



TOWN OF HUDSON
PARK COMMISSION
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MOULTON PARK & PLAYGROUND REDEVELOPMENT – PROJECT PROGRESS REPORT

Updated: 11/24/2025

History...

2018 – Division of Recreation hires consultant to perform Community Outreach Survey and Public Input Sessions/Forums geared at assessing the community's wants/needs specific to Recreation. Final report identifies the development of a "Central Playground" somewhere in town as a priority.

2019 – Recreation Town-Wide Master Plan is completed and the redevelopment of Moulton Park and Playground is highlighted as a priority item.

February 2020 – Park Commission reviews the Recreation Town-Wide Master Plan and commit to prioritizing various projects including the renovation of Moulton Park & Playground, to include a "Central Playground", based on planning efforts performed in both 2018 and 2019.

March 2020 – Covid strikes. All projects put on hold with the exception of the Centennial Beach Renovation Project.

Spring/Summer 2021 – Division of Recreation explores potential funding sources to complete project design and identifies use of Community Preservation Funds (CPC), as the most probable funding source.

Fall 2021 – Town allocated ARPA funds identified as an alternative funding source for design (in lieu of CPC funds).

March 2022 – Park Commission – Division of Recreation submits request to the Executive Assistant and Select Board for use of Town ARPA funds to complete two projects, one of which is the redevelopment of Moulton Park & Playground (Design Phase).

April 2022 – ARPA funding request approved.

Spring 2022-Fall 2024 – Division of Recreation having secured design funds to support the project, shifts focus to completing other projects in town, including the installation of playgrounds at both Riverside and Wood Park.

October 2024

Town solicits design consultants/firms to complete Moulton Park and Playground Redevelopment Project – Design Phase.

January 2025

Town hires Copley Wolff (CW) to serve as the Design Consultant/Firm.

CW meets with town staff to review project scope and begin developing various schematic site layouts based on the previously completed Recreation Town-Wide Master Plan.

February 2025

CW hosts public input session on February 12, 2025 at the Quinn Middle School. During this meeting

various schematic site layout options are presented, boards are displayed and attendees provide initial feedback. For a copy (pdf) of the presentation, please [CLICK HERE](#)

February-March 2025

CW solicits additional project feedback via an online survey. Survey available online through March 9, 2025. [CLICK HERE](#) for survey.

CW to meet with the Park Commission on Tuesday, March 25, 2025 at 6:00pm at the Community Meeting Room – Hudson Police Station to present updated schematic plan and solicit additional public input.

PARK COMMISSION MEETING – MINUTES

March 25, 2025

6. New Business:

A. Park Commission to meet with Copley Wolff to review Moulton Park and Playground project progress and solicit public input related to the project.

Mr. Santos welcomed everyone to the meeting. There were 21 folks in attendance. Continuing on Mr. Santos opened the presentation explaining the history of Moulton Park & Playground, the previous town wide studies and community feedback that ultimately led to the Park Commission prioritizing the redevelopment of the facility, the funding sources currently being utilized for the design phase and how the Park Commission hopes to fund the construction phase of the project.

Following Mr. Santos, Emily Hunt from Copley Wolff presented on the design work performed to date. Ms. Hunt reviewed the initial concept plan from the Town-Wide Recreation Master Plan, the three initial schematic drawings Copley Wolff had prepared and presented at the project kick off meeting on February 12, 2025 as well as the recent survey results that yielded over 220 responses. Additionally, Ms. Hunt explained the project goals and scope of work, while highlighting park amenities that would not be included in the project. Ms. Hunt continued on with the presentation sharing information various types of play, specifically inclusive play equipment which would be integrated into the play areas and the project. In closing, Ms. Hunt presented a final hybrid schematic drawing that Copley Wolff designed based on the feedback received from town staff, public comments from the project kick-off meeting and the recent online survey.

Mr. Santos added that while the project scope did not include many streetscape improvements, he had reached out to the DPW Director regarding adding some stop signs at Dewey and Marion, as well as some painted street markings. Continuing on Mr. Santos stated he had recently met onsite with the DPW Director, who was open to implementing some of the minor streetscape improvements that had been identified during the meeting on February 12th, although no final determination on what would be implemented had yet been determined. Mr. Santos concluded that larger scale streetscape items such as sidewalks, new and updates to existing, would need to be completed as a separate project.

Mr. Bowen thanked Ms. Hunt and Copley Wolff for the work they had performed to date and then opened the meeting for public comments/questions.

Q: Sue Carter, 32 Lake Street – Will the final plans include a solid fence for the abutters on Lake Street.

R: Mr. Santos responded: Yes, the plans will be developed to show a solid fence with no gaps but it could be chain link, wood or any other appropriate material. Adding further that, the intent is to improve or replace fencing with the same or better, in areas where fencing is currently located.

Q: Tom Green, 2 Gately Ave – Does the latest design allow for two-way traffic in the new parking lot?

R: Ms. Hunt responded: Yes

Mr. Green added that in the future the Mas Central Rail Trail would be developed only a few blocks away from the facility on Felton Street and that the design plans should take those future improvements into account as this could drive greater visitors to the site. And that bike racks should be integrated into the park design, perhaps closer to Felton Street due to this future nearby connection between the two recreational assets.

Q: Chris Oclair, 67 Felton Street – Does the park need to have two entrances?

R: Ms. Hunt responded: Having two entrances designed provides both better access for EMS and greater opportunities for traffic pattern changes in the future, if needed. Adding further that having only one entrance would require more space for large EMS vehicles to maneuver within the parking lot, thus reducing the amount of usable park space in an already limited area. Mr. Santos added that final traffic flow and entrances will need to be approved by DPW, Police and Fire and perhaps other town boards or committees.

Q: Elizabeth Dailey, 15 Brook Street – Requested that the playground be designed with unique equipment, as all the other playgrounds in the area look similar or have the same types of play equipment.

Q: Michael Ohear, 9 Dewey Street – Will the existing retaining wall remain or be removed?

R: Ms. Hunt responded: The current plan is to keep the existing wall in place, fortify it where needed and perhaps incorporate the wall into the park design in some way, perhaps a spot for a mural. Adding further that in past Copley Wolff has found it to be very costly to remove and fully rebuild similar retaining walls; and that often times much of those costs are related to either poor or contaminated soil conditions only found once the walls are removed.

Q: Sue Carter, 32 Lake Street – How will the gates function?

R: Mr. Santos responded: While the plans do show gates, depending on funding they may or may not be integrated into the final design. Continuing on Mr. Santos stated that the addition of gates would allow for the parking lot to be closed during the overnight hours so that the parking area does not become a late night hang out area, yet still allow for EMS access 24/7; something he fully supports and will certainly try to keep in the plans.

Q: Cynthia Janeiro, 77 Lincoln Street – Requested that benches or seating be added by any gates within the play area.

Q: Sue Carter, 32 Lake Street – What will become of the stone marker with the name of a former and now deceased abutter who had dedicated countless hours of his time to maintain the existing basketball courts and engage with the kids who visited the park.

R: Mr. Santos responded: While there is no plan currently in place, he would work with the Park Commission to consider keeping the stone marker somewhere within the park, if an appropriate and suitable location was identified. Mr. Bowen stated that he would support this.

No further comments or questions from the general public.

Mr. Bowen asked if the Commissioners had any feedback to share. There were none.

Mr. Bowen thanked everyone for their feedback and Copley Wolff for their presentation.

March 25, 2025 Park Commission Meeting - Project Presentation (Copley Wolff) – Image of Hybrid Design Concept Plan Below:

Hybrid Design Concept

- Existing wall remains and stairs are removed
- Exercise loop with distance markers surround the park
- Informal field and event space inside the loop
- Seating or exercise nodes spread throughout the park
- Pulling forest edge into the park to create a woodland walk

Not in scope:

- Dog park
- Pickle ball
- Permanent bathrooms
- Baseball field
- Splash pad



Moulton Park
TOWN OF HUDSON | 25 MARCH 2025

CopleyWolff

PARK COMMISSION MEETING – MINUTES

April 2, 2025

5. Director's Report:

B. Moulton Park & Playground Project Update

Mr. Santos reviewed the project progress to date and stated that Copley Wolff had requested a minor change in project deliverables, which he had granted. Additionally, that the designer had fully engaged the civil engineer and would need to soon engage both the geotechnical and structural engineering support services in the coming weeks, both of which were budgeted for as part of the design phase. Lastly, that test pits required to assess soil conditions, would be completed on April 10, 2025.

PARK COMMISSION MEETING – MINUTES

April 16, 2025

5. Director's Report:

B. Moulton Park & Playground Project Update

Mr. Santos stated that he would soon be receiving 75% project CD's from Copley Wolff and that once received he would forward the files to the Park Commission for immediate review.

April 23, 2025

During the project teams regularly scheduled bi-weekly meeting Copley Wolff reviewed the 75% project CD's as well as the preliminary project cost estimate based on the current designed plans. This cost

estimate indicated the project (which had originally been projected to cost just over \$3.5million) cost to be \$4.8million. Copley Wolff advised that the estimate was preliminary and perhaps some cost saving measures could be implemented, as well as some value engineering performed to reduce overall costs. However, the project was still anticipated to be a multimillion-dollar project as currently designed.

Having received this information, the project team determined the best next steps were to take a pause from further design development until such time that 1) the Park Commission could evaluate the cost estimate in depth, 2) the scope of the project to determine if design changes were warranted and 3) better understand the potential funding capacity of the Community Preservation Committee (the projects intended primary funding source).

PARK COMMISSION MEETING – MINUTES

May 12, 2025

B. Moulton Park & Playground Project Update

Mr. Santos confirmed that the Commissioners had received the 75% CD's that included both the LA and Civil drawings, as well as the most recent project cost estimate. Continuing on, Mr. Santos explained that following the last bi-weekly project meeting where the cost estimate was presented, he had requested that Copley Wolff take a pause from further design development until such time that the Park Commission could review the plans and the associated cost estimate. Mr. Santos added that he had also recently spoken to the CPC Chairperson about the project, specifically the overall estimated cost, and learned that it was unlikely that CPC would be able to fund the project in its entirety. Mr. Santos requested that the Commission provide feedback on how to proceed and whether or not the project scope should be modified given the projected cost estimate. Discussion followed.

Mr. Bowen stated that he preferred to keep the project scope the same moving forward.

Mr. Chaves agreed with Mr. Bowen and stated that it would be important to inform the community of the current estimated project cost based on the current scope. Mr. Chaves then stated that while it may not be cost effective, as costs tend to increase over time, perhaps the construction could be completed in various phases. Concluding Mr. Chaves stated that the public should be informed moving forward of the potential cost implications of this project. Mr. Chaves asked what other funding sources might be available.

Mr. Santos briefly reviewed the state PARC grant, stating that given Hudson's size and demographics those funds may be limited up to \$50K. However, if the project timeline was to be extended there may be opportunity to seek private donations from businesses, non-profits and foundations to help support the project. Lastly, Mr. Santos stated that he did not anticipate the project would be funded through a capital expenditure via the annual town budget however the Commission may choose to put forth a borrowing article at a future Town Meeting to support the project.

Mr. Roan stated that while his preference was not to scale back the project scope, he was uncertain as to how it would be funded and also felt it would be important to inform the public of the potential costs in the near future.

June-Aug 2025

Copley Wolff is notified that the project scope is to remain the same. Civil design development ramps up. Full design team meets with Town of Hudson on July 22, 2025. Town of Hudson requests proposed design be updated to relocate the sub-grade storm water drainage system from below the basketball courts, to below the open lawn area within the site. This modification triggers the need for additional test pits, which are sampled on August 28, 2025.

September-October 2025

Town receives and provides the site culvert Inspection Report (completed by a DPW vendor) to project

design team.

Hudson Recreation staff provides Copley Wolff with a final round of feedback to be incorporated into the final project site plans.

November 2025

Final site plans are completed.

Project is submitted to the Planning Board for Site Plan Review, as well as, DPW for full Storm Water review.

November 13, 2025, ahead of the December 2, 2025 Planning Board – Site Plan Review Meeting the project design team and Recreation Director meet with relevant Town Department Heads to review the project.

Next Steps...

1. Move through Site Plan Review process (Planning Board Meeting, December 2, 2025).
2. Apply for CPC funds requesting support for the construction phase of the project in December 2025.
3. Based on outcome of both items above, continue to advance the project by...
 - a) Engaging the community ahead of the May 2026 Town Meeting
 - b) Choosing preferred site amenities, colors, material types, etc.

For additional questions/comments or concerns, please contact Hudson Recreation directly.