



BROOKFIELD RECONNAISSANCE REPORT

UPPER QUABOAG WATERSHED AND NORTH QUABBIN REGION LANDSCAPE INVENTORY

MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM



**Massachusetts Department of Conservation and Recreation
Central Massachusetts Regional Planning Commission
North Quabbin Regional Landscape Partnership**

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Spring 2008

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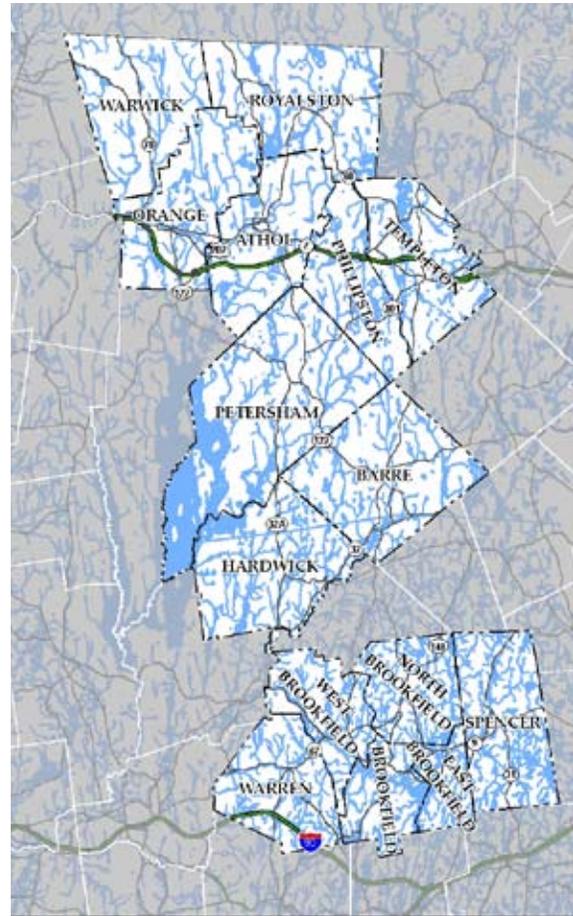
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INTRODUCTION

Heritage landscapes are special places created by human interaction with the natural environment that help define the character of a community and reflect its past. They are dynamic and evolving, reflect the history of a community and provide a sense of place. They show the natural ecology that influenced land use patterns and often have scenic qualities. This wealth of landscapes is central to each community's character, yet heritage landscapes are vulnerable and ever changing. For this reason it is important to take the first step toward their preservation by identifying those landscapes that are particularly valued by the community – a favorite local farm, a distinctive neighborhood or mill village, a unique natural feature or an important river corridor.

To this end, the Massachusetts Department of Conservation and Recreation (DCR) and its regional partners, the Central Massachusetts Regional Planning Commission (CMRPC) and the North Quabbin Regional Landscape Partnership (NQRLP), have collaborated to bring the Heritage Landscape Inventory program to fifteen communities in central Massachusetts. The goals of the program are to help communities identify a wide range of landscape resources, particularly those that are significant and unprotected, and to provide communities with strategies for preserving heritage landscapes.

The communities within the Upper Quaboag Watershed and North Quabbin region of central Massachusetts share a common dispersed settlement pattern as well as an early agricultural economy and later shift into manufacturing. Developed along a series of major waterways and their tributaries, including the Millers, Quaboag and Ware Rivers, this region contains vast cultural and historic resources and uncommon natural beauty. The heritage landscapes in the participating communities reflect the agrarian and industrial past while providing recreational and educational opportunities for today. From scenic town commons and natural areas to civic buildings and burial grounds, the heritage landscapes within the region collectively tell the story of their varied and often turbulent, history.



Upper Quaboag Watershed and North Quabbin Region Heritage Landscape Inventory project area

Methodology

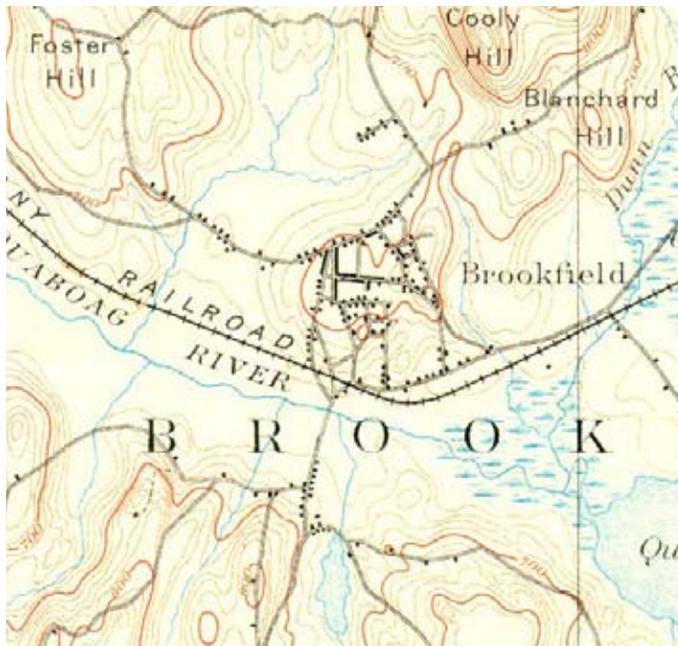
The methodology for the Heritage Landscape Inventory program was developed in a pilot project conducted in southeast Massachusetts. It is outlined in the DCR publication *Reading the Land*, which has provided guidance for the program since its inception. In summary, each community organized a heritage landscape identification meeting during which residents and town officials identify and prioritize the landscapes that embody the community's character and its history. This meeting is followed by a fieldwork session including the consulting team, accompanied by interested community members. The final product for each community is an individualized Heritage Landscape Reconnaissance Report. This report outlines the community's landscape history, discusses broader land planning issues identified by the community, describes the priority heritage landscapes and issues associated with them and concludes with preservation recommendations.

PART I: HERITAGE LANDSCAPE INVENTORY

LOCAL HISTORY

Native Americans were the first occupants of lands that are now the Town of Brookfield settling on sites along the Quaboag River and Quaboag and Quacumquasit Ponds. Ipswich petitioners were granted the land on which Brookfield sits as part of a six-mile land grant in 1660 although the township of Brookfield wasn't established until 1673. The early economy focused on subsistence farming, fishing and hunting which led to a relatively dispersed settlement pattern. The first concentrated settlement occurred at the height of land, which later became known as "Foster Hill" in what is now West Brookfield.

Brookfield struggled economically at first due to hostilities with the Native Americans especially during King Phillip's War, when in 1675, the settlement on Foster's Hill was destroyed and dis-incorporated. Once hostilities ended, the settlers established a second settlement near what is known today as "Elm Hill," due to the need for a stop along the Post Road. The town was



1893 USGS Map - <http://docs.unh.edu/nhtopos/nhtopos.htm>

enlarged to an eight-mile grant in 1718, at which point it included all or parts of the following towns: "the Brookfields," Western (now Warren), New Braintree, and Ware. The area quickly became one of the leading agricultural centers of the region. Mixed husbandry dominated and provided the region with hay, grains, and both meat and dairy products from cattle-raising. With additional settlement, the towns of Warren and New Braintree broke away from Brookfield in the mid 18th century, while North Brookfield, West Brookfield and Ware all subdivided out in the early and mid-19th century. East Brookfield remained part of Brookfield until 1920.

In addition to farming, small home-based production of textiles, shoes, woodenware,

and palm-leaf hats increased economic resources in Brookfield into the early 19th-century. There were also several small saw mills and grist mills along the River and Brooks. A small village cluster of these developed south of the Quaboag River at the intersection of Fiskdale and Rice Corner Roads.

In 1839 the Western Railroad established a route along the Quaboag River corridor that passed just south of South Brookfield Village. Development in Brookfield Center then flourished in the area of the railroad depot with industrial growth along Central Street, east of the Common. Several new civic and institutional buildings were constructed along the Common as well as many c.1850s Greek Revival homes that reflect the prosperity of this time. The mid-late 19th and early 20th centuries was a period of growth and success for the community.

Following the depression, however, economic activity in Brookfield slowed. Countrywide economic decline impacted agricultural enterprises in Brookfield, which led to the abandonment of many small farms. Some fields reverted to forest while others were subdivided and sold for other purposes. Most development in the early 20th-Century was largely residential in nature, consisting of lakeside cottages and dispersed residential development. By the mid 20th century, agriculture once again dominated the Brookfield economy with an increase in dairy production and the breeding of chickens.

With this strong tradition of agriculture in Brookfield, the general landscape character has not fundamentally changed over the centuries. The 19th century common and environs also remain intact and continue to express the civic pride that has sustained the community. The permanent conservation of many large areas of farmland and forest and the natural and cultural value of the Quaboag River and Quaboag and Quacumquasit Ponds also contribute to the scenic and historic heritage that is clearly apparent throughout Brookfield.

PRIORITY HERITAGE LANDSCAPES

Brookfield is experiencing significant growth pressure and will need to determine how it will affect the rural character of the community and the heritage landscapes that the community finds valuable. In the public identification meeting, participants identified priority landscapes in town that define the heritage of the community. These heritage landscapes provide a cross section of the types of landscapes that contributed to the historical development of the town and together tell the story of Brookfield's past. The following text describes the unique value that each of these landscapes provides to the community and a set of recommendations for its preservation and protection.

Quaboag River and Lake Road Context

The Quaboag River corridor in Brookfield was identified as a priority heritage landscape due to its wealth and variety of natural, cultural, archaeological and recreational resources. This vast collection of resources represents a cross section of the heritage of the community from its early settlement at a Native American praying town through its agricultural and industrial periods and into the 21st century. Historical use of the river has much in common with current uses and critical resources remain that retain the scenic, natural and cultural value that is important to residents today.



Quaboag River at White's Landing

Archaeological Resources

This general portion of the Quaboag River corridor contains a high density of previously recorded prehistoric sites. At least seven archaeological sites have been identified in the area between the Quaboag River, the southwestern shore of Quaboag Pond, and Lake Road in Brookfield. Another seven sites are located on the north side of the river around the pond's northwestern shoreline. One of the identified sites in the Quaboag Pond area appears to document a relatively rare Adena-type occupation that may date to the Woodland Period approximately 3000 to 1600 years ago. All of these sites were reported by avocational archaeologists or identified through collections research, so it is difficult to identify individual site boundaries.



View from Lake Road where Quaboag Pond empties into Quacumquasitt Lake

The information available through collections research indicates that this area was extensively utilized by Native Americans for at least the last 8,000 years for both habitation and ceremonial purposes. The larger site areas may have covered several acres while others appear to represent short-term activity areas. Despite some modern development and active agricultural land use, this general area represents an extremely significant archaeological resource area in Brookfield that should be targeted for preservation.

One historic period archaeological site is recorded within this general area. The Banister Garrison Site was documented during a professional archaeological survey near the intersection of Fiskdale, Rice Corner, and Lake roads. Stone wall sections and structural ruins document the possible location of a fortified colonial dwelling in this location which was built around the turn of the 18th century.

Additional unrecorded historic period archaeological resources are likely located within and adjacent to the Lake Road river corridor. These include several probable mill sites along the Quaboag and a substantial 19th century brick manufacturing complex centered along the northern end of Allen Road. The ruins of the brick manufacturing complex are scattered on the banks of the Quaboag & Quacumquasitt Ponds and kiln remnants can be seen around both sides of ponds and near the causeway. Near this cluster of brickwork ruins are the remnant canal and mill pond from an early mill as well as the 1720 Wolcott house between Lake Road and Allen Road. There is another old mill site located in the woods along an abandoned section of road at the end of Lake Road and another on the shores of Quacumquasitt Pond on the MA Wildlife Management Area.

Natural Resources

A former glacial lakebed, the Quaboag River corridor contains several miles of inland bogs, winding waterways and beautiful vistas. The Great Swamp contains a significant collection of the rare Long's Bulrush as identified by Thomas Ramnski, a USDA botanist. The river corridor is also an important wildlife habitat with grasslands and a large inland migration area.



Richardson Farm on Lake Road - one of three remaining brick farmhouses in town

Agricultural Resources

Richardson/Plant Farm, located on Lake Road at the confluence of the Quaboag River and Quaboag Pond, is one of the largest areas of active farmland remaining in Brookfield. Originally part of Jeppson Farms, the Richardson/Plant Farm contains incredible 180-degree views to the west, north, and east over the sloping hills to the River and Quaboag Pond. The Richardson/Plant Farm is currently enrolled in the Chapter 61A Program.



Quaboag River at Fiskdale Road - the Alvin Hyde Box Factory building remains on the north bank of the river

Farther south on Lake Road, the Jeppson Farm, “Oakholm,” has a number of open fields along the road and large tracts of forest that run along the shore of Quaboag Pond. This farmland also contains areas of natural mounding that are of probable glacial origin. Built by George Jeppson, the current owner’s father, the farm was as a summer place and retreat from his manufacturing business in Worcester. The scenic quality of this farm is also enhanced by views of Quaboag Pond to the east and south. Portions of the Jeppson Farm are permanently protected under the MA Agricultural Preservation Restriction (APR) Program.



Scenic Lake Road - Richardson Farm and Quaboag River at left of image

On Long Hill Road, Overlook Farm offers panoramic views across the River to the town center and West Brookfield. The open farm fields slope north to forested land along the banks of the river. An early farm in town, this is still actively farmed and also enrolled in the Chapter 61A Program. Additional large areas of farmland within the Quaboag River corridor are located off of Fiskdale Road on Mitchell and Molasses Hills. The open fields on Mitchell Hill are currently for sale.

These farms reflect the historic agricultural activities along the Quaboag River and the agrarian landscape that was typical of early New England life. Many of these lands have been actively farmed for generations and continue to contribute to the scenic and natural landscape of the Quaboag River corridor and its valuable resources.



The fieldwork team visits Brookfield's Town Pound on West Brookfield Road

Recreational Resources

The Quaboag River has long been a recreational resource from walking trails and bird watching along its banks to access and travel along its winding route through the town. White's Landing, the area of first recreational use of the river, provides many recreational opportunities for the community. Access to the River, as well as a beautiful picnic and destination spot that blends with the natural landscape, make this one of the Town's most valuable attractions.

With the help of Central Massachusetts Regional Planning Commission, a Quaboag Water Trail is being developed from East Brookfield into Warren. Several access points have been identified as well as scenic and natural features that can be experienced along the way. White's Landing will serve as the access point for the Town of Brookfield.

Opportunities:

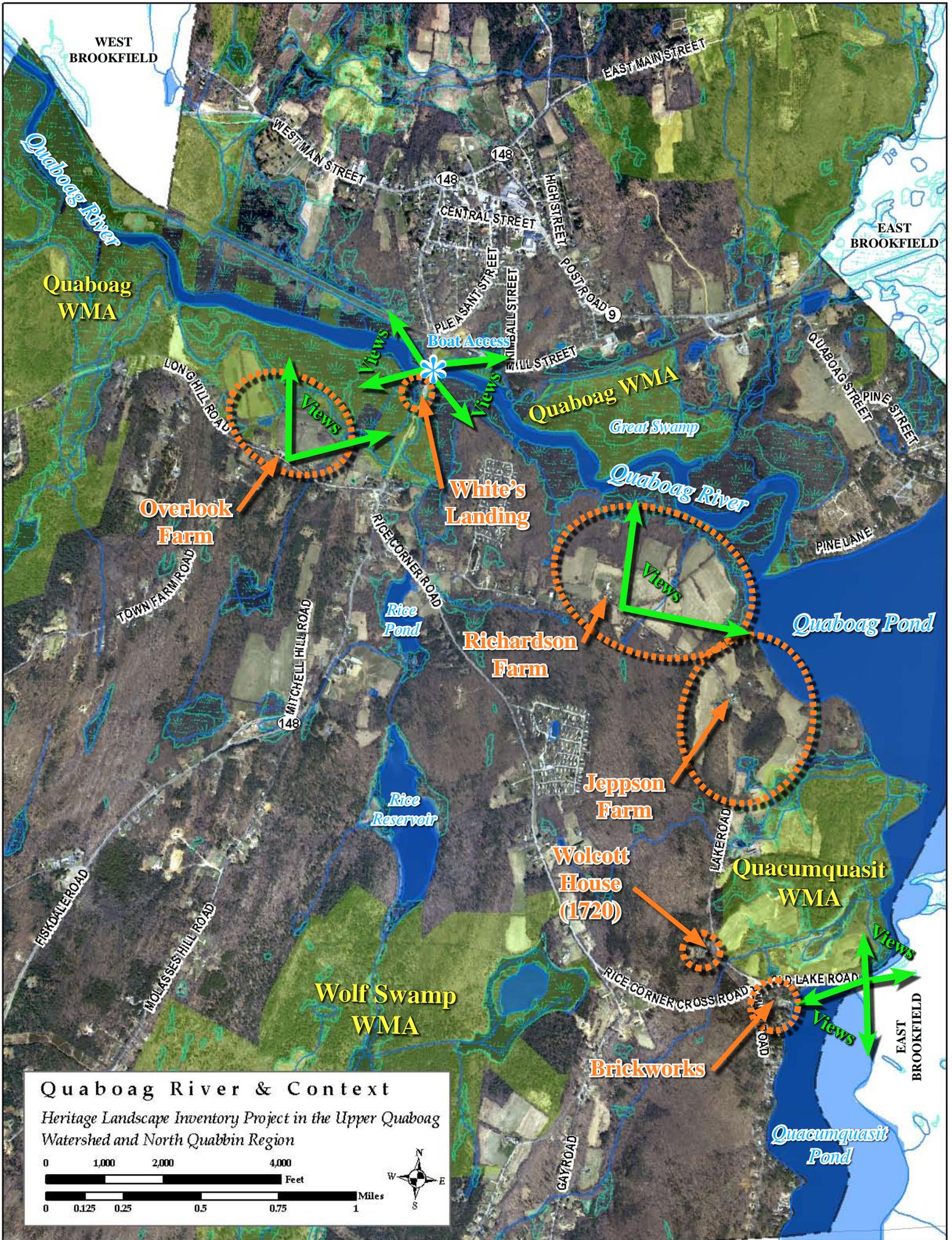
- Significant tracts of farmland remain intact along the Quaboag River and Quaboag Pond
- There is a concentration of archaeological sites within the River corridor that have been identified by MHC
- The Quaboag River and Great Swamp provide valuable interpretive value for natural systems and wildlife viewing and interpretation



Crosby House on West Main Street

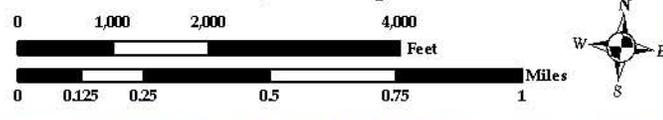
Issues:

- The significant archaeological resources have been identified by MHC but have not been further investigated or protected
- Only one of the farms identified is under a permanent preservation restriction, the others are only temporarily protected through Chapter 61A
- The views from Lake Road and Long Hill Road across the River valley are privately owned and not protected



Quaboag River & Context

Heritage Landscape Inventory Project in the Upper Quaboag Watershed and North Quabbin Region



Recommendations:

1. Inventoried archaeological sites along the Quaboag River and Quaboag Pond should be permanently protected through an archaeological protection overlay district or the purchase of Preservation Restrictions (PR) (see p. 32 for more information on PRs)
2. The open fields on the Richardson/Plant and Overlook Farms should be permanently protected through the Agricultural Preservation Restriction (APR) program or the purchase of Conservation Restrictions (CR) (see p. 30 & 31 for more information on APRs and CRs)
3. The panoramic views from the Richardson/Plant and Overlook Farms should be protected through the adoption of a Scenic Vista Protection Bylaw (see p. 33 for more information on this bylaw)
4. The Town should develop a strategy for acquisition of Chapter 61 parcels along the river, should they opt to change land use or ownership (see p. 31 for more information on Chapter 61 Policy).
5. The Town should work with the Quaboag/Quacumquasit Lakes Association to pursue additional recreational access to the river corridor through the development of a nature center and trail system. Community Preservation Act funds could be used to pursue or create these access points.

Old Boston Post Road Corridor

Once part of the Native American Bay Path and then the Military Road, the Old Boston Post Road became an early thoroughfare between Boston and the outlying settled areas in 1639. It was improved again in 1717 and sandstone mile markers were erected by Benjamin Franklin in 1763. In 1932, Route 9, which includes portions of the historic roadway in Brookfield, was designated the George Washington Memorial Highway by the State Legislature.

In Brookfield, the Old Boston Post Road original route starts on Foster Hill Road at the West Brookfield line, runs along West Main Street (Rte 9) and then up East Main Street and into East Brookfield. The most intact portions are those at either end, on Foster Hill and past Elm Hill Farm extending into East Brookfield. Stone walls line these sections at the original roadway width of approximately 90 rods. The portion of the Old Post Road bordering the West Brookfield town boundary may also contain some archaeological deposits associated with the original Quaboag Plantation, established circa 1660. The full physical extent of the colonial settlement or the Native American habitation site that likely existed in the area prior to the seventeenth century has not been determined.

From the town border with West Brookfield into the town center there are several important heritage landscape features that contribute to the scenic and historic character of the roadway. These include the former Town Pound (c 1740) on West Brookfield Road and the Brookfield Cemetery on West Main Street, established first as the Brookfield Burying Ground in 1714. Just past the cemetery on the south side of the roadway is Franklin mile marker #66.

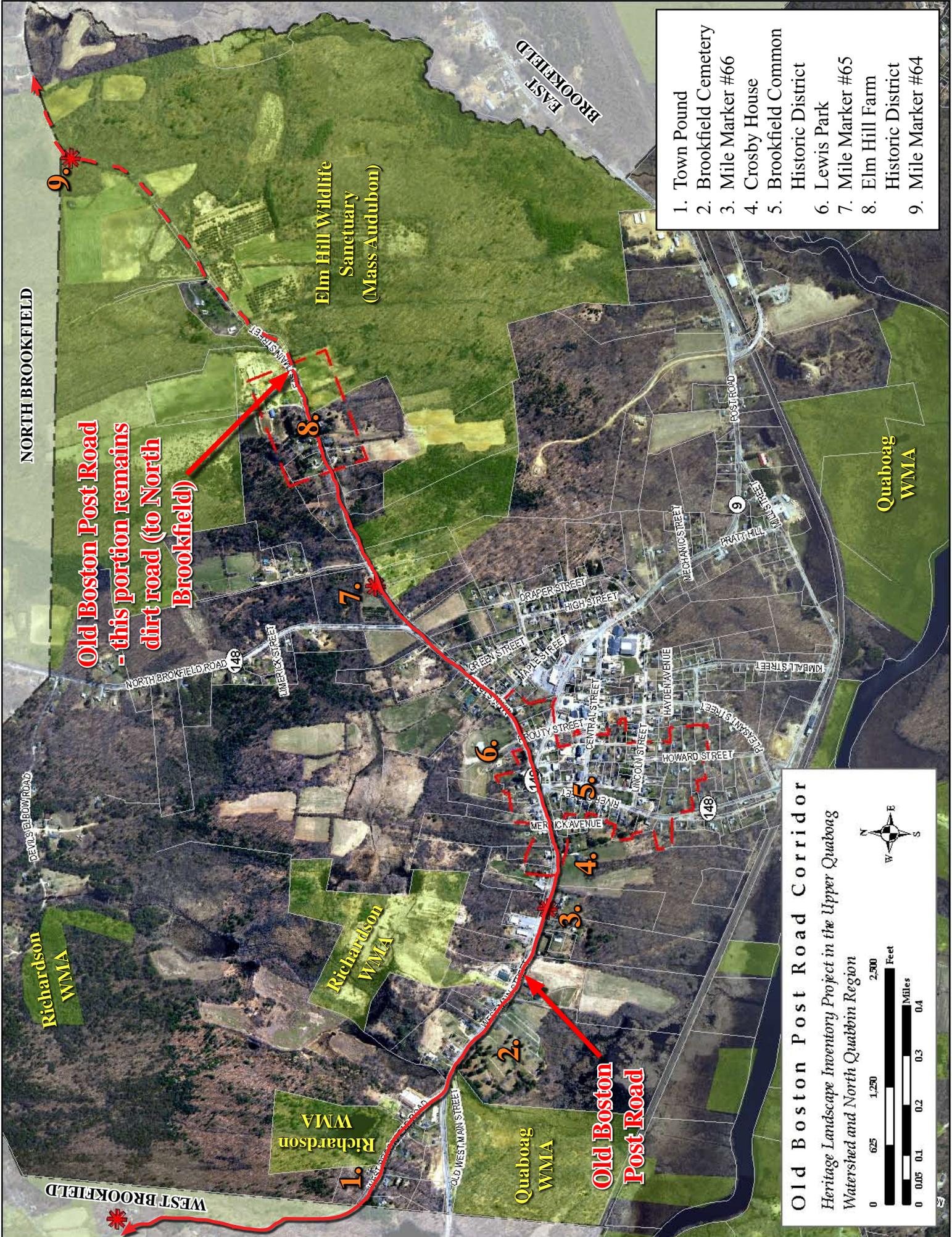


The Boston Post Road remains a dirt surface along a portion of East Main Street



Sign posts, painted by a local artist, continue to count the miles along the historic Boston Post Road throughout the Brookfields

In the center of town the Old Boston Post Road is now Route 9 and the character of the roadway has been significantly altered. However, there are still several historic buildings and sites that remain from that period. These include the Crosby House that is located on the south side of West



NORTH BROOKFIELD

Old Boston Post Road
 - this portion remains
 dirt road (to North
 Brookfield)

Elm Hill Wildlife
 Sanctuary
 (Mass Audubon)

Quaboag
 WMA

Richardson
 WMA

Richardson
 WMA

Richardson
 WMA

Quaboag
 WMA

**Old Boston
 Post Road**

1. Town Pound
2. Brookfield Cemetery
3. Mile Marker #66
4. Crosby House
5. Brookfield Common
6. Historic District
7. Lewis Park
8. Mile Marker #65
9. Elm Hill Farm
10. Historic District
11. Mile Marker #64

Old Boston Post Road Corridor
 Heritage Landscape Inventory Project in the Upper Quaboag
 Watershed and North Quabbin Region

0 625 1,250 2,500 Feet
 0 0.05 0.1 0.2 0.3 0.4 Miles

N
 W E
 S

WEST BROOKFIELD

EAST
 BROOKFIELD

NORTH BROOKFIELD ROAD (148)

KIMBALL STREET

PRATT HILL

HOWARD STREET

PERKINS STREET

HAYDEN AVENUE

MECHANIC STREET

POST ROAD

DEVILS ELBOW ROAD

OLD WEST MAIN STREET

EMERICK STREET

EM

Main Street. Crosby's store originally had stone hitching posts, one of which remains in front of the house. From this property there are views back to the west down West Main Street and to the Quaboag River valley to the south. Further east on Main Street is the site of the Lewis mansion and is now town-owned athletic fields as well as the William Howe House and the Brookfield House.

From Route 148 the Old Boston Post Road diverges onto East Main Street where Franklin mile marker #65 is located. This section of the roadway retains its historic character with stone walls, wide setbacks and open fields or woodlands along its edges. The historic roadway through Brookfield ends at the town boundary with East Brookfield and identified by Franklin mile marker #64. It is at this location that the Military Road (now the New Country Road) met the Old Post Road and where there are numerous cellar holes assumed to be from the time of the second settlement.



The Blanchard Mansion is on the National Register of Historic Places

The path of the Old Boston Post Road has played an important role in the development of the community. From its earliest use by the Native Americans to its most recent use as a major transportation corridor, the roadway retains artifacts and features that represent the historical landscape patterns of the community. It is a valuable cultural resource that has remained relatively intact through the centuries.

Opportunities:

- The historic character of the Old Post roadway is intact in the eastern and westernmost portions
- Brookfield has three original Franklin mile markers in a row that have been listed on the National Register of Historic Places

Issues:

- All of the historic roadway is still being used for transportation purposes and its historic features are in jeopardy of being lost with future road improvements
- Many of the historic buildings and landscapes that line the roadway are in private ownership including the Town Pound
- Only East Main Street from Route 148 to the town line has been designated a Scenic Road

Recommendations:

1. Extend Scenic Road designation to West Brookfield Road from Route 9 to the West Brookfield border on Foster Hill.
2. The unpaved section of roadway from Elm Hill Farm to the East Brookfield border should be protected through a Preservation Restriction (PR) so that it can retain its historic character. (see p. 32 for more information on PRs)
3. The mile markers should be permanently protected in their original locations through the purchase of PRs or Scenic Roads designation. Community Preservation Act funds could help with the purchase of a PR. The DPW should be alerted to the significance of the roads and its critical features. The Brookfield Historical Commission and DPW should familiarize themselves with *Terra Firma #3 - Identifying and Protecting Scenic Roads*.

Elm Hill Farm Complex

Founded by the Blanchard family in 1770 on the site of the second Brookfield settlement, Elm Hill Farm has been owned and operated by the Blanchard and Means families since that time. At over one thousand acres, it was considered one of the largest farms in the area during the 19th and early 20th centuries. The existing buildings range from the 1750s through the 1870s and include the Italianate mansion of A.C. Blanchard built in 1777.

During the Victorian period, the landscape and grounds of the farm were updated with ornamental elements including wrought iron fencing and potted urns. It is this landscape that is apparent today in the streetscape of Elm Hill although the surrounding landscape remains agricultural or forested. Much of this adjacent land has been sold to MassAudubon to develop as a wildlife sanctuary and is also permanently protected through an Agricultural Preservation Restriction.



Elm Hill Farm Wildlife Sanctuary holds an APR



Elm Hill Farm, view of south fields

The Elm Hill Farm Buildings and streetscape along East Main Street were listed on the National Register of Historic Places as a District in 1991. A majority of the buildings and landscape features within this district have also been documented by the Massachusetts Historical Commission (MHC). Those inventoried include the mansion, tenements, chapel/library and outbuildings associated with the Blanchard family and the barns, silo and outbuildings associated with the Farm. Also identified by MHC are an original 1770 stone wall and the 1850 watering trough.

Aside from the National Register designation, the community has pursued additional efforts to interpret the area and its historical significance. One such effort is the development of the Quaboag Plantation Path that would extend from the site of the first settlement on Foster Hill in West Brookfield, through North Brookfield, ending at the site of the second settlement

at Elm Hill Farm in Brookfield. A collaboration between CMRPC and the towns, the plan calls for the development of a trailhead and parking area on East Main Street. The creation of this path lends interpretation of an additional layer of history to the many already apparent at Elm Hill Farm.

To date, no archaeological sites have been recorded within the Elm Hill Farm National Register District. It is likely, however, that undocumented archaeological resources associated with the farm's construction and uses are present within this corridor, especially given its visible historic landscape and setting. Some of the visible stone walls and cellar hole features and additional belowground deposits may be associated with the second colonial settlement of Brookfield established in the Elm Hill Farm area after the destruction of the Quaboag Plantation in West Brookfield during King Philips War (1675). A portion of a documented circa 1673 military road may also be located adjacent to the easternmost portion of Elm Hill Road. Overall, the historic period archaeological sensitivity of this area is considered to be high.

This large concentration of historic buildings and features in an original setting with multiple layers of historical significance is a valuable heritage landscape to the community. Currently the site is owned and managed by The Blanchard Means Foundation, a not-for-profit that is struggling with the high cost of taxes and maintenance. Although the agricultural contextual landscape has been protected, it is of great importance to the town to preserve the built heritage landscape components as well.

Opportunities:

- Elm Hill Farm has been well documented and is already a National Register Historic District
- There is great connection potential with the Quaboag Plantation Trail and the surrounding MassAudubon land
- The site contains multiple layers of history as well as artifacts and elements of several different heritage landscape types

Issues:

- Other than the Scenic Road Designation for this section of East Main Street, none of the buildings or associated landscape features within the core district are permanently protected
- Financial concerns facing the Blanchard Means Foundation may lead to the loss of some portion of significant buildings and landscape
- No archaeological survey work has been completed in this area to determine the extent of those resources

**Elm Hill Wildlife
Sanctuary
(Mass Audubon)**

**Elm Hill Wildlife
Sanctuary
(Mass Audubon)**

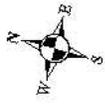
1.

2.

EAST MAIN STREET

- 1. Blanchard Mansion
- 2. Historic Horse and Cow Barns

Elm Hill Farm Historic District
*Heritage Landscape Inventory Project in the Upper Quabong
Watershed and North Quabbin Region*



Recommendations:

1. Establish a Local Historic District (LHD) Study Committee to explore the possibility of establishing the Elm Hill Farm National Register District as an LHD (see p. 32 for more information on LHDs)
2. Develop a partnership between the Town and the Blanchard Means Foundation to explore opportunities for adaptive reuse and rehabilitation plans for the historic buildings. Community Preservation Act (CPA) funds could be used to rehabilitate these buildings (see p. 31 for more about CPA).
3. The Blanchard Means Foundation should apply for grants from the Massachusetts Preservation Protection Fund (MPPF) and the Norcross Wildlife Foundation to assist with the protection of historic buildings and associated land.
4. The town and Blanchard Means Foundation should work with CMRPC and MassAudubon to pursue connections and joint activities between their resources.
5. Pursue a Reconnaissance-level archaeological survey for the area and document significant archaeological resources. CPA funds could also be accessed to do this work.

Brookfield Common Historic District



View of Town Common and surrounding buildings from Band Stand



North of Center Street, the Common is open except for the flag and war memorials

Banister Common was donated to the town in 1735 for military training purposes. It is named for one of the first families in Brookfield that came back for the Second Settlement. Bounded lengthwise by River and Common Streets the common originally ran from Main Street to Lincoln Street with pedestrian corridors radiating out from the end of Central Street. At some point the path directly from Central Street to River Street was widened for vehicular traffic. There have also been changes in the configuration of the intersection of the common and Main Street.

The common has long been the civic and institutional center of the community with several churches, the town offices and library all lining its edges. The original Meetinghouse was moved here from Foster Hill (near where the Congregational Church stands) and then moved several more times before being dismantled. Some of the original timbers were used to construct St. Mary's Church and remain there today. The Unitarian-Universalist is the oldest religious society in Brookfield and has had a Church on the common since 1754. The

building seen today is the fourth to occupy this site and was built of stone in 1912 with no steeple in response to frequent lightening strikes that destroyed the previous buildings.

The majority of residential buildings on the common were constructed in the mid-19th century and are either vernacular buildings, or Greek Revival style. The exceptions to this are the 1815 Wright House, considered the earliest surviving house on the common, and the Warner and Crosby Houses, which were built in the late 19th century. The Congregational Church was built in 1857 and the Town Hall behind it in 1904, replacing the previous 1866 building that burned. Banister Hall, now the Merrick Library, was erected in 1883 in the Romanesque style.

No archaeological sites have been recorded within the town common area. The archaeological sensitivity of this landscape area is primarily associated with civic and institutional structures

and activities dating from the late eighteenth through early twentieth centuries. Several historic buildings have been moved or demolished in the common area - for instance, the circa 1865 Methodist Church was sited next to the parsonage and was torn down in the 1920s. Remnant archaeological features and structural remains associated with former buildings and public activity areas could be present across the Common area and along its surrounding streets.

The circa 1797 Crosby House is located near the town common and likely contains archaeological deposits associated with the construction and use of a large home and farmstead. A granite marker that is currently located in the side yard contains an engraving of a possible Native American figure and the dates “1799” and “1844”. While the original provenience of this object is unknown, it may document activities associated with the house or adjoining lands.

With its intact collection of 19th century buildings and its location removed from the main thoroughfare, the landscape integrity of the common has been well preserved. With the exception of the Central Street extension, the common remains relatively unchanged since the 19th century. It is an essential component of the community’s heritage and, with several of its side streets, was listed on the National Register of Historic Places in 1990.

Opportunities:

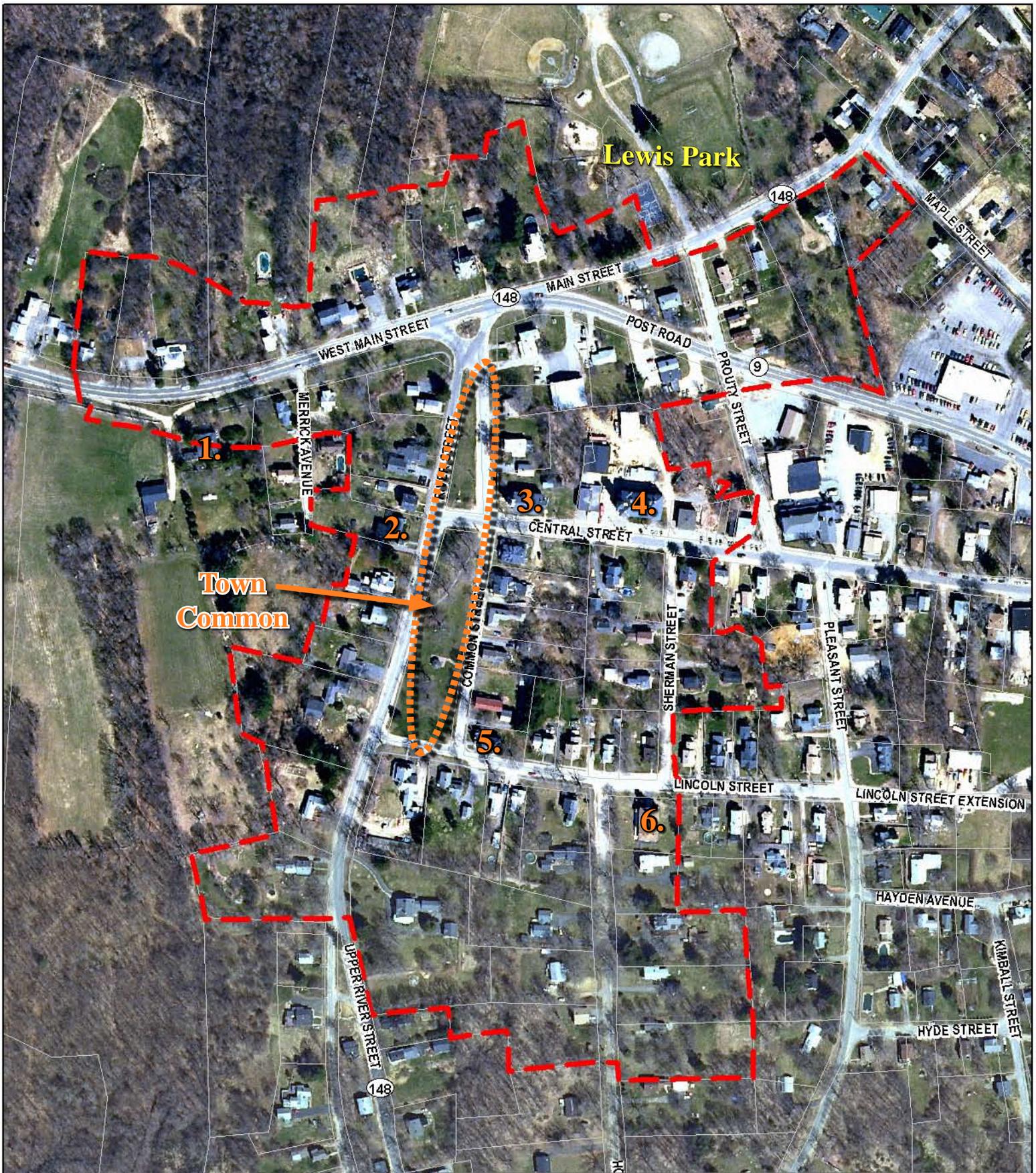
- Unique, intact 19th century common and surrounding buildings, many listed with the Massachusetts Historical Commission.
- Located off of the main highway in town so it remains a pedestrian-friendly environment
- Remains the civic center of the community and historic public gathering place

Issues:

- Although listed on the National Register, the common and environs are not permanently protected
- The vehicular circulation pattern at the intersection of Common and River Streets with Main Street (Route 9) is confusing to navigate and potentially dangerous to those motorists unfamiliar with the area.

Recommendations:

1. Form a Local Historic District (LHD) Study Committee to explore establishing an LHD here, using the bounds of the Brookfield Common National Register District as the starting point (see p. 32 for more information on LHDs)
2. Prepare a Preservation Master Plan for the common area, including a circulation component to improve vehicular traffic patterns as well as address the continuation of the pedestrian-friendly atmosphere.



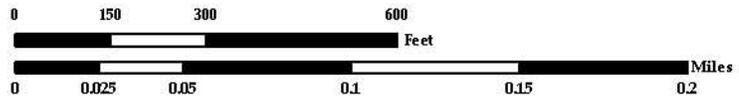
Lewis Park

Town Common

- 1. Crosby House
- 2. Unitarian Universalist Church
- 3. Congregational Church
- 4. Town Hall
- 5. Library
- 6. St. Mary's Roman Catholic Church

Brookfield Common Historic District

Heritage Landscape Inventory Project in the Upper Quaboag Watershed and North Quabbin Region



Wolf Swamp

Along Rice Corner Road in southern Brookfield is a 90-acre wooded site that slopes down to the banks of Trout Brook. Privately owned, this land is adjacent to the Wolf Swamp Wildlife Management Area (WMA), owned by the Commonwealth of Massachusetts. The Trout Brook runs through Wolf Swamp on its way into both Rice and Quaboag Ponds and is a picturesque natural landscape. Across Rice Corner Road is a large parcel of former agricultural land that has recently been protected through a Conservation Restriction. There is pedestrian access to the site through a power line easement. Essentially surrounded by protected land and the Trout Brook corridor, this is a critical natural heritage landscape to the community.

One ancient Native American archaeological site has been recorded at the northern end of the Wolf Swamp-Trout Brook corridor. While there is little specific information on the materials associated with this site, its location on top of a steeply sided knoll above the Wolf Swamp wetlands is typical of short-term activity areas that have been identified in other upland interior areas in the region.

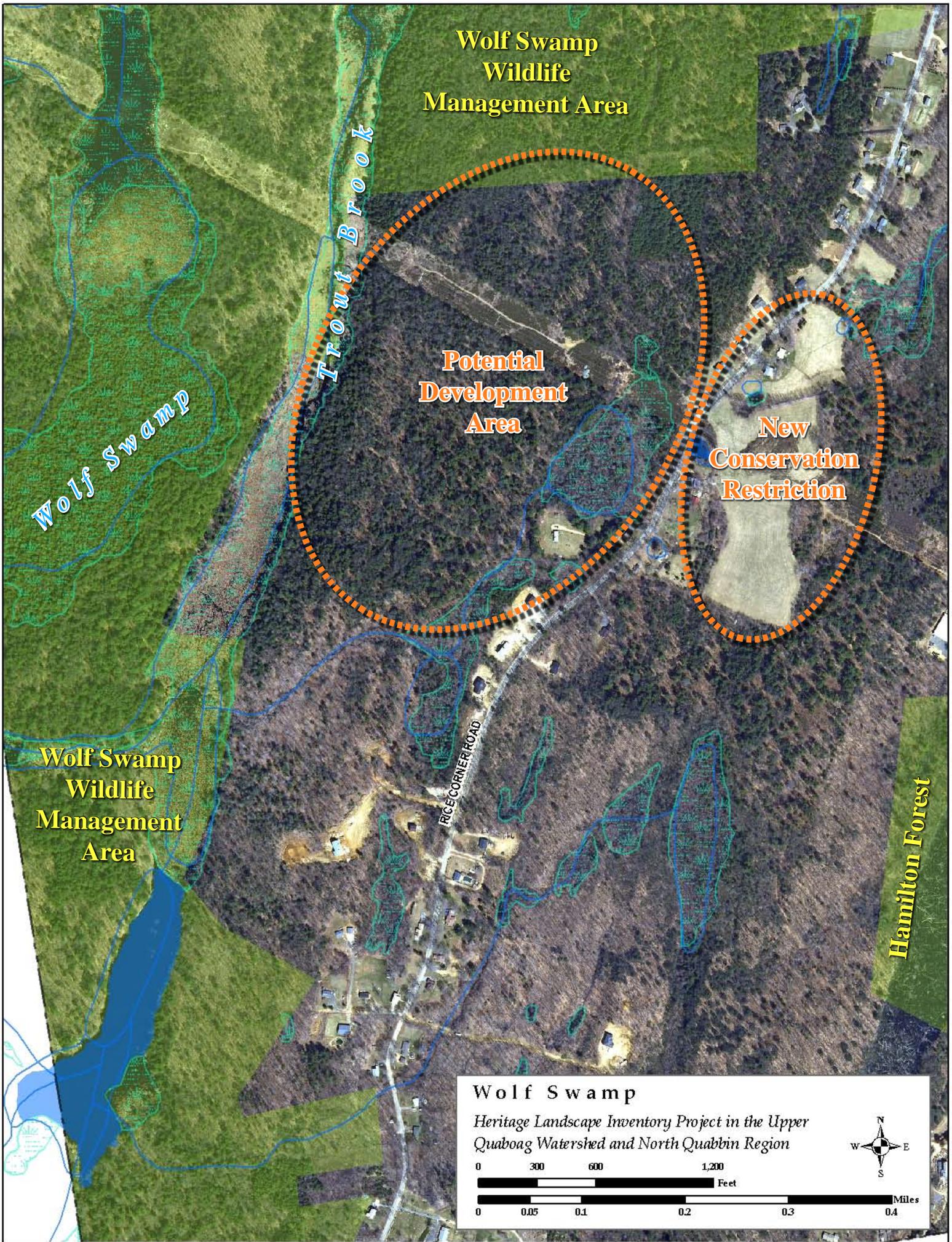


Trout Brook at Wolf Swamp seen from the power line easement off of Rice Corner Road

The general environmental setting of the Wolf Swamp-Trout Brook suggests the likelihood that additional ancient Native American sites could be located along the low-lying terraces and elevated ridges and knolls that surround the wetlands. No mills or other waterway modifications have been identified along this corridor but it is possible that undocumented foundations or mill channels could be present.

This parcel has recently become of great concern to many in town due to the submittal of a proposed subdivision application. Submitted under Chapter 40B, the proposal includes the development of 144 units of residential housing on the 90 acres in question. Chapter 40B, also known as the Comprehensive Permit Law, addresses the need for affordable housing in a community. If a community has less than 10% of its housing inventory as affordable then the Zoning Board of Appeals is authorized to apply more flexible standards to the development requirements. In turn, the developer must include at least 20-25% of its units as being affordable under the State standards.

Many concerns about the development of this parcel have been voiced including the proximity to the Trout Brook and the WMA. The extent of construction that a development of this scale would entail would significantly damage the natural landscape of the site as well as compromise the



quality of Trout Brook. There is also the possibility of the disturbance of potential archaeological sites that have not yet been documented.

Opportunities:

- This is a beautiful, forested site with views to the WMA and the Trout Brook corridor
- The site is surrounded by permanently protected land owned by the Commonwealth

Issues:

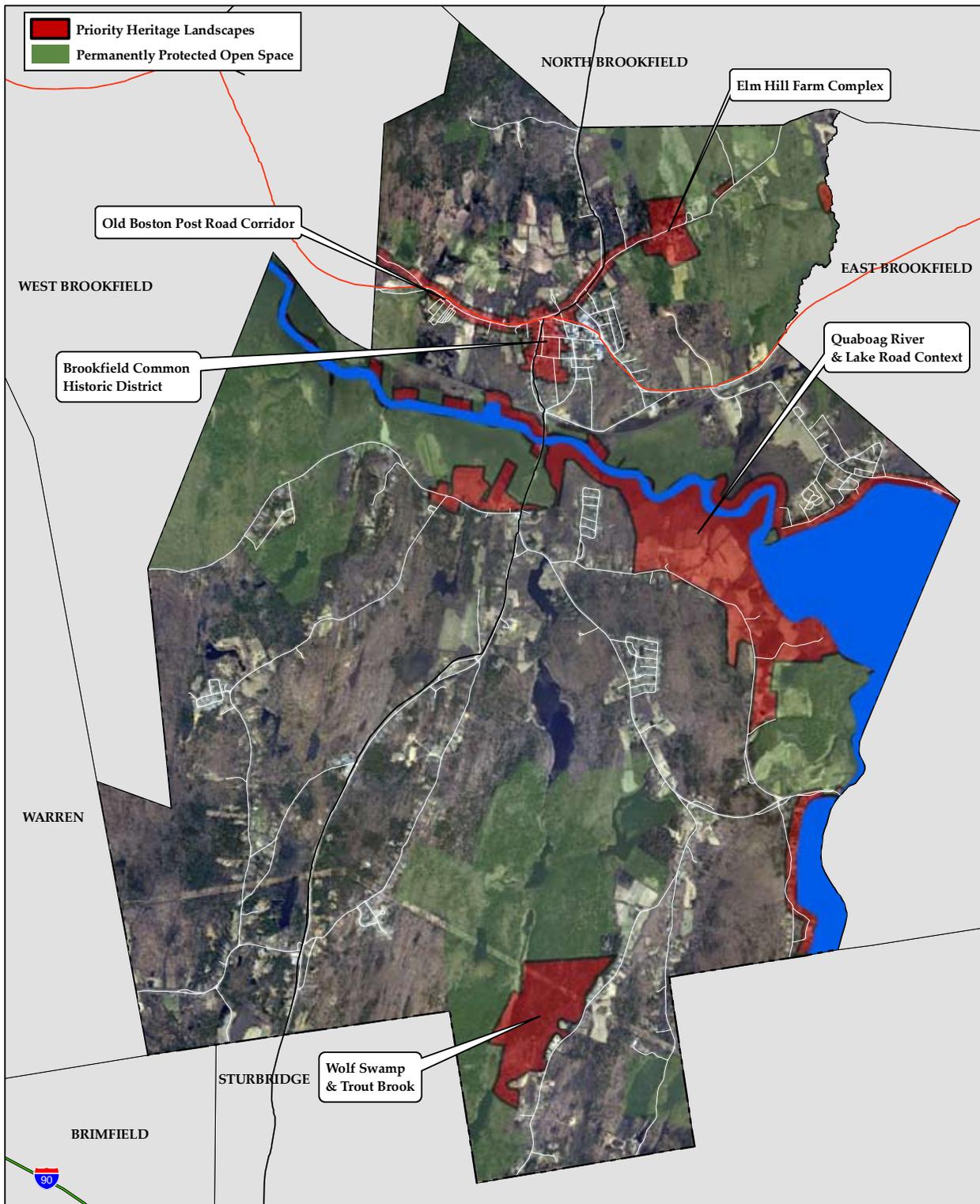
- The site is endangered by subdivision development that would be detrimental to its scenic value and natural systems

Recommendations:

1. The Zoning Board of Appeals should carefully review any development applications for potential impacts on the natural and cultural resources on the site. These might include wildlife habitats and corridors, archaeological sites and the Trout Brook hydrological systems.
2. The Town should pursue alternative development patterns for this site using the Open Space Development Bylaw (see p.32 for more about Open Space Zoning).
3. In the event that the development proposal is withdrawn or not approved, the Town of Brookfield should coordinate with the Department of Fish and Game to explore the purchase of this parcel for the expansion of the Wolf Swamp WMA.



*Aerial view, looking south at the Trout Brook/Wolf Swamp area, and along Rice Corner Road
Photo from Microsoft VirtualEarth, <http://maps.live.com>*



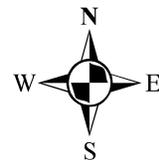
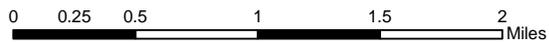
Priority Heritage Landscapes

Brookfield, Massachusetts

Prepared for: Massachusetts Department of Conservation and Recreation, Heritage Landscape Inventory Project in the Upper Quaboag Watershed and North Quabbin Region

Prepared by: Dodson Associates, Ltd., Landscape Architects and Planners
Ashfield, Massachusetts

25 June 2008



"Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs"
MassGIS 2005 Orthophotos

For Planning Purposes Only

PART II: PLANNING FOR HERITAGE LANDSCAPES

As our communities undergo rapid land use changes, heritage landscapes are particularly threatened because they are often taken for granted. There is a broad variety of resources that communities can call upon to protect these irreplaceable landscapes. What follows is a review of the tools that Brookfield already has in place, as well as a number of recommended actions for the future. The measures already in place for Brookfield provide a strong foundation for heritage landscape preservation, but additional measures have been identified in the following text that will aid the development of a holistic preservation planning strategy. Appendix B includes extended descriptions of preservation measures. These tools should be considered in combination with those recommendations made in Part I for Brookfield's priority landscapes.

INVENTORY AND DOCUMENTATION

1. Massachusetts Historical Commission Records

We cannot advocate for something until we clearly identify it – in this case, the physical characteristics and historical development of the town's historic and archeological resources. The necessary first step is to record information about the resources at the Massachusetts Historical Commission. The Massachusetts Historical Commission's (MHC) Inventory of Historic and Archaeological Assets is a statewide list that identifies significant historic resources throughout the Commonwealth. In order to be included in the inventory, a property must be documented on an MHC inventory form, which is then entered into the MHC database. This searchable database, known as the Massachusetts Cultural Resource Information System (MACRIS), is now available online at <http://www.sec.state.ma.us/mhc>. Information on the specific locations of archaeological sites is not available to the general public in order to protect these sensitive and non-renewable cultural resources.

Current Listings: According to the MHC, Brookfield's inventory documents 350 cultural resources from the early 18th century to the 20th century ranging from individual buildings to farms, factories and historic districts. Of the heritage landscapes identified by the community as priority resources, 14 individual entries for Lake Road, 17 individual entries on Rice Corner Road, and more than 160 individual entries on Main Street (E & W included) are all listed under MACRIS.

Brookfield also has forty documented archaeological sites recorded with MHC. Twenty of these are prehistoric and twenty are historic. These resources reflect the Native American settlement of the region as well as the early industrial development of the modern era. The number of prehistoric sites documented provides Brookfield with significant archaeological potential.

Recommendations: A comprehensive archaeological survey should be completed for the Elm Hill Farm Historic District as well as the area surrounding Wolf Swamp. Funding assistance for these efforts may be available from the MHC Survey and Planning grants, as well as CPA funding.

2. National and State Register Listing

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures and objects that have been determined significant in American history, architecture, archaeology, engineering and culture. Listing brings a number of benefits including recognition, consideration when federally-or state-funded projects may impact the resource, eligibility for tax credits, and qualification for certain grant programs. Resources on the National Register are automatically added to the State Register of Historic Places.

Current Listings: The Town of Brookfield's National Register program began with the listing of three milestones along the Boston Post Road in 1971. In 1986 the Adena archaeological site was determined to be eligible for listing, and in 1990 and 1991 four resources - Banister Memorial Hall, Brookfield Common Historic District, Evangelical Congregational Church, and the Elm Hill Historic District - were listed. In 2003 the Brookfield Cemetery received a listing on the National Register.

In addition to National Register listing, Banister Memorial Hall and the Evangelical Congregational Church received Preservation Restrictions in 1998.

Recommendations: Both the Brookfield Common and Elm Hill Historic Districts should be established as Local Historic Districts (for more detailed information about LHDs see page 28).

3. Heritage Landscape Inventory List from Local Identification Meeting

Each town involved in the Upper Quaboag Watershed and North Quabbin Region Heritage Landscape Inventory held a local identification meeting to solicit input from a range of community members to identify potential heritage landscapes throughout the town. The lists were prioritized by the community, with help from the consultants, to create a list of five to ten priority areas, which were described in Part I of this report. Brookfield's meeting was held on February 28, 2008 with 36 community members present. The list of nearly 100 landscapes can be found in Appendix A of this report.

PLANNING AND ZONING TOOLS AND TECHNIQUES

1. Comprehensive, Open Space and other Planning Documents

It is important that Open Space Plans, Comprehensive or Master Plans, and other planning documents address heritage landscapes as vital features of the community, contributing not only to unique sense of place but also to environmental, recreational and economic health.

Current Plans: Brookfield does not currently have any town-wide planning documentation.

Recommended Plans: Comprehensive or Master Plans provide an important frame of reference for land use decisions, and incorporate all of a community's issues including economic development, housing and transportation into an integrated plan. Heritage landscapes need to be seen through the lenses of community character, historic preservation, environmental health, and economic viability and growth. Their future and the values they contribute should be addressed within these multiple perspectives, not solely as historical assets of the community.

Like Comprehensive Plans, Open Space Plans look holistically at the community—its history, demographics and growth patterns, and current conditions—to make recommendations that protect open space and natural resources for ecological health and public benefits. The Heritage Landscape Inventory Program provides a framework for looking at these important resources, and this new understanding should be incorporated into Open Space Plans.

A Preservation Master Plan for the common area could address multiple items, most importantly vehicular traffic patterns and pedestrian system maintenance.

2. Zoning Bylaws and Ordinances

Effective and innovative preservation tools exist in the legal and regulatory realm. These range from a wide array of zoning, bylaw and ordinance mechanisms, to incentive programs and owner-generated restrictions on land use.

Current Zoning: Brookfield has adopted the following to their town ordinances:

- Open Space Zoning/Cluster Bylaw
- Scenic Road Bylaw
- Village Center Zoning/Transfer of Development Rights
- Site Plan Review

Six roads in town are regulated by Scenic Road designation (Massachusetts General Law Chapter 40, section 15c): East Main Street, Lake Road, Long Hill Road, Molasses Hill Road, Rice Corner Road and Webber Road. See page 28 for more information on Scenic Road Bylaws.

Additional mechanisms for Brookfield's landscapes:

Agricultural Preservation Restrictions (APR)

The APR Program is a voluntary program managed by the Massachusetts Department of Agricultural Resources. It is intended to provide a “non-development” alternative to farmers and other owners of “prime” and “state important” agricultural land. When faced with the inability to actively farm and rising tax assessments, this offers the farmer the opportunity to retain the property rather than sell it for development. The State purchased a permanent deed restriction on the property for the difference between fair market value and agricultural value. The deed restriction would preclude any use of the property that will negatively impact its agricultural viability. Farmers along the Quaboag River, including the Richardson and Overlook Farms, could benefit from an APR.

Agricultural Preservation Zoning

An agricultural preservation overlay zone can be created that will promote and protect the practice of farming. This can help to preserve lands on which farming is most viable, lands that maintain an adequate agricultural base in town and areas that preserve the culture and landscape of farming. This can be accomplished in several ways including requiring all new large-scale residential development to be clustered on areas least suitable for agriculture and away from farms and views. An agricultural preservation bylaw can also use the site plan review process to require dedicated open space to remain as farmland and include that new development be located on least suitable soils for agriculture and be integrated into the existing landscape.

Archaeological Resource Protection

Archaeological sites are non-renewable cultural resources that can be permanently altered or destroyed through unauthorized digging, artifact collection, and development. Protection of archaeological sites can occur through a number of different strategies and mechanisms. An important first step is the development of a town-wide archaeological resource protection plan. Based on a professional reconnaissance survey of resources in the community, this plan would recommend steps for their preservation. Options for protection include acquisition, preservation restrictions, site plan review, an archaeological review bylaw and public education. Reasonable thresholds for local review of archaeological resources should be developed in consultation with the Massachusetts Historical Commission and interested groups such as Native Americans. Significant archaeological resources have been documented in the Quaboag River area, and should be protected. Reasonable thresholds for local review of archaeological resources should

be developed in consultation with the Massachusetts Historical Commission and interested groups such as the Massachusetts Commission on Indian Affairs.

Community Preservation Act

By enabling legislation created in 2000, the Community Preservation Act (CPA) helps communities provide funds for the preservation of open space and historic resources and the creation of affordable housing and recreational facilities. The funds are raised through a property tax surcharge ranging from 0.5% to 3% and are administered by a local Community Preservation Committee. A minimum of 10% of the annual revenues must be used for each of the three core areas: acquisition and preservation of open space, acquisition and preservation of historic buildings and landscapes and creation and support of affordable housing. The remaining 70% can be used for any combination of the above uses and for recreational uses.

Conservation Restrictions (CR)

A permanent deed restriction between a landowner and a holder - usually a public agency or a private land trust; whereby the grantor agrees to limit the use of his/her property for the purpose of protecting certain conservation values in exchange for tax benefits. Critical heritage landscapes, such as the Richardson and Overlook Farms, could benefit from this type of restriction. EOEEA's Division of Conservation Services provides assistance to landowners, municipalities, and land trusts regarding conservation restrictions and has produced *The Massachusetts Conservation Restriction Handbook* as a guide to drafting conservation restrictions.

Chapter 61 Policy

Massachusetts General Laws Chapter 61 was created in the 1970s when many farmers and forestland owners were forced to sell their land due to rising property values and taxes. The legislation became known as the Forestland Act but was quickly followed by Chapter 61A, the Farmland Assessment Act and 61B, the Open Space Act. This new legislation required towns to reduce assessments on farm, forest and open space lands as long as the owners made a commitment to keep their land in that use.

A major provision of this law allows the town the right of first refusal on these lands if the lands are to be sold for residential, commercial or industrial purposes. This provision provides the town with the opportunity to match a fair market value offer for the property. Adoption of a Chapter 61 Policy would outline a response process for the town to follow when these lands come out of the program. This may include a requirement for the select board to collaborate with other town boards, conservation groups and other interested parties, and hold a public meeting. For more information about the Chapter 61 Program and to see a sample Chapter 61 Policy, please see the Mount Grace Land Conservation Trust website (<http://mountgrace.org/>), to download their *Chapter 61 Handbook*.

Demolition Delay Bylaw

Demolition delay bylaws provide a time period in which towns can consider alternatives to demolition of historic buildings and structures. The local historical commission should work with MHC staff to develop a bylaw that would best suit the town and should work with other town groups to publicize the advantages of a demolition delay bylaw to the community. Most demolition delay bylaws apply to structures that were built more than 50 years ago. The most common delay of demolition is six months; however many communities are finding that a one-year delay is more effective. A demolition delay bylaw requires a majority vote of Town Meeting.

Local Historic Districts (LHD)

Local Historic Districts are designated through the adoption of a local ordinance that recognizes special areas within a community where the distinctive characteristics of buildings and places are preserved and protected by the designation. These districts are the strongest form of protection for the preservation of historic resources. They are adopted by a 2/3 vote of Town Meeting and are administered by a district commission appointed by the Board of Selectmen. It is recommended that the town explore establishing the Brookfield Common and Elm Hill National Register Historic Districts as LHDs.

Open Space Zoning

Open Space Zoning – also known as Cluster Development Bylaw, Open Space Communities Zoning, Open Space Development Overlay District, Open Space Preservation Subdivision, or Open Space Residential Development – allows greater density than would otherwise be permitted on a parcel, in an effort to preserve open space. Typically, construction is limited to half of the parcel, while the remaining land is permanently protected under a conservation restriction.

Preservation Restrictions

Preservation Restrictions protect historic and archaeological properties from changes that may be inappropriate. A Preservation Restriction (easement) on a property restricts present and future owners from altering a specified portion of that building, structure, or site. The Boston Post Road, both the roadway and its markers, could benefit from this type of restriction. A restriction can run for a few years or in perpetuity and may be included as part of the property deed. Preservation restrictions can be donated or purchased by a government body or private preservation organization and are enforced by the holder of the restriction. Charitable donations of easements on historical buildings or archaeological sites may qualify for federal income tax deductions.

Scenic Overlay District Zoning

Scenic Overlay District Zoning protects scenic vistas by providing for a no-disturb buffer on private lands, thereby helping to maintain specific viewpoints. This type of zoning is more far-reaching than a Scenic Roads Bylaw (see below) and may be applied to numbered routes.

Scenic Vista Protection Bylaw

This is a preservation planning tool that seeks to protect the scenic qualities of mountains, hills and rolling terrain by requiring additional design criteria for new construction in these visually sensitive areas. A scenic vista protection bylaw can be created in the form of a scenic overlay district or address specific portions of a viewshed such as above a designated elevation and visible from public areas. The scenic quality of the Quaboag River and its historic context should be preserved. A scenic protection bylaw is generally administered through site plan review and the development application process.

Smart Growth Zoning – Chapter 40R & 40S

Smart Growth Zoning (Chapter 40R) provides financial rewards to communities that adopt special overlay zoning districts allowing as-of-right high density residential development in areas near transit stations, areas of concentrated development, or areas that are suitable for residential or mixed use development. Such zoning can help direct compact growth to areas that are already developed – such as historic village centers – thereby discouraging growth in less suitable areas. Chapter 40S provides State funding for any net-added school costs that come from children living in newly developed housing within a Smart Growth District.

Wetlands Protection Act and Bylaws

The Wetlands Protection Act (MGL Chapter 131, Section 40) protects wetlands by requiring a careful review by local conservation commissions of proposed work that may alter wetlands. The law also protects floodplains, riverfront areas, land under water bodies, waterways, salt ponds, fish runs and the ocean. Communities may also adopt their own Wetlands Protection Bylaw, providing stricter regulations than those mandated in Chapter 131.

IMPLEMENTATION STRATEGIES

Outreach, Education and Interpretation

In order to create a community of advocates, we need to raise public awareness and broaden the base of support. This includes developing opportunities to learn about and celebrate the places and history of the town, as well as to care for them.

In 1989 the Brookfield Historical Commission and Jeppson Fund produced an *Historic Tour of Old Brookfield*. The document is available for purchase throughout the town.

Collaboration

Protecting community character, respecting history, and promoting smart growth are interrelated concerns that impact heritage landscapes and require collaboration across a broad spectrum of the community. This includes communication among town boards and departments, as well as public-private partnerships.

Technical Assistance

Regulations and creative solutions for heritage landscapes are constantly changing and emerging. Public and private agencies offer technical assistance with the many issues to be addressed, including DCR, MHC and the Central Massachusetts Regional Planning Commission.

Funding Opportunities

Funding rarely comes from a single source, more often depending on collaborative underwriting by private, municipal, and regional sources. Each town also has a variety of funding sources that are locally-based and sometimes site-specific. The Jeppson Memorial Fund awards grants to assist Brookfield projects.

A list outlining options for the above strategies can be found in Appendix B.

CONCLUSION

The Heritage Landscape Reconnaissance Report for Brookfield provides an initial preservation-planning document that identifies priority heritage landscapes and discusses strategies for their long-term protection. Brookfield contains a rich diversity of heritage landscape types ranging from the natural and scenic Quaboag River corridor to the 18th century Elm Hill Farm and portions of the Old Boston Post Road with historic mile markers. These landscapes as well as the Brookfield Common and environs, reflect the strong history and character of the community and are tangible pieces of the Brookfield story.

This report provides a starting point for preservation strategies but the heritage landscapes identified, especially the priority landscapes, will need additional research and documentation including the preparation of additional MHC inventory forms and survey work. The information provided and further research will allow for better consensus building and the support of the broader community in order to successfully implement the recommendations for these landscapes. Ultimately, preservation and protection implementation requires a collaboration of local boards and commissions, regional and state agencies and non-profit entities.

Many in Brookfield are already moving forward with a variety of initiatives and projects that advance the celebration and preservation of its heritage landscapes. With its Historic Tour of Old Brookfield, the Brookfield Historical Commission has brought the past to life for the center of town. Other organizations such as the community action group A.P.P.L.E. Seed, are leading efforts for the Old Boston Post Road, the Quaboag River and Elm Hill Farm. There have also been successful partnerships with regional and State agencies including the CMRPC and Mass Audubon.

Distribution of this Reconnaissance Report to various municipal boards and commissions involved in making land use decisions will assist Brookfield with an overall strategy for the preservation of its community's character. The breadth of action steps outlined in this document will require a cooperative effort and a variety of local groups to take the lead on implementation. A good starting point is adopting the Community Preservation Act as well as Demolition Delay and a Chapter 61 Policy. The town should work with local land conservation organizations for assistance with Conservation and Preservation Restrictions for key landscapes including the Richardson and Overlook Farms, and the old Boston Post Road.

Public outreach that educates the local population regarding the community's heritage landscape resources is also an important tool for increasing awareness and support for their protection. This Report provides an important first step for Brookfield's preservation planning program and can provide the foundation for future historic preservation, conservation and recreation planning activities.

The project team suggests that the following recommendations be the top three priorities for the Town of Brookfield as it works to protect the heritage landscape character of the community:

1. Adopt the Community Preservation Act
2. Establish Local Historic Districts for the Elm Hill Farm and Town Common National Register Historic Districts
3. Conduct an Archaeological Survey for the Quaboag River corridor and the shore of Quaboag Pond.

APPENDIX: BROOKFIELD HERITAGE LANDSCAPES

Landscape Name	Landscape Notes
Agricultural	
<i>Elm Hill Farm National Register Historic District</i>	Including Cooley Hill, Blanchard Hill, MassAudubon owns 1000acres (also archaeological and military landscape)
<i>Jeppson-Oakholm Farm</i>	located on Lake Road, Chapter-61A, Jeppson was founder of the Norton Co., site of bald eagle nest(s)
<i>Bacon Farm</i>	One of the last working farms, vista of Willow Brook Valley
<i>Overlook Farm</i>	Vista of town, very early farm, still active
<i>Meadow Mt. Farms</i>	Chapter 61A - not being left open
<i>Richardson/Plant Farm</i>	Chapter 61A - includes a windturbine
<i>Stepping Stone Stables</i>	Very early farm, still active, vista
Archaeological	
<i>Spooner Well</i>	Site of murder that led to the last woman hanged in Massachusetts
<i>Dam at Rice Reservoir</i>	Reservoir is largest private body of water in Massachusetts? DCR land
<i>Adena Sites</i>	Multiple archaeological sites dating from Early Woodland/Adena period have been documented on a few farms and in other areas of town
<i>Cellar Holes</i>	South side of Mason's Road, Masons Point, Mill of Upham
<i>Fortified House</i>	Martin Road, built 1702
Burial	
<i>Town Cemetery – Brookfield Cemetery</i>	NR- 1714, has a landscape management plan, still active

Note: Highlighted landscapes have been designated “Priority Landscapes” by the town, or directly correspond to a Priority Landscape.

Civic	
<i>Banister Hall</i>	Part of Brookfield Common NRHD - Preservation Restriction, Banister donated building and books for public library
<i>Town Common</i>	Part of Brookfield Common NRHD - Donated for marching field & common before the Revolutionary War, had a treed mall, also identified as a military landscape
<i>St. Mary's Church</i>	Part of Brookfield Common NRHD - Original Meetinghouse, used by three religions, constructed of beams from former 2nd meetinghouse, also identified as an institutional landscape
<i>Fire Station</i>	Part of Brookfield Common NRHD
<i>Last one of 3 room houses</i>	Located on Rt 9 at intersection with Mill Rd, also a residential landscape
<i>Town Hall</i>	Part of Brookfield Common NRHD - 100 years old, built with Brookfield brick, new slate roof
<i>High School</i>	
<i>Town Pound on Foster Hill</i>	Possible town pound on West Brookfield Road (Old Boston Post Road), needs to be documented and researched
<i>Several Old School Houses</i>	
<i>Old Town Well</i>	Old pumping station - now removed
<i>Brookfield Inn</i>	Part of Brookfield Common NRHD - 3 presidents stayed here (on the Post Road)
Industrial	
<i>Brookfield Brick Kiln @ S. Pond</i>	Now a leveled site
<i>Ice Floating Canal</i>	
<i>Shoe Factory – Gavitts</i>	Brookfield noted as center of shoe manufacturing in the region

Note: Highlighted landscapes have been designated “Priority Landscapes” by the town, or directly correspond to a Priority Landscape.

<i>Britches House marker</i>	3 room house, Revolutionary War, shoe manufacturing
<i>Trolley Generator Station</i>	Small platform left from old smoke stack, near Rt. 9 on the East by the railroad tracks
<i>Twitchell's Mills</i>	Downtown, several mills along Quaboag River
Institutional	
<i>Rev. Oliver Means and CP Blanchard Library</i>	NR, part of Elm Hill NRHD
<i>Congregational Church</i>	Part of Brookfield Common NRHD - Built and designed by Elbridge Boyden (also designed Worcester's Mechanics Hall)
<i>Over the River District School House</i>	Still exists in an expanded and altered form as a private residence
<i>Unitarian Church</i>	Part of Brookfield Common NRHD - Original Parish, split from Congregational Church
<i>Mary Jane Holmes School House</i>	
Military	
<i>none mentioned</i>	
Natural	
<i>Area b/w Cranberry & Wolf Swamp, along Trout Brook</i>	Also contains cranberry bogs (additionally noted as an agricultural landscape)
<i>Quaboag River & Quaboag River Valley</i>	Original reason for founding town was the prevalent grasslands and water power to support early industry, also noted as historic transportation landscape
<i>North and South Ponds</i>	Early Adena, Colonial settlements, early industrial development, canal remains between
<i>Rice Pond (Upper and Lower)</i>	Early Uphams Mill Pond, early textile mill site
<i>Brookfield Town Res. On Cooley Hill</i>	One of the first town reservoirs
<i>Willow Brook (Hovey Brook)</i>	1856 - planted willows next to cemetery, vista

Note: Highlighted landscapes have been designated "Priority Landscapes" by the town, or directly correspond to a Priority Landscape.

Open Space/Recreation	
<i>White's Landing, causeway over Quaboag</i>	Part of Quaboag River Area; Vista overlooks valley, first area of river use
<i>Twitchell's Grove behind School</i>	Dedicated park, not developed, also site of Twitchell's quarry
<i>Vista from Rt 9 (Boston Post Road), looking SSE</i>	View approaching town with Crosby House and church steeple; part of Boston Post Road and Town Common Priority areas
<i>Ruggles Field</i>	Vista of Quaboag Valley, open field, & marsh
<i>Tobin's/Ward's Beach – Campground</i>	All private homes, campground has possible native site
<i>View from Lake Road</i>	Vista of Lake Rd, unique land formation
<i>Lewis Field</i>	NR - Original early mansion (Draper), Lewis kidnap case
<i>View from River up to Cooley Hill</i>	Lake Rd Vista, named for early family, MassAudubon land, open field, last bald hill
<i>Vista from E. Main towards W. Brookfield at Bacon Farm</i>	Vista of Willow Brook Meadow & Devil's Elbow
<i>Quaboag Boat Ramp</i>	Vista East looking at Quaboag
<i>Beach @ S. Pond</i>	Vista and site of clay pits and brick material
<i>View from Cooley Hill</i>	360 degree view of Worcester, Quabbin Res., and Holyoke Range
<i>Vista from Long Hill Road to River</i>	
<i>Lke Road Vista towards cooley Hill</i>	Vista of town, river, and old road to Warren
<i>Hayes' Field & Steadmans Field</i>	Site of early mill pond and house from the 1800s
Residential	
<i>Gibson House, Long Hill</i>	Reported to be oldest house in town
<i>Louise Galloway House</i>	Part of Brookfield Common NRHD - Reed Home, early businessman
<i>Rosemont</i>	Originally built by Adams family
<i>Cooley House</i>	NR - Very old home, a.k.a. Parley House
<i>Blanchard House</i>	NR

Note: Highlighted landscapes have been designated "Priority Landscapes" by the town, or directly correspond to a Priority Landscape.

<i>Papley House</i>	NR
<i>Britches – 3 room house</i>	
<i>Krock Mansion</i>	Once home to the president of Worcester Savings Bank
<i>Mr. Bushys House</i>	
<i>Crosby House</i>	Part of Brookfield Common NRHD - Home is documented by WPA - American Architectural Design
<i>Rice's House</i>	It is not known which Rice House of many this name identifies
<i>Reed's General Store</i>	
<i>Twitchell House</i>	Private home, abutts Twitchell Grove and quarry
<i>Kimblewood</i>	Part of Brookfield Common NRHD - Private home, mansion
<i>Kimbal St. Mill Houses</i>	Private homes
<i>The Evergreens</i>	Part of Brookfield Common NRHD - Private home
Transportation	
<i>Old Post Road</i>	Original Boston Post Road, George Washington Highway, parts also include the Military Road (mentioned as military landscape)
<i>1673 Military Highway – 3 miles</i>	George Washington Highway
<i>Knox Trail</i>	George Washington Highway
<i>Salmon Brook Stone Bridges</i>	Two stone bridges over Salmon Brook
<i>Train Corridor</i>	Whistler's Western Railroad
<i>Trolley Line</i>	Trolley line to Worcester, part of Twitchell's business operation

Note: Highlighted landscapes have been designated "Priority Landscapes" by the town, or directly correspond to a Priority Landscape.

APPENDIX B: GUIDE TO PRESERVATION & PLANNING TOOLS FOR HERITAGE LANDSCAPES

Preservation planning is a four-step process: identification, evaluation, education and protection. Within the realm of protection, there is a vast array of tools that communities can call upon and that are most effective when used in combination with one another. Stewardship of these resources involves education and community support, planning with a clear set of goals, and regulatory mechanisms.

Three useful documents to consult when planning preservation strategies are:

- ◆ Department of Conservation and Recreation, Reading the Land
- ◆ Massachusetts Historical Commission, Survey Manual
- ◆ Massachusetts Historical Commission, Preservation through Bylaws and Ordinances

The following three sections detail the resources and strategies available for heritage landscape preservation - from documentation and evaluation, to public education, to regulating activities and finding the revenue necessary to fund the effort. These lists are meant to cover a variety of regional areas and opportunities, all may not apply to any given community.

INVENTORY AND DOCUMENTATION

Massachusetts Historical Commission Records

The vital first step in developing preservation strategies for heritage landscapes is to record information about the resources on MHC inventory forms. One cannot advocate for something unless one knows precisely what it is – the physical characteristics and the historical development.

Survey methodology has advanced since the early work of the 1980s. If a community had survey work done during that time period, it is time for an inventory update, looking at resources in a more comprehensive and connected way than may have been done at that time. Even if survey work is more recent, there may be a need to document more resources throughout the community.

Using the Massachusetts Historical Commission survey methodology:

- ◆ Compile a list of resources that are under-represented or not thoroughly researched, beginning with heritage landscapes.
- ◆ Document unprotected resources first, beginning with the most threatened resources.
- ◆ Make sure to document secondary features on rural and residential properties, such as

outbuildings, stone walls and landscape elements.

- ◆ Record a wide range of historic resources including landscape features and industrial resources.
- ◆ Conduct a community-wide archaeological reconnaissance survey to identify patterns of prehistoric and historic occupation and to identify known and probable locations of archaeological resources associated with these patterns. Known and potential precontact and historic archaeological sites should be professionally field-checked to evaluate cultural associations and integrity. A professional archaeologist is one who meets the professional qualifications (950 CMR 70.01) outlined in the State Archaeologist Permit Regulations (950 CMR 70.00).

National and State Register Listing

Survey work for the National Register of Historic Places, a program of the National Park Service includes evaluation of whether resources meet the qualifications for its listing. This will provide new information about the eligibility of properties. Using the information generated in the survey work and the accompanying National Register evaluations, expand your town's National Register program.

- ◆ Develop a National Register listing plan, taking into consideration a property's or area's integrity and vulnerability. Properties in need of recognition in order to advance preservation strategies should be given priority. All sites listed on the National Register are automatically added to the State Register.

PLANNING AND ZONING TOOLS AND TECHNIQUES

Comprehensive, Open Space and other Planning Documents

Communities use a variety of planning exercises and documents to define their goals and vision of the future, address community-wide issues, and recommend measures to respond to them. There are state mandates for towns to prepare Comprehensive or Master Plans and Open Space and Recreation Plans.

- ◆ Comprehensive or Master Plans provide an important frame of reference for land use decisions, and incorporate all of a community's issues including economic development, housing and transportation into an integrated plan. Heritage landscapes need to be seen through the lenses of community character, historic preservation, environmental health,

and economic viability and growth. Their future and the values they contribute should be addressed within these multiple perspectives, not solely as historical assets of the community.

- ◆ Like Comprehensive Plans, Open Space Plans look holistically at the community—its history, demographics and growth patterns, and current conditions—to make recommendations that protect open space and natural resources for ecological health and public benefits. The Heritage Landscape Inventory Program provides a framework for looking at these important resources, and this new understanding should be incorporated into Open Space Plans.
- ◆ Many communities have other plans that have been prepared as well.

Zoning Bylaws and Ordinances

A wide range of laws, bylaws and regulations is available to protect heritage landscapes. Following are brief descriptions of some of the most widely used and/or most effective of these tools, arranged alphabetically.

Adaptive Reuse Overlay District

An Adaptive Reuse Overlay District is superimposed on one or more established zoning districts in order to permit incentive-based reuses of existing built properties. These districts can be created to allow for the adaptive reuse of properties of a certain kind, or within a specified area within a community. As an overlay zone, all regulations pertaining to the underlying zone apply, except to the extent that the overlay zone modifies or provides for alternatives to the underlying requirements.

Agricultural Preservation Restrictions (APR)

The Agricultural Preservation Restriction (APR) Program is a voluntary program managed by the Massachusetts Department of Agricultural Resources. It is intended to provide a “non-development” alternative to farmers and other owners of “prime” and “state important” agricultural land. When faced with the inability to actively farm and rising tax assessments, this offers the farmer the opportunity to retain the property rather than sell it for development. The State purchased a permanent deed restriction on the property for the difference between fair market value and agricultural value. The deed restriction would preclude any use of the property that will negatively impact its agricultural viability.

Agricultural Preservation Zoning

An agricultural preservation overlay zone can be created that will promote and protect the practice of farming. This can help to preserve lands on which farming is most viable, lands

that maintain an adequate agricultural base in town and areas that preserve the culture and landscape of farming. This can be accomplished in several ways including requiring all new large-scale residential development to be clustered on areas least suitable for agriculture and away from farms and views. An agricultural preservation bylaw can also use the site plan review process to require dedicated open space to remain as farmland and include that new development be located on least suitable soils for agriculture and be integrated into the existing landscape.

Archaeological Resource Protection

Archaeological sites are non-renewable cultural resources that can be permanently altered or destroyed through unauthorized digging, artifact collection, and development. Protection of archaeological sites can occur through a number of different strategies and mechanisms. An important first step is the development of a town-wide archaeological resource protection plan. Based on a professional reconnaissance survey of resources in the community, this plan would recommend steps for their preservation. Options for protection include acquisition, preservation restrictions, site plan review, an archaeological review bylaw and public education. Reasonable thresholds for local review of archaeological resources should be developed in consultation with the Massachusetts Historical Commission and interested groups such as Native Americans. Reasonable thresholds for local review of archaeological resources should be developed in consultation with the Massachusetts Historical Commission and interested groups such as the Massachusetts Commission on Indian Affairs.

Community Preservation Act

By enabling legislation created in 2000, the Community Preservation Act (CPA) helps communities provide funds for the preservation of open space and historic resources and the creation of affordable housing and recreational facilities. The funds are raised through a property tax surcharge ranging from 0.5% to 3% and are administered by a local Community Preservation Committee. A minimum of 10% of the annual revenues must be used for each of the three core areas: acquisition and preservation of open space, acquisition and preservation of historic buildings and landscapes and creation and support of affordable housing. The remaining 70% can be used for any combination of the above uses and for recreational uses.

Conservation Restrictions (CR)

A permanent deed restriction between a landowner and a holder - usually a public agency or a private land trust; whereby the grantor agrees to limit the use of his/her property for the purpose of protecting certain conservation values in exchange for tax benefits. Executive Office of Energy and Environmental Affairs (EOEEA) Division of Conservation Services provides assistance to landowners, municipalities, and land trusts regarding conservation restrictions

and has produced The Massachusetts Conservation Restriction Handbook as a guide to drafting conservation restrictions.

Corridor Protection Overlay District

A Corridor Protection Overlay District is intended to promote appropriate development within a given corridor, serving to protect natural (and sometimes cultural) resources. As an overlay zone, all regulations pertaining to the underlying zone apply, except to the extent that the overlay zone modifies or provides for alternatives to the underlying requirements. The Corridor Protection Overlay District can be used cooperatively by adjoining communities to help maintain continuous protection across town lines.

Chapter 61 Policy

Massachusetts General Laws Chapter 61 was created in the 1970s when many farmers and forestland owners were forced to sell their land due to rising property values and taxes. The legislation became known as the Forestland Act but was quickly followed by Chapter 61A, the Farmland Assessment Act and 61B, the Open Space Act. This new legislation required towns to reduce assessments on farm, forest and open space lands as long as the owners made a commitment to keep their land in that use.

A major provision of this law allows the town the right of first refusal on these lands if the lands are to be sold for residential, commercial or industrial purposes. This provision provides the town with the opportunity to match a fair market value offer for the property. Adoption of a Chapter 61 Policy would outline a response process for the town to follow when these lands come out of the program. This may include a requirement for the select board to collaborate with other town boards, conservation groups and other interested parties, and hold a public meeting. For more information about the Chapter 61 Program and to see a sample Chapter 61 Policy, please see the Mount Grace Land Conservation Trust website (<http://mountgrace.org/>), to download their *Chapter 61 Handbook*.

Demolition Delay Bylaw

Demolition delay bylaws provide a time period in which towns can consider alternatives to demolition of historic buildings and structures. The local historical commission should work with MHC staff to develop a bylaw that would best suit the town and should work with other town groups to publicize the advantages of a demolition delay bylaw to the community. Most demolition delay bylaws apply to structures that were built more than 50 years ago. The most common delay of demolition is six months; however many communities are finding that a one-year delay is more effective. A demolition delay bylaw requires a majority vote of Town Meeting.

Design Review

Design Review is a non-regulatory process that is undertaken by a town appointed Design Review Board. The board reviews the design of new construction and additions – typically those taking place in already built-up areas. Recommendations are made to the planning board to help preserve appropriate building patterns and architectural styles, with the goal of maintaining the overall character of a given area. Design Review Boards often limit their review to exterior architectural features, site design and signage.

Downtown Revitalization Zoning

Downtown Revitalization Zoning seeks to encourage businesses to locate in downtowns. Zoning of this nature is typically written to be attractive to businesses of a certain kind that would work well within the given infrastructure and transportation needs, but can also incorporate some of the same elements as Village Center Zoning (see below), such as encouraging mixed use development at a pedestrian-friendly scale, with minimal setbacks and off site parking.

Expedited Local Permitting - Chapter 43D

Expedited Local Permitting (Chapter 43D) provides an efficient process for municipal permitting and grants for up to \$150,000 for such things as professional staffing assistance, local government reorganization, and consulting services. Participating towns benefit from marketing of their site and online promotion of their pro-business regulatory climate. In order to pursue Expedited Local Permitting, a town must have commercial and/or industrial zoning in place for the site, and there must be space for a building of at least 50,000 square feet of floor area.

Flexible Development Zoning

Flexible Development Zoning allows for greater flexibility and creativity when subdividing land, to conform and work with the natural and cultural resources of a site and minimize alteration or damage to these resources, rather than follow standard requirements of subdivision regulations. While this does not prevent land from being subdivided, it does allow for the protection of some features, serves to preserve some undeveloped land, and promotes better overall site planning.

Local Historic Districts (LHD)

Local Historic Districts are designated through the adoption of a local ordinance that recognizes special areas within a community where the distinctive characteristics of buildings and places are preserved and protected by the designation. These districts are the strongest form of protection for the preservation of historic resources. They are adopted by a 2/3 vote of Town Meeting and are administered by a district commission appointed by the Board of Selectmen.

For more information review the Massachusetts Historic Commission's (MHC) guidebook, [*Establishing Local Historic Districts*](#), available on the MHC website.

Neighborhood Architectural Conservation Districts (NCD)

Neighborhood Architectural Conservation Districts (sometimes known as Neighborhood Conservation Districts) are local initiatives that recognize special areas within a community where the distinctive characteristics of the neighborhood are important. They are less restrictive than Local Historic Districts in that they focus on a few key architectural elements and massing, scale, and setback in an effort to embrace overall neighborhood character. As in Local Historic Districts, changes are reviewed by a Neighborhood Architectural Conservation District Commission.

Open Space Zoning

Open Space Zoning – also known as Cluster Development Bylaw, Open Space Communities Zoning, Open Space Development Overlay District, Open Space Preservation Subdivision, or Open Space Residential Development – allows greater density than would otherwise be permitted on a parcel, in an effort to preserve open space. Typically, construction is limited to half of the parcel, while the remaining land is permanently protected under a conservation restriction.

Preservation Restrictions

Preservation Restrictions protect historic and archaeological properties from changes that may be inappropriate. A Preservation Restriction (easement) on a property restricts present and future owners from altering a specified portion of that building, structure, or site. A restriction can run for a few years or in perpetuity and may be included as part of the property deed. Preservation restrictions can be donated or purchased by a government body or private preservation organization and are enforced by the holder of the restriction. Charitable donations of easements on historical buildings or archaeological sites may qualify for federal income tax deductions.

Rate of Development Bylaw

A town may slow the rate of its growth within reasonable time limits to allow the community to engage in planning and preparation for growth. This measure must be used for the purpose of conducting studies and planning for rational development, and not for restraining the rate of growth for a period of unlimited duration.

Right to Farm Bylaw

A Right to Farm Bylaw asserts the rights of farmers to pursue agricultural activities, provides community support for farming activities and requires dispute resolution so that abutters cannot make nuisance claims. Agricultural landscapes are widely considered to be significant heritage landscapes for which there is constant concern of potential development. This bylaw serves to help active farmers remain just that - active.

Scenic Overlay District Zoning

Scenic Overlay District Zoning protects scenic vistas by providing for a no-disturb buffer on private lands, thereby helping to maintain specific viewpoints. This type of zoning is more far-reaching than a Scenic Roads Bylaw (see below) and may be applied to numbered routes.

Scenic Roads Bylaw

Local roads, owned and maintained by the Town, can be designated as Scenic Roads in order to preserve their rural and/or historic character. A scenic roads bylaw is an effective tool for the preservation of these significant heritage landscapes. Adopted as part of the local zoning bylaws, the scenic roads ordinance requires a public hearing by the planning board before any work is undertaken in a public right-of-way that would involve the cutting of trees or the destruction of stone walls. This bylaw only applies to trees and stone walls within the town-owned right-of-way and to local roads and not state routes.

Scenic Vista Protection Bylaw

This is a preservation planning tool that seeks to protect the scenic qualities of mountains, hills and rolling terrain by requiring additional design criteria for new construction in these visually sensitive areas. A scenic vista protection bylaw can be created as a scenic overlay district to protect a larger area or can address specific views such as those only visible from a certain area or above a certain elevation. A scenic protection bylaw is generally administered through site plan review and the development application process.

Shade Tree Act

The Shade Tree Act is a part of MGL Chapter 87, which defines all trees within the public way as public shade trees. The municipal Tree Warden is responsible for the care, maintenance and protection of all public shade trees (except those along state highways). Trimming or removal of any public shade trees greater than 1.5” in diameter requires a public hearing. Chapter 87 applies to all communities; however, some communities have adopted their own Shade Tree Act Bylaws that provide stricter regulations than those mandated in Chapter 87.

Site Plan Review

Site Plan Review provides the planning board (and other boards and committees, depending how the bylaw is written) with an opportunity to consider a variety of community concerns – such as impacts to vehicular circulation, scenic vistas, topography and natural resources – during the permit process. Boards may comment on site plans and request changes to the design. Site Plan Review is typically limited to large scale projects and tied to the special permit process.

Smart Growth Zoning – Chapter 40R & 40S

Smart Growth Zoning (Chapter 40R) provides financial rewards to communities that adopt special overlay zoning districts allowing as-of-right high density residential development in areas near transit stations, areas of concentrated development, or areas that are suitable for residential or mixed use development. Such zoning can help direct compact growth to areas that are already developed – such as historic village centers – thereby discouraging growth in less suitable areas. Chapter 40S provides State funding for any net-added school costs that come from children living in newly developed housing within a Smart Growth District.

Transfer of Development Rights (TDR)

TDR is a regulatory technique that allows a landowner to separate building or development rights from the property and sell them, receiving compensation for preserving land and allowing for the development to occur in areas selected for higher density projects. In essence, development rights are “transferred” from one district (the “sending district”) to another (the “receiving district”). As a result, development densities are shifted within the community to achieve both open space preservation and economic goals without changing overall development potential.

Village Center Zoning

The goal of Village Center Zoning is to meet the needs of a small-scale, mixed-use, pedestrian-friendly area by encouraging compact development. New construction is required to be built at a scale that is compatible with the neighborhood and to have a reduced (or no) setback from the street. Parking may be directed to discourage large lots in front of buildings. Village Center Zoning shares many similarities with Traditional Neighborhood Development, and the terms are sometimes used interchangeably.

Wetlands Protection Act and Bylaws

The Wetlands Protection Act (MGL Chapter 131, Section 40) protects wetlands by requiring a careful review by local conservation commissions of proposed work that may alter wetlands. The law also protects floodplains, riverfront areas, land under water bodies, waterways, salt ponds, fish runs and the ocean. Communities may also adopt their own Wetlands Protection Bylaw, providing stricter regulations than those mandated in Chapter 131.

IMPLEMENTATION STRATEGIES

Outreach, Education and Interpretation

The best stewards and advocates for heritage landscape protection are members of the community. There are many ways to communicate the importance of these special places to the public, and to connect their preservation with the shared values and goals that community members have already expressed in various planning documents and forums.

Think creatively about how to educate the community about the values and threats to heritage landscapes, and how each town resident benefits from these special places. Use a combination of strategies to get the word out about heritage landscapes and preservation of community character, including:

- ◆ **Festivals and Tours** – Tours are a great way to draw attention to the history around us, and to engage more people in caring for it. Consider hosting a Heritage Celebration Day including tours and family-friendly activities, or plan a celebration around a particular place or area on a meaningful date. Make sure events are well publicized.
- ◆ **Signage and Banners** – Signs are a very effective way to announce special historic sites and districts. Banners can also bring attention to the significance of an area and make a celebratory statement about its contribution to the town.
- ◆ **Written Materials** – Clear, concise and engaging written material with engaging illustrations is a reliable way to relay information about community character and heritage landscapes. Make use of fact sheets and flyers to get the word out on particular issues such as a town ordinance that protects heritage landscapes, a threat that needs to be addressed, or an upcoming event.
- ◆ **School Curricula** – Start teaching at a young age. Children are very receptive to engaging stories, and there are no better stories to excite childrens’ imaginations and build pride of place than stories of their town’s past and present. Teachers have an opportunity to connect history with environmental issues through classroom study, hands-on history projects, and field exploration of a town’s heritage landscapes. Subsequently, students have an opportunity to teach their parents that preservation is everybody’s business.
- ◆ **Lectures and Workshops** – Use these forums to raise awareness, educate at a deeper level about the community’s history and its resources, and broaden the base of interest.
- ◆ **Website** – Keep Historical Commission and local historical organizations’ entries on the town’s website current, and include information about issues, proposals for preservation strategies, and upcoming events.

- ◆ **Press Releases** – Use all avenues including press releases to keep the public informed when a meeting or event is about to occur. Work with local reporters to develop special interest articles that highlight landscape resources.

Remember that bringing an issue or a heritage landscape to people’s attention once will have only short-term effect. Outreach, education and interpretation must be ongoing concerns that involve preservation and conservation interests, teachers and community organizations in repeated projects to attract and engage the general public.

Collaboration Opportunities

Because heritage landscapes encompass such a broad range of resources and issues—from preservation of town centers, scenic roads and river corridors to promotion of smart growth and economic development – stewardship of these resources involves many interests in a community. It is essential that there be good communication between the many departments and committees that address issues related to heritage landscapes. Collaboration between public and private partners is also an essential element in a successful preservation strategy.

- ◆ Broaden the base. Preservation, particularly preservation of landscapes, is not just for the Historical Commission. It is important that the cause not be marginalized by those who view preservation as opposed to progress, or to personal interests. A look at DCR’s Reading the Land shows the range of organizations and viewpoints that value heritage landscapes.
- ◆ Nurture public-private partnerships. Friends groups, neighborhood associations, and local land trusts all have important roles to play to spread the word, and to expand the capacity of the public sector to care for heritage landscapes.
- ◆ Take advantage of forums created to share issues and ideas. For instance, the Massachusetts Department of Agricultural Resources offers a “cluster” format for monthly discussion and information exchange meetings among area farmers.
- ◆ Share resources across communities. Towns that lack funding for a town planner position, for instance, have found that “sharing” a planner with another community can be quite effective.

Technical Assistance

Beyond DCR, the Central Massachusetts Regional Planning Commission and the North Quabbin Regional Landscape Partnership, technical assistance is available from many governmental and non-profit sources, most often free of charge to municipalities and non-profit organizations.

- ◆ American Farmland Trust: Clearinghouse of information supporting farmland protection and stewardship.
- ◆ Regional planning agencies are charged with assisting communities with local planning efforts:
 - Central Massachusetts Regional Planning Commission serves the Heritage Landscape Inventory Program towns of Barre, Brookfield, East Brookfield, Hardwick, North Brookfield, Spencer, Warren and West Brookfield.
 - Franklin Regional Council of Government serves the Heritage Landscape Inventory Program towns of Orange and Warwick.
 - The Montachusett Regional Planning Commission serves the Heritage Landscape Inventory Program towns of Athol, Petersham, Phillipston, Royalston, and Templeton.
- ◆ The North Quabbin Regional Landscape Partnership provides assistance and small grants to help protect ecologically, historically, economically, and culturally significant open space within the North Quabbin Region.
- ◆ The Mount Grace Land Conservation Trust is a regional non-profit organization that assists with conservation efforts of productive farm and forest land in parts of central and western Massachusetts.
- ◆ Citizen Planner Training Collaborative: Provides local planning and zoning officials with training opportunities and online information; they also hold an annual conference to support land use planning.
- ◆ Massachusetts Historical Commission: Provides technical assistance as well as grants to municipalities and non-profits for preservation planning and restoration projects.
- ◆ New England Small Farm Institute: A non-profit dedicated to providing technical assistance, information and training to farmers.
- ◆ The Trustees of Reservations: Offers conservation and landscape protection workshops, publications and connections through the Putnam Conservation Institute. The Trustees also manages a unique Conservation Buyer Program that links interested sellers with conservation-minded buyers and assists with establishing permanent property protection mechanisms.
- ◆ Massachusetts Department of Agricultural Resources is the state agency dedicated to supporting the agricultural activities in the state through special initiatives, programs and technical assistance.

- ◆ The Trust for Public Land is a national non-profit that assists municipalities with land conservation efforts.
- ◆ DCR's Lakes and Ponds Program works with local groups and municipalities to protect, manage and restore these valuable aquatic resources. They provide technical assistance to communities and citizen groups, help to monitor water quality at various public beaches to ensure public safety, and provide educational materials to the public about a range of lake issues.
- ◆ Massachusetts Agricultural Commissions has recently launched a new website that includes helpful information both for communities with Agricultural Commissions and for those learning more about forming one.
- ◆ UMASS extension (NREC) – Natural Resources and Environmental Conservation) can provide assistance on issues related to land and water resource protection, smart growth/sustainability measures and forestry and farming management.
- ◆ The East Quabbin Land Trust provides assistance to protect ecological and historic landscapes through the conservation and stewardship of the farmlands, woodlands and waters of 8 Central Massachusetts towns
- ◆ Opacum Land Trust provides assistance to protect ecologically and culturally significant open space within 13 south-central Massachusetts towns.

Funding Opportunities

Funding for preservation projects is an important aspect of implementing strategies to protect heritage landscapes. There are local, state, regional, national and non-profit funding programs and resources that can assist communities in preservation and land conservation-related issues. The availability of such assistance varies from year to year and private property is not always eligible for funding. Examples include:

Local Funding Assistance

- ◆ Towns that have adopted the **Community Preservation Act (CPA)** find it to be an excellent funding source for many heritage landscape projects. While tricky to pass in lean economic times, the number and types of projects that are benefiting across the Commonwealth makes the CPA worthy of consideration. Such projects include MHC inventory, National Register nominations, cemetery preservation, open space acquisition and preservation and restoration of public buildings. The CPA (M.G.L. Chapter 44B) establishes a mechanism by which cities and towns can develop a fund dedicated to historic preservation, open space and affordable housing. Local funds are collected through a 0.5% to 3% surcharge on each annual real estate tax bill. At the state level, the

Commonwealth has established a dedicated fund which is used to match the municipality's collections under the CPA. The amount of the surcharge is determined by ballot vote at a local election.

Adoption of the Community Preservation Act, by a majority vote on a ballot question, fosters partnerships among historic preservationists, conservationists and affordable housing advocates. At least 10% of the funds must be used to preserve historic resources; at least 10% must be used to protect open space; and at least 10% must be used to advance affordable housing. The remaining 70% must be used for one of these three uses as well as recreational needs and can be distributed in varying proportions depending upon the projects that the city or town believes are appropriate and beneficial to the municipality. Additional information about the CPA can be found at www.communitypreservation.org.

- ◆ Municipalities can establish land acquisition funds, increasing their revenue from sources such as an annual fixed line item in the municipal budget; income from forestry, farming and leasing of town-owned land; gifts and bequests; grants and foundation funding; and passage of the CPA, detailed above.

State Funding Assistance

Funding for a variety of preservation projects, primarily for municipalities and non-profit, is available through the Massachusetts Historical Commission (MHC), the EOEEA Division of Conservation Services (DCS), the Department of Conservation and Recreation (DCR) and other state agencies. Further information on these programs is available on the agency websites.

- ◆ **MHC Survey and Planning Grants** support survey, National Register and a wide variety of preservation planning projects.
- ◆ The **Massachusetts Preservation Projects Fund (MPPF)**, administered through the MHC, funds restoration and rehabilitation projects.
- ◆ Towns that have a local historic district bylaw may apply for **Certified Local Government (CLG)** status which is granted by the National Park Service (NPS) through the MHC. At least 10% of the MHC's yearly federal funding allocation is distributed to CLG communities through Survey and Planning matching grants. To become a CLG, the town completes an application; after being accepted as a CLG, it files a report yearly on the status of applications, meetings, and decisions; in return the town may apply for the matching grant funding that the MHC awards competitively to CLGs annually. Presently 18 cities and towns in Massachusetts are CLGs. **NOTE:** CLG status is dependent in part on a municipality having at least one Local Historical District as evidence of the community's commitment to historic preservation.

Open Space Plans, with a requirement of updating the plan every five years, make a community eligible for **Executive Office of Energy and Environmental Affairs (EOEEA) grants** and technical assistance programs through the Department of Conservation Services.

- ◆ The Massachusetts LAND Program of DCS assists local conservation commissions in acquiring land for the purposes of natural and cultural resource protection and passive outdoor recreation.
- ◆ The Massachusetts PARC Program, another DCS initiative, is geared toward assisting towns and cities in acquiring and developing land for park and outdoor recreation purposes.
- ◆ DCS Conservation Partnership Grants assist non-profits in acquiring interests in land for conservation or recreation, and have also been used in the past to help protect active agricultural lands.
- ◆ The Federal Land and Water Conservation Fund, distributed through the DCS, can support heritage landscape protection by providing up to 50% of the total project cost for the acquisition or renovation of park, recreation or conservation areas. Municipalities, special districts and state agencies are eligible to apply.

The **Department of Conservation and Recreation (DCR)** administers a variety of grant programs that can help with heritage landscape preservation:

- ◆ Urban and Community Forestry grants fund projects which will result in sustained improvements in local capacity for excellent urban and community forestry management.
- ◆ The Recreational Trails Grant Program provides funding on a reimbursement basis for a variety of recreational trail protection, construction, and stewardship projects.

The **Department of Agricultural Resources** Farm Viability Enhancement Program works with farmers to develop sound business plans and funding assistance to implement them.

Regional and Non-Profit Funding Assistance

- ◆ The Trust for Public Land (TPL) is a national, nonprofit, land conservation organization that conserves land for people to enjoy as parks, community gardens, historic sites, rural lands and other natural places. TPL helps communities identify and prioritize lands to be protected; secure financing for conservation; and structure, negotiate and complete land transactions. TPL's New England Office recently launched the Worcester County Conservation Initiative, to accelerate the pace of land conservation in central

Massachusetts by helping communities plan and finance conservation projects.

- ◆ The National Trust for Historic Preservation offers a variety of financial assistance programs. Based on the availability of funding, the National Trust awards more than \$2 million in grants and loans each year for preservation projects nationwide.
- ◆ Regional planning organizations do not administer grants, but can work with communities to write grants or help them find funding:
 - Central Massachusetts Regional Planning Commission serves the Heritage Landscape Inventory Program towns of Barre, Brookfield, East Brookfield, Hardwick, North Brookfield, Spencer, Warren and West Brookfield.
 - Franklin Regional Council of Government serves the Heritage Landscape Inventory Program towns of Orange and Warwick.
 - The Montachusett Regional Planning Commission serves the Heritage Landscape Inventory Program towns of Athol, Petersham, Phillipston, Royalston, and Templeton.
- ◆ The North Quabbin Regional Landscape Partnership offers a Small Grants Program to eligible organizations. More information can be found at: <http://www.nqpartnership.org/sgp.htm>. The Partnership also provides technical assistance.

Federal Funding Assistance

- ◆ The Farmland and Ranchland Protection Program of the U.S. Department of Agriculture has protected 85 farms to date in Massachusetts on 6,335 acres with matching funds. Eligible organizations are federally recognized Indian tribes, states, local government, and nongovernmental organizations. They are required to provide 50-50 matching funds for purchase of conservation easements in land with prime, productive soils that are subject to a pending offer, for the purpose of limiting conversion to non-agricultural uses of the land.
- ◆ The National Park Service's Rivers & Trails Program provides technical assistance to community groups and government agencies so they can conserve rivers, preserve open space, and develop trails and greenways. The program does not offer grants, but can provide staff to help identify needs, assist partners in navigating the planning process, and help with organizational development and capacity building. The program can serve as a catalyst for successful trail development and conservation efforts.

APPENDIX C: WORKS CITED

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