

SECTION 5 Private and Public Open Space *updated 2010*

Introduction to Open Space

Norton has a moderate amount of land dedicated to open space and recreation scattered throughout the town. Open space land is represented in a wide variety of places. They are the ball fields, public meeting places, conservation properties, areas of historic interest, scenic areas, water supply lands, farmlands, parks and wildlife habitat areas. The Plan attempts to link many of these parcels to create open space networks by designating stream valleys, wetlands, and other environmentally sensitive areas, as well as, some upland areas for potential future open space use. Linkages make open space accessible to residential areas, water bodies, village centers, and historical resources. Open space preservation is important if the town is to retain its character and avoid excessive urbanization. Open space also serves a vital role a buffer between land uses, for flood control, and as habitats for desirable plants and wildlife.

Protected land includes any land that is specifically designated for conservation purposes under MGL Chapter 40, Section 8C (Conservation Commission Act), contains a conservation restriction under MGL Chapter 184, Section 32, designated for conservation or recreation purposes purchased with Self-Help or Urban Self-Help funding under MGL Chapter 132A, Sections 2B and the implementing regulations 301CMR7.00. Protected land also includes state-owned land, aquifer protection land and recreation land under Article 97 of the Amendments to the Constitution. The majority of land acquired using the aforementioned laws and funding sources consists of municipal and government land holdings and is referred to as “public open space land” in this document. There are private landowners, like land trusts, whose land is also permanently protected and open to the public. This land is referred to as “private open space land” in this document. Land owned by the Land Preservation Society of Norton is protected with deed language specifically stating the purpose of the protection. Property owned by the Land Preservation Society is also protected by their mission statement which states that any land owned at the dissolution of the land trust is to be given to another entity whose mission is preservation of open space.

Sometimes the term “conservation” land is used when residents are looking for information about wetlands. This is a very common mistake. Conservation land is land that is owned or managed by the Conservation Commission while wetlands describe the physical and biological characteristics of land. While some wetlands might be protected as conservation land, not all conservation land contains wetlands. When purchasing property it is prudent to conduct due diligence and research the property at the Town Hall, particularly if the real estate agent or the seller mentions “conservation” land or wetland.

Passive recreation is any activity that is not conducted within an organized team, on an official field or with a motorized component. Examples of this would be a pick-up football game at a local park, mountain biking on a trail, or canoeing. An *active recreation* activity is one that is carried out as part of an official or organized team, on a “regulation” field within a specific time period or an activity with a motor. Examples of active recreation would be participating in a softball league, riding all-terrain vehicles, or using a boat with a motor. The distinction is not always clear but it is very important

when dealing with land under the management of the Conservation Commission or under the management of the Recreation Commission. By law, only passive recreation is allowed on land managed by the Conservation Commission.

A conservation restriction is a deed restriction that permanently protects property as open space. Landowners can donate a conservation restriction to the Conservation Commission; sometimes the development rights can be sold to the Conservation Commission instead. The Division of Conservation Services of the Executive Office of Environmental Affairs approves the language of the restriction and the owner records the conservation restriction at the Registry of Deeds with the property. Even if the property changes hands the restriction will remain in place. A number of landowners place conservation restrictions on their property to ensure that their family's land will remain in its natural state even after they have passed.

The Open Space Committee, at their public meeting of June 10, 2004, has elaborated on the system of prioritizing land that was created by the Land Acquisition Committee. They have developed a ranking system that will be used to evaluate land the town may wish to acquire for open space purposes. These criteria were reviewed again in the August 2010 meeting of the Open Space Committee.

Ranking criteria for all property

The ten criteria to be used for determining whether or not the town may wish to pursue a land acquisition are listed below.

- a. The property is abutting other permanently protected or town-owned land;
- b. The land is within the water protection district (zone I or II);
- c. The land is greater than 10 acres;
- d. It contains rare species habitat, or is located in the BioMap or Living Waters Habitat;
- e. It contains wetland or floodplain;
- f. The land is located within any of Norton's three Areas of Critical Environmental Concern;
- g. The land could provide access for boating, canoeing, fishing or access to a major water body or river;
- h. It contains historical, cultural or archaeological significance;
- i. The land is listed specifically within the current Open Space and Recreation Plan; or
- j. The land is actively used for agricultural purposes.

The property will be evaluated and receive one point for each of the ten criteria listed above. If the property meets a minimum of three of the criteria, it will be ranked as a Consideration. If the property meets a minimum of six of the 10 criteria, it will be ranked as a Priority. Finally, if the property meets greater than six of the 10 criteria, it will be ranked Highest Priority. The ranking is simply a tool for determining acquisition. A parcel may only be ranked as a consideration but contain other attributes that would warrant a purchase despite a relatively low ranking. The ranking system is used to provide a qualitative value to the property and to avoid any appearance that town officials or committee members are only acquiring friends' or a family members' property. It is a

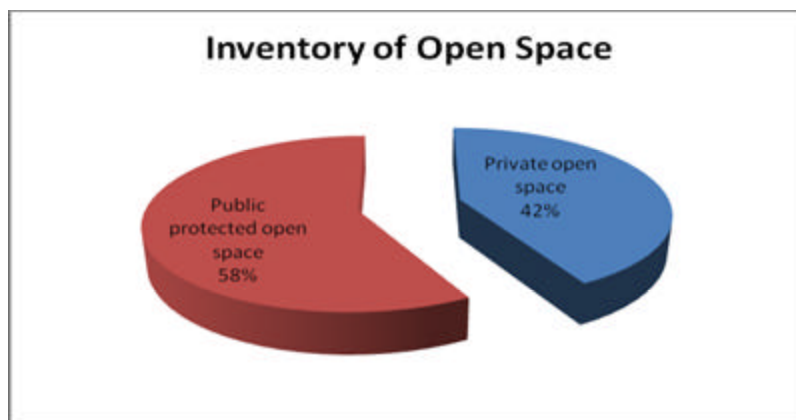
method of looking objectively at the benefits of adding a parcel of land to the open space inventory.

Inventory of Open Space Land

The 2008 changes to the Requirements for the Open Space and Recreation Plan have changed Section 5 dramatically. Instead of viewing the protected land and unprotected open space land, the new requirements lump protected and unprotected land together by their status of being private or public. The focus seems to have shifted to listing the private land that may not be protected or open to the public rather than an inventory or what is actually available and *usable* by the public. Communities are now running the risk of listing all private land as open space land by the new description of this section and can lose sight of the actual purpose of listing land in the OSRP in the first place. We cannot reasonably be expected to list all private land holdings in an aquifer protection area or identify all private land within a rare species habitat that could change every 2-4 years when the maps change. For the purposes of this section, open space land means land that is permanently protected by Article 97, deed restriction, private land trust charter, Chapter 61 lands, and private or public land that is open to the general public specifically for recreation purposes.

All ownership or manager information regarding public and private open space land is taken directly from the Assessor's Office official records. Names and agency information will be shown as listed in the Assessor's records.

| Summary of Open Space | 2005 Acres | 2011 Acres | Change | % Change |
|------------------------------|-----------------------|-----------------------|---------------|---------------------|
| Private open space | 1463 | 2702.1 | 1239.1 | 45.9 |
| Public protected open space | 2185.23 | 3735.62 | 1550.39 | 41.5 |
| Total Open Space | 3,648.23 | 6437.72 | 2,789.49 | 43.3 |



| Summary of permanently protected land | 2011 acres |
|---|-------------------|
| Permanently protected private open space (CRs, NHS) | 649.43 |
| Permanently protected public open space | 3735.62 |
| Total permanently protected acres in Norton | 4385.05 |
| Total acres in Norton | 18724 |
| Percentage of Norton as open space | 23.40% |

Norton had 19% of land as open space in the 2005-2010 OSRP. In 2011, Norton has increased the Open Space Inventory to 23% of the land area.

Private Open Space Land

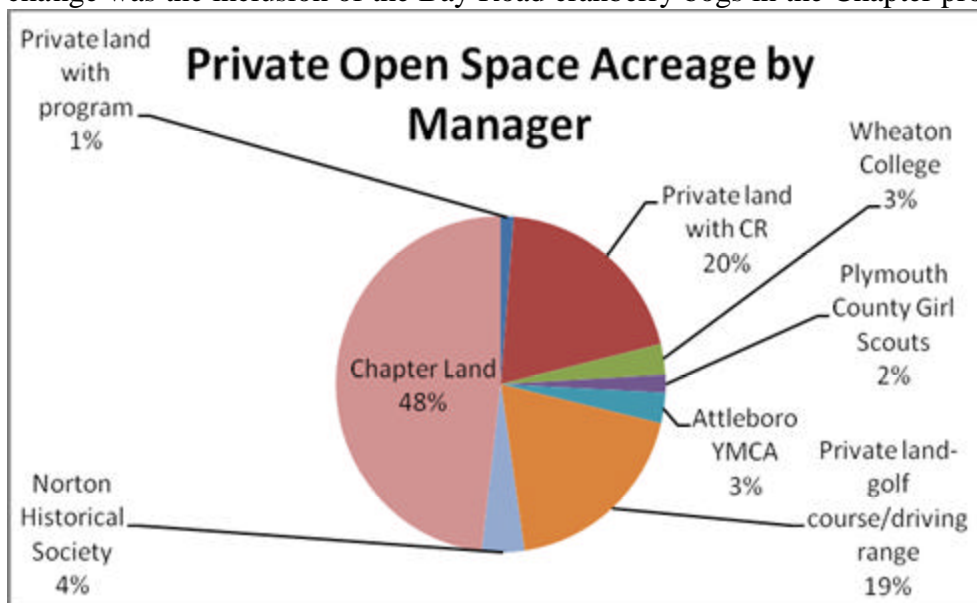
Private open space land is land owned by private individuals or companies that promote recreational activities and allow access by the general public or as in the case of conservation restrictions, is privately owned and permanently protected but may not allow access by the general public. This land is open to the public but may require a membership or a fee to use the property or participate in programs. There are no protections from the sale or change in land use of the property. One of the goals for the town or the land trust could be to approach these landowners and make arrangements so that the town or the land trust has an opportunity to purchase the property before it can be sold for development. Private protected open space includes all land owned by most local golf courses and private land with conservation restricted land. Private unprotected open space land includes the Girl Scouts of Plymouth County, Attleboro YMCA-Camp Finberg, Wheaton College, Winslow Farm, farms where residents board and ride horses, and land enrolled in the Chapter 61 Program.

| Private Open Space | | | | | |
|-----------------------------|---|------------------------|----------------|-----------------|----------|
| Organization | Activity | Acres of Previous OSRP | 2010 Acres | Change in Acres | % Change |
| Private land | recreation activity (Reed, White) | 0 | 34.35 | 34.35 | 100.0% |
| Private land | conservation restrictions (private owner, TPC) | 537.05 | 537.05 | 0 | 0.0% |
| Wheaton College | school, trails, fields | 79.8 | 79.8 | 0 | 0.0% |
| Plymouth County Girl Scouts | Camp Edith Reed | 46.25 | 46.25 | 0 | 0.0% |
| Attleboro YMCA | Camp Finberg | 0 | 79 | 79 | 100.0% |
| Private land | golf courses/driving ranges (non-CR, MA links, TPC, Leonard St) | 0 | 512.34 | 512.34 | 100.0% |
| Norton Historical Society | Great Woods property | 112.3 | 112.38 | 112.38 | 0.0% |
| Chapter Land | Ch. 61, 61A, 61B | 1221 | 1300.97 | 79.97 | 6.0% |
| | total | 1996.4 | 2702.14 | 818.04 | 30.0% |

Evaluation: **Items in red constitute changes since the previous open space and recreation plan.**

Changes in how open space land is determined with the revision to the Open Space and Recreation Plan Guidelines has consequently changed the values of Norton's OSRP. Increases in open space are due in part to new acquisitions through fee simple or conservation restriction and due to a different method of evaluation of land (ie. including

private land as open space like the Reed and White land). The increase in Chapter land belies the general trend of the sale of agricultural land for residential development. The major change was the inclusion of the Bay Road cranberry bogs in the Chapter program.



Description of Parcels: Private Protected Open Space

Norton Historical Society Parcels

Great Woods Trails. Existing trails within the Great Woods area extend from the Conservation property known as the Leo G. Yelle Conservation Area on Freeman Street through the Norton Historical Society property up to the Great Woods Retirement Community on Mansfield Ave. Trails can be accessed from either direction and are marked with trail markers.

School House. The former school house is now the meeting room and museum for the Norton Historical Society. It is the location of the annual meeting of the Society and the Land Preservation Society of Norton. The school house also houses such artifacts as the historic mailboxes from Norton Post Office.

Description of Parcels: Private Unprotected Open Space

Other Private Land

Girls Scouts Land (Edith Read Girl Scout Center)

Edith Read Girl Scout Center is located on North Worcester Street in Norton, MA. The camp is operated by the Girl Scout Council of Southeastern Massachusetts. The camp consists of 44 wooded acres which run along the Wading River. The main camp includes a lodge, two tent units and a three-sided shelter unit; across the river from this is another tent unit, a playing field and an Adventure Trail. Swimming is available during the summer in the river and a nature trail provides venues for nature study. Information about Edith Read Girl Scout Center can be found at www.gscsm.org/campsabout.htm.

Attleboro YMCA Land (Camp Finberg)

Camp Finberg is an 80-acre site located on North Main Street in Norton, MA and has been operated since 1957 by the Attleboro YMCA as an outdoor summer program. The camp consists of a variety of activities and sports such as hiking, challenges/obstacles course, leadership and counselor training, basketball, soccer, gymnastics, arts/crafts, golf and other specialty camps. Currently there is no swimming available on the camp premises. The YMCA is actively seeking funds to expand and improve this facility to include a swimming pool, bathhouse, shelter, sanitation improvements and general utility upgrades along with creating a year round program center. Information about Camp Finberg can be found at www.attleboroymca.org/campfinberg.

Tournament Players Club (TPC) of Boston (508-285-3200)

The Tournament Players Golf Course is located off Rt. 140 on Arnold Palmer Blvd. The TPC is built on land known as the Great Woods. The course, a par 72 golf course that stretches 7,488 yards, was designed by Arnold Palmer. This championship layout is a gentle rolling property with mature trees and numerous wetlands. The club is private with corporate and single memberships. The Deutschebank U.S. Championship has been hosted yearly over the Labor Day Weekend drawing crowds to watch the top professionals play. Information can be found at www.thetpcofboston.com.

Norton Country Club (508-285-3840)

Norton Country Club, open to the public, is a challenging 18 hole golf course dotted by 58 bunkers that fluctuates from tight and tree-lined to holes resembling Scottish links layout. The course features water and wetland areas. The course was originally opened in 1955, but was completely redone in 1988 when it was expanded to 18 holes. Information can be found at www.nortoncountryclub.com.

MGA Links Mamantapett (508-222-0555)

The former Wading River Public Golf Course located on Rt. 123 was transformed in 2003 under new management to become the MGA Links Mamantapett. This 29-acre, 2,248 yard par 3 course is popular with the beginner golfer and the seasoned golfer alike. The First Tee Program provides membership and golf instruction for junior golfers age 17 and under. Golf skills, as well as life skills, such as integrity, confidence, respect, perseverance, honesty, and sportsmanship are taught. The name MGA Links Mamantapett was chosen by the Massachusetts Golf Association in April 2003 in order to recognize and preserve the local history of Norton, namely the ancient name for the Wading River. This name was ascribed to the ancient Algonquin language for the Wading River in the present Town of Norton. The Wading River is adjacent to and runs parallel to hole #10. Information can be found at www.Mamantapett.com.

Wheaton College Lands

Wheaton College owns 475 acres total, approximately 350-400 of which is open space consisting of woodlands and fields. Wheaton has four distinct athletic fields: Clark Athletic Field and Sidell Stadium on the north side of East Main Street (Route 123), Keefe Athletic Field and Elm Athletic Field on the main campus as well as two other recreational areas or fields that are available for pickup games. Wheaton has two athletic facilities: Clark Center and Haas Athletic Center. The Haas Center includes an indoor

track, tennis courts, basketball court, and pool. The remaining open space is woodlands with some walking trails, particularly behind the Haas Center. There is a vernal pool in the wooded area that is used for study by the science department. At present, Wheaton has no plans for further development of woodland areas (Information provided by Bob Campbell at Wheaton College).

Chapter Land (Agricultural, Forestry and Recreational Land)

revised by Michele Simoneaux 2010

Like most towns in southeastern Massachusetts, Norton had numerous farms historically. Many of these farms were established on poor soil, such as those in the Great Woods. The best farmland was along West Main Street and along Oak Street to the west, and along Newland Street near the Mansfield line and along East Main Street east of the Canoe River. At one time virtually all the land was farmed or divided into woodlots that could be worked when swamp land was frozen. Generally they were typical nineteenth-century mixed farms, with livestock pasture and crops, even in the center of town, where two bank barns still exist (Nos. 11 and 12 Mansfield Ave) and others have been moved or torn down. The ubiquitous stone fences in wooded areas mark the formerly cleared pastureland.

In the last 10 years many properties, including the Ulmer and Sousa markets sold for development and the livestock operation on Richardson Avenue that has been partially developed and partially protected. On East Main Street there is still the viable Houghton farm at Leonard Street and the Galloway operation has recently been started behind North Washington Street. The Daggat Crandall property on Newland Street is regularly hayed. Norton's only Community Supported Agriculture (CSA) operation known as Second Acre Farm is a 1-acre farm located on Burt Street and run by Adam and Jill Tedeschi. The 1-acre dedicated to the CSA is lent to them by the owners of Atypical Perennial Farm. Second Acre Farm's mission is "to provide the local community with fresh fruit that are produced in a sustainable manner and without pesticides or chemical fertilizers" (SEMAP website www.farmfresh.org).

To encourage private landowners to keep their land forested or in an agricultural use, the Commonwealth of Massachusetts passed Chapters 61, 61A and 61B of the General Laws. The Chapter 61 Programs are designed to keep forest and agricultural land under productive management. The owner must submit Department of Conservation and Recreation (DCR) approved management plans and a management certificate to the town assessor's office for a new tax classification to be considered eligible for the program. The town places a lien on the property at the Registry of Deeds. This lien is notice to all purchasers that the property is subject to the provision of Chapter 61. The landowner receives a tax benefit for productively using the property for agricultural purposes but there are penalties associated with removing land from classification under any of the Chapters 61 programs. If the land is removed from the program, the town has 120 days to **exercise the right of first refusal** to purchase the land. This right may be assigned to a non-profit conservation organization.

The right of first refusal can be a complicated tool for towns to use. Identifying the land's potential for open space and then holding a special town meeting to raise the funds can be

extremely hectic and in some cases, just not feasible. In an effort to provide a mechanism for prioritizing parcels for acquisition, parcels listed in the Chapter 61 properties were ranked for their preservation potential. The acquisition criteria were identified by the Open Space Committee at their public meeting in August 2010 and reflect the previous criteria of the 2005-2010 OSRP. Having the parcels already ranked gives the town a head start for any possible acquisition projects.

The ten criteria to be used for determining whether or not the town may wish to pursue a land acquisition is listed below. These criteria can be used for evaluating all land, not just land enrolled in the Chapter 61 Programs.

- a. The property is abutting other permanently protected or town-owned land;
- b. The land is within the water protection district (zone I or II);
- c. The land is greater than 10 acres;
- d. It contains rare species habitat, or is located in the BioMap or Living Waters Habitat;
- e. It contains wetland or floodplain;
- f. The land is located within any of Norton's three Areas of Critical Environmental Concern;
- g. The land could provide access for boating, canoeing, fishing or access to a major water body or river;
- h. It contains historical, cultural or archaeological significance;
- i. The land is listed specifically within the current Open Space and Recreation Plan;
or
- j. The land is actively used for agricultural purposes.

Parcel ranking system:

When the town is offered the right of first refusal, the property will be evaluated based upon the 10 criteria. If the property meets a minimum of three of the criteria, it will be ranked as a Consideration. If the property meets a minimum of six of the 10 criteria, it will be ranked as a Priority. Finally, if the property meets greater than six of the 10 criteria, it will be ranked Highest Priority. These criteria will also be used by the Open Space Committee for any property that the Board of Selectmen request be evaluated. The tables below have a column dedicated to the parcel's ranking for protection potential.

The three different Chapter 61 classifications and the inventory of each type of Chapter land in Norton are described below:

Mass. General Law Chapter 61

Forest Assessment Act. The Forest Assessment Act provides reduced real estate taxes to participants who devote land (10 or more adjacent acres) to the production of forest products. Chapter 61 classifications run for ten-year periods. An owner who wishes to sell land classified under Chapter 61 for a different use during the first ten years of certification must repay all back taxes to the town plus interest (minus payments made for the 8% yield tax.) The assessment of land classified under Chapter 61 is reduced by 95%.

| Chapter 61 | | | | | |
|------------|--------|--------|----------------------|-----------------------------------|------|
| Map | Parcel | Acres | Location | Owner | Rank |
| 7 | 2 | 22.03 | Lincoln Street | Charles and Deborah Woodward | 6 |
| 10 | 494-03 | 9.84 | 26 N. Washington St. | Mark and Denise Ravinski | 2 |
| 10 | 570 | 1.8 | N. Washington St. | Mark and Denise Ravinski | 1 |
| 14 | 11 | 29.18 | 59 Richardson Ave. | Christopher and AnneMarie Barrows | 4 |
| 22 | 46 | 14.07 | 20 Freeman St. | Edward and Jacqueline Boudreau | 6 |
| 22 | 71-03 | 20.85 | Freeman St. | Arthur and Myra Freeman | 4 |
| 23 | 67 | 49.3 | Rear Pine Street | Marshall and Susan Marshall III | 9 |
| 32 | 47 | 15.3 | S. Worcester St. | Egidio and Rose Frenandes | 5 |
| 32 | 51 | 93.42 | S. Worcester St. | Egidio and Rose Frenandes | 6 |
| Total | | 255.79 | | | |

No new Chapter 61 lands were added in the 2010 Assessor's List

Norton Chapter 61 Inventory:

In the 2005-2010 OSRP two hundred and ninety four (294.05) acres of land in Norton were listed as enrolled in the forestry program. In the last five years 47.42 acres on South Worcester Street were sold and removed from the Chapter 61 program, 15.06 acres on Lincoln Street (Map 12, Parcel 29) and 4.2 acres on Taunton Avenue (rear) were sold and removed from Chapter 61 land. There were no new Chapter 61 lands listed in the '09 Assessors List. The table above lists all property within the Chapter 61 program. All changes in the acreage or ownership are highlighted in *red italics*. All newly added land is highlighted in **red bold**. Currently, there are 255.79 acres of land within the Chapter 61 Program in Norton.

Mass. General Law Chapter 61A

Farmland Assessment Act (FA) & Agricultural Preservation Restriction Act (APR). The (FA) provides for assessing and taxing of actively farmed land on its farm use value rather than its potential development value. The APR compensates landowners for placing a permanent restriction on their land prohibiting non-farm development. The farmer retains all property rights of ownership, including the right to lease, sell or will the land. Chapter 61A is most commonly applied to agricultural or horticultural land but can be used for the forested portions of a farm, provided a management plan is approved by the Mass. Department of Conservation and Recreation (DCR). To qualify for Chapter 61A, a farm owner must have five or more contiguous acres being used for agricultural or horticultural purposes. This land must produce annual gross sales of not less than \$500.00. For each additional acre over five, the minimum produce value is \$5.00. There is no product value for woodlands and wetlands, for which the added value is \$.50 per acre. Property under Chapter 61A is assessed at rates which vary for different agricultural uses. Generally, classification will result in a reduction of 80% in assessed value.

| Chapter 61A | | | | | |
|-------------|--------|-------|---------------------|--------------------------------|------|
| Map | Parcel | Acres | Location | Owner | Rank |
| 2 | 1 | 17.73 | 0 Newland St. (R) | Daggett-Crandall-Newcomb | 8 |
| 2 | 9 | 24 | 145 Newland St. | Earl and Ethel Willcott | 9 |
| 4 | 314 | 45.75 | Essex St. | Marjorie Flint | 6 |
| 5 | 28-01 | 5 | 39 Burt St. | Arthur and Karen Taylor | 4 |
| 5 | 240 | 10 | Burt St. | Arthur and Karen Taylor | 5 |
| 5 | 244-1 | 8.4 | 0 Mulberry Bk. | Arthur F. Jr. and Karen Taylor | 4 |
| 5 | 3 | 33.48 | 0 Newcomb St. (R) | Daggett-Crandall-Newcomb | 8 |
| 5 | 5 | 3.05 | 0 Newcomb St. (R) | Daggett-Crandall-Newcomb | 5 |
| 5 | 6 | 28.63 | 0 Newland St.(R) | Daggett-Crandall-Newcomb | 8 |
| 5 | 9 | 31.33 | 0 Newcomb St. (R) | Daggett-Crandall-Newcomb | 9 |
| 6 | 11 | 178.2 | Bay Rd. | Fairland Farm LLC | 9 |
| 6 | 6 | 78.76 | 0 Fairlee Ln | Fairland Farm LLC | 8 |
| 11 | 28 | 12.18 | Leonard St. | Bryan Mfg. Co. | 9 |
| 11 | 26 | 2.51 | Leonard St. | John Bryan Mims | 4 |
| 11 | 29 | 12.4 | Leonard St. | John Bryan Mims | 9 |
| 11 | 22 | 15.3 | Leonard St. | William Houghton | 8 |
| 11 | 25 | 70.3 | Leonard St. | William Houghton | 8 |
| 11 | 32 | 40.56 | 235 East Main St. | William Houghton | 9 |
| 13 | 12 | 19 | 137 Lincoln Street | John and Irene Bartley | 8 |
| 24 | 63 | 4.75 | 0 Crane St (R) | Amelia C Reilly Trustee | 6 |
| 24 | 4 | 35.01 | 0 Pine St. | | 8 |
| 24 | 28-01 | 9.9 | Lopes Dr. | Joseph and Dorothy Lopes | 5 |
| 26 | 38-01 | 4.5 | Union Rd. | Ron and Janet O'Reilly | 6 |
| 26 | 38-02 | 0.8 | Union Rd. | Ron and Janet O'Reilly | 6 |
| 26 | 248 | 4.3 | Union Rd. | Ron and Janet O'Reilly | 3 |
| 26 | 259 | 2.6 | Union Rd. | Ron and Janet O'Reilly | 4 |
| 26 | 259-01 | 10.4 | Union Rd. | Ron and Janet O'Reilly | 4 |
| 27 | 52 | 7 | 140 S. Worcester Rd | Maria Gonsalves | 2 |
| 29 | 9 | 43.28 | 0 Crane St. | Amelia C Reilly Trustee | 9 |
| 29 | 10 | 4.47 | 97 Crane St. | Amelia C Reilly Trustee | 6 |
| 29 | 10-02 | 13.5 | 0 Crane St.(R) | Amelia C Reilly Trustee | 7 |
| 29 | 10-03 | 4.35 | 0 Crane St. | Amelia C Reilly Trustee | 7 |
| 29 | 85 | 13.75 | 0 Crane St. | Amelia C Reilly Trustee | 8 |
| 29 | 90 | 7.5 | 12 Forest Ln. | | 6 |
| 36 | 111 | 12.05 | 5 Gilbert's Way | George and Pascale Lattouf | 6 |
| Total | | 814.7 | | | |

Norton Chapter 61A Inventory:

In the 2005-2010 OSRP there were 540.86 acres of land within the Chapter 61 Program in Norton. In the last five years, 5.75 acres of land were removed on Essex Street (Map 4, parcel 150) and twenty-five (25.0) acres of land were removed on Taunton Ave (Map

22, parcels 13 and 57). In total, 85.13 acres were removed from the Chapter 61A program. Approximately 61.82 acres of land were added to the agricultural program on Union Road, Plain Street and Leonard Street. A total of 340 acres were added over the past 5 years.

The table above lists all property within the Chapter 61A program. All changes in the acreage or ownership are highlighted in *red italics*. All newly added land is highlighted in **red bold**. Currently, there are 814.73 acres of land within the Chapter 61A Program in Norton. This is a significant increase in total acres in Chapter 61A from the previous OSRP.

Mass, General Law Chapter 61B

Open Space/Recreation Land Act. The Open Space/Recreation Act provides reduced real estate taxes assesses to participants who devote land (over 5 acres) to the protection of wildlife habitat, resource preservation or passive recreation. Chapter 61B is intended for land designated for recreational use. To qualify for Chapter 61B, a landowner must own five or more contiguous acres. The land must be retained in a natural state to preserve wildlife and natural resources, must be devoted primarily to recreational use, and must provide a public benefit. Recreational uses include hiking, camping, observing and studying nature, golfing, hunting and skiing. The assessed valuation of Chapter 61B land is reduced by 75%. A written management plan is not required, but approval by local assessors is required.

| Chapter 61B | | | | | |
|--------------------|---------------|--------------|-------------------------|----------------------------------|-------------|
| Map | Parcel | Acres | Location | Owner | Rank |
| 10 | 496 | 9 | 39 N. Washington St. | Mary Gouveia | 7 |
| 11 | 66 | 25.34 | 19 Leonard St. | William Houghton | 8 |
| 14 | 52 | 13.7 | 16 Guy St. | Stephen M. Devincent | 3 |
| 15 | 1-01 | 125.8 | Oak St. | Northeast Golf Properties | 5 |
| 15 | 2 | 33.26 | Oak St. | Northeast Golf Properties | 5 |
| 15 | 60 | 1.07 | 0 Oak St. | Northeast Golf Properties | 1 |
| 17 | 186 | 12.13 | 70 Plain St. | Katherine W. Perry | 6 |
| 20 | 2 | 16.2 | Rear Village Way | Stephen M. Devincent | 4 |
| 29 | 49 | 17.72 | Meadowbrook Ln. | James and Regina Tierney | 5 |
| 32 | 35 | 14.62 | Eddy St. | David and Joan DeCosta | 6 |
| Total | | 268.84 | | | |

Norton Chapter 61B Inventory:

In the 2005-2010 OSRP 218.48 acres of land in Norton were enrolled in the recreational program. A total of 26 acres were removed from the program. In the past 5 years 13.7 acres were added on Guy Street, Northeast Golf Properties added another 1.07 acres to their existing acreage and 16.2 acres were added on Rear Village Way. A total of 300 acres were added to the Chapter 61B program. Currently, there are 268.84 acres of land within the Chapter 61 Program in Norton. The table above lists all property within the Chapter 61B program. All changes in the acreage or ownership are highlighted in *red italics*. All newly added land is highlighted in **red bold**.

Generally, despite the removal of property from the Chapter 61 Programs in the last five years, the town did see a fairly constant preservation of properties whether by exercising the right of first refusal by the town to purchase the land or by additional land being enrolled in the programs. The main reason for withdrawal of a property from the Chapter 61 Programs is for sale as residential development. The main reason owners withdraw from the program appears to be the low return on cranberries and/or high taxes on the property even with the tax incentive.

Inventory of Protected Land (The key to the table is on page 162)

Key to the Table:

Items in bold represent changes since the 1999-2004 Open Space and Recreation Plan

Current Use contains the name of the property and/or the use

Mgt. status code= Standardized code for describing the use of a conservation/recreation parcel. The management status codes are based upon the USGS Gap Analysis Program (GAP) biodiversity management status codes (after Crist et al. 1998). Since the GAP codes were developed for Western US, they have been modified. This document follows the definitions of the Sweet Water Trust/The Nature Conservancy mapping and management project of 2002. The survey was sent to local conservation commissions and land trusts in December 2002 and utilized by Mass GIS to create a Land Management Map of Massachusetts, and eventually of all of New England.

- 1=Land Managed as wild, with passive, non-mechanized recreation, parcel totally protected from conversion of natural land cover. Natural processes allowed to proceed without interference.
- 2=Natural Areas allowing mechanized recreation, parcel totally protected from conversion of natural land cover but where uses or suppression of natural processes may degrade the existing natural communities.
- 3=Land that may be subject to extractive uses; harvesting, mining, more than 50% of area protected from conversion of natural land cover, subjected to extractive uses like timber harvesting.
- 4=An area protected for intense human use; agriculture, parks, more than 50% of area unprotected from conversion of natural land cover, planned for agricultural use, or open space for active recreation purposes. Natural processes are altered or replaced by human use or land management.

Condition of the property is measured by good or fair for *town-owned property* only

G= Good condition

F= Fair condition

Other codes:

RP= Recreation Potential, measured as high or low

Art97= Level of Protection is listed for Art. 97 as a yes or no

ADA Accessibility: ADA accessibility is addressed in the Section 504 Report

NOTE: The **Acquisition** column is irrelevant for this table and has been deleted for space.

| Map | Parcel | Acres | Location | Manager | Current Use-Mgt. status code- Condition | RP | Access | Zone | Art97 |
|-----------|------------|--------------|-------------------------|----------------------------------|---|-------------|------------|------------|-----------|
| 2 | 1 | 17.73 | 0 Newland St.(R) | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 2 | 9 | 24 | 145 Newland St. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 4 | 314 | 45.75 | Essex St. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 5 | 3 | 33.48 | 0 Newland St.(R) | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 5 | 5 | 3.05 | 0 Newland St.(R) | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 5 | 6 | 28.63 | 0 Newland St.(R) | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 5 | 9 | 31.33 | 0 Newland St.(R) | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 5 | 240 | 10 | Burt St. | Ch. 61A-private owner | Ch. 61A | low | no | R80 | no |
| 5 | 244 | 8.4 | 0 Mulberry Bk. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 5 | 28-01 | 5 | 39 Burt St. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 6 | 6 | 78.76 | 0 Fairlee Ln | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 6 | 11 | 178.23 | Bay Rd. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 11 | 22 | 15.3 | Leonard St. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 11 | 25 | 70.3 | Leonard St. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 11 | 26 | 2.51 | Leonard St. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 11 | 28 | 12.18 | Leonard St. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 11 | 29 | 12.4 | Leonard St. | Ch. 61A-private owner | Ch. 61A | low | yes | R80 | no |
| 11 | 32 | 15.18 | 235 East Main St. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 13 | 12 | 19 | 137 Lincoln Street | Ch. 61A-private owner | Ch. 61A | low | yes | R80 | no |
| 24 | 4 | 35.01 | 0 Pine St. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |

Items in *italics* are included in the Glossary found in Section 12.

| Map | Parcel | Acres | Location | Manager | Current Use-Mgt. status code- Condition | RP | Access | Zone | Art97 |
|-----|------------|-------|-------------------------|--------------------------|---|------|--------|------|-------|
| 24 | 63 | 4.75 | 0 Crane St ® | Ch. 61A-private owner | Ch. 61A | low | no | R80 | no |
| 24 | 28-01 | 9.9 | Lopes Dr. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 26 | 248 | 4.3 | Union Rd. | Ch. 61A-private owner | Ch. 61A | low | yes | COMM | no |
| 26 | 259 | 2.6 | Union Rd. | Ch. 61A-private owner | Ch. 61A | low | yes | COMM | no |
| 26 | 259- 01 | 10.4 | Union Rd. | Ch. 61A-private owner | Ch. 61A | low | no | COMM | no |
| 26 | 38-01 | 4.5 | Union Rd. | Ch. 61A-private owner | Ch. 61A | high | yes | COMM | no |
| 26 | 38-02 | 0.8 | Union Rd. | Ch. 61A-private owner | Ch. 61A | low | no | COMM | no |
| 27 | 52 | 7 | 140 S. Worcester Rd | Ch. 61A-private owner | Ch. 61A | high | yes | COMM | no |
| 29 | 9 | 43.28 | 0 Crane St. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 29 | 10 | 4.47 | 97 Crane St. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 29 | 85 | 13.75 | 0 Crane St. | Ch. 61A-private owner | Ch. 61A | high | yes | R60 | no |
| 29 | 10-02 | 13.5 | 0 Crane St.(R) | Ch. 61A-private owner | Ch. 61A | low | yes | R80 | no |
| 29 | 10-03 | 4.35 | 0 Crane St. | Ch. 61A-private owner | Ch. 61A | high | yes | R80 | no |
| 29 | 90 | 7.5 | 12 Forest Ln. | Ch. 61A-private owner | Ch. 61A | low | yes | R60 | no |
| 36 | 111 | 12.05 | 5 Gilbert's Way | Ch. 61A-private owner | Ch. 61A | low | yes | R60 | no |
| 29 | 40 | 30.5 | Meadowbrook lane | AI Reed | Lincoln Meadows | high | yes | R60 | no |
| 29 | 51 | 0 | Meadowbrook lane | AI Reed | Lincoln Meadows | high | yes | R60 | no |
| 29 | 83 | 0 | Meadowbrook lane | AI Reed | Lincoln Meadows | high | yes | R60 | no |
| 10 | 496 | 9 | 39 N. Washington St. | Ch.61B-private owner | Ch. 61B | high | yes | R80 | no |
| 11 | 66 | 26.34 | 19 Leonard St. | Ch.61B-private owner | Ch. 61B-golf learing ctr | high | yes | R80 | no |
| 14 | 52 | 13.7 | 16 Guy St. | Ch.61B-private owner | Ch. 61B | high | yes | R40 | no |
| 15 | 2 | 33.26 | Oak St. | Ch.61B-private owner | Ch. 61B-golf | high | yes | R40 | no |

Items in *italics* are included in the Glossary found in Section 12.

| Map | Parcel | Acres | Location | Manager | Current Use-Mgt. status code- Condition | RP | Access | Zone | Art97 |
|-----|--------|-------|----------------------|------------------------|---|------|--------|------|-------|
| 15 | 60 | 1.07 | 0 Oak St. | Ch.61B-private owner | Ch. 61B-golf | high | yes | R40 | no |
| 15 | 1-01 | 125.8 | Oak St. | Ch.61B-private owner | Ch. 61B-golf | high | yes | R40 | no |
| 15 | 1 | 4.28 | Oak St. | Ch.61B-private owner | Ch.61B-golf | high | yes | R40 | no |
| 17 | 186 | 12.13 | 70 Plain St. | Ch.61B-private owner | Ch. 61B | high | yes | R60 | no |
| 20 | 2 | 16.2 | Rear Village Way | Ch.61B-private owner | Ch. 61B | low | yes | R40 | no |
| 29 | 49 | 17.72 | Meadowbrook Ln. | Ch.61B-private owner | Ch. 61B | high | yes | R60 | no |
| 32 | 35 | 14.62 | Eddy St. | Ch.61B-private owner | Ch. 61B | high | yes | R60 | no |
| 7 | 2 | 22.03 | Lincoln Street | Ch.61-private owner | Ch. 61 | low | yes | R80 | no |
| 10 | 570 | 1.8 | N. Washington St. | Ch.61-private owner | Ch. 61 | low | yes | R60 | no |
| 10 | 494-03 | 9.84 | 26 N. Washington St. | Ch.61-private owner | Ch. 61 | low | yes | R60 | no |
| 14 | 11 | 29.18 | 59 Richardson Ave. | Ch.61-private owner | Ch. 61 | high | yes | R40 | no |
| 22 | 46 | 14.07 | 20 Freeman St. | Ch.61-private owner | Ch. 61 | high | yes | R40 | no |
| 22 | 71-03 | 20.85 | Freeman St. | Ch.61-private owner | Ch. 61 | high | yes | R60 | no |
| 23 | 67 | 49.3 | Rear Pine Street | Ch.61-private owner | Ch. 61 | high | no | R60 | no |
| 32 | 47 | 15.3 | S. Worcester St. | Ch.61-private owner | Ch. 61 | low | yes | R60 | no |
| 32 | 51 | 93.42 | S. Worcester St. | Ch.61-private owner | Ch. 61 | low | yes | R60 | no |
| | | 0 | Morseland Estates | Pvt owner-Conservation | Restrictive Covenant-1 | low | no | R80 | yes |
| | | 0 | Rosewood Estates | Pvt owner-Conservation | Restrictive Covenant-1 | low | no | R80 | yes |
| | | 0 | Taunton Ave bogs | Pvt owner-Conservation | Restrictive Covenant-1 | low | no | R60 | yes |
| 4 | 175 | 12.47 | Newcomb St. | CR-Private owner | CR3 Marchand Farms-1 | low | yes | R80 | yes |
| 4 | 190 | 40.46 | Keith Dr., etc. | CR-Private owner | CR21Maple Commons-1 | low | yes | R80 | yes |

Items in *italics* are included in the Glossary found in Section 12.

| Map | Parcel | Acres | Location | Manager | Current Use-Mgt. status code- Condition | RP | Access | Zone | Art97 |
|-----|--------|-------|-----------------------|-------------------|---|------|--------|------|-------|
| 4 | 335 | 0 | Keith Dr., etc. | CR- Private owner | CR21Maple Commons-1 | low | yes | R80 | yes |
| 4 | 354 | 0 | Keith Dr., etc. | CR- Private owner | CR21Maple Commons-1 | low | yes | R80 | yes |
| 4 | 355 | 0 | Keith Dr., etc. | CR- Private owner | CR21Maple Commons-1 | low | yes | R80 | yes |
| 4 | 356 | 0 | Keith Dr., etc. | CR- Private owner | CR21Maple Commons-1 | low | yes | R80 | yes |
| 4 | 357 | 0 | Keith Dr., etc. | CR- Private owner | CR21Maple Commons-1 | low | yes | R80 | yes |
| 5 | 34 | 18.5 | East Main St | CR-Private owner | red mill village cr | high | yes | R80 | yes |
| 8 | 13 | 10.73 | Strawstone Ln. | CR- Private owner | CR14 Strawstone Village-1 | low | yes | R40 | yes |
| 10 | 231 | 0 | Johnson rd Lot 9A | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 10 | 527 | 18.09 | Johnson rd Lot C | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 10 | 605 | 0 | Johnson rd Lot 2 | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 10 | 606 | 0 | Johnson rd Lot 3 | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 10 | 607 | 0 | Johnson rd Lot 4 | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 10 | 608 | 0 | Johnson rd Lot 5 | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 10 | 610 | 0 | Johnson rd Lot 7 | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 10 | 611 | 0 | Johnson rd Lot 8 | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 10 | 612 | 0 | Johnson rd Lot 13 | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 10 | 613 | 0 | Johnson rd Lot 14 | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 10 | 614 | 0 | Johnson rd Lot 15 | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 11 | 65 | 36.41 | 283 East Main St. | CR- Private owner | CR4 Kingsbury Hill-1 | low | yes | R80 | yes |
| 12 | 13 | 14.2 | Heather Way/Massasoit | CR- Private owner | CR6 Heather Hills -1 | low | yes | R80 | yes |
| 15 | 2 | 0 | Oak St, Country Club | CR- Private owner | CR7 golf course-4 | low | yes | R40 | yes |
| 15 | 8 | 34.03 | Larson Farm Rd. | CR- Private owner | CR15 Larson Farms-1 | low | yes | R40 | yes |
| 15 | 35 | 43.27 | Erin Dr., Maggi Ln. | CR- Private owner | CR17Leigh-high Assoc.-1 | low | yes | R40 | yes |
| 15 | 1-01 | 159 | Oak St, Country Club | CR- Private owner | CR7 golf course-4 | high | yes | R40 | yes |
| 15 | 7-01 | 0 | Oak St, Country Club | CR- Private owner | CR7 golf course-4 | high | yes | R40 | yes |
| 17 | 92 | 11.85 | Morgan Lane | CR- Private owner | CR1 Tanbark Stables -1 | low | no | R60 | yes |
| 17 | 225 | 0 | Johnson rd Lot 4B | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 17 | 229 | 0 | Johnson rd Lot 3A | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 17 | 230 | 0 | Johnson rd Lot B1 | CR-Private owner | CR Todd Estates | low | no | R60 | yes |

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| Map | Parcel | Acres | Location | Manager | Current Use-Mgt. status code- Condition | RP | Access | Zone | Art97 |
|-----|--------|-------|-------------------------|--------------------|---|------|--------|------|-------|
| 17 | 233 | 0 | Johnson rd Lot 11 | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 17 | 609 | 0 | Johnson rd Lot 6 | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 17 | | 0 | Johnson rd Lot 9 | CR-Private owner | CR Todd Estates | low | no | R60 | yes |
| 21 | 93 | 24.64 | Edgewater Dr. | CR- Private owner | CR9 River Crossing-1 | low | yes | VC | yes |
| 22 | 71 | 17.17 | Freeman St.(portion) | CR-Private owner | CR32-Wildlands Trust | high | no | | yes |
| 25 | 87 | 13.68 | Commerce Way | CR- Private owner | CR28-Flatley-GM | low | yes | Ind | yes |
| 25 | 88 | 1.92 | Commerce Way | CR- Private owner | CR28-Flatley-GM | low | yes | Ind | yes |
| 25 | 1-03 | 4.32 | Commerce Way | CR- Private ow ner | CR28-Flatley-GM | low | yes | Ind | yes |
| 31 | 60 | 46.61 | W. Hodges St., Dean St. | CR- Private owner | CR13 Colonial Acres-1 | low | yes | R60 | yes |
| 35 | 7-04 | 9 | 60 W. Hodges St. | CR- Private owner | CR18 Hemlock Swamp-1 | low | no | R80 | yes |
| 33 | 7 | 0.91 | Eddy St. | Debbi White | Winslow Farm | high | yes | R60 | no |
| 33 | 55 | 2.94 | Eddy St. | Debbi White | Winslow Farm | high | yes | R60 | no |
| 8 | 123 | 20.7 | Arnold Palmer Blvd. | LPS & CC-CR | CR26 TPC | low | yes | com | yes |
| 9 | 292 | 0 | Arnold Palmer Blvd. | LPS& CC-CR | CR26 TPC | low | yes | com | yes |
| 26 | 139 | 28 | West Main St. | MA Links | golf course | high | yes | R40 | no |
| 21 | 47 | 46.25 | 83 N. Worcester St. | PBGS | Camp Edith Read-4 | high | yes | R40 | no |
| 8 | 123 | 361.6 | Arnold Palmer Blvd | TPC | golf course | high | yes | com | no |
| 8 | 292 | 79.9 | Arnold Palmer Blvd | TPC | golf course | high | yes | com | no |
| 8 | 301 | 11.7 | Arnold Palmer Blvd | TPC | golf course | high | yes | com | no |
| 8 | 123-01 | 5 | Arnold Palmer Blvd | TPC | golf course | high | yes | com | no |
| 17 | 26 | 64.8 | East Main Street | Wheaton College | open space-1 | high | yes | R60 | no |
| 23 | 51 | 15 | Taunton Ave rear | Wheaton College | open space-1 | high | yes | R60 | no |
| 26 | 292 | 79 | West Main St. | YMCA | Camp Finberg | high | yes | R40 | no |