HARDWICK 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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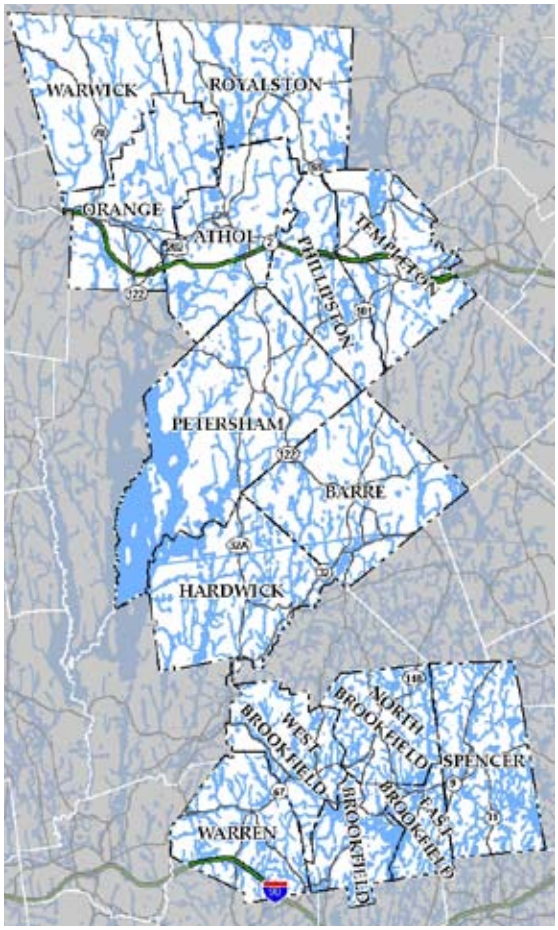
INTRODUCTION

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.



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

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.

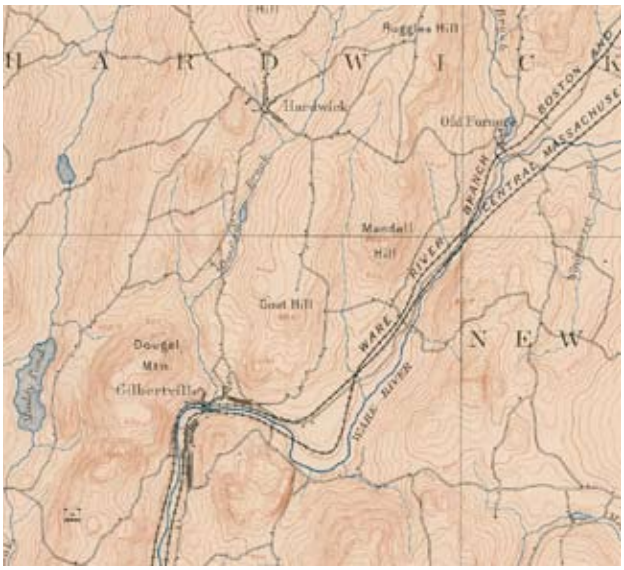
Methodology

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.

LOCAL HISTORY

The land that is now Hardwick once played host to small native settlements at Hardwick Pond and along the floodplain terraces of Moose Brook and the Ware River. Small groups of native peoples also visited the area seasonally for hunting and fishing. Colonial settlement did not occur until 1727, and at that time settlers did not establish a permanent presence. The first church was established in 1736 and the Town of Hardwick was finally incorporated in 1739.

In the beginning, Hardwick's economy was primarily agricultural with a focus on grazing and orchards. In the late-18th century, small water-powered industry began to develop along the Ware River and the Muddy, Danforth and Moose Brooks. Settlers founded churches of different denominations and built many of the "Federal Period" buildings that remain today in the center. Iron smelting began with an early bloomery on Moose Brook and continued with a blast furnace at Furnace Village, which processed local ore and ore from neighboring towns from around 1750 into the 1830s. Consistent with regional trends, Hardwick's economy included lumbering, tanning, blacksmithing, and cabinet making. Potash and charcoal operations also thrived at this time along with the mining of bog iron ore at Muddy Brook and Hardwick Pond. In 1800 the 6th Massachusetts Turnpike was established and ran through the meetinghouse center with endpoints in Amherst and Shrewsbury. Gilbertville established a second furnace in 1815 and marketed products throughout the Massachusetts, New Hampshire, and Vermont region. In the 1820s and 1830s women in Hardwick produced palm-leaf hats from home.



1889 USGS Map - http://docs.unh.edu/nhtopos/nhtopos.htm

By the 1830s Hardwick was a typical New England town, with much of its land cleared for farms, a thriving hilltop village, and small dams and mills along any stream with a usable drop in elevation. Over the next century, farms would become larger, and most of the population growth would be in the valley of the Ware River. During the Civil War, Gilbertville became the center of industry in Hardwick, with a series of textile mills along the Ware River. Starting in 1860, George H. Gilbert & Co. manufactured flannel in Gilbertville in the five-story brick mill that still stands in the center of the village starting in 1860. The original mill was followed by 2nd Mill in 1863, 3rd Mill in 1864, and 4th Mill in 1867. The Ware River Paper Company

organized in 1866 and built a mill in 1867 at the Village of Wheelwright. Another paper mill and two churches were established in Old Furnace at this time. Distribution of goods became easier with the establishment of the Ware River Railroad in 1871, and the Central Massachusetts Railroad in 1887. Industry thrived and grew, including a new paper mill in Wheelwright with the requisite worker housing and civic institutions.

Agriculture also thrived in Hardwick during the 19th century, with an emphasis on dairy production, beef cattle, veal and pork to serve the growing cities to the east. In 1870 there were three cheese factories in town. The availability of fast, regular rail service allowed for milk to be shipped east every day, and production doubled to a million gallons a day between 1885 and 1905. A local "scientific farming" movement, led by the Mixter family, introduced the town to modern agricultural methods. In 1909, gold-rush millionaire Calvin Paige left a portion of his estate to form an agricultural fund which revived the annual agricultural fair and helped establish the Farmer's Co-operative Exchange, both of which remain important local institutions a century later. His legacy also established an experimental farm which promoted diversification into new crops and poultry farming.

Growth in the mill villages slowed during the early years of the 20th century. Like today, Hardwick was affected by national and global economic trends that saw production move to areas with cheaper labor. Mill owners diversified and reduced staff, but most of the original companies were finished off by the Great Depression and replaced by smaller firms. The Hurricane of 1938 added further insult by wiping out several of the mill buildings in Gilbertville. Manufacturing, storage and other industrial uses continued throughout the 20th century, largely within the shell of structures from an earlier era, which has preserved them to some extent -- though many are deteriorating.

Hardwick's rural landscape has likewise been preserved by the benign neglect associated with low levels of growth, along with the active efforts of residents and conservation groups to save its special places. Construction of the Quabbin Reservoir took 4,000 acres from the west end of town, but more importantly changed Hardwick from a busy cross-roads to more of a quiet backwater. Farming continues, at a significantly smaller scale, and many of the old fields and meadows remain, but it no longer is the driving force in shaping the landscape. Of Hardwick's 2600 residents, only about 160 work in town, and an even smaller number actually work the land. As the community continues to find its place in the evolving service and information-based economy, Hardwick's landscape will continue to evolve as well – shaped less by people working the land than by a conscious decision to preserve the record of a past working landscape.

PRIORITY HERITAGE LANDSCAPES

Hardwick 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 Hardwick'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.

Village of Gilbertville

Gilbertville developed very quickly from about 1860, when George H. Gilbert established his company on the banks of the Ware River, eventually including nearly 100 buildings on company-owned land and employing 1500 workers. Four large factories were originally powered by the Ware River, constructed of brick and stone to reduce the risk of fires. Tenements, duplexes and row housing were provided for the workers, and stores, churches and a community hall were provided to serve their material, civic and spiritual needs. By the end of the 19th century, the village had spilled over to the east, and separate ethnic neighborhoods could be found for residents of Irish, French Canadian, Polish and Lithuanian descent.

Early in the 20th century, the mills began to decline in the face of competition from the south, and the business slowed until it was sold to a group of Boston investors in 1932. The Hurricane of 1938 destroyed the dam and Mill #2 had to be demolished, and woolen manufacturing came to an end.

With its quick growth and decline, Gilbertville represents a unique time-capsule of a small Massachusetts mill town. It retains every part of the story of this place, including the mills and manufacturing infrastructure, roads and rail lines, homes and businesses, and civic institutions. The key question is how to preserve this story almost a century after the businesses which created it began to disappear. Unlike many communities closer to larger cities and interstate highways, the issue is complicated by a lack of demand for the industrial spaces, and a lack of local jobs that will allow residents and landlords to

View up Main Street showing library, factory housing, and Whistle Stop

maintain the old mill housing. For the moment, a way needs to be found to keep these privately-owned buildings intact so that they survive this period of economic transition.

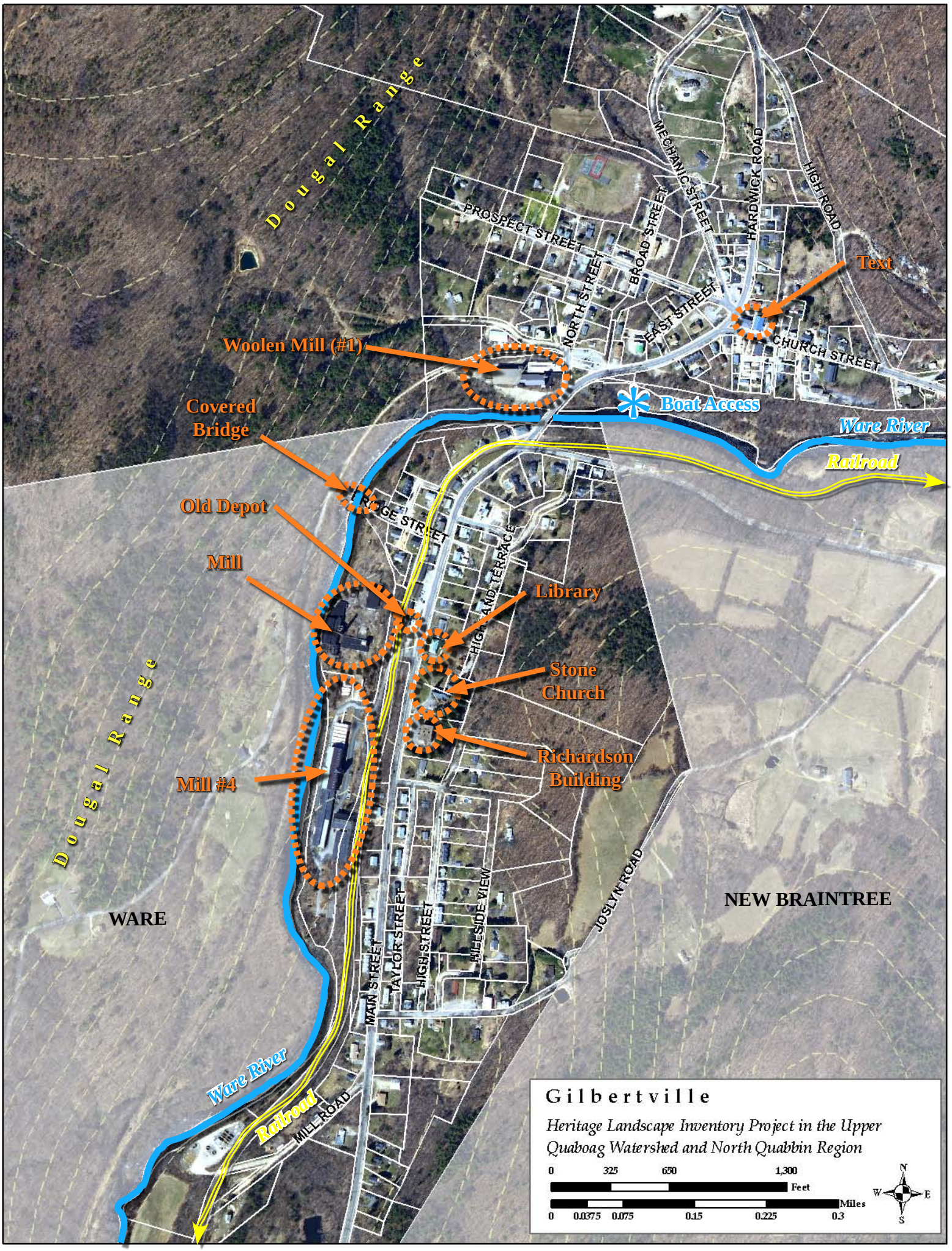
View of Gilbertville from Dougal Hill; photo from Hardwick Historical Society, Building Hardwick, Community Histories in Landscape and Architecture, published 1991.

Opportunities

- The covered bridge is going out to bid for structural improvements.
- A new sewer line will be going in on Railroad Lane, which will be rebuilt along with the stone wall beside the tracks.
- The rail line is used intermittently now, but could service new businesses in Gilbertville.
- Gilbertville retains much of its historic architecture, telling the complete story of home, work and community life more than a century ago.
- Canoe launch and overlook at New Furnace Landing provide a focus for the community.
- Hardwick has drafted a Mill Conversion Overlay District to create incentives for adaptive reuse of existing mill structures in Gilbertville.

Issues

- The abandoned foundry building is not secure, and has become a paint ball and party spot, and someone is likely to be injured.
- EPA has done some investigation of potential contamination at the foundry site.
- Storm drains are combined with sanitary sewers, leading to possible overflows during major storms.
- #1 Mill of Hardwick Knitted Fabrics is no longer being heated, and is visibly deteriorating. Reports of asbestos contamination.
- Low and moderate-income residents need jobs in Gilbertville.
- Absentee landlords are letting buildings deteriorate.


Dougal Range
PROSPECT STREET
MECHANIC STREET
HARDWICK ROAD
HIGH ROAD
BROAD STREET
NORTH STREET
EAST STREET
CHURCH STREET
Text
Woolen Mill (#1)
Covered Bridge
Boat Access
Ware River
Railroad
BRIDGE STREET
Old Depot
Mill
HIGHLAND TERRACE
Library
Stone Church
Richardson Building
Mill #4
Dougal Range
WARE
NEW BRAINTREE
JOSLYN ROAD
MAIN STREET
TAYLOR STREET
HIGH STREET
MILLSIDE VIEW
Ware River
Railroad
MILL ROAD
Gilbertville
Heritage Landscape Inventory Project in the Upper Quaboag Watershed and North Quabbin Region
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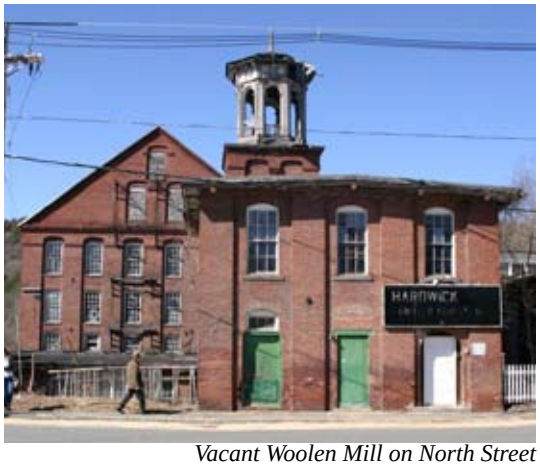
Recommendations

1. Adopt the Mill Conversion Overlay District and Village Center Zoning to encourage mixed-use development in Gilbertville.
2. Establish a Local Historic District (LHD) Study Committee to create a Gilbertville LHD using the National Register District boundaries as an initial guide (see page 27 for more about LHDs).
3. Explore state zoning incentive programs such as 43D, 40R and 40S (see pages 27 & 28 for more about these programs).
4. Document the important buildings and develop a management plan to mothball unneeded structures so that they can survive until they are needed.
5. Explore use of #1 Mill for senior housing and senior center.
6. As part of a National Register Historic District, privately owned, income generating properties are eligible for Massachusetts Historic Rehabilitation Tax Credits. Publicly owned properties are eligible to apply for Massachusetts Preservation Project Fund grants.

Gilbert Duplexes, stone wall on Main Street before it crosses the Ware River



Vacant Woolen Mill on North Street

Hardwick Pond

The Muddy Brook was a source of water power for a series of small mills from colonial times through the early 19th century, though all the mills have vanished and most of the ponds are gone except for Hardwick Pond. As Hardwick Center and Gilbertville grew, the Muddy Brook Valley remained as a sleepy agricultural neighborhood, further isolated by the construction of the Quabbin Reservoir in the 1930s. After World War II, the neighborhood changed slowly as Hardwick Pond attracted summer homes. An internationally-renowned music camp was established at the southeast corner of the pond in the 1950s.

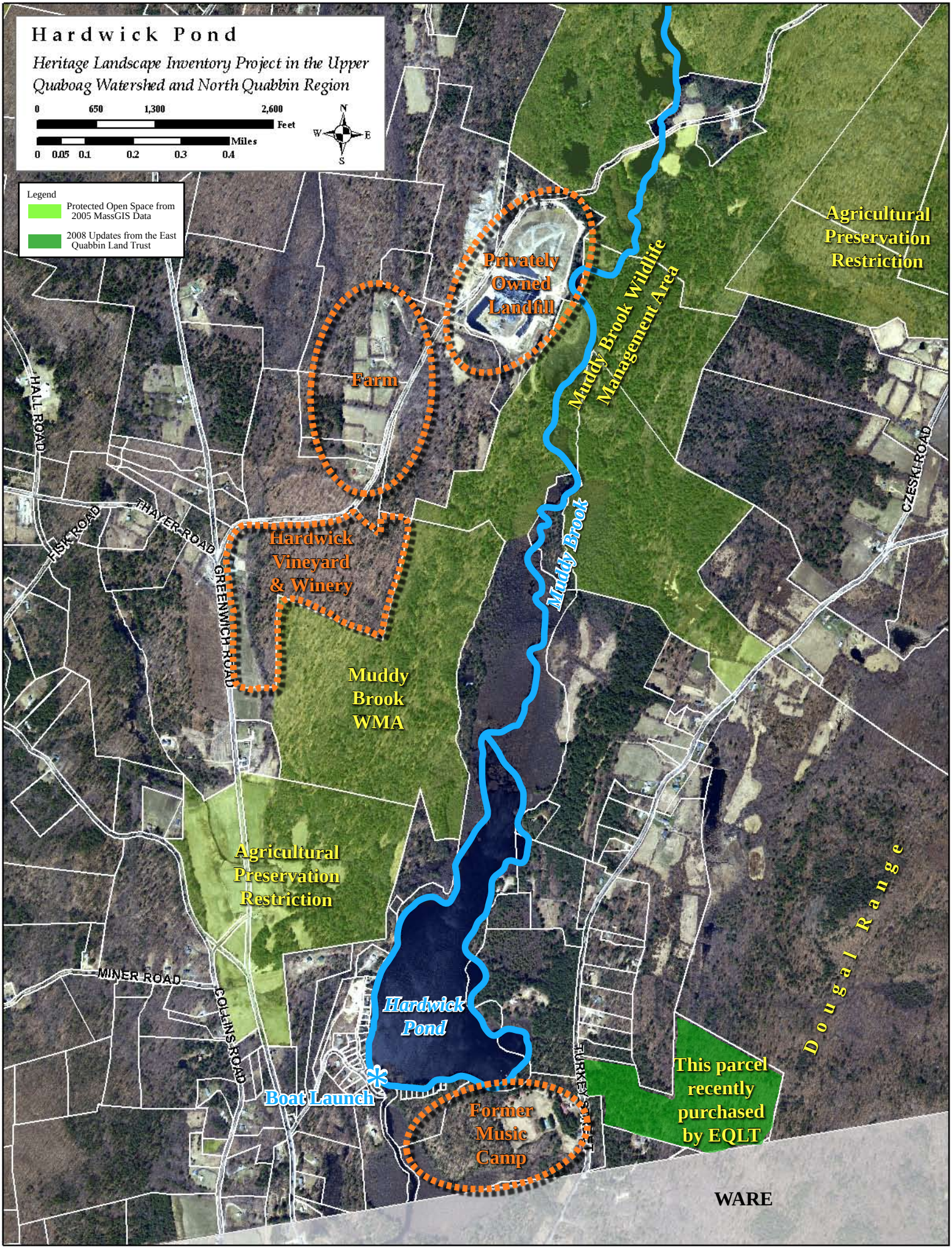
Today the Muddy Brook Wildlife Management Area protects approximately 1,000 acres of the watershed. A privately owned landfill sits just north of the pond only 100 feet from the Muddy Brook in places. The music camp is now vacant, and many of the summer homes have been converted to year round residences. The community around Hardwick Pond is gradually changing into a purely residential area, although agriculture remains in the form of the Hardwick Winery.

Former music camp southeast of Hardwick Pond. View showing classrooms and lower field with cabins

View of Hardwick Pond and homes on Shore Road

Opportunities

- Much of the Muddy Brook watershed is already protected by Wildlife Management Areas.
- The privately-owned Music Camp property is available for redevelopment, and would require little in the way of clearing or other environmental impacts to accommodate many different uses.
- The landfill has closed, reducing negative impacts and allowing for the consolidation of open space and growth of a residential neighborhood in the Greenwich Road area.
- Hardwick has drafted an Open Space Subdivision bylaw to provide for the clustering of residential buildings and infrastructure in order to set aside a portion of the site for open space.


Hardwick Pond
Heritage Landscape Inventory Project in the Upper Quaboag Watershed and North Quabbin Region
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Feet
Miles
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S
Legend
Protected Open Space from 2005 MassGIS Data
2008 Updates from the East Quabbin Land Trust
Agricultural Preservation Restriction
Privately Owned Landfill
Muddy Brook Wildlife Management Area
Farm
HALL ROAD
FISK ROAD
THAYER ROAD
GREENWICH ROAD
Hardwick Vineyard & Winery
Muddy Brook
CZESKI ROAD
Muddy Brook WMA
Agricultural Preservation Restriction
MINER ROAD
COLLINS ROAD
Hardwick Pond
Boat Launch
Former Music Camp
RUKSEY STREET
This parcel recently purchased by EQLT
Dougal Range
WARE

Issues

View from the bridge at the south end of Hardwick Pond

- The Music Camp and surrounding parcels are subject to development pressure, most likely as conventional subdivisions and residential frontage lots that will fundamentally change the character of the area.
- Buildings at the music camp are gradually deteriorating.
- Landfill is in the process of being capped; there is small potential for contamination of the Muddy Brook, but will require long-term monitoring.
- Potential contamination of pond from septic systems.
- Area south and west of the pond getting development pressure from Ware, and has seen some recent suburban-style development.

Recommendations

1. Hardwick should form a permanent Open Space Committee and work with the state and local conservation groups to protect remaining wetlands and ecologically-sensitive parcels surrounding the pond and the headwaters of the Muddy Brook. The North American Wetland Conservation Act (*NAWCA*) Small Grants provides an excellent funding avenue for wetland conservation, which could be utilized along the Moose Brook Corridor.
2. Work with landowners around the pond to raise awareness of contamination potential from septic systems and stormwater runoff.
3. Pursue protection of important roadside vistas, through easements or scenic roads designation (see page 28 for more about scenic protection).
4. Adopt the Open Space Subdivision zoning bylaw.
5. The town should work with the owner of the Music Camp to develop a master plan for the property, using Open Space Zoning to retain a campus feel to the property - keeping the open spaces open and clustering any new buildings.
5. The town should work with the Hardwick Winery to pursue the Chapter 61 Program or an Agricultural Preservation Restriction for their property (see pages 25 & 27 for more about APR and Chapter 61).

Dougal Range

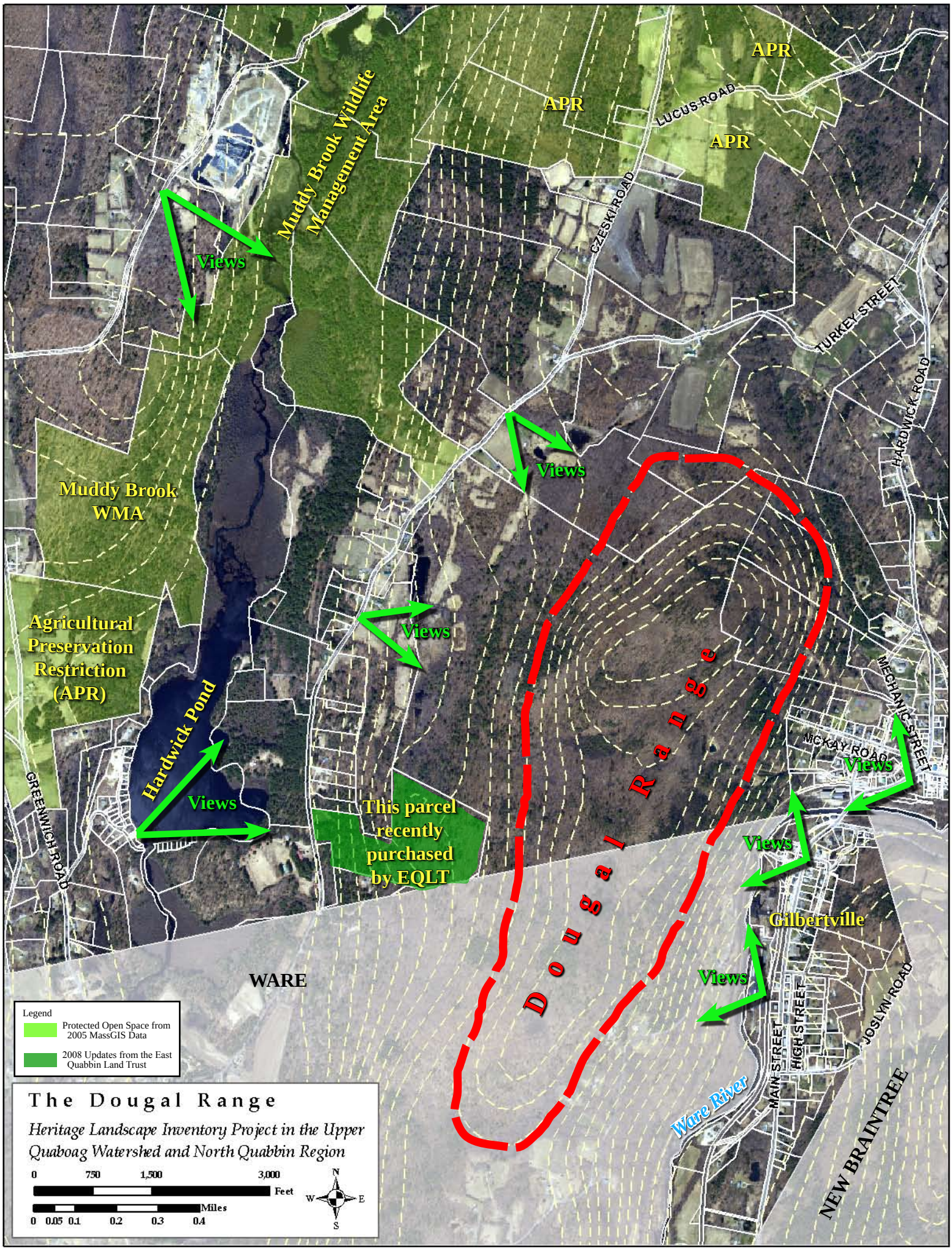
Dougal Hill from the Congregational Church in Gilbertville

The Dougal Range, which includes Dougal Mountain in Hardwick and extends south into Ware, contains some 2,000 acres of unfragmented upland forest. It has been identified as an important regional ecological resource after evaluation under three different programs. The Important Bird Area project designated the range as an area important to global bird conservation in 2002. The Massachusetts Natural Heritage and Endangered Species Program (NHESP) has designated much of the range as a Supporting Natural Landscape under its Bio-Map project. Finally, the Living Waters Program, another initiative of NHESP, identified the Range's slopes as Critical Supporting Watershed for the Ware River, Muddy Brook, and Danforth Brook. Each of these designations is rooted in the importance of large tracts of undisturbed forest to maintain viable ecosystems, as well as to protect the water supplies upon which all life depends.

Surveys undertaken in 2006 shed additional light on the value of the Dougal Range. Four terrestrial state-listed rare species were found to be dependant upon the range, and a dozen state-listed species have been documented as either dependant upon the range or on sections of watershed in direct contact with the range. Several examples of unusual natural plant communities were also found to be associated with the range. These include rich mesic forests, circumneutral talis slopes and hickory hop-hornbeam communities, which are also often homes for other rare species. Finally, the range was found to have a large concentration of vernal pools. Initial surveys of these temporary wetlands within the range have also been identified with many rare species. (Natural history based on an East Quabbin Land Trust News report by Chris Buelow).

Dougal Range from Hardwick Pond

In addition to its ecological value, the Dougal Range plays an important role in the visual character of the town. Rising some 500 feet from the Ware River in Gilbertville, the


APR
APR
APR
Muddy Brook Wildlife Management Area
LUCUS ROAD
CZESKI ROAD
TURKEY STREET
HARDWICK ROAD
Views
Views
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Views
Views
Muddy Brook WMA
Agricultural Preservation Restriction (APR)
Hardwick Pond
GREENWICH ROAD
This parcel recently purchased by EQLT
Dougal Range
MECHANIC STREET
MCKAY ROAD
Gilbertville
WARE
MAIN STREET
HIGH STREET
JOSLYN ROAD
Ware River
NEW BRAINTREE
Legend
Protected Open Space from 2005 MassGIS Data
2008 Updates from the East Quabbin Land Trust
The Dougal Range
Heritage Landscape Inventory Project in the Upper Quaboag Watershed and North Quabbin Region
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mountain, also known as the Bugle, is an unmistakable landmark at Hardwick's southern gateway. It creates a dramatic and memorable backdrop for the historic mill village. From the north and west, the mountain is equally important, anchoring scenic views across the meadows along Turkey Street and from the western side of Hardwick Pond. The range is thus part of the daily experience of anyone in Hardwick who travels through the south part of town.

Opportunities:

- Most of the range is covered with undisturbed forest, and steep slopes limit access.
- Many of the parcels surrounding the mountain are thinly developed, allowing long views across old fields and meadows.
- A 52 acre parcel on Mechanic Street, which provides the main access to the ledges, is currently on the market.
- University of Massachusetts researchers have been conducting additional studies of rare species on the mountain.

Issues:

- There is currently no protection for the range, other than that provided by the state wetlands and riverfront protection laws.
- Many of the smaller road frontage parcels in the foreground of public views of the range are available for development or could simply grow up with brush and trees, blocking important views.
- Invasive Species are beginning to encroach on the mountain, threatening to alter existing plant and animal communities and potentially driving out the rare species now associated with the range.

Recommendations:

1. The town should form an Open Space Committee to work with the East Quabbin Land Trust and other regional conservation groups to secure permanent protection for the range. The 52 acre parcel for sale on Mechanic Street should be a priority for acquisition. *Forest Legacy* is an excellent source of funding for protecting large blocks of forest as found in the Dougal Range.
2. Adopt a Scenic Overlay District for the area (see page 28 for more about scenic protection).
3. Prepare a short and long term management plan for the core area to help sustain rare species, limit invasives, and manage the impact of human uses.
4. Prepare a management plan for surrounding parcels with recommendations for stewardship of this unique shared resource.
5. Pursue an outreach program to surrounding landowners.

Hardwick Village Historic District

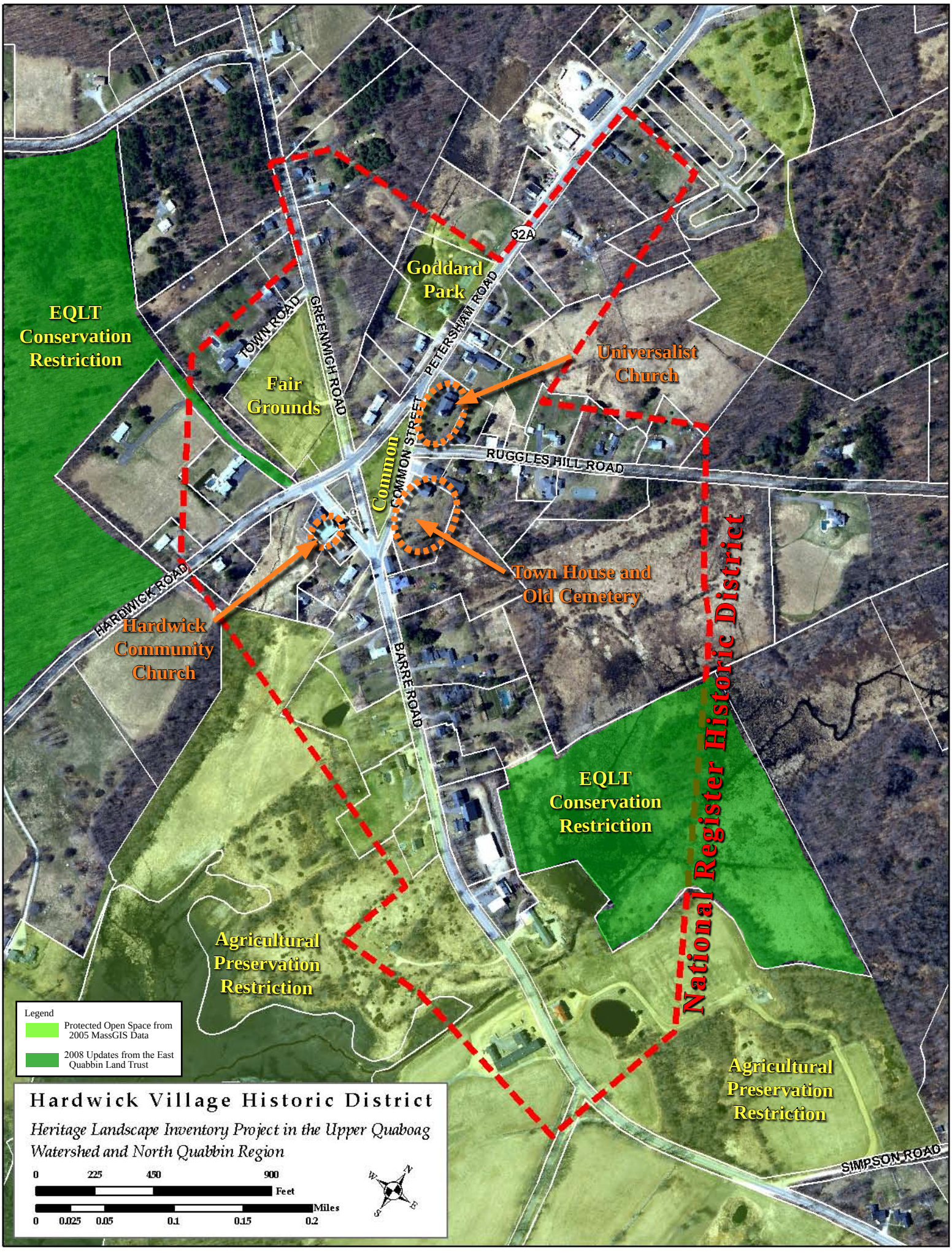
Looking toward the Congregational Church and Library from Common Street

Old Center Cemetery

Hardwick Village was selected as the location of the town meetinghouse in 1741, in a compromise between residents to the east and west. It was a logical choice, commanding a plateau half-way up the Danforth Brook, itself the center most of the three principal stream valleys that define the town. The surrounding topography also made this the logical hub for a series of radiating roads connecting to each corner of the community. Reinforced by the construction of the 6th Massachusetts Turnpike in 1800, these physical connections turned the village into a natural center for business, government, religious, education and social activities.

The life of the town revolved around this hub from colonial times until the civil war, when it began to be eclipsed by the growth of Gilbertville, but it always remained the center of the agricultural community. A series of families dominated the economy, often combining agricultural roots with various business enterprises, and investing the profits in fine homes and businesses surrounding the common. A high point came during the 1830s and '40s, when several beautiful Greek Revival structures were constructed, including the Mixter house, two churches and the Hardwick Town House. Prosperity continued through the 19th century, and additional structures including the High School and Trinitarian Congregational church were built in the "modern" style.

Throughout the 20th century, Hardwick Village endured, through good times and bad, with very little change at its core, but gradual loss of the agricultural economy that created it. The huge Mixter dairy farm closed, and many of farms that surrounded the village have grown up to woods. You have to walk down the road to Upper Church Street to see open fields on a scale that once dominated the whole area. In the center, agricultural pursuits return every year for the fair, but otherwise play a minor role in the life of the village. What remains is an extraordinary physical reminder of Hardwick's agricultural heritage and the prosperity it brought the town for much of its history.


EQLT
Conservation
Restriction
Goddard
Park
62A
PETERSHAM ROAD
TOWN ROAD
GREENWICH ROAD
Fair
Grounds
Universalist
Church
COMMON STREET
Common
RUGGLES HILL ROAD
Town House and
Old Cemetery
HARDWICK ROAD
Hardwick
Community
Church
BARRE ROAD
National Register Historic District
EQLT
Conservation
Restriction
Agricultural
Preservation
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Agricultural
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Restriction
SIMPSON ROAD
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Protected Open Space from 2005 MassGIS Data
2008 Updates from the East Quabbin Land Trust
Hardwick Village Historic District
Heritage Landscape Inventory Project in the Upper Quaboag Watershed and North Quabbin Region
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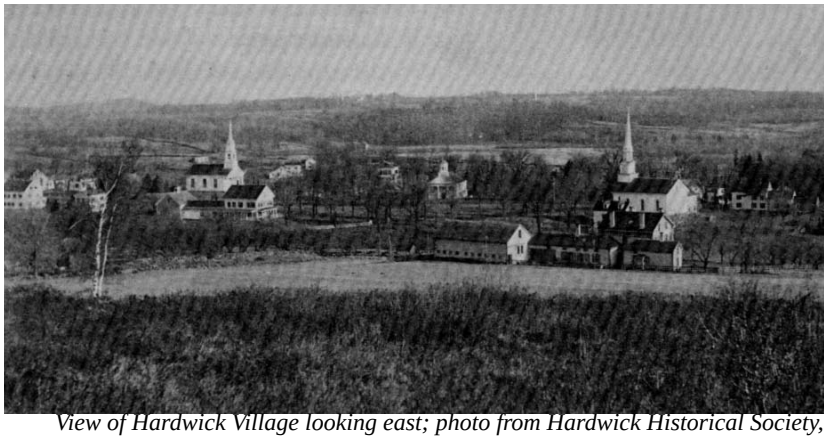
Opportunities:

- An active group of volunteers has worked with the town to pursue improvements to the burying ground and the common, installing sidewalks and handicapped spaces.
- Many buildings and parcels are in public or non-profit ownership, limiting funds but providing some control over future change.
- The annual agricultural fair provides a focus of public interest in maintaining the common and celebrating the town's heritage.

Issues:

- Town residents would like to put the wires underground, but it has been too expensive to contemplate.
- Four church buildings are supported by one congregation; it is possibly only a matter of time before some of them have to be sold.
- There is no sewage treatment, and several town-owned buildings and private residences have Title 5 problems.
- With no comprehensive masterplan for the common, improvements have been somewhat uncoordinated.



View of Hardwick Village looking east; photo from Hardwick Historical Society, Building Hardwick, Community Histories in Landscape and Architecture, published 1991.

Recommendations:

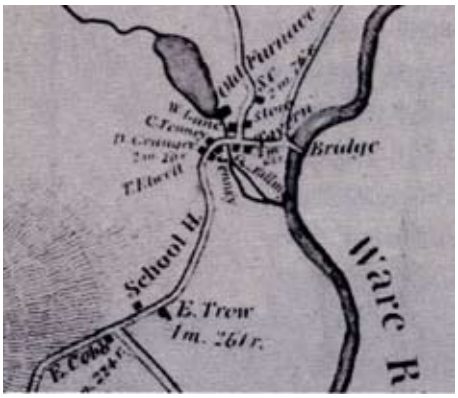
1. Establish a Local Historic District (LHD) Study Committee to create a Gilbertville LHD using the National Register District boundaries as an initial guide (see page 27 for more about LHDs).
2. Prepare a physical masterplan for the common, and a management plan for the surrounding historic district to prevent unintended impacts of future change.
3. Pursue planning for sewer line extension from Gilbertville, or small-scale shared systems) for the center village.
4. Continue gradual improvements to the Common and fairgrounds, including roadway repair, tree planting and pedestrian amenities. Sewer work could be combined with the implementation of other improvements to assist residents with Title 5 problems.
5. Pursue Conservation Restrictions on unprotected parcels in a greenbelt surrounding the village (see page 26 for more about CRs).

Moose Brook Corridor

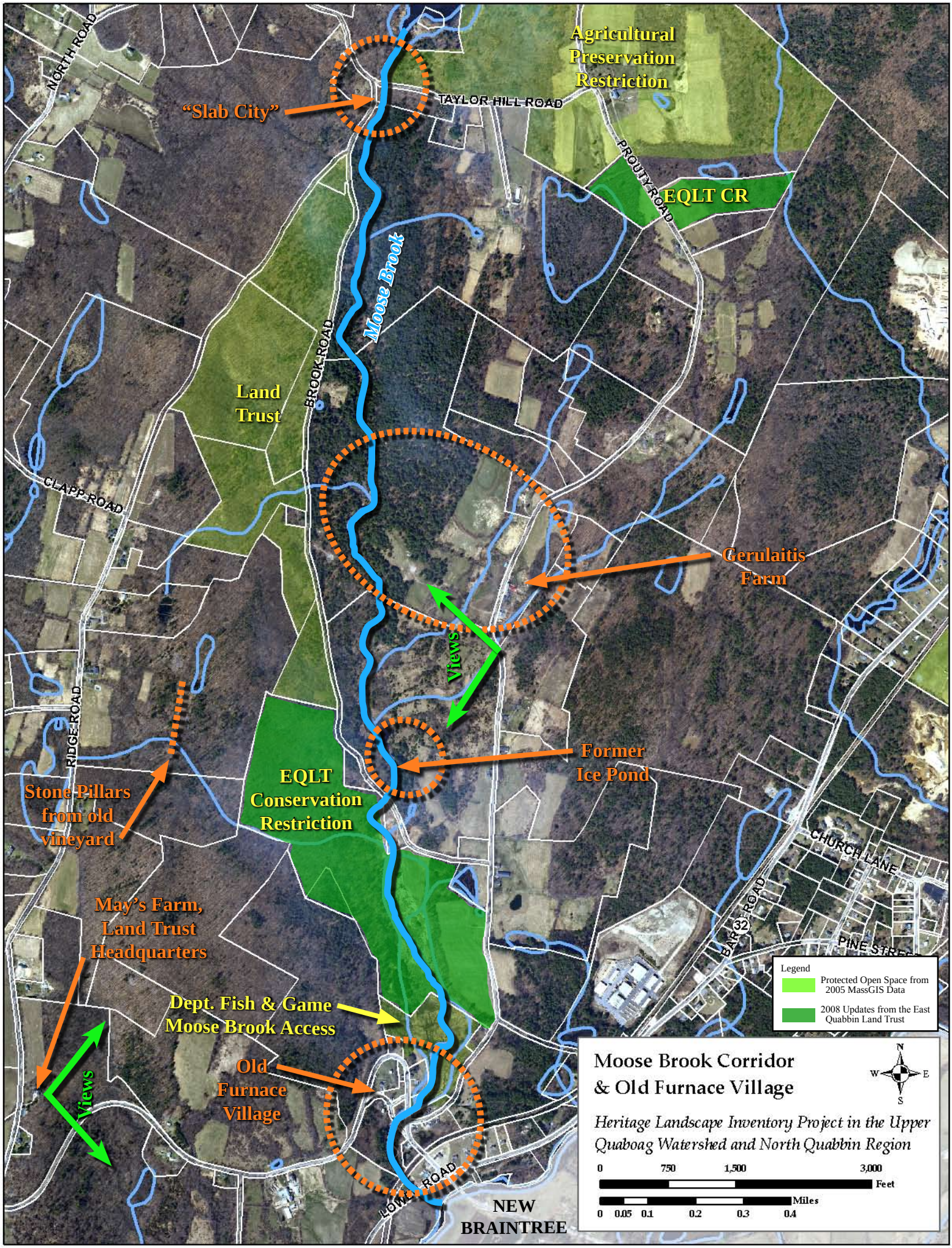
Moose Brook Valley from Prouty Road, Dugal Range in distance

The Moose Brook Valley contains an extraordinary diversity of natural and cultural landscapes in an area of just a few square miles. It offers unique access to these resources as well, with Prouty Road traveling north along the ridge and Brook Road following the brook. For much of its history, this has been a hard-working landscape. At least five mills ran along the brook, powering the colonial iron smelting operations at Furnace, a cluster of homes around the intersection of Barre and Prouty Roads, and continuing through the early 20th century with the sawmill and village at Slab City, located around the intersection of Taylor Hill and Brook Roads.

After the mills were gone, the ponds continued in use as ice ponds, until the Hurricane of 1938 tore out what remained of the dams. High above the western side of the valley on Ridge Road, the Ruggles family grew concord grapes and made juice and wine. Even after moving to Norwich, Connecticut, members of the family returned every year through the 1920s to pick them. On the east side, the hillside was covered with pastures for a series of dairy farms along Prouty Road, one of which, the Gerulaitis Farm, maintains a dairy herd. While the mills have vanished, along with the entire hamlet of Slab City, and much of the farmland has grown in, the valley has been little-affected by recent development, and radiates a sense of history.



Detail of Old Furnace from Ruggles, Map of Hardwick, Mass., 1832. Scanned from Claire W. Dempsey's Building Hardwick: Community Histories in Landscape and Architecture.


Agricultural Preservation Restriction
"Slab City"
TAYLOR HILL ROAD
PROUTY ROAD
EQLT CR
NORTH ROAD
Moose Brook
BROOK ROAD
Land Trust
CLAPP ROAD
Gerulaitis Farm
Views
RIDGE ROAD
Former Ice Pond
EQLT Conservation Restriction
Stone Pillars from old vineyard
CHURCH LANE
BARRE ROAD
32
PINE STREET
May's Farm, Land Trust Headquarters
Dept. Fish & Game Moose Brook Access
Views
Old Furnace Village
LOWER ROAD
NEW BRAINTREE
Legend
Protected Open Space from 2005 MassGIS Data
2008 Updates from the East Quabbin Land Trust
Moose Brook Corridor & Old Furnace Village
Heritage Landscape Inventory Project in the Upper Quaboag Watershed and North Quabbin Region
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Miles

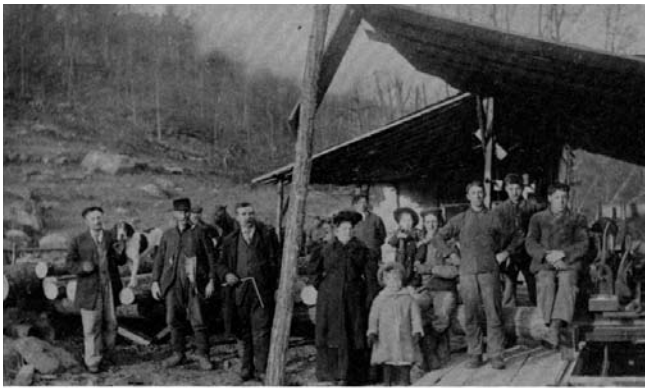
Opportunities

Moose Brook at Taylor Hill Road, remnants of Slab City Mill

- The whole valley has seen very little new construction for many years, and has retained many examples of homes, barns, fields and walls that tell the story of agriculture in Hardwick over the last centuries.
- Land is owned by relatively few families.
- Many current landowners and partners are keenly aware of the value of this landscape and committee to preserving it.
- The Moose Brook Valley has been identified as an important wildlife corridor that extends from Hardwick north through Barre.
- Brook Road remains unpaved and has no electric lines to spoil its 19th century character.
- Hardwick has drafted zoning amendments for Open Space Subdivisions and Residential Compounds which could benefit open space and agricultural areas while still allowing for development.

Issues:

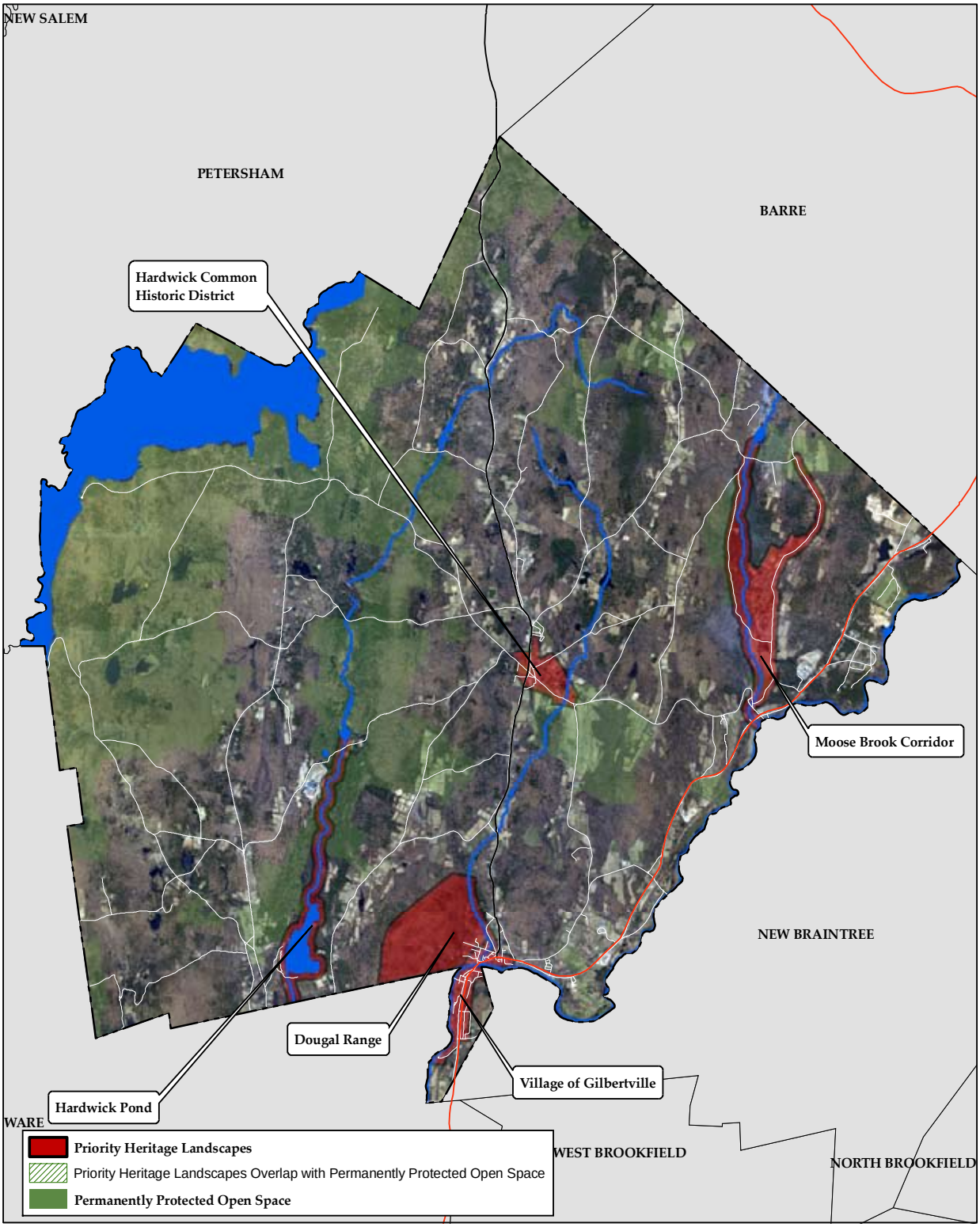
- Meadows along Prouty Road are starting to grow up to brush now that cows are gone from all but the Gerulaitis farm.
- Lands north of Taylor Hill Road and west of Brook Road have been permanently protected, but most of the rest is vulnerable to future change.
- A small amount of frontage development could fundamentally change the character of the valley if it's in the wrong place.



Slab City Sawmill; photo from Hardwick Historical Society, Building Hardwick, Community Histories in Landscape and Architecture, published 1991.

Recommendations

1. Consider scenic roads designation for Prouty, Taylor Hill and Brook Roads to help protect the character of the roadways through this landscape.
2. Work with landowners to identify threats to farmsteads, barns and outbuildings and develop approaches to maintaining them.
3. Work with farmers to identify new crops, livestock, and production techniques that could keep the land in production if dairy farming continues to decline. Encourage agricultural land protection through Chapter 61A designation or Agricultural Preservation Restrictions (see pages 25 & 27 for more about Chapter 61 and APR).
4. Adopt the Open Space Subdivision and Residential Compound zoning amendments
5. Develop a masterplan that shows landowners how open space zoning and the residential compound bylaw can allow growth to continue while preserving the character of the valley.
6. Work with the East Quabbin Land Trust and other partners to secure conservation restrictions on farmland along Prouty Road.
7. The town should form a permanent Open Space Committee to work with the local Conservation Commission and Massachusetts Fish & Wildlife to identify and secure additional parcels with the greatest ecological value. The town should also identify important Chapter 61 lands and develop a strategy to invoke its right-of-first-refusal to acquire properties coming out of the program either outright or through the purchase of a Conservation Restriction (see page 27 for information about adopting a Chapter 61 Policy in town).



Priority Heritage Landscapes

Hardwick, 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

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"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 Hardwick already has in place, as well as a number of recommended actions for the future. The measures already in place for Hardwick provide a strong foundation for heritage landscape preservation, but additional tools 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 Hardwick'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, Hardwick's inventory documents over 250 cultural resources from the late 18th century to the 20th century ranging from individual buildings to civic farms, factories, and historic districts. Of the heritage landscapes identified by the community as priority resources, more than fifty individual entries in Gilbertville, Muddy Brook, and the village of Old Furnace are listed under MACRIS.

Hardwick also has nine documented archaeological sites recorded with MHC. Eight of these are prehistoric and one is historic. These resources reflect the Native American settlement of the region as well as the early industrial development of the modern era.

Recommendations: A comprehensive archaeological survey should be completed for the historic mill sites within the community. Funding assistance for this effort 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 Hardwick's National Register (NR) program began with the listing of the Ware-Hardwick Covered Bridge in 1986. In 1991 three districts were added, including Old Gilbertville Road, the Hardwick Village Historic District, Hardwick Town Hall District, and the Gilbertville Historic District.

In addition to NR listing, a preservation restriction was placed on #32 Common Street in 1997. All NR listings are automatically listed in the State Register of Historic Places.

Recommended Listings:
It is recommended that Hardwick seek National Registration for the Moose Brook Corridor and Old Furnace Village.

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. The complete list of the nearly 100 recognized heritage landscapes is included as Appendix A of this report and provides a sound basis for future documentation activities and potential funding opportunities. Hardwick's meeting was held on February 25, 2008 with forty-one community members present.

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: Hardwick completed a Master Plan in 1999 and a Community Development Plan in 2004. The Master Plan makes use of information gathered for the 1996 Open Space and Recreation Plan (OSRP). The Hardwick OSRP provides a valuable source of information for landscape character, significant natural and scenic resources and a conservation and recreation lands inventory.

Recommended Plans: The 1999 Master Plan and the 1996 Open Space and Recreation Plan should both be updated. Together they can provide an important frame of reference for land use decisions, economic development, housing and transportation issues.

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 bylaws to incentive programs and owner-generated restrictions on land use.

Current Zoning: In 2006, Hardwick drafted amendments to their zoning bylaws which include Open Space Subdivision Development (Section 5.2), Residential Compound (Section 5.5) and a Mill Conversion Overlay District (Section 13.0). The amendments still need to pass a 2/3 vote at Town Meeting. In their 1999 Master Plan, the Town identified Open Space Subdivision zoning as a technique for preserving the rural character of the community and for allowing flexibility in the design of new residential neighborhoods.

The 2006 Hardwick Zoning Bylaw amendments would also establish districts with land use restrictions for Agricultural-Residential; Neighborhood Residential; Village Residential; Industrial; and Commercial, Light Manufacturing, and Residential. These zoning districts would provide the opportunity for the community to provide land use controls on neighborhood areas to preserve their existing character.

Additional Planning and Zoning Tools and Techniques for Hardwick's landscapes:

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 purchases 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 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. 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.

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 professional staffing assistance, local government reorganization, and consulting services. Participating towns benefit from assistance with 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, Gilbertville would be a good candidate, and there must be space for a building of at least 50,000 square feet of gross floor area.

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.

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. A scenic protection bylaw is generally administered through site plan review and the development application process. Scenic protection in Hardwick should include easements for roadside vistas around Hardwick Pond, and an overlay district for the Dougal Range area.

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.

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
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.

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, the East Quabbin Land Trust, North Quabbin Regional Landscape Partnership and 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 North American Wetland Conservation Act (*NAWCA*) Small Grants provides an excellent funding avenue for wetland conservation, which could be utilized along the Moose Brook Corridor.

Forest Legacy is an excellent source of funding for protecting large blocks of forest as found in the Dougal Range.

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

CONCLUSION

The village centers of Hardwick Common, Gilbertville and Old Furnace retain much of their historic fabric, but are threatened by a slow erosion of their original architecture, and a gradual loss of their landscape context. This is especially true in Gilbertville, where the economics of the situation make it difficult for owners to restore the old structures. There is little doubt that the beauty of the area and the available quality of life will eventually bring new businesses and residents, but for the moment there is little cash flow available for building maintenance. The key question therefore is how to maintain the mills during this period of economic transition until such time as there is demand for the space.

Hardwick's rural landscapes are also changing. Thirty years ago there were seven working dairy farms in Hardwick; less than half of those remain. As the farms disappear, the functional landscape they created and sustained begins to change. While stone walls and meadows can be maintained, and commuters can fix up the old farmsteads, what will happen to the town's character when all the farmers and their animals are gone, and all the barns have been converted to houses or studios, or simply sink back into the earth?

This Heritage Landscape Reconnaissance Report for Hardwick is an initial preservation-planning document that identifies priority heritage landscapes and discusses strategies for their long-term protection. It provides a starting point for preservation of these priorities, but additional work will be needed, including the preparation of more detailed MHC inventory forms and other initiatives to document and preserve specific sites and properties.

It is just as important to take advantage of this brief window in time to preserve the landscape that surrounds and connects these features. Unlike many other Massachusetts towns, social and economic forces have left much of Hardwick's historic fabric intact, if somewhat tattered. Never again will the town have the opportunity to protect this heritage from loss through deterioration, replacement with new structures and landscapes, or simple dilution by new development. As planning proceeds in the town at large, it will be useful to think of these heritage landscapes as a system, analogous to a natural ecosystem, which needs to be preserved intact if its essential functions are also to be preserved. By protecting villages, scenic roads, important viewsheds, stream corridors and working landscapes as an intact system, social and economic change can continue without destroying Hardwick's unique sense of place.

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

1. Adopt Proposed Zoning Amendments, including Open Space Subdivision, Residential Compound and Mill Conversion Overlay District.
2. Form an Open Space Committee and update the 1996 Open Space Plan.
3. Form a Local Historic District Committee and investigate the feasibility of establishing Local Historic Districts for Gilbertville and the Hardwick Center National Register Historic Districts.

APPENDIX A: HARDWICK HERITAGE LANDSCAPES

Landscape Name	Landscape Notes
Agricultural	
Lower Moose Brook Valley	Farms along Prouty Road: Keelips-1780 Year built-Conservation Restriction, Liland-1880 YB-Conservation Restriction, Tomasi-1747YB, Urban-1911YB-Chapter 61A, Gerulaitis-1838YB-Chapter 61A; also noted as an industrial and residential landscape
Great Meadow Brook Farm	Fleming-1910YB APR & Chapter 61A
Robinson Farms- North Rd. & Jackson Rd.	Joseph Robinson-1860YB-Chapter 61A, Raymond Robinson-1892YB-Chapter 61A
Clover Hill Farm	Steve Prouty-1737YB-Chapter 61A
Wheeler Farm	on Prouty Road, 1850YB not under Chapter 61
Hardwick Winery	John Samek-1780YB-Not Under Chapter- new addition and barn, along the Muddy Brook
Podbelski Farm	Podbelski-1900YB Chapter 61A
Hanson Farm	Kelly-1700YB-Chapter 61A, Dewey-1790YB-Chapter 61A, DeBros-1722YB Not under Chapter, Dept. of Fish & Wildlife own property along the Ware River Corridor
Archaeological	
Old Furnace	1700's, from beginning of town settlement; also identified as civic, military and residential landscapes; located in Moose Brook Valley
Slab City	late 1700's/ Taylor's Mills late 1800's, in Moose Brook Valley
West side of Moose Brook Valley – Old Stone Arbors - "Crags"	1700's and 1900's Old Ruggles Farm; also identified as agricultural landscape
Marker Stones on Thresher and Greenwich Roads	1800's purpose unknown
Original Town Center site	1700's plaque located on Greenwich Road

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

Burial	
The Old Center Cemetery	Town of Hardwick-1700's documented in late 1990's, located on the common
Baptist Cemetery	Town of Hardwick-1800's documented in 1989, located on Collins Road
Upper Cemetery	Town of Hardwick-Early 1800's to present day
St. Aloysius Cemetery	1800's (1898) after establishment of church
Thresher Road Cemetery	Town of Hardwick-1800's
Civic	
Hardwick Common & National. Register Historic District	placed on register in 1989; also identified as a 1700's residential landscape
Congregational Meeting House site	at original town center, placed on register in 1989
Gilbertville	established in 1860's, Main Street was noted as a residential landscape
Wheelwright	1880's officially named in 1894; also identified as a residential landscape
Old Tavern	1800's Ruggles Tavern; part of Hardwick Common (NRDIS)
Industrial	
Gilbertville Mills	1860's; within the village of Gilbertville
Wheelwright Mill	1880's; part of the village of Wheelwright
Old Furnace Storage Facilities	
Newton Brook Sawmill Dam	1800's
Institutional	
Stone Church in Gilbertville	dedicated in 1874; within the village of Gilbertville
Gilbertville Library	1913; within the village of Gilbertville
Former Hardwick High School	1910
Elementary School	1913; part of the village of Wheelwright
Gilbert School	1903; within the village of Gilbertville
Historical Society Building	1800's schoolhouse Hardwick District #1; part of Hardwick Common (NRDIS)

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

Churches in Center	1800's; part of Hardwick Common (NRDIS)
Hardwick Library	1905; part of Hardwick Common (NRDIS)
Hardwick Town House	1837; part of Hardwick Common (NRDIS)
Ruggles Hill School	1901
St. Augustine's	1895; part of the village of Wheelwright
Eagle Hill School	
Military	
Civil War Memorial	1889; part of Hardwick Common (NRDIS)
World War I Veterans Memorial	1926; within the village of Gilbertville
Brigadier Ruggles's Drill Field	1700's
World War II Memorial	1950; part of the village of Wheelwright
New Furnace in Gilbertville	early 1800's; within the village of Gilbertville, also an open space landscape
Natural	
Hardwick Pond	Also identified as an Open Space/Recreation landscape
Dougal Range	land formation can be seen from many areas of town; see Ecological Aspects of the Dougal Range-Chris Buelow 2006; also identified as an open space/recreational landscape
Moose Brook Valley & Forest Preserve	Range walls from 1700's deed references; also identified as industrial, archaeological, and recreational landscape
Muddy Brook	Department of Fish & Wildlife, feeds Hardwick Pond
Ware River Corridor	Ware River also identified as open space/recreation landscape
Water District – The Bugle	
View of Quabbin on Greenwich Rd	Fleming-Chapter 61A
Quabbin Reservoir – Gate 43 (all the gates)	1930's
Great Swamp & Hemingway Swamp	
Deer Park	1700's now East Quabbin Land Trust

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

Open Space/Recreation	
Music Camp	evolved from Kennedy Farms in late 1800's-early 1900's; Great Lakes Camp Inc.; also identified as a residential landscape; located on Hardwick Pond
Open Swimming Hole	Town of Hardwick-1920's; within the village of Gilbertville
Dunroamin – Golf Course	Staiti
Mandel Hill	East Quabbin Land Trust
Rail Trail along Ware River	East Quabbin Land Trust
Roach Field	Town of Hardwick
Cherry Hill	
Goddard Park	Town of Hardwick
Hardwick Rod & Gun	
Wheelwright Baseball Field	Town of Hardwick; part of the village of Wheelwright
Potential River Park	Within the village of Wheelwright
Residential	
Mixter Houses on Barre Road	see national register
First Parsonage on Sessions Road	Huntress-Chapter 61B see national register
Cutler-Paige House	Lemaitre-1810YB- Chapter 61A see national register
Transportation	
Covered Bridge in Gilbertville	1887; Ware/Hardwick; also identified as a civic landscape; within the village of Gilbertville
Brook Road	
Stone Railroad Bridge on Muddy Brook	1870's; also identified as a transportation landscape
Rail Road Bridges over Ware River and Rail Trail	1800's B& A (Ware River line, 1860's B &B (Mass Central 1887)
Rail Road Depots in Gilbertville	1800's Whistle Stop and Hardwick House of Pizza; within the village of Gilbertville
Sixth Turnpike	1700's; also identified as an archaeological landscape; now Rt. 32, Barre Road & Greenwich Road
Old Rail Road Intersection Abutments	1880's

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.

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