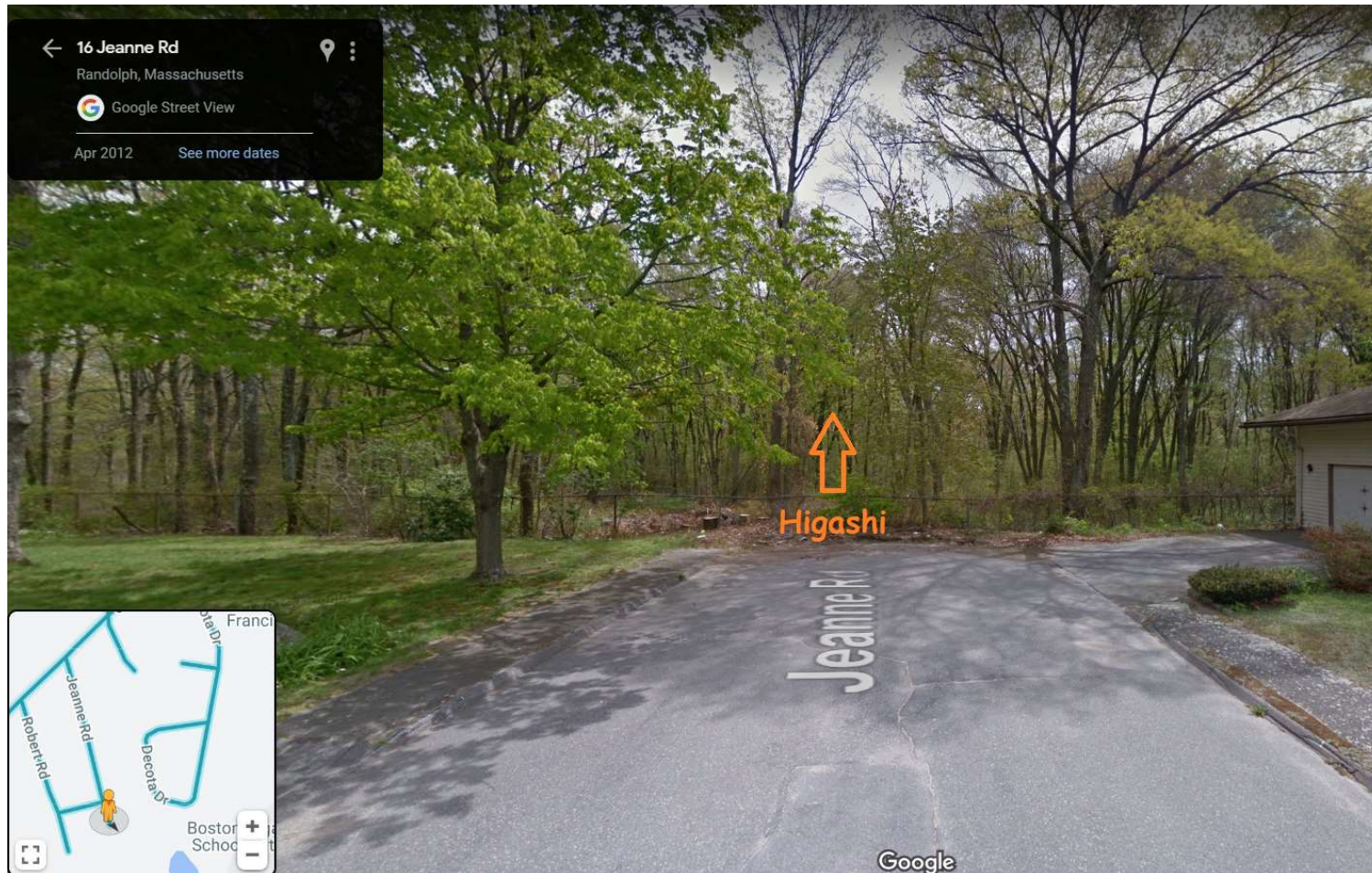
Proposal is to model new boardwalks on the existing Powers Farm boardwalk, which costs about \$700 per foot. The boardwalk would span very wet areas (but not all areas – just to connect dry areas together with a minimum of construction) and would span over streams (a bridge).

- From the Journal-Sun article announcing the Powers Farm boardwalk on Feb. 14, 2017:
- NETCO Coastal Construction recently completed construction of the Powers Farm Boardwalk, a 400-foot boardwalk across an Atlantic white cedar swamp area to open up access to nature lovers and students.
- The boardwalk consists of helical piles as the foundation for a heavy timber boardwalk designed to support a minimum of four tons. The project, at a cost of \$296,875, began in late summer.



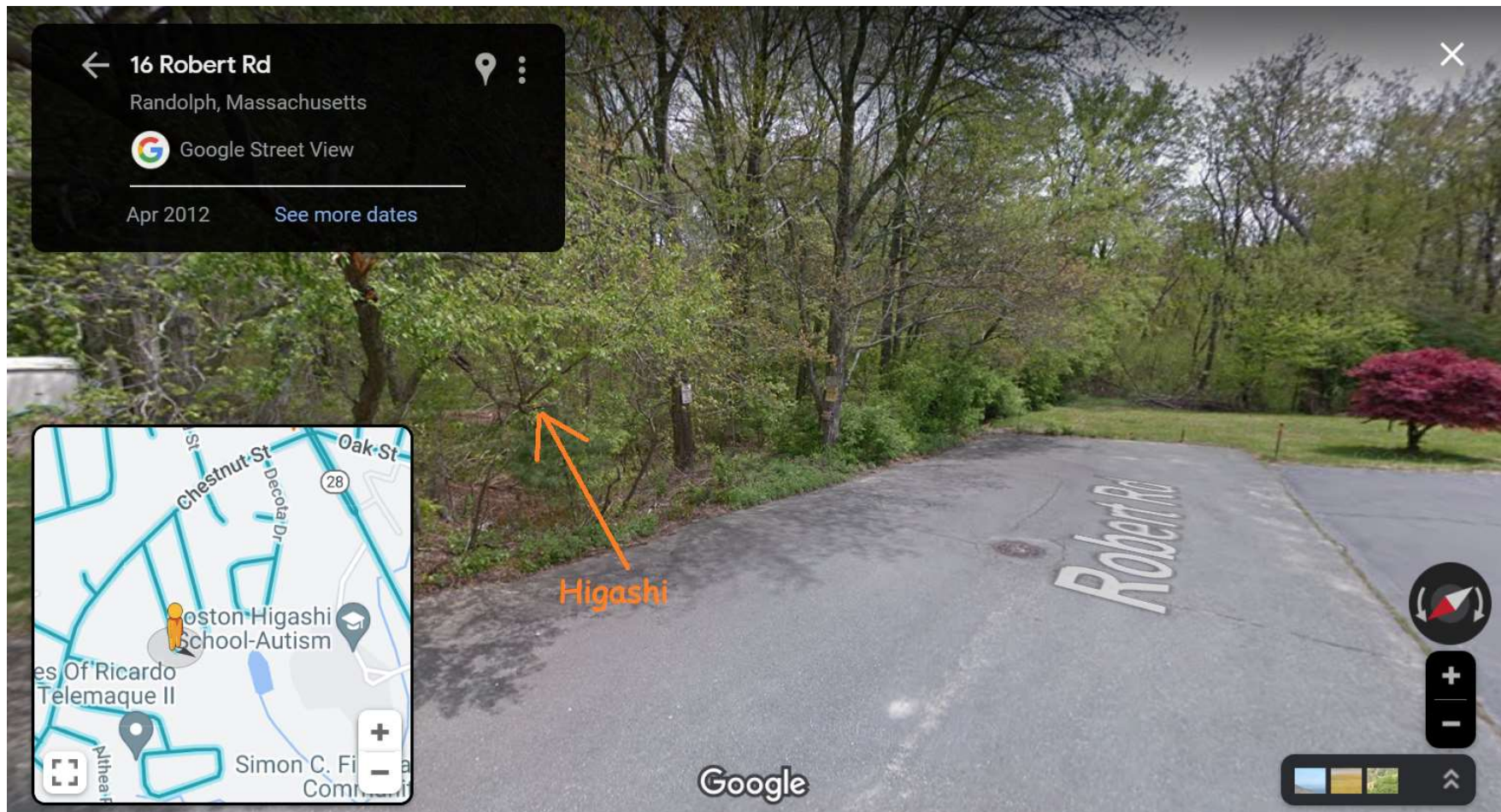
# Point D: Jeanne Road

Dead end of Jeanne Road (facing south) abuts the Higashi property, in the woods behind the school. This needs surveying (along with many other points!)



# Point E: Robert Road

Dead end of Robert Road (facing south) abuts the Higashi property, in the woods behind the school. This needs surveying too.



# Point F: Chestnut Circle

Right-of-way between 106 Chestnut Cir. & 114 Chestnut Cir. to wetland (trees at the back). Would need stone markers to indicate right-of way. (Not an ideal entry point because the neighbors consider it “their lawn” – this one would only get surveyed if the other entry point ae all “no-go”)

This entrance would be a 3 block walk to the pedestrian exit from the Middle School on Lambert Road and could be a “Randolph Greenway” connection.





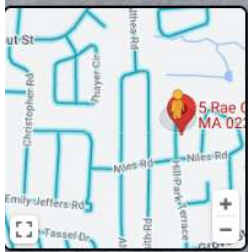
# Point G: Rae Circle

This is the cul-de-sac dead end of Rae Circle, between #10 Rae Circle on the left and #9 Rae Circle on the left. The tree-filled area straight ahead is Town-owned property that could be a pedestrian entrance to Powers Farm.

This is another Town-owned property that abuts the newly-gifted Rear Niles Road parcel.

This is the cul-de-sac dead end of Rae Circle, between #10 Rae Circle on the left and #9 Rae Circle on the left. The tree-filled area straight ahead is Town-owned property that could be a pedestrian entrance to Powers Farm.

Google



# Point H: Grove Lane exit

Existing exit to Soule Park connects Powers Farm southward to continue on Randolph Greenway via Dog Park. Newly-gifted parcel is to the left along pond



Soule Park /  
Grove Lane right;  
Boardwalk  
straight ahead

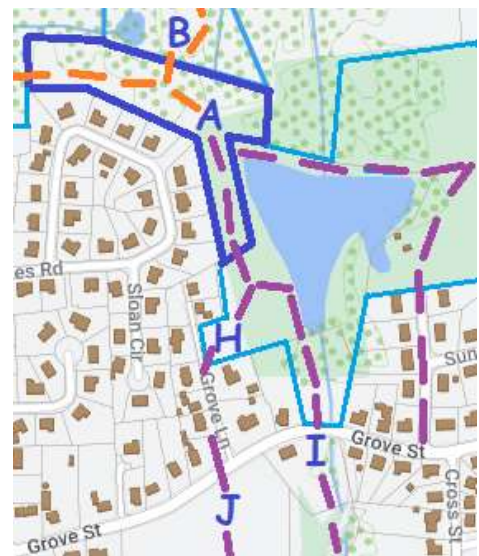
Soule Park /  
Grove Lane left;  
Powers Farm  
straight ahead

View is from Soule Park



# Point I: Grove Street exit

Existing exit to Soule Park connects Powers Farm southward to continue on Randolph Greenway via Dog Park. Newly-gifted parcel is to the left along pond



This sign invites pedestrians and bicyclists to continue along the "Dog Park Trail" to West St. The actual Dog Park is 300 yards west.

# Point J: Dog Park & Greenway Vision

This entrance is just across the street from Grove Lane (1 block from Soule Park).

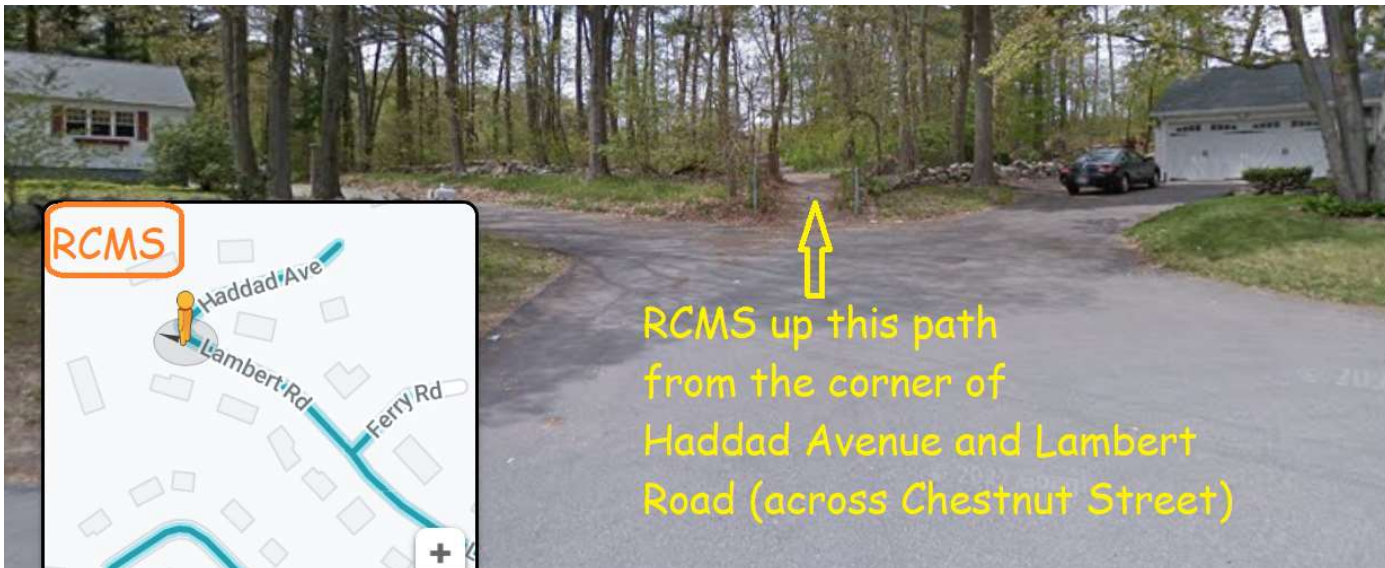
The idea of a “Greenway” is that there are stretches of walk-through parks, with a few blocks walking on a road in between, connecting them all to each other. With Powers Farm as its heart, we can make the Randolph Greenway all the way from the Blue Hills in Milton to DW Field in Avon. From here south, the Greenway goes through the new Jablonski property and Bear Swamp, to the Lokitis Conservation Area, and then through the Avon Industrial Park to DW Field and into Brockton.



# Point K: RCMS foot entrance

Northward from Powers Farm, the Randolph Greenway continues through Randolph, and then beyond Randolph to the Boston border: (this is “future plans” for now on signs)

- A few blocks to the foot entrance to the Randolph Community Middle School
- From the north exit from RCMS, proceed 7 blocks down High Street to the Blue Hills entrance at the baseball field (signage funded by CPC last year)
- Alternatively, from RCMS, go west 5 blocks on Canton Street to the Donovan School entrance to the Blue Hills (signage also funded by CPC there)
- Through the Blue Hills are foot/bike trails all the way to Mattapan Square, and into Boston’s Emerald Necklace via the Neponset Greenway Trail



CPC Application by  
Town Councilor Jesse Gordon

[jgordon@randolph-ma.gov](mailto:jgordon@randolph-ma.gov)

617-320-6989

April 28, 2023

**Conclusion: Let's open up the  
new Powers Farm parcel**

**Let's use that to connect  
Powers Farm as the heart of  
the Randolph Greenway!**

