

The Commonwealth of Massachusetts

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SPECIAL REPORT

OF THE

DEPARTMENT OF NATURAL RESOURCES RELATIVE TO  
THE ESTABLISHMENT OF RECREATIONAL AND  
SWIMMING FACILITIES IN THE TOWN  
OF ADAMS

UNDER CHAPTER 85, RESOLVES OF 1955

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DECEMBER, 1955

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## LETTER OF TRANSMITTAL.

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DEPARTMENT OF NATURAL RESOURCES,  
15 ASHBURTON PLACE, BOSTON 8, December 7, 1955.

*To the Great and General Court of the Commonwealth of Massachusetts.*

I am submitting herewith a report by the Department of Natural Resources and recommended legislation in accordance with chapter 85, Resolves of 1955, directing the Department of Natural Resources to investigate and study the establishing of recreational and swimming facilities in Adams.

ARTHUR T. LYMAN,  
*Commissioner of Natural Resources.*



## The Commonwealth of Massachusetts

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### SPECIAL REPORT OF THE DEPARTMENT OF NATURAL RESOURCES RELATIVE TO THE RECREATIONAL AND SWIMMING FACILITIES IN THE TOWN OF ADAMS.

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This report is made in compliance with chapter 85, Resolves of 1955, directing the Department of Natural Resources to investigate and study the establishing of recreational and swimming facilities in Adams.

We have scouted the area with the hope to find a site suitable for providing adequate facilities, and two particular properties were examined by the representatives of the Department of Natural Resources.

One property, although very attractive and containing a good brook, was by far too small in acreage and would be more suitable as an attractive link in a future park system which every city should develop.

The other property, known as "Thiel Farm", was selected because it meets the requirements for such recreational developments as are contemplated in the Resolve.

The Thiel Farm area lies within the southeastern part of Mount Greylock State Reservation. The area required for recreational development comprises approximately 300 acres and consists mostly of fairly level, open pasture land traversed by several streams and holding many springs of good flowage. It is located one mile west of the town of Adams and easily accessible from surrounding centers of population.

These relatively flat lands lie at the bottom of Mount Greylock and a recreational development such as is proposed here will not noticeably disturb the wilderness aspect of the mountain, nor should it interfere with any other recreational activities which may be enjoyed in such wilderness.

The designated area is so naturally designed that it will be entirely segregated from the proposed tramway approach road, and from such unavoidable satellite development as would follow the construction of an easy accessibility to such a tramway.

The surroundings of the play area are, to say the least, majestic. To the north looms the ever impressive mountain itself, while to the south, one looks into an expansive, beautiful valley surrounded by a most magnificent distant background of mountain ranges receding behind each other until they merge with the horizon itself.

This very atmosphere of unmatched natural beauty surrounding this proposed playground should prove an inspirational and a most wholesome contrast to the appearance and atmosphere of the usual city playground and should be conducive toward the decrease of the incidence of juvenile delinquency.

It is to be hoped that if this project is completed, the educational and inspirational aspect of the project will be neither minimized nor neglected. The meaning, significance and purpose of conservation are steadily becoming more and more inclusive of spiritual value to be gained by the inspiration furnished, under proper guidance and education, by our outstanding natural beauty. We know of no area better able to furnish this education and inspiration than the area in question just described.

The recommended plan is intended to provide the maximum of recreational facilities with a minimum of disturbance of natural conditions. There are two water holes on the area, the water being partly retained by dams in bad repair.

We recommend the development of the largest water hole into a swimming pool. We also suggest that the dam of the pool further upstream be repaired in order that this pool may act as a reservoir for the swimming pool to furnish additional flowage water into the swimming pool whenever the flow of water might prove insufficient.

The recommendations call for the necessary buildings and

sanitary facilities to provide safe recreation to an estimated fifteen hundred people on the area.

The plan calls for a combination bathhouse and comfort station near the proposed beach, two comfort stations, a contact station, and a field house for sports activities.

Parking could be provided for two hundred cars. The plan also calls for playfields such as would be excluded from a typical state park recreation area. However, such playfields seem most desirable in a park so close to population centers and they would meet an urgent demand with excellent results.

The master plan also calls for a tenting area which according to state park planning principles is entirely segregated from the day-use recreational activities. The proposed tenting area is a large, tree-studded plateau to the north of the proposed development. There is a road specially designed east of the proposed contact station that would lead into the tenting area.

However, it is felt that the proposed tenting area is not necessarily a vital part of this development and in our estimate, we have made a decided division between the plan for day-use recreation and overnight tenting — the two schemes being labelled A and B.

While both schemes may appear desirable, it might be desirable in view of the cost of construction and future maintenance to recommend the completion of scheme A with the provision to hold scheme B as a future possibility.

Finally, this Department wishes to state that this study has been prepared of necessity, due to lack of funds and time, without benefit of adequate topographical surveys. Only the necessary surveys were made to establish the practicability, from a construction standpoint, of the various features proposed herein.

For the same reason, construction cost estimates are approximate. We cannot estimate the cost of a dam without more detailed study of earth conditions as well as other vital factors.

With the above limitations, the estimated costs are as follows:

PLAN A. *Estimate of Construction Costs for Day Use only.*

Bathroom, comfort station . . . . .	\$11,000
Field house, dressing room, toilets . . . . .	10,000
2 comfort stations (vault type) \$5,500 . . . . .	11,000
Contact station . . . . .	2,000
Baseball field (grass) 1.5 acres at \$5,000 per acre . . . . .	7,500
Soft ball field (grass) 0.7 acre at \$5,000 per acre . . . . .	3,500
3 tennis courts (black-top surface) at \$4,000 . . . . .	12,000
Parking area (gravel base — asphalt and sand surface) 6,670 square yards at \$2.15 . . . . .	14,340
Swimming pool No. 1, 15,000 square feet at 3-foot depth average with core wall and earth backfill at \$1 . . . . .	15,000
Swimming pool No. 2, 5,000 square feet at 3-foot depth average with core wall and earth backfill, at \$1 . . . . .	5,000
Road from property line, 1,850 feet at \$10 . . . . .	18,500
Right of way from Gould street (land purchase) 3,500 feet . . . . .	2,500
Picnic areas (2) 100 tables, 100 fireplaces . . . . .	15,000
Water supply . . . . .	3,000
General grading . . . . .	8,000
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	\$138,340
Contingency, plans, surveys, 20 per cent . . . . .	34,168
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	\$172,508

PLAN B. *Estimate of Construction Costs for Tenting only.*

4 comfort stations at \$5,500 . . . . .	\$22,000
150 tent sites: —	
Ground tenting 100 at \$100 . . . . .	10,000
Platform tenting 50 at \$400 . . . . .	20,000
Road (approach) 2,600 feet at \$10 . . . . .	26,000
Road (camp) 10,600 feet at \$4 . . . . .	42,400
Water supply . . . . .	3,000
General grading (5 per cent plus cost) . . . . .	6,170
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	\$129,570
Contingency, plans, surveys, 20 per cent . . . . .	25,914
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	\$155,484

*Summary.*

Total estimated costs Plan A, only . . . . .	\$172,508
Total estimated costs Plan B, only . . . . .	155,484
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Total estimated costs Plan A and Plan B . . . . .	\$327,992

The proposed site is located on land of the Commonwealth under the control of the Greylock Reservation Commission. We recommend that funds be made available to the Greylock Reservation Commission to proceed with the necessary surveys and plans and the development of this recreational area. When completed, it will be a combination urban and state park.

We are attaching, hereto, Appendix A, which is the implementing legislation.

Respectfully submitted,

ARTHUR T. LYMAN,  
*Commissioner of Natural Resources.*

## PROPOSED LEGISLATION.

## APPENDIX A.

**The Commonwealth of Massachusetts**

**In the Year One Thousand Nine Hundred and Fifty-Six.**

AN ACT RELATIVE TO ESTABLISHING RECREATIONAL FACILITIES IN THE TOWN OF ADAMS.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 SECTION 1. The Greylock reservation commission is  
2 hereby authorized and directed to plan, construct, pro-  
3 vide and maintain, repair and operate a recreational area  
4 and such facilities as access roads, walkways, play fields,  
5 picnic areas, camping areas, parking lots, bathhouses,  
6 swimming and wading pools, beaches, comfort stations,  
7 drinking fountains and such other facilities as the com-  
8 mission deems necessary and advisable on the area  
9 known as "Thiel Farm" in accordance with the study  
10 made pursuant to chapter eighty-five of the resolves of  
11 nineteen hundred and fifty-five.

1 SECTION 2. For the purposes of this act the commis-  
2 sion may expend such sums as may be appropriated  
3 therefor.



