

CPA Application

Synopsis

1. Project Title: Restoration of Chapman Baseball Field at Wixon Middle School.
2. Organization Name(s): Cape Cod Senior Softball League and Dennis Yarmouth Youth Baseball.
3. Amount Requested: \$190,800.
4. Purpose: Recreation.
5. Project Site Location: Wixon Middle School. 901 Rt 134, South Dennis, MA 02660.
6. Synopsis of Project: The restoration of the Chapman Baseball Field at the former Wixon Middle School will transform a field that has not been used for about 10 years into a multi-purpose recreational field that can accommodate play from Little League to high school baseball as well as Little League to high school to senior softball.

Applicant Information

7. Project Title: Restoration of Chapman Baseball Field at Wixon Middle School.
8. Organization Names: The Cape Cod Senior Softball League (CCSSL) and the Dennis Yarmouth Youth Baseball (DYYB).
9. Address: CCSSL: 23 Primrose Street. South Dennis, MA 02660.
Capecodseniorsoftball@yahoo.com. Capecodseniorsoftball.com. 617-515-9434.
 DYYB: 1134 Country Club Drive, Yarmouthport, MA 02675.
10. Federal tax ID: CCSSL 04-3346130. DYYB: 46-4490580.
11. Contact Personnel: CCSSL: POC1: James Gunning CCSSL Commissioner. 617-515-9434.
capecodseniorsoftball@yahoo.com. POC2: Michael Barry, Board Member. 571-225-2515.
Mjbarry22@gmail.com. DYYB: Jeff Viamari, President. 413-478-2300.
jeff@badinfluencesportfishing.com.
12. A. Contact Personnel for Receipt of Funds: CCSSL: POC1: James Gunning CCSSL Commissioner. 617-515-9434. capecodseniorsoftball@yahoo.com. POC2: Michael Meroski, CCSSL Treasurer. 617-510-7881. mikemeroski@gmail.com. DYYB: Jeff Viamari, President. 413-478-2300.
jeff@badinfluencesportfishing.com
12. B. Brief Applicant History: The Cape Cod Senior Softball League is a registered 501(c)3 nonprofit entity started in 1987 to provide healthy recreation and camaraderie for Cape seniors. The league as grown to about 400 members, men (age 50+) and women (40+), in five organized divisions and 20+ teams organized by age and ability. For almost 40 years, the league has organized league play from mid-May to late-August. For 30 years, the league has organized a six-day tournament involving over 60 teams from Florida to New Hampshire. This tournament brings over 1,200 people to the mid-Cape area for 7+ days in September after Labor Day.

Dennis Yarmouth Youth Baseball is a non-profit organization that promotes growth and interest in baseball and softball for youth in Dennis and Yarmouth.

13. Board of Directors: CCSSL

1. James Gunning, Commissioner
2. Michael Barry, Member (former CPA Administrator in Yarmouth)
3. Robert Potter, Member
4. Jack Avery, Member
5. Peter Cutler, Member
6. Daniel Keane, Member
7. Abraham Goelick, Member
8. Ben Caswell, Member
9. Robert Richardson, Member
10. Michael Meroski, Treasurer

ii. DYYB

1. Jeff Viamari, President
2. Elizabeth Marsh, Secretary
3. Niki Davis, Treasurer
4. Dustin Auguier, Member
5. Christopher Marsh, Member
6. Ross Bryant, Member
7. Jon O'Leary, Member
8. Eric Rondina, Member

14. Summary of Comparable Projects Completed: The CCSSL, in cooperation with the Town of Harwich in the 1990s, created a softball field out of a wooded parcel of town recreation land. The League, working with local businesses and in-kind labor, cleared land and built a new softball field called Senior Memorial Field at what is now the Monomoy Regional High School. This field is maintained jointly by the Town of Harwich and the CCSSL.

In 2022-23, CCSSL worked with the Town of Harwich to rehabilitate the Bassett softball field behind the Harwich Community Center into a multi-purpose field at 100 Oak Street in Harwich. CCSSL contributed about \$15,000 to the project, including purchasing a portable fence, stone dust infield dirt, and an equipment shed. The town provided heavy equipment and manpower.

In 2023, CCSSL worked with the Town of Dennis on the rehabilitation of the Kelley II field at Johnny Kelley Park. CCSSL provided consultation on the required dimensions of the field and purchased a portable mesh fence for the outfield.

The DYYB redid the infield at the lower Little League field at Wixon Middle School two years ago. The project included removal of dead and uneven grass, new stone dust, new bases, and a new pitching mound. Currently, DYYB is gutting the snack bar at the Wixon Little League fields because of a mold issue and upgrading the bathrooms.

At the Yarmouth Little League complex, DYYB completely skinned both fields, purchased temporary pitching mounds and bases, and applied multiple pallets of turf additive to the stone dust infield dirt.

15. **Project Concept:** The project entails the complete restoration of the Chapman Baseball field, which has sat unused, overgrown, and misused for some 10 years. Work has already begun under a partnership between the Town of Dennis and the Cape Cod Senior Softball League and the Dennis Yarmouth Youth Baseball. A 12-year lease has been concluded between the entities for use of the field. CCSL has begun the rehabilitation by scrapping the infield of weeds and grass and repairing the irrigation system. Some \$20,000 has been spent in Fall 2024 and Spring 2025.
16. **Project Goals/Objectives:** Much more work needs to be accomplished to bring this deserted field up to safe playing standards. These include:
 - a. Fencing for the entire field to protect the field and to prevent unauthorized access. The fencing would include fenced dugout areas for player safety and benches for the players. The effort would include removing the current damaged backstop fence.
 - b. Application of weed killer, fertilizer, and aeration to restore the field.
 - c. Purchase and placement of an equipment shed.
 - d. Purchase of equipment such as a mowing tractor, rakes, shovels, a screen for dragging the field, lime for foul lines and an infield surface additive that makes the playing surface safer for young players.
 - e. Purchase of two 30-person, 3-level bleachers.
 - f. A box on wheels for applying lime.
 - g. A portable pitching mound for baseball.
 - h. Field lighting for night play (a possible future CPA request).
17. **Legal Issues:** None known. The field remains town property.
18. **Support of CPA Objectives:** This project supports recreational needs from youths to seniors through the restoration of a field into a multi-purpose site that will support use across multiple generations. In this configuration, the field will serve thousands of recreational users, promoting health and wellness in the community and stimulating economic activity in the vicinity.
19. **Relevance to Current and Future Need of Dennis:** This project can serve as a first step in the rebirth of the Wixon Middle School property, maximizing the use of a long-dormant site.
20. **Relationship to the Dennis Local Comprehensive Plan:** Wixon Middle School once served as a community center. This was lost with the closure of the site. Restoring the field is one step in the process of rebuilding the site for community use, renewing a sense of community in this area of Dennis and serving as an attraction for new families and retirees. The Comprehensive Plan seeks to preserve at least 50% of its remaining developable land as open space, including recreation. This project supports that approach. The project is a balanced approach to recreation in that it is multi-purpose and multi-generational. This too is a goal of the Comprehensive Plan (2.5.2.3). The Plan also calls for the upgrading of active recreational facilities (2.5.2.4).

21. CPA Funding Request: \$190,800.

22. Line Item Budget:

- a. Full field fence with fenced dugouts and player benches, including removal of the exiting backstop: \$130,000
- b. Equipment Shed: \$6,000
- c. Grass restoration applications: \$2,000
- d. Purchase and placement of 12 bases and anchors and 2 pitching rubbers: \$3,000
- e. Mowing tractor: \$12,000
- f. Landscaping tools: \$1,000
- g. Two 30-person, 3-level aluminum bleachers \$5,000.
- h. Contingency: \$31,800 (20%)

23. Evidence of Interest for Potential Lenders. NA

24. Other Funding: CCSL has already invested about \$20,000. DYYB as made an oral commitment to try to match CCSL funding. Limited additional funding is possible from funding drives by each organization.

25. Five-Year Income and Expense Plan: CCSL and DYYB will split the yearly costs of maintaining the field, to include:

- a. Cutting and fertilizing the grass.
- b. Dragging and lining the field for play.
- c. Moving bases to the correct location for play.

The Town of Dennis will provide water for irrigation.

26. Letters of Support: To be provided.

27. References: To be provided.

28. Other Materials: Town field lease agreement to be provided.

29. Income Tax Form 990: To be provided.

30. Certificate of Non-Collusion: To be provided.