



# **EAST BROOKFIELD RECONNAISSANCE REPORT**

---

## **UPPER QUABOAG WATERSHED AND NORTH QUABBIN REGION LANDSCAPE INVENTORY**

### **MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM**



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

---

## PROJECT TEAM

---

### Massachusetts Department of Conservation and Recreation

Richard K. Sullivan, Jr, *Commissioner*

Joe Orfant, *Director, Bureau of Planning & Resource Protection*

Patrice Kish, *Director, Office of Cultural Resources*

Wendy Pearl, *Director, Historic Landscape Preservation Initiative*

Jessica Rowcroft, *Preservation Planner*

### Central Massachusetts Regional Planning Commission

Adam Burney, *Associate Land Use Planner*

### North Quabbin Regional Landscape Partnership

Jay Rasku, *Partnership Coordinator*

### Project Consultants

*Dodson Associates, Ltd.*

Peter Flinker, *Principal*

Sarah la Cour, *Project Manager*

Reid Bertone-Johnson, *Associate*

Hillary King, *Associate*

*Public Archeology Laboratory (PAL)*

Virginia Adams

Holly Herbster

### Cooperating Local Project Coordinators

George Miller and Richard Magwood, *Master Plan Committee*

### Local Heritage Landscape Participants

Brandon Avery

Andre Cormier, *Planning Board* Heather Gabladi

Pam LeBeau & Jim Heller, *East Brookfield Historical Commission*

Ruth McNeaney, *Cemetery Commission, Board of Health*

Georgia Palazis

George Reeve

John Rossi, *Finance Commission*

Elish Krochmalnyckyj, *Spencer New Leader*

Patti White, *Brookfield Local Project Coordinator*

## Spring 2008

---

COMMONWEALTH OF MASSACHUSETTS • EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS

Department of Conservation and Recreation  
251 Causeway Street, Suite 600  
Boston MA 02114-2119  
617-626-1250 617-626-1351 Fax  
[www.mass.gov/dcr](http://www.mass.gov/dcr)



Deval L. Patrick  
Governor

Timothy P. Murray  
Lt. Governor

Ian A. Bowles, Secretary, Executive  
Office of Energy & Environmental Affairs

Richard K. Sullivan, Jr., Commissioner  
Department of Conservation & Recreation

## CONTENTS

---

<b>Introduction</b> .....	<b>1</b>
<b>PART I: Heritage Landscape Inventory</b>	
<b>Local History</b> .....	<b>3</b>
<b>Priority Heritage Landscapes</b> .....	<b>5</b>
Hodgkin’s School and Context	
Depot Square	
Silliman’s Farm	
Grey Ledge	
Water Systems	
<b>East Brookfield Priority Heritage Landscape Map</b> .....	<b>21</b>
<b>PART II: Planning for Heritage Landscapes</b>	
<b>Inventory and Documentation</b> .....	<b>23</b>
<b>Planning and Zoning Tools and Techniques</b> .....	<b>25</b>
<b>Implementation Strategies</b> .....	<b>31</b>
<b>Conclusion</b> .....	<b>33</b>
<b>Appendix A: Heritage Landscapes Identified by Community</b> .....	<b>35</b>
<b>Appendix B: Preservation and Planning Tools</b> .....	<b>39</b>
<b>Appendix C: Works Cited</b> .....	<b>55</b>

---



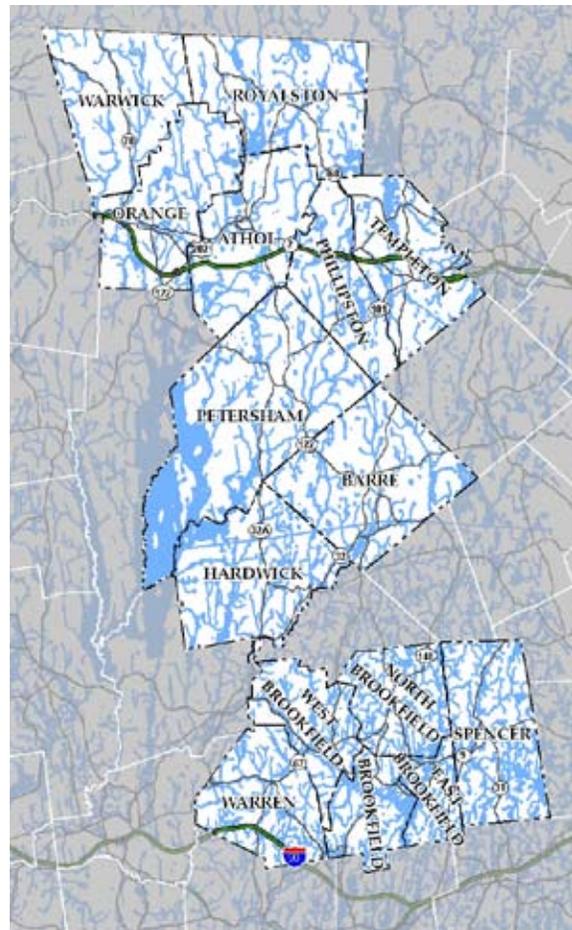
## INTRODUCTION

---

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

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

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



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

## **Methodology**

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

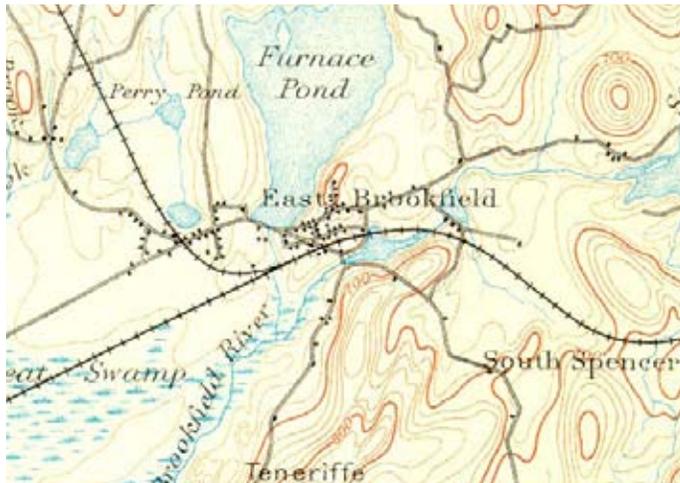
## PART I: HERITAGE LANDSCAPE INVENTORY

---

### LOCAL HISTORY

East Brookfield is a small, rural community between Brookfield and Spencer. The roughly 10 square mile town is two-thirds forested and six percent wetland, according to 1999 land use data maintained by MassGIS. A series of drumlins run through the middle of town from northeast to southwest, with a major hydrological system flowing at its west. The man-made Lake Lashaway is a major presence at the northern end of town and water flows from here through the East Brookfield River. The East Brookfield River joins with the Seven Mile River just before flowing into the Quaboag and Quacumquasit Ponds. These rich lands were originally occupied by Native peoples for seasonal hunting and fishing.

East Brookfield was originally part of a six square mile land grant in 1660. The township of Brookfield was established in 1673 and included all or parts of the following towns: North, East and West Brookfield, Warren, New Braintree, and Ware. The settlement of Brookfield was dispersed, with an initial village on Foster's Hill in what is now West Brookfield. The large area of Brookfield made it difficult for all residents to access the meeting houses, schools, and shops located primarily on or around Foster's Hill. The towns of Warren (then known as "Western") and New



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

Braintree were the first to spin off in 1742 and 1751 respectively. North Brookfield (1812 & annexed in 1854), Ware (1823), and West Brookfield (1848) followed. East Brookfield, though it submitted numerous petitions for separation, was not formally established as its own town until 1920.

Early industry within the Brookfields consisted of saw and grist mills and a clothier mill which were built in the 1730s. East Brookfield's abundant system of streams and rivers made the community an ideal location for building mills and, according to the Massachusetts Historical Commission's 1984 Reconnaissance Survey Town Report, East Brookfield supported nearly half of the mills in all the Brookfields throughout the late 18th and early 19th centuries. Agriculture was also dominant at this time; the "Podunk" area of town was the main farming community and grew to include its own school district and religious institutions. In 1825 a large dam was built across the Five Mile River, creating "J. Stevens Mill Pond", known today as Lake Lashaway, and powered grist and saw mills owned by Mr. Stevens.

Once part of the Native American Bay Path and then the Military Road, the Old Boston Post Road became an early thoroughfare between Boston and the outlying settled areas in 1639. The Boston Post Road ran through East Brookfield along Main Street from the east and into North Brookfield along North Brookfield Road. Two 1763 Benjamin Franklin mile markers are documented in town. The Western Railroad established a route along the East Brookfield River/Great Swamp corridor in 1841 and, as a result, industry spread up the river and a village developed between the depot and Lake Lashaway. The Boston and Albany Railroad established a branch in 1876 that ran from the East Brookfield station around the village to North Brookfield. With the development of the railroad three woolen mills were established during the 1880s. An Iron furnace, machinery manufacturing and the brickworks were also major employers in the village from the middle to late 19th century.

The end of the 19th century saw an increase in transportation options and lakeside development. In the 1870s a steamboat transported finished bricks from one side of Quaboag Pond to the other, and in the 1880s the Quaboag Pond Railroad was established to carry both bricks and commuters. In the 1890s a trolley line was established along what is now Main Street, with a branch to North Brookfield along North Brookfield Road. It was around this time that cottage development began around Quaboag Pond and Lake Lashaway. Main Street through East Brookfield was improved to be a part of the Boston to New York route (Massachusetts Route 9) by the early 20th century.

The Great Depression took its toll on the area, and with the additional events of the 1938 Hurricane and Flood of 1955, many local businesses were forced to close permanently. Today East Brookfield is by and large a bedroom community. According to the 2008 Master Plan, only 8.8% of its residents work in East Brookfield. The Plan lists the town's largest employers as Howe Lumber, the East Brookfield District Court, and Lamoreux Ford, all on Route 9, and an auto distribution center on Route 49. Main Street through East Brookfield was improved to be a part of the Boston to New York route (Massachusetts Rt. 9) by the early 20th century. The landscape is still very rural throughout town with most of the development occurring north of the railroad corridor along Route 9. The Podunk area of town still contains agricultural fields and old farmsteads, but is being quickly subdivided and much of its character is being lost. Approximately 7% of the town is permanently protected by municipal and Commonwealth entities. The town aims to protect more of its natural resources and revive its historic villages in the near future.

## PRIORITY HERITAGE LANDSCAPES

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

### Hodgkin's School

The Hodgkin's School, built in 1883, was the oldest operating public school in Massachusetts when it closed as Lashaway Junior High School in the early 21st century. Its location on School Street offers views to Lake Lashaway, across Main Street. The town currently rents space on the building's first floor to the Historical Society, the Quaboag Valley Railroaders Club, and Massasoit Art Guild. The second and third floors store old classroom furniture and are closed off to the public due to the lack of fire exits and handicap accessibility. The school's parcel includes Connie Mack Field, containing a regulation baseball field. The site is the location of the town's annual 4th of July celebration, and also hosts summer recreational programs for children.

Nearby are several additional community resources, including the new and old Fire Station buildings on School Street, the Baptist Church (1868) across Main Street with its parsonage and parking lot adjacent to the school, and the Town Office building (formerly Memorial School) on Connie Mack Road with a Little League Baseball field and playground to its west. The brickworks occupied a large site along the railroad, at what is

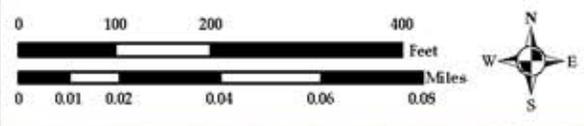


*Hodgkins School from School Street (Top) Looking from School Street to Lake Lashaway - the old fire station (red building) and new fire station appear at right. (Bottom)*

1. Baptist Church and parsonage
2. New Fire House
3. Old Fire House
4. Memorial Town Offices

# Hodgkins School

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



Lake Lashaway

Hodgkins School

Little League Field

Connie Mack Field

Claypit Pond

Brookfield River

Old Railroad Bed

Discontinued Road

Town-Owned Property

Town-Owned Property

NORTH STREET

SOUTH STREET

MAPLE STREET

MAIN STREET

MECHANIC STREET

SCHOOL STREET

CONNIE MACK ROAD

now the closed road extension of Connie Mack Road, during the late 19th and early 20th centuries. The parcel is now town-owned.

The North Brookfield Branch of the Boston and Albany Railroad used to run at the south of this recreational and civic center. The old railroad bed is still visible from orthophotographs: leading from the East Brookfield Railroad Station on Mechanic Street, and following along the north side of Claypit Pond, it crosses Main Street and runs along the west side of Mud Pond and into North Brookfield.

*Opportunities:*

- The Hodgkins School is a structurally sound 19th century building in the civic center of town, with significant views to Lake Lashaway
- The fields behind the building are still the community recreational center and gathering spot.
- The North Brookfield railroad branch right-of-way is a potential connection from the Hodgkins School area to Depot Square and the center of North Brookfield.

*Issues:*

- The second and third floors of the Hodgkins School are vacant due to fire safety and accessibility requirements.
- The Hodgkins School and adjacent civic resources reside on two dead end streets and there is little parking for the amount of activity that occurs here.

*Recommendations:*

1. Complete MHC inventory forms and seek National Register status for the Hodgkins School and nearby historic buildings on School, Main and Maple Streets.
2. Prepare a Feasibility Study for the adaptive reuse of the Hodgkins School including upgrades for accessibility and identification of potential uses. Explore adopting the Community Preservation Act (CPA) in town which could provide funding for upgrades (see page 27 for more about CPA).
3. Prepare a Circulation Master Plan for the civic area surrounding the Hodgkins School, including a component to improve vehicular traffic patterns and parking as well as pedestrian circulation.
4. The town should develop a trail connection along the former rail right-of-way connecting this civic and recreational center to Depot Square and North Brookfield. Consult with the Massachusetts DCR Greenways and Trails Program.

## Depot Square

During the early 1800s a dam was built across the Seven Mile River, enlarging Lake Lashaway and bringing power to small industries which developed nearby. The Western Railroad connected through town soon afterward and a village developed between the lake and railroad. Depot Square, bordered at its south by the East Brookfield Railroad Station, was once a busy commercial area surrounding a small triangular park, serving local mills and passengers. Today, Depot Square still contains Veterans Park, dedicated with war memorials and surrounded by 19th century buildings.

According to an 1893 diagram of the town, (found in Louis E. Roy's History of East Brookfield, MA 1686-1970,) Pleasant Street contained the Post Office, a grocery store, Leclair's Pharmacy and Doane & Spellman Real Estate. All of these buildings remain. Leclair's Pharmacy became the Swan Theater in 1926. The Doane & Spellman building was later Redman's Hall, who donated the building to the town around 1970, and has since been occupied by the town senior center.



*Vizard's Pharmacy used to stand three-stories tall*



*View across Veterans Park toward the Keith Block*

Vizard's Pharmacy was located in a brick building on Mechanic Street. This building exists today, though it has been substantially modified, as this single story building originally stood three stories tall. The building was also home to the Town Court during the early 20th century. Vizard's Hall was a large building, connected to the Pharmacy at the north. It once contained a shoe factory and later served as a center of activity for the area. That building has since burned down. Another brick building, just to the south of Vizard's was built at a later date, but mimics the Pharmacy's architecture. This building now houses a machine shop. Also on Mechanic Street is the Keith Block (c.1800), which once held the industries of W.G. Keith who lived on Main Street near the Baptist Church.

# Depot Square

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

1. Post Office
2. Ledoux's General Store
3. Leclair's Pharmacy/Swan Theater
4. Senior Center
5. Vizard's Pharmacy
6. Machine Shop
7. Veterans Park
8. Vacant Lot
9. Keith Block
10. Railroad Station

COTTAGE STREET

BRIDGE STREET

BRIDGE STREET

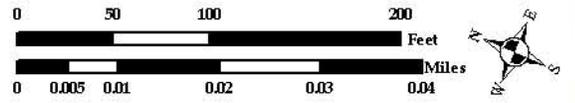
MAIN STREET

PLEASANT STREET

PARK STREET

MECHANIC STREET

MILL STREET



1.

2.

3.

4.

7.

8.

5.

6.

9.

10.

Active Railroad

The Keith Block was given to the town in 1936 by a private owner from Marlborough. The municipal offices and police station had occupied the building for some time, but both have recently moved to the old Memorial School on Connie Mack Road. The Keith building now stands empty because it requires significant improvements that could no longer meet the demands of the town. The Veteran's Park triangle, once known as Vizard's Common, was donated to the town in 1931 by Joseph Dufault. In exchange for the park, Dufault requested a flagpole and World War I memorial be erected at the site.

It has been about 50 years since the last passenger train stopped at the Boston and Albany Railroad Station on Mechanic Street. The unique Richardsonian building was designed by Shepley, Rutan & Coolidge based on sketches done by Henry Hobson Richardson himself, just after his death. The



*Freight trains still run behind the old station*



*The General Store, Theater and Senior Center along Pleasant Street*

building boasts a deep overhanging roof, once housed ticket and telegraph offices, a waiting area and restrooms, and was a focal point of community activity. As of 1995, there were thirteen stations of this style in Massachusetts remaining out of an original thirty-two. The building is still owned by the Railroad but is boarded up and used for storage. The town has taken an interest in the station for its cultural and historic value and the railroad is willing to sell it; but the town will need to raise money to purchase the building. According to the March 2000 MHC inventory form, the building's granite and sandstone walls were in fair condition at the time, though the slate roof and wood trim were showing signs of deterioration and many of the copper gutters had fallen off. Further deterioration has occurred in the eight years since this assessment. Evidence of roof repair currently surrounds the west side of the building, but residents say it has looked this way for years. Much more repair work will be required to reclaim this building.

The Post Office, Ledoux's General Store, the senior center and a small movie theater inhabit Pleasant Street. Two brick buildings, the railroad station, and the Keith Block stand on Mechanic Street, and an empty lot resides at the corner of Pleasant Street and Depot Square. With a bit of care and directed growth, Depot Square could be a great little village center again.

*Opportunities:*

- The Depot Square area was historically a small civic area and retains many civic uses and buildings including the Post Office and senior center
- Located off of the main highway in Town so it remains a pedestrian-friendly environment
- The former train depot building is a beautiful example of 19th century Richardsonian architecture
- A memorial park has been recently updated with an ornamental fence and landscaping

*Issues:*

- The train depot is vacant and in need of rehabilitation
- The Keith Block is also vacant and in need of improvements

*Recommendations:*

1. Complete MHC inventory forms and seek National Register status for Depot Square. Obtaining this status makes the square eligible for application to Massachusetts Preservation Projects Fund (MPPF) grants.
2. Work with the Railroad to pursue the purchase of a Preservation Restriction (PR) on the Depot building (see page 29 for more about PRs). Explore adopting the Community Preservation Act to allocate funds for the purchase of a PR (see page 27 for more about CPA).
3. Prepare a Feasibility Study/Master Plan for the Depot Square area that explores the ways the community can help support the reuse of these buildings and use the open spaces as a means to reestablish the pedestrian friendly village center. Once it is on the National Register of Historic Places, selling the Keith Block for use as an income producing property would make it eligible for the State Historic Rehabilitation Tax Credit Program.
4. Consider models such as the DCR Historic Curatorship Program to facilitate the rehabilitation of the Keith Block.

## Silliman Farm

The Silliman Farm has been owned by the same family since 1750. It is the last farm in town to hold such a status. Today the farm currently holds 40 acres on the northeast side of Howe Street, though it once owned acreage on either side. The existing home contains parts of the original 18th century building and approximately 10 acres of field are still hayed. The Silliman's barn was recently torn down due to structural issues, but the stone foundation remains and the family plans to rebuild on the original site.

Podunk Marsh sits at bottom of the hill, east of the hay fields, and flows into the Seven Mile River. A parcel from the original farm, 9.5 acres along Cove Street, was given to the Commonwealth in 1986 and is permanently protected under the management of the Department of Fish and Game. The Silliman's are exploring placing the farm into the Chapter 61 program, but there is community concern about securing more permanent protection. This landscape is one of a small handful of family-run farmsteads remaining in town.

### *Opportunities:*

- One of the oldest, continuously active farms in town under same family ownership
- Land abuts the Podunk Marsh and wetlands that run into the Seven Mile River



*Silliman Barn foundation and Podunk Marsh in the distance*



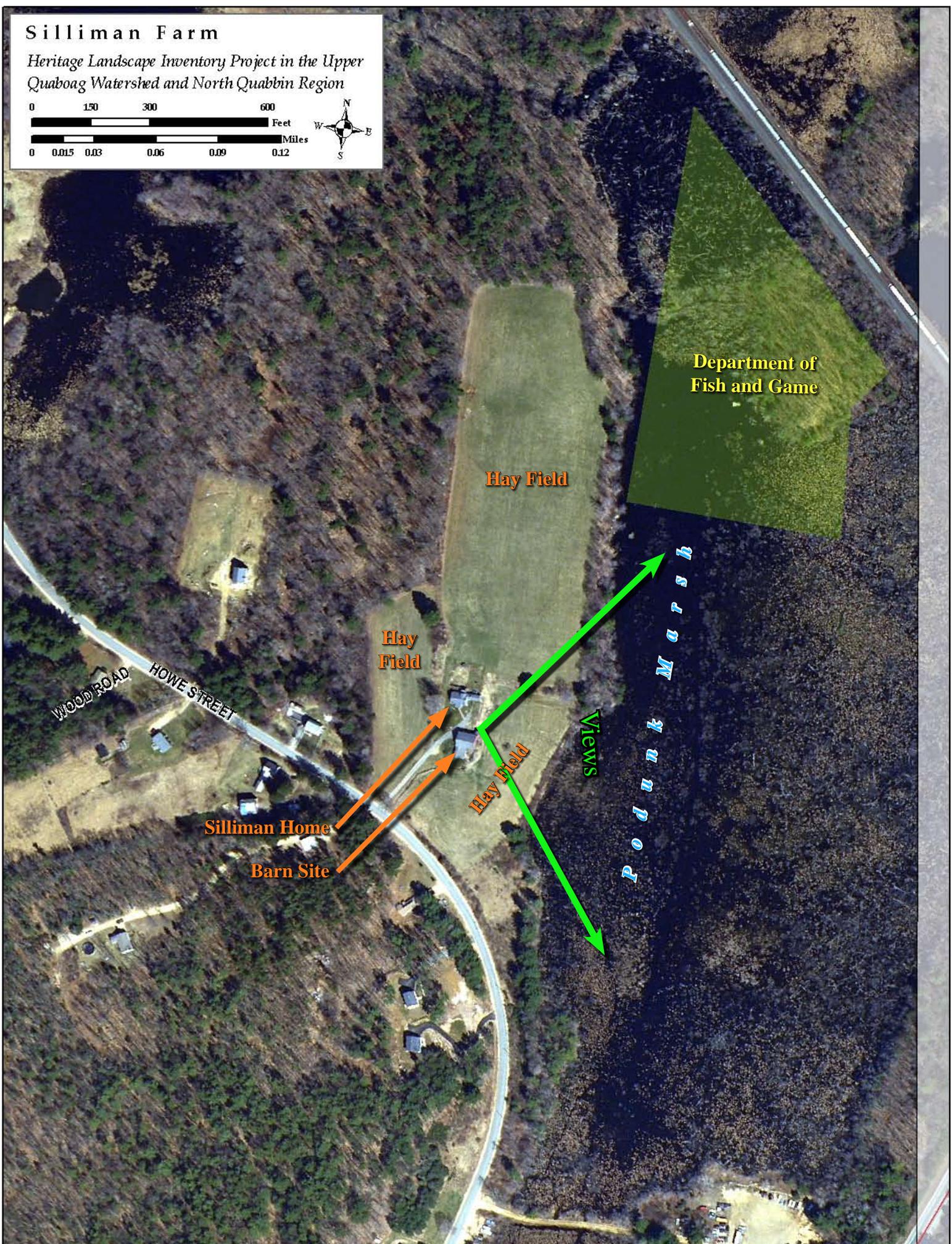
*Silliman farm house*



*Silliman hay-fields*

# Silliman Farm

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



*Issues:*

- Family is concerned about being able to continue use of the property as a farm

*Recommendations:*

1. Family should pursue placing the land in Chapter 61A, and investigate the Farm Viability Enhancement Program run by the MA Department of Agricultural Resources.
2. The town should recommend the use of the Agricultural Preservation Restriction (APR) Program (see page 26 for more about APR). Community Preservation Act funds could be used to facilitate this purchase (see page 27 for more about CPA).
2. The Town should form an Open Space Committee and develop a strategy for acquisition of Chapter 61 parcels throughout town, should they change land use or ownership (see page 27 for more about Chapter 61). Once the Silliman property is in the program, it should be on a priority list.
3. The town should investigate the potential sale of the farm to a land trust with a life estate.
4. The town should partner with the Department of Fish and Game to pursue obtaining a Conservation Restriction (CR) for the wetland area bordering the agency's Podunk Marsh property and the town line (see page 27 for more about CRs).

## Grey Ledge

East Brookfield's local folklore suggests that two brothers, the last of the Quaboag Indians, lived at the Grey Ledge cave and were buried nearby in the 1840s. This large rock formation sits about a quarter of a mile to the south of Podunk Road and features an overhang at its base, and a rock "stairway" at its southern end. In the early 20th century the land was owned by the Reverend Terry, and run as a Boy Scout camp. A chimney from a camp cabin and a nearby stone well survive



*Grey Ledge from the old logging road.*



*High Rocks can be seen from Podunk Road*

just off of an old logging road, which also runs by Grey Ledge. Today these sites are on property owned by Ginny Allen and her children (collectively the Allen Family Foundation). Grey Ledge is part of a fault line that runs north to south through town, and includes High Rocks, which is a similar geological formation. The owner of the High Rocks parcel is donating the development rights to the Commonwealth and this feature, which can be viewed from Podunk Road, will soon be protected. Grey Ledge currently holds no protection, but hikers can access it with permission, via an old logging road through the Allen Family's undeveloped property. While the Grey Ledge cave has not been documented archaeologically as a nineteenth century habitation site, a pre-contact period rock shelter has been recorded in this general area. The local history of this general area appears to be closely tied to East Brookfield's Native American inhabitants before and after colonial settlement occurred in the town. This area may be considered archaeologically sensitive, although the details of specific locations of land use are not well known.

### *Opportunities:*

- Significant geologic formation with great natural and scenic value that connects along the ridge to the High Rocks protected area
- Site is an important Native American area and may contain archaeological resources

### *Issues:*

- Land is in private ownership with no permanent protection
- The only access to the area is a walking trail through private land

Great  
Swamp

POBUNK ROAD

Allen Family Homes

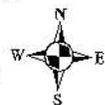
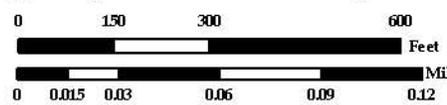
Old Logging Roads

Boy Scout Camp  
and Well Sites

Grey Ledge

### Grey Ledge

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



*Recommendations:*

1. Research and document the sensitive archaeological sites in this area on MHC inventory forms and pursue their permanent protection through the designation of an Archaeological Protection Overlay District (see page 24 for more about these districts) or the purchase of Preservation Restrictions (see page 29 for more about PRs).
2. The Town should pursue the purchase of a Conservation Restriction for the ledges themselves and a trail easement to the site (see page 27 for more about CRs). Community Preservation Act funds could be used to facilitate this purchase (see page 27 for more about CPA).



*Stone well and chimney from Boy Scout camp cabin*

## Water Systems

Over ten percent of East Brookfield's area is covered by wetland or open water according to 1999 land use data managed by MassGIS. Major water features include Lake Lashaway, Quaboag and Quacumquasit (South) Ponds, East Brookfield and Seven Mile Rivers, Dunn and Great Brooks, Great Swamp, Allen Swamp and Podunk Marsh. According to the 2006 Open Space and Recreation Plan and the 2008 Master Plan, "East Brookfield's primary environmental challenge is improving the water quality of its lakes, ponds, rivers and streams."

The Master Plan lists five water resources which do not meet the Federal Clean Water act water quality standards; the lake and ponds listed above, along with Dunn Brook and Seven Mile River have been impaired by exotic aquatic species, mercury and/or other pollutants. The Quaboag/Quacumquasit Lake Association and Lake Lashaway Association have been working to protect their respective waterbodies through monitoring, education and pollution mitigation projects. East Brookfield and North Brookfield have set aside funds to prepare a comprehensive wastewater management plan to address water quality issues at Lake Lashaway.

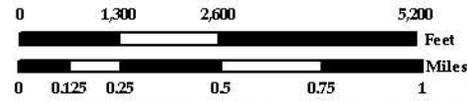
These ponds, streams and wetlands provide important habitat for wildlife throughout East Brookfield. Endangered and threatened species within the town, identified by the Natural Heritage Endangered Species Program, include six plant species, four bird species, two salamander species, two turtle species and the Triangle Floater Mussel. All of these listed species, with the exception of one of the plant species, are wetland or water dependant.

The streams of East Brookfield powered small mill operations throughout the 18th and 19th centuries, functioning as the economic engine of the town. According to the MHC Reconnaissance Survey Town Report for East Brookfield, "By 1830, the area which became East Brookfield contained five sawmills, three grist mills, several potteries, the furnace, and a fulling and clothier's mill." There may still be a number of mill remnants along the stream banks around town.

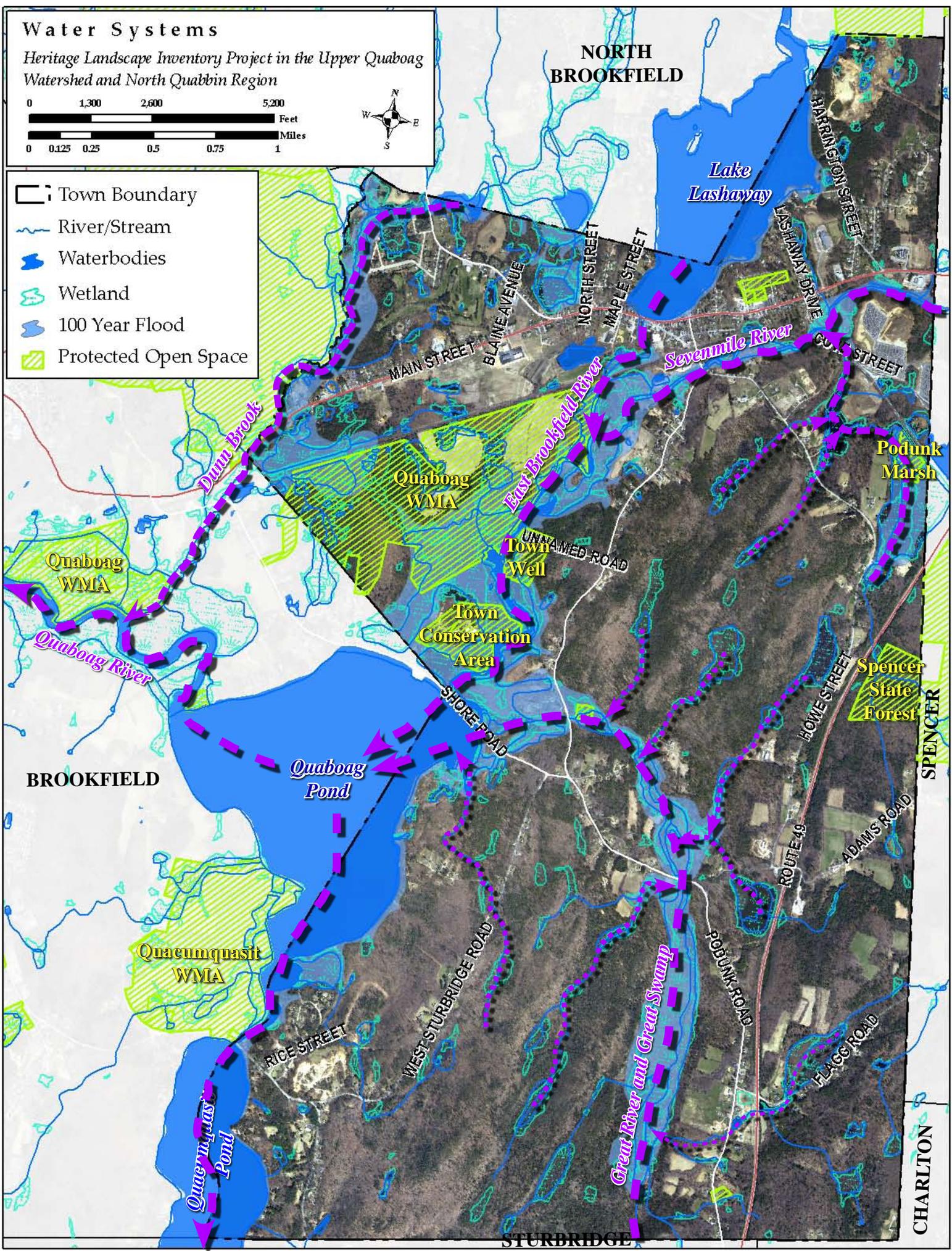
Several large Native American archaeological sites are located along the eastern shores of Quaboag and Quacumquasit ponds. The South Pond Site is also known as the "Great Village of the Quaboag" and contains evidence of repeated occupation and use dating to at least 8,000 years ago. Limited avocational excavations at this site in the 1940s were led by Barker Keith and Elmer Ekblaw of the Massachusetts Archaeological Society. The full physical extent of this site area is unknown but it appears to cover several acres. Several other sites have been identified on the north and south ponds and, together with the cluster of Native American sites around the western pond shores in Brookfield, document the significance of the town's wetland margins as areas of generally high sensitivity for ancient archaeological resources.

# Water Systems

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



- Town Boundary
- River/Stream
- Waterbodies
- Wetland
- 100 Year Flood
- Protected Open Space



Another important function of the water resources throughout town is recreation. The Massachusetts Department of Fish and Wildlife manages nearly 400 acres in town near the East Brookfield River (Quaboag WMA) and 9.5 acres on the Podunk Marsh at Cove Street. These Wildlife Management Areas allow hunting, fishing, trapping and other outdoor recreation activities. A canoe trail is being proposed along the Seven Mile, East Brookfield and Quaboag Rivers from East Brookfield to Warren. Richard Magwood has led this effort, with help from the Division of Wildlife to convince the towns to install signs and parking areas for canoeists. Access points are recommended or already exist at Bridge Street in East Brookfield, Route 148 at White's Landing in Brookfield, Long Hill Road in West Brookfield, the intersection of Routes 9 and 67 in West Brookfield, and Lucy Stone Park in Warren. Magwood has gathered support from many of the region's local canoeists but town concerns, including safety, clean up and maintenance, are slowing down the project's progress.

*Opportunities:*

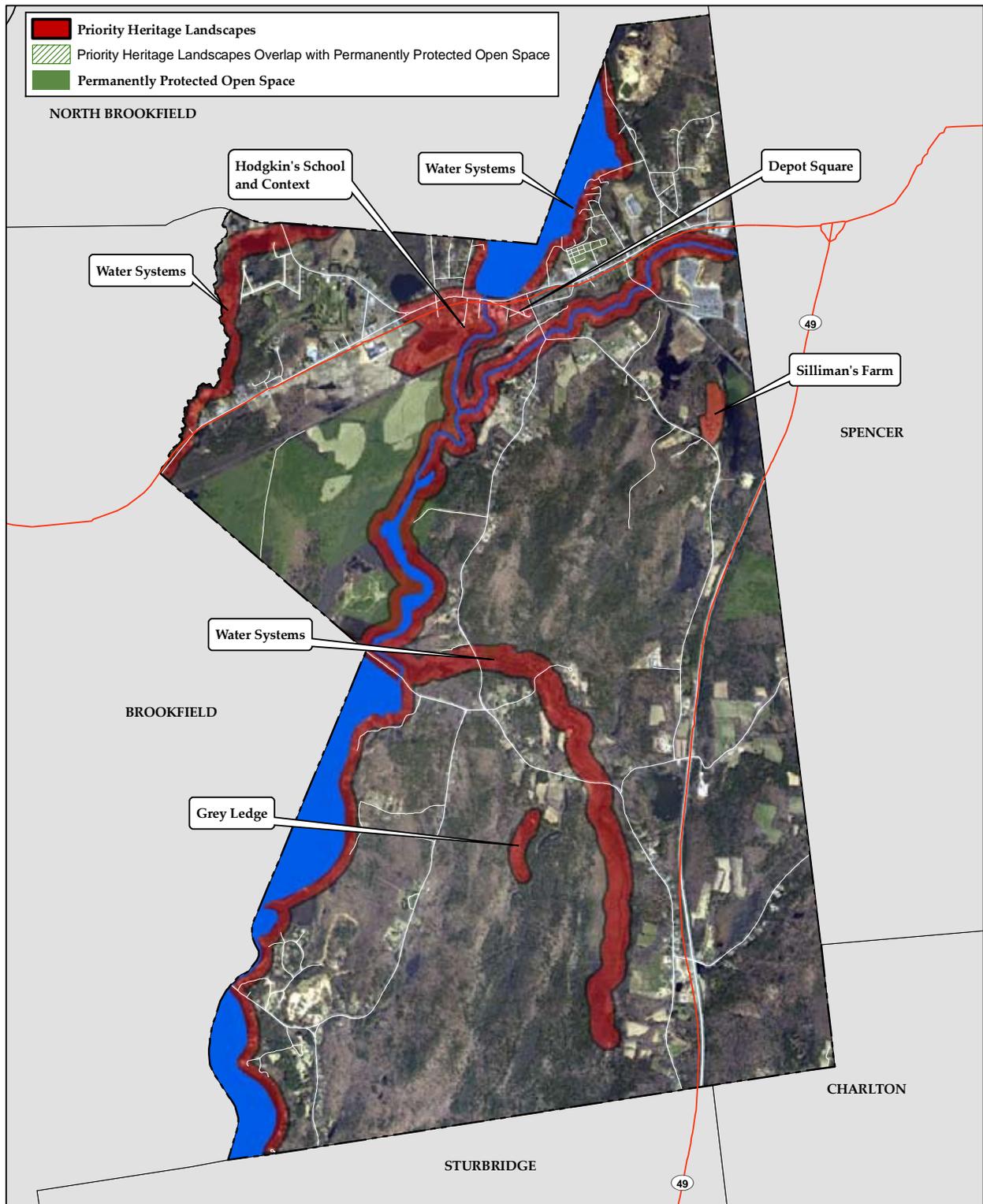
- Wildlife and recreational value
- Archaeological significance

*Issues:*

- Water quality is poor in areas
- Much of the surrounding land is privately owned
- Some archaeological resources have been identified, but have not been further investigated or protected

*Recommendations:*

1. The Planning Board should adopt a Wetlands Protection Bylaw, and carefully review any development applications for potential impacts on the natural and cultural resources around the town's water systems. These resources might include upland wildlife habitats and corridors, and archaeological sites. (see page 30 for more about Wetland Protection Bylaws)
2. The Town should pursue alternative development patterns for these sensitive water systems areas using the Open Space Development Bylaw (see page 29 for more about this bylaw).
3. Encourage Conservation Restrictions for lands surrounding area ponds and rivers (see page 27 for more about CRs).
4. Inventoried archaeological sites along the Quaboag and Quacumquasit Ponds should be permanently protected through the purchase of Preservation Restrictions (see page 29 for more about PRs).



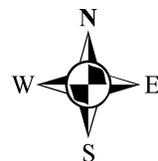
## Priority Heritage Landscapes

*East Brookfield, Massachusetts*

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

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

25 June 2008



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

**For Planning Purposes Only**

---

## **PART II: PLANNING FOR HERITAGE LANDSCAPES**

---

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

### **INVENTORY AND DOCUMENTATION**

#### *1. Massachusetts Historical Commission Records*

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

Current Listings: According to the MHC, East Brookfield's inventory documents ten cultural resources from the mid 1767–1950 including several bridges, two mile markers from the Boston Post Road, a farmstead, a train station, and an 1860s house. Of the heritage landscapes identified by the community as priority resources, the 1893 Boston & Albany train station is listed under MACRIS.

East Brookfield also has eleven documented archaeological sites recorded with MHC. Nine of these are prehistoric and two are historic. These resources reflect the Native American settlement of the region as well as the early industrial development of the modern era.

Recommendations: East Brookfield is noted in MHC's 2006-2010 Statewide Preservation Plan as being one of 11 communities that are in need of updating and expanding their inventory. According to the plan:

Notable regional resources, themes, contexts, and periods that should be covered in community-wide survey updates include better documentation of 18th- and early-19th-century buildings, coverage of late-19th- to mid-20th-century urban neighborhoods (including commercial, industrial, multiple-family residential, and institutional properties), and rural agricultural buildings, farmsteads, and landscapes.

As a starting point, the town should document Depot Square and the Village along Main Street from Lashaway Drive to North Brookfield Road on MHC inventory forms. These areas should include the Keith Block and Hodgkins School. Additionally, an MHC archaeological site form should be completed for the Grey Ledge site and additional information on the use of this area by Native Americans should be collected. 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: Two Old Boston Post Road Mile Markers are listed with the National Register program. The locations are recorded at Main Street in the village and North Brookfield Road just north of Blaine Avenue, and were listed in 1971.

Recommendations: Both the Depot Square and Hodgkin's School Area have significant historic and cultural value. East Brookfield must first document these resources on MHC inventory forms and request that they be evaluated for National Register eligibility, then prepare National Register nominations for this village area. The town should also consider forming a Local Historic District Study Committee to explore the feasibility of establishing the village as a local historic district.

### *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 town's 60-plus recognized heritage landscapes is included as Appendix A of this report and provides a sound resource list for future documentation activities and potential funding opportunities. East Brookfield's meeting was held on March 3, 2008 with 14 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: East Brookfield completed an Open Space and Recreation Plan (OSRP) in March of 2006. The OSRP was written as both a stand alone document and to serve as the Natural Resource and Open Space chapters of the 2008 Master Plan. The text of these documents provides a valuable source of information for landscape character, significant natural and scenic resources, and a conservation and recreation lands inventory. Thirty-three locations in town were identified by the Planning Committees as being unique and/or scenic. Eight of these were described in Part I of this report: The Depot, Hodgkins School, Grey Ledge, the Podunk Area, and four water resources.

Many of the recommendations for the Heritage Landscapes described in this report also address the OSRP/Master Plan's community goals. These include:

- updating zoning, to maintain the rural character of the town, create a vibrant town center
- protecting and improving the quality of the town's ponds, rivers and wetlands
- investigating the adoption of the Community Preservation Act in town

The Master Plan also contains in-depth analysis of the resources critical to the community and it's future and identifies potential issues and threats. The document ultimately provides a guide

for development activities in East Brookfield that can support its future vision and preserve its historic character and fabric.

Recommendations: A Feasibility Study/Master Plan should be developed for the Depot Square area that explores the ways the community can help support the reuse of these buildings and use the open spaces as a means to reestablish the pedestrian friendly village center.

## *2. Zoning Bylaws and Ordinances*

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

Current Zoning: East Brookfield's Zoning Bylaws were first enacted in 1974. It was last revised in 1995. The town's ZBA does require Design Review, but according to the 2008 Master Plan the town's bylaws require major updating to meet its goals.

### Additional Planning and Zoning Tools and Techniques for East Brookfield's Landscapes:

#### **Adaptive Reuse Overlay District**

An Adaptive Reuse Overlay District is superimposed on one or more established zoning districts in order to permit incentive-based reuse 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. This program may be appropriate for the Silliman, Perry, Rio, Thomas and Allen Farms in East Brookfield. 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.

### **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. Permanent protection for archaeological sites in the Grey Ledge area could be facilitated through the designation of an Archaeological Protection Overlay District. 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. CRs could be used for the protection of the Podunk Marsh at Silliman's Farm, Grey Ledge and the land bordering ponds and rivers throughout East Brookfield. 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.

### **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. East Brookfield should review the Chapter 61 land in town and develop a policy for determining priorities for acquisition if land becomes available. 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. The Town should also maintain a good working relationship with the Opacum Land Trust as they may be able to offer some guidance with these preparations. 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.

### **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.

### **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.

### **Open Space Zoning**

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

### **Preservation Restrictions**

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

### **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*

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.

The Town of East Brookfield currently hosts and updates a web site (<http://www.eastbrookfieldma.us/>) which provides information on town-related news and upcoming events. This report should be posted on the town website to increase its visibility.

### *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 Quinebaug-Shetucket Heritage Corridor, and the Central Massachusetts Regional Planning Commission.

### *Funding Opportunities*

Funding rarely comes from a single source, more often depending on collaborative underwriting by private, municipal, and regional sources. Each town also has a variety of funding sources that are locally-based and sometimes site-specific. The Quinebaug-Shetucket Heritage Corridor facilitates *The Last Green Valley Grant Program*, awarding \$500-\$5,000 for projects that “conserve, celebrate, interpret, or enhance The Last Green Valley’s significant natural, historic, cultural, and scenic resources ([http://www.thelastgreenvalley.org/grants\\_program.htm](http://www.thelastgreenvalley.org/grants_program.htm)).”

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

---

## CONCLUSION

---

The Heritage Landscape Reconnaissance Report for East Brookfield provides an initial preservation-planning document that identifies priority heritage landscapes and discusses strategies for their long-term protection. East Brookfield contains a rich diversity of heritage landscape types ranging from the natural water systems to the 19th century Depot Village to Native American archaeological sites. These landscapes reflect the strong history and character of the community and are tangible pieces of the East Brookfield story.

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

Many in East Brookfield are already moving forward with a variety of initiatives and projects that advance the celebration and preservation of its heritage landscapes. The Master Plan Committee has outlined an ambitious action plan to maintain the town's rural character and protect its natural resources. Other organizations such as the Lake Lashaway and Quaboag and Quacumquasit Lake Associations, are leading efforts to clean up and protect the large waterbodies in town. There have also been successful partnerships with regional and State agencies including the CMRPC and Opacum Land Trust.

Distribution of this Reconnaissance Report to various municipal boards and commissions involved in making land use decisions will assist East Brookfield with an overall strategy for the preservation of its community's character. The breadth of action steps outlined in this document will require a cooperative effort and a variety of local groups to take the lead on implementation. Included in the recommendations are several suggested actions items that were initially identified in the Open Space and Recreation Plan, such as developing a trail along the railroad right-of-way. It is also recommended that the Community Preservation Act be adopted as well as Demolition Delay, a Scenic Roads Bylaw, and a Chapter 61 Policy. The town should also work with local land conservation organizations for assistance with Conservation and Preservation Restrictions for key landscapes including the Grey Ledge and significant archaeological and natural sites bordering East Brookfield's waterbodies.

Public outreach that educates the local population regarding the community's heritage landscape resources is also an important tool for increasing awareness and support for their protection. This

report provides an important first step for East Brookfield's preservation planning program and can provide the foundation for future historic preservation, conservation and recreation planning activities. The commitment of the citizens of East Brookfield to their heritage is apparent in the historic landscape character and fabric that makes the town the vibrant and beautiful place it is.

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

- 1. Adopt the Community Preservation Act**
- 2. Adopt a Wetlands Protection Bylaw**
- 3. Expand and update the town's MHC records, including Depot Square and the Village along Main Street.**

## APPENDIX A: EAST BROOKFIELD HERITAGE LANDSCAPES

Landscape Name	Landscape Notes
<b>Agricultural</b>	
<i>Silliman's Farm</i>	Typical example of remaining historic family farmsteads in town. Also identified as a residential landscape
<i>The Flats</i>	
<i>Grimes's Farm</i>	
<i>Johnson's Farm</i>	
<i>Wheelock Farm</i>	
<i>Steadman's Farm</i>	
<b>Archaeological</b>	
<i>Grey Ledge</i>	Site of Native American lore, also identified as burial and natural landscape
<i>Devil's Kitchen</i>	Also identified as a natural landscape
<i>Old Indian Village</i>	on south end of Quaboag Pond
<i>High Rocks</i>	Also identified as a natural landscape
<i>Grist Mill on Great Brook</i>	Great Brook also identified as a natural landscape
<i>Foundations</i>	on West Sturbridge Road
<i>Barn Foundation and Horse Trough</i>	
<i>Site of Plimpton Place</i>	
<b>Burial</b>	
<i>Draper Road Cemetery</i>	also a Native American burial site off of Draper Rd
<i>Single grave</i>	on McKeon Property
<i>Adam's Cemetery / Podunk Cemetery</i>	
<i>Evergreen Cemetery</i>	
<b>Civic</b>	
<i>Depot Square</i>	includes small memorial park, post office and old civic buildings, also a transportation landscape
<i>Redman's Hall</i>	
<i>Podunk School House</i>	Also identified as an institutional landscape

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

<i>Hodgkin's School</i>	Built 1883, closed early 21st century. Also identified as an institutional landscape
<i>Podunk Chapel</i>	
<i>The Keith Block</i>	on Depot Square, formerly Municipal Offices
<i>Old Fire Station</i>	on School Street across from Hodgkin's School
<i>The Common</i>	
<b>Industrial</b>	
<i>Shoe Factory – Brookfield Athletic (Old Hat Factory) and Dam</i>	
<i>Granite posts</i>	from former bicycle factory
<i>Richardson Sawmill</i>	on Podunk Road
<i>The Ice House Site</i>	off of West Sturbridge Road
<b>Institutional</b>	
<i>Baptist Church</i>	1868, near Hodgkin's School
<i>Old School House</i>	now Jim Rio's House
<i>Old Stage Coach Inn</i>	AKA Henshaw Tavern, now Pete Rio's House
<b>Military</b>	
<i>NONE IDENTIFIED</i>	
<b>Natural</b>	
<i>Podunk Woods</i>	
<i>Great Swamp</i>	
<i>East Brookfield River</i>	Part of the Quaboag Watershed, AKA 7-Mile River
<i>High Rocks</i>	large rock formation, can be seen from Podunk Rd
<i>Carpenter Rocks / Rock Hill</i>	
<i>Quaboag Watershed</i>	including Quaboag, Lashaway and South Ponds, rivers and streams, also an open space and recreation landscape
<i>Teneriff Hill</i>	

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

<b>Open Space/Recreation</b>	
<i>Connie Mack Field</i>	baseball field behind Hodgkin's School
<i>Pelletier Land</i>	
<b>Residential</b>	
<i>John Bannister's House</i>	on Podunk road across from Flagg Road
<i>Connie Mack's Birth Place</i>	
<i>Persky Homestead &amp; Barn</i>	on West Sturbridge Road
<i>Old House Between Treadwell's &amp; Thomas's</i>	
<i>Treadwell's House</i>	
<i>Brick House</i>	on Main Street
<b>Transportation</b>	
<i>Train Station</i>	Located at Depot Square
<i>Podunk Road</i>	scenic
<i>Lake Road Causeway</i>	
<i>North Brookfield Rail Road Right-of-way</i>	
<i>Two Veteran Memorial Bridges</i>	on Bridge Street
<i>Podunk Pike</i>	
<i>Cart Paths</i>	
<i>Old Boston Post Road</i>	Route 9 to Elm's Hill (toward Brookfield), includes Benjamin Franklin Mile Markers

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](http://www.communitypreservation.org).

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

### **State Funding Assistance**

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

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

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

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

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

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

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

### **Regional and Non-Profit Funding Assistance**

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

Massachusetts by helping communities plan and finance conservation projects.

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

### **Federal Funding Assistance**

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

## APPENDIX C: WORKS CITED

---

*Community Master Plan, East Brookfield, Massachusetts.* East Brookfield Master Plan Committee and the Central Massachusetts Regional Planning Commission. January 2008.

*Department of Housing and Community Development Community Profiles.*  
<http://www.state.ma.us/dhcd>

*East Brookfield, Massachusetts 2006 Open Space & Recreation Plan.* East Brookfield Master Plan Committee and the Central Massachusetts Regional Planning Commission. March 2006.

*East Brookfield Railroad Station Inventory Forms.* Filed with the Massachusetts Historical Commission. March 2000.

*Historic USGS Maps.* University of New Hampshire Library Digital Collections Initiative.  
<http://docs.unh.edu/nhtopos/nhtopos.htm>

Marvin, Rev. Abijah P. "The Brookfields," *History of Worcester County, Massachusetts.* CF Jewett and Company, Boston. 1879.

*Massachusetts Cultural Resource Information System (MACRIS).* <http://mhc-macris.net/>

*Massachusetts Historical Commission Reconnaissance Survey Town Report.* <http://www.sec.state.ma.us/mhc/mhchpp/TownSurveyRpts.htm>, 1982-1984.

Roy, Louis E., MD. *History of East Brookfield, Massachusetts 1686-1970.* Heffernan Press 1970.

Wood, Frederic J. *The Turnpikes of New England and Evolution of the Same through England, Virginia, and Maryland.* Marshall Jones Company, Boston. 1819.