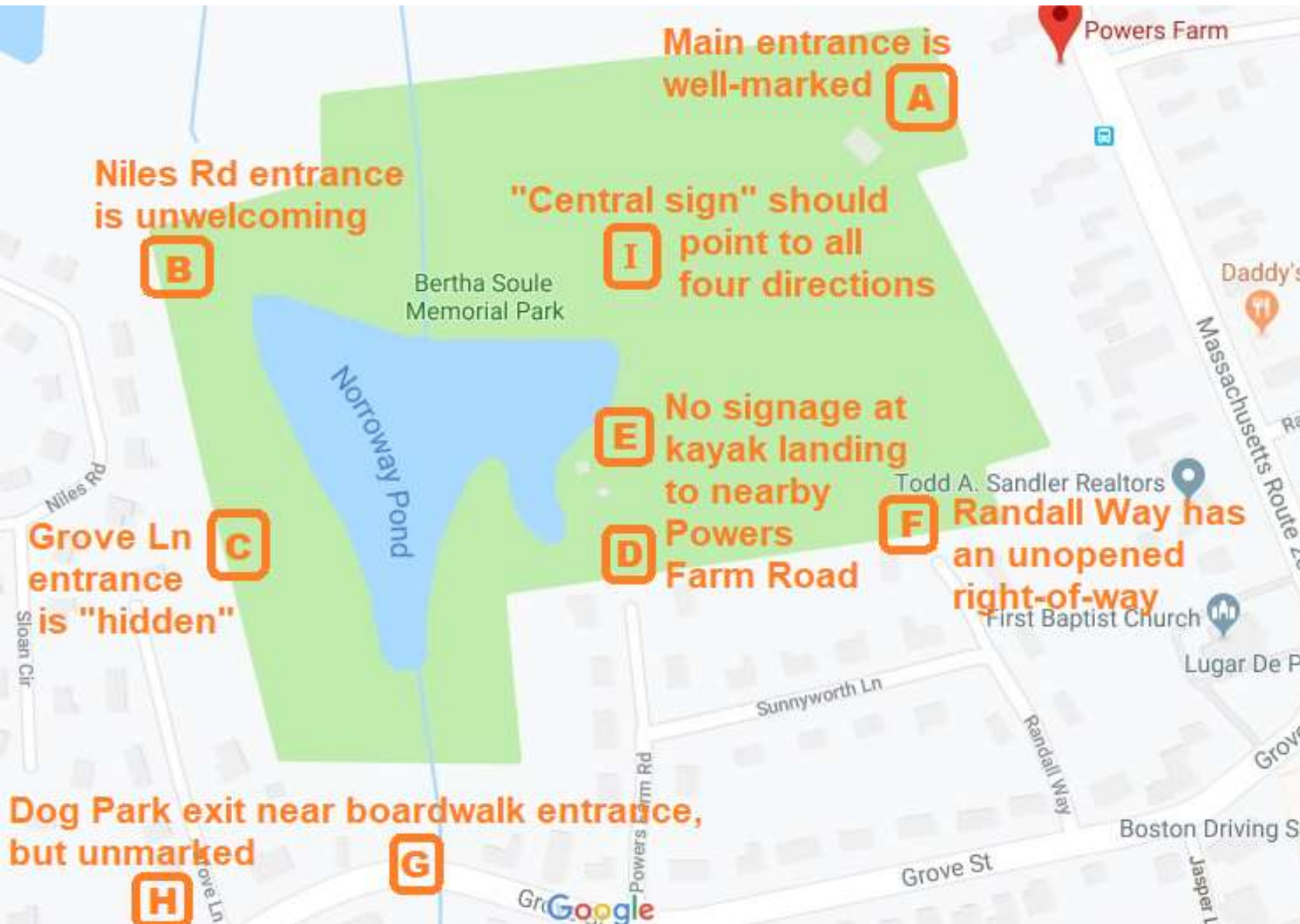




Proposed to the Randolph Community Preservation Commission,  
by Randolph Emerald Necklace, c/o Jesse Gordon, [jesse@jessegordon.com](mailto:jesse@jessegordon.com), April 28, 2022



# Summary Map 2021

(new  
parcel for  
2022 is  
north of  
point B)



REAR NILES RD

Google Directions Zoom

View Details

Google Maps Link

Town of Randolph

Property Record Card

**Property**

Address REAR NILES RD

ID 39-A-57

**Ownership**

Name TOWN OF RANDOLPH

**Valuation**

Total \$219,200

Land \$219,200

Last Sale \$100,000 on 2021-10-25

Book/Page 39995/47

**Land**

Area 6.30

Keyboard shortcuts Map data ©2022 Google 200 ft

New parcel finalized in 2022 clarifies ownership by town of point B (Niles Road)

...and also allows access via town property from Chestnut Circle (B2) or Rae Circle (B3, next slides).

Also could access via the Higashi School (B1, with a boardwalk, which we'll propose in the next CPC cycle),

Town of Randolph, MA

Property

RAE CI

Google Directions

View Details

Google Maps Link

Town of Randolph

Property Record Card

**Property**

Address RAE CI

ID 29-E-17.17

**Ownership**

Name TOWN OF RANDOLPH

**Valuation**

Total \$251,100

Land \$251,100

Last Sale \$0 on 2016-08-29

Book/Page 34408/117

**Land**

Area 8.25

B2: A town right-of-way connects Chestnut Circle to wetland (picture on slide 5) already owned by the Town.

B3: The dead end of Rae Circle is wetland (picture on slide 6) already owned by the Town.

Either or both could be a boardwalk pedestrian entrance to Powers Farm.



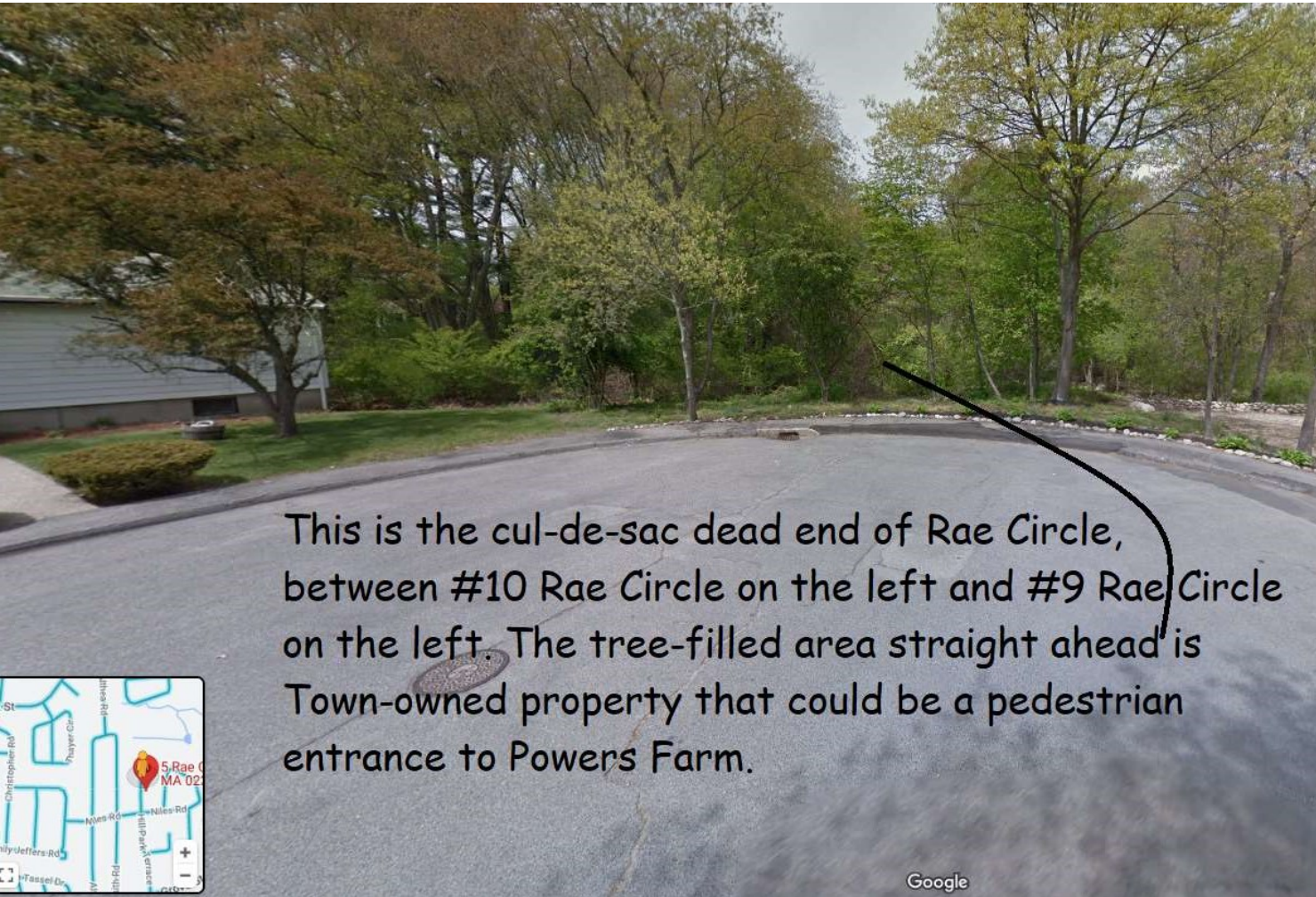


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B2: Right-of-way  
between 106 Chestnut  
Circle and 114 Chestnut  
Circle to wetland (trees  
at the back). Needs two  
stone markers.

This entrance would be a  
3 block walk to the  
pedestrian exit from the  
Middle School on  
Lambert Road and could  
be an “emerald  
necklace” connection  
with wayfinding signs at  
both ends.





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.

B3: 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

New items for 2022:

- New parcel opens up three possible new pedestrian entrances

- Replaced Randolph United sponsorship with RandolphEmeraldNecklace.com

- Conservation Commission plans to ask CPC for a “Best Practices” signage study which would apply here (and to my two other proposals!).

- What about a QR code on each sign?  
There could be a custom QR code for each sign.  
(try scanning the one to the left!)

- The rest of the slides are from 2021 (as presented to Con Comm last month), going thru each point....





“A”



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



“A”



We are not proposing any "negative signage" of what's forbidden. Only POSITIVE signage for info and wayfinding!

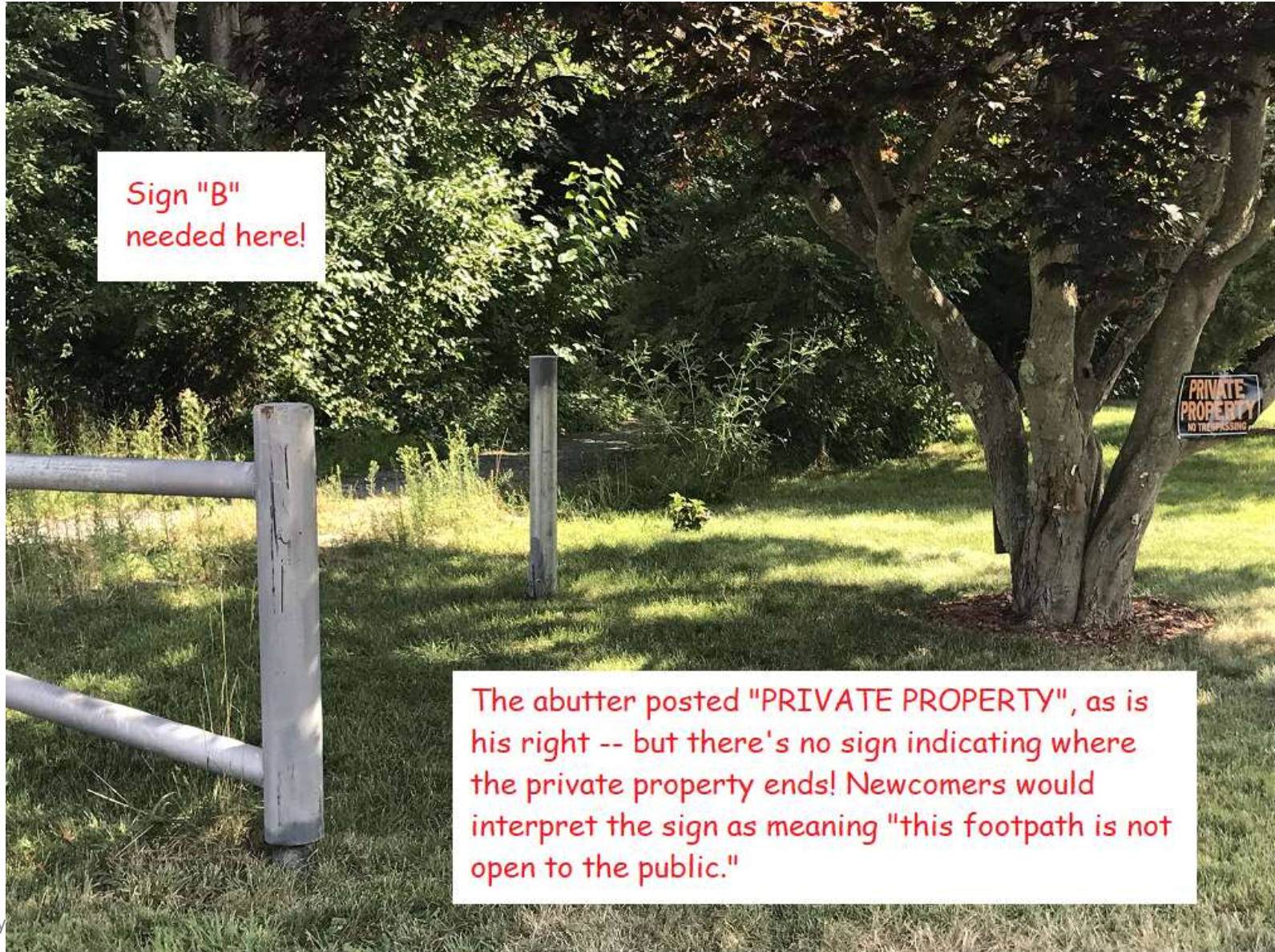
by



This is the unwelcoming entrance to Powers Farm from Niles Road. This barrier is always closed - why? There's a footpath worn here, indicating that people really WANT this entrance made publicly available!

“B”





Sign "B"  
needed here!

The abutter posted "PRIVATE PROPERTY", as is his right -- but there's no sign indicating where the private property ends! Newcomers would interpret the sign as meaning "this footpath is not open to the public."





"B"

I am standing on the public right-of-way, which extends to the gate on the right and then to Niles Road -- but any newcomer would be scared off by the "NO TRESPASSING" sign!





"Chicken wire" here blocked access for 15 years!

Sign "B": This physical barrier should be removed to the maximum extent allowed, replaced by a welcoming sign past the barrier.

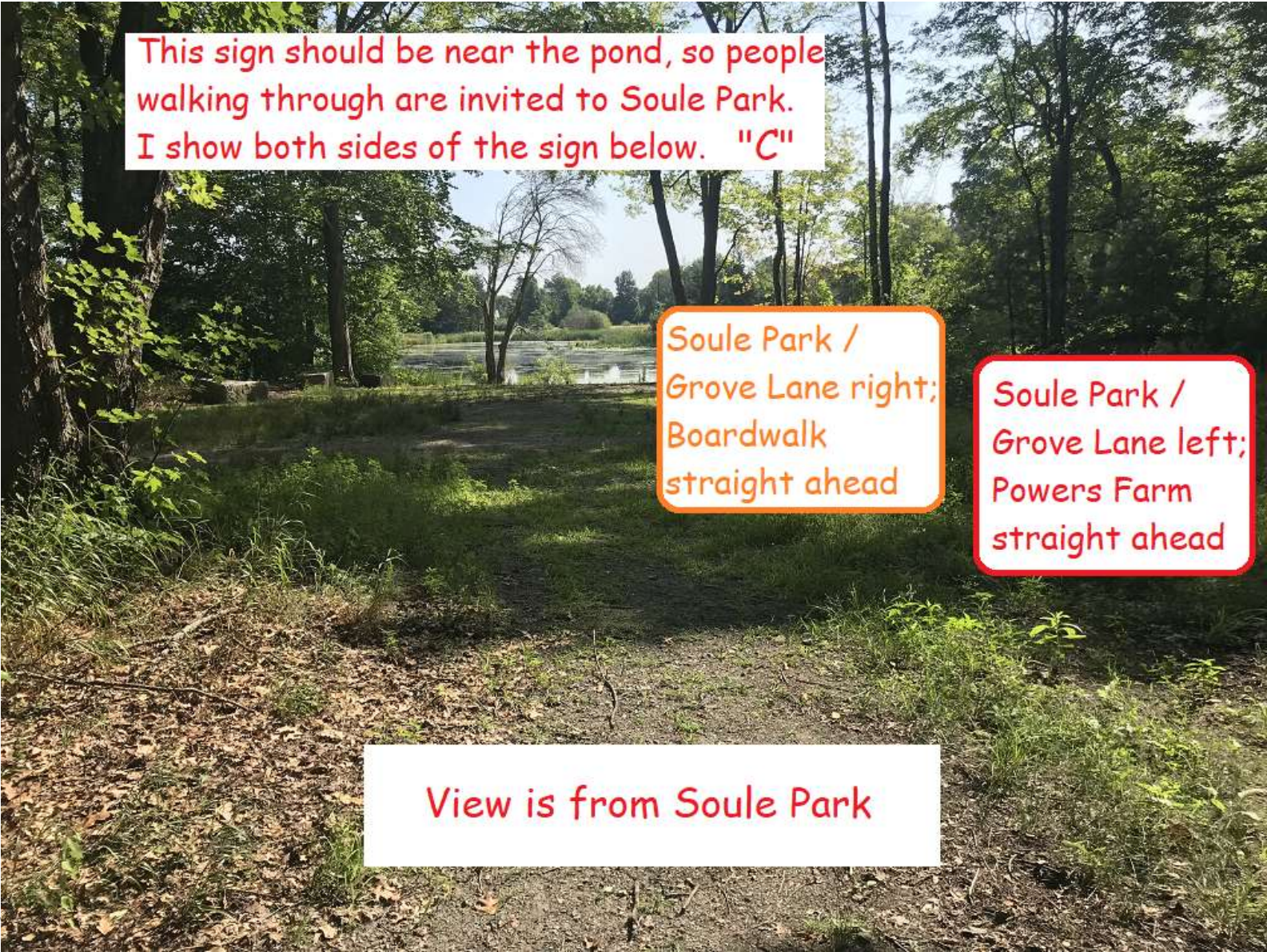


Second sign at map point "B":  
should be visible from the chicken  
wire so people feel invited in!

Powers Farm  
straight ahead;  
Soule Park and  
Boardwalk go right



“C”



This sign should be near the pond, so people walking through are invited to Soule Park. I show both sides of the sign below. "C"

Soule Park /  
Grove Lane right;  
Boardwalk  
straight ahead

Soule Park /  
Grove Lane left;  
Powers Farm  
straight ahead

View is from Soule Park

by



“C”



This welcoming sign invites residents to enjoy the park, if they happen to spot it beyond the unkempt foliage, & if they happen to try walking up Grove Ln!

by

Ln!



"C"



This "negative signage" is much more visible than the welcoming signage!







Point "C" at Soule Park: Existing well-maintained signage is very good at telling residents what we may NOT do; we are advocating for equivalent signage for what we MAY do!



# Powers Farm Signage:

This sign is a few steps away from the lovely hand-painted sign shown previously. There's nothing **WRONG** with this sign, but there's no consistent format or logo.

Since we're suggesting a dozen signs to be placed all at once, we'd like to propose that the CPC choose a consistent format and a color logo that can be spotted from the distance (that's an old hiking trail trick – so you can see the next logo from the previous one).

Slide 19

Proposed to the Randolph Community Preservation Commission,  
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Sign "D": On Powers Farm Road, need a welcoming sign which is larger than the "PRIVATE PROPERTY" warning and readable from a distance, unlike the existing marker stone.









Sign "E": At kayak landing,  
indicate exit to Powers Farm Road

by



Sign F: unopened right-of-way  
16 Randall Way

Randall Way -- this is a public right-of-way;  
it is unopened (fence behind steel barrier)



"Sign F": Randall Way unopened right-of-way from the Powers Farm side. Same home (16 Randall Way); the fence & barrier are here:







Grove St. entrance  
to Boardwalk

"G": Informational signs  
are nice -- but this one should  
be accompanied by a wayfinding sign!



# Powers Farm Signage: Map "G":

Negative signage is so prevalent that perhaps the installation points could be used for wayfinding signs.

In other words, on signposts like this one, a small sign could be added, with just the color logo and a message "Powers Farm, 500 yards to the left".

This could save some substantial cost for this project, by using some already-existing signposts instead of installing all new ones.

Slide 26

Proposed to the Randolph Community Preservation Commission,  
by Randolph Emerald Necklace, c/o Jesse Gordon, [jesse@jessegordon.com](mailto:jesse@jessegordon.com), April 28, 20







Across Grove St  
from "G"

This sign invites pedestrians and bicyclists to continue along the "Dog Park Trail" to West St. The actual Dog Park is 300 yards west, and a sign should say that! (or add wayfinding to this sign)





Sign "H" at Dog Park entrance on Grove St.:  
As usual, negative signage is prevalent and well-maintained. Here, there's plenty of room to add:  
"Boardwalk and Dog Park Trail, 300 yards east"

by





Sign "H": Yes, it's true there's "no outlet" for cars, but there IS an outlet for pedestrians and bicyclists! So a sign should be added to say: "Soule Park and Power Farm, 500 yards ahead"



Sign "I": Central location in park  
needs signs saying where each path leads





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Google Directions Zoom

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Book/Page 34408/117

**Land**

Area 8.25

Newly-purchased parcel “Rear Niles Road” clarifies “point B”, and opens up 3 other points of entry.

1) Higashi School (Town Manager negotiating; could include overflow parking)...



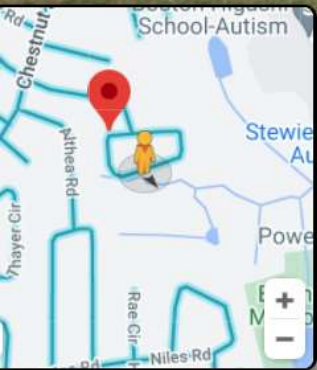
# Between #106 and #114 Chestnut Circle



This is a Town-owned right-of-way on Chestnut Circle - a proposed pedestrian/bicycle entrance. It's important because it would connect bicycle trails to the north (thru RCMS then Donovan School) and to the south (thru Powers Farm to Dog Park to Belcher Park)

This is a Town-owned right-of-way on Chestnut Circle - a proposed pedestrian/bicycle entrance. It's important because it would connect bicycle trails to the north (thru RCMS then Donovan School) and to the south (thru Powers Farm to Dog Park to Belcher Park)

Between #106 and #114 Chestnut Circle



Google

Image capture: Apr 2012 © 2022 Google United States Terms Privacy Report a problem



## Between #9 and #10 Rae Circle



**Right-of-way between #9  
and #10 Rae Circle, into  
new Powers Farm parcel**

Right-of-way  
between #9 and  
#10 Rae Circle,  
into new Powers  
Farm parcel.

This pedestrian  
entrance is 4  
blocks from the  
existing Niles  
Road entrance.



# Powers Farm Signage

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