



# ORANGE RECONNAISSANCE REPORT

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## UPPER QUABOAG WATERSHED AND NORTH QUABBIN REGION LANDSCAPE INVENTORY

### MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM



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

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## PROJECT TEAM

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### 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

### Local Project Coordinator

Alec MacLeod, *Conservation Commission*

### Local Heritage Landscape Participants

Bob Andrews, *Board of Selectmen*

Pat Andrews, *Orange Revitalization Partnership*

Pat Smith, *Planning Board*

Rick Kwiatkowski, *Town Administrator*

Rick Wilkie, *Conservation Commission*

Leigh Youngblood, *Mount Grace Land Conservation Trust*

Joe Zorzin, *Resident*

## Spring 2008

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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

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<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>
North Orange	
Tully Village	
Hunt Farm	
Orange Municipal Airport	
Chestnut Hill	
Downtown Industrial Areas along the Millers River	
Scenic Roads	
<b>Orange Priority Heritage Landscape Map .....</b>	<b>28</b>
<b>PART II: Planning for Heritage Landscapes</b>	
<b>Inventory and Documentation .....</b>	<b>29</b>
<b>Planning and Zoning Tools and Techniques .....</b>	<b>30</b>
<b>Implementation Strategies .....</b>	<b>35</b>
<b>Conclusion .....</b>	<b>37</b>
 <b>Appendix A: Heritage Landscapes Identified by Community .....</b>	 <b>39</b>
<b>Appendix B: Preservation and Planning Tools .....</b>	<b>43</b>
<b>Appendix C: Works Cited .....</b>	<b>61</b>

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## INTRODUCTION

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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

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### LOCAL HISTORY

Orange's landscape can be described as rolling hills, bands of plain, forests and farmland, streams, ponds and wetlands. The Millers River winds east to west through town and Tully Mountain can be viewed from many places throughout. Similar to the surrounding communities, the Nipmuck Indians once inhabited this land. There are no documented Native American settlements in Orange, though Beatrice M. Miner's *History of Orange* notes that there was an encampment on Fall Hill in the mid 18th century. Her history also notes groups from Canada using trails through the area, and there were likely other seasonal groups of hunters and fishermen employing the area's resources.

Early habitation of Orange by colonists began in the 1730s, though significant settlement did not occur for another twenty years. The first village was agriculturally based, in the hills of North Orange. A Meeting House was built in 1781 along what is now Main Street (it remains on this site as a church) and the town was incorporated in 1810. A stage coach road was established through this part of town in the late 18th century transporting business, post and travelers between Boston and Northfield. By the turn of the 19th century, the Fifth Massachusetts Turnpike was authorized and North Orange was a regular stop on the route containing a toll gate and four hospitable taverns.

In the early 19th century, Orange resident Calvin Mayo dug a ditch from the Tully River to harness water power and attract businesses to the area now known as Tully. By 1831 a blacksmith had begun his enterprise, using a trip hammer run on power from Mayo's canal. This shop was followed by a foundry, distillery and fulling mill; unfortunately all had burned down by the end of the 19th century.



*Universalist Church in North Orange, 1905, image from Images of America: Athol, Massachusetts*

The Fitchburg Railroad came to town alongside the Millers River in 1848. With better access to Boston and Brattleboro, manufacturing developed near the rail using the Millers River for water power. With the growth of furniture and other woodenware manufacturers and the start up of the sewing machine industry, the town's population grew by nearly a third in the second half of the



*Drawing of the New Home Sewing Machine Company manufacturing complex from an old advertisement, found in Orange Illustrated, A 1904 Pictorial of a Massachusetts Town*

19th century. A box business and furniture company also operated in Tully during this time. Commercial, civic and residential development surrounded the new industry and the focus of town moved toward what is now recognized as Orange's downtown area.

In 1904 an electric trolley line ran along Main Street in Orange center east into Athol. Tourists were more easily transported from the surrounding cities and, as a result, recreational cottages emerged around

Lake Mattawa, Tully and Packard Ponds. The trolley line was abandoned around 1925, as the automobile became a more popular mode of transportation. The Orange Airport was developed by a private corporation in 1929, with the town taking over ownership in 1942. Also during the first half of the century, state and U.S. highways were designated, creating regional auto connections along with the beginnings of commercial sprawl along Route 2 and around the airport.

Today, Orange still enjoys many of its historic landscapes, though they are threatened by growth, abandonment and deterioration. Many industrial and commercial buildings downtown are vacant, though the town is working on initiatives to help revitalize the area. New parks are being developed and the old Tapioca Building is being renovated to house a number of small businesses as the Orange Innovation Center. The Hunt Farm is still actively working land throughout town, and the Farm School is an international fixture in the northern part of Orange. The downtown area retains many historic buildings, as does North Orange. Many citizens in Orange continue to advocate for its heritage and are making great strides to keep its history alive.



## PRIORITY HERITAGE LANDSCAPES

Orange 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 Orange'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.

### NORTH ORANGE

North Orange was the first settlement in town and retains many of its historic buildings, features and landscapes. Originally a major agricultural area, many old farmsteads remain as well as stunning views and several acres of still open fields. A significant portion of open farmland remains along Creamery Hill Road and Main Street within the village. The area has retained its historic charm and agrarian character and was identified in the 2005 Master Plan, along with Tully Village, as a "historically significant landscape".

The Congregational Universalist Church, the first church in town, was built as a meeting house in 1782 and remains standing majestically at the corner of Creamery Hill Road. Next to the historic church is the original town common, which was also the site of the North Orange Schoolhouse. Improvements were made to the common in 1876 that included grading, curbs, fencing and trees, creating Goddard Park. The North Orange Cemetery, the Moore Leland Library and the historic Mayo and Perry Houses also remain and continue to contribute to the character of the village landscape. The 5th Turnpike ran through area in the 19th century with a toll house located at the intersection of Wheeler Ave and Main Street.



*The historic Perry House predates the 1781 Meetinghouse and held early parish and town meetings in the community. Today it is a private residence*



*Barn and 1781 Meetinghouse in North Orange*

There are several parcels of permanently protected land in North Orange including a large parcel under a Conservation Restriction, (held by the Mount Grace Land Conservation Trust) that extends north from Main Street and encircles Whites Pond. An additional protected parcel is owned by the Orange Conservation Commission and extends south across from the Church. Adjacent to this on the west is an historic farmstead that was once the North Orange Hotel. Renamed the “Overview” in 1895, it became a private residence and farm in the early twentieth century. The owner has temporarily protected the farmland by placing the property in the Chapter 61 program.

*Opportunities:*

- The historic agricultural character of North Orange has remained intact
- A significant amount of land in North Orange has already been permanently protected by the Commonwealth and through the use of Conservation and Agricultural Preservation Restrictions
- The North Orange village center retains its historic character and heritage landscape integrity
- Paperwork to create a North Orange Historic District has been nearly ready for submission for several years.

*Issues:*

- The most significant threat to this area is residential development.

*Recommendations:*

1. The Orange Historical Commission should complete the application for listing North Orange a National Register Historic District.
2. Establish a Local Historic District Study Committee to explore the possibility of establishing North Orange as a Local Historic District (see page 34 for more information on Local Historic Districts)
3. The Planning Board should consider recommending the adoption of an Agricultural Preservation Overlay Zone in North Orange Center to protect the remaining farmland on Creamery Hill and North Orange Roads (see page 32 for more information on Agricultural Preservation Overlay Zones)
4. The town should develop a Chapter 61 Policy that prioritizes parcels currently in the program. Place a high priority on the parcels in North Orange Center and on the shore of Tully Pond. The Town should enact its right-of-first-refusal to purchase Conservation Restrictions on these parcels if they become available. (see page 33 for more information on Chapter 61)
5. The Planning Board should consider recommending the adoption of Flexible Development Zoning to these village areas to promote better overall site planning, should any land be slated for subdivision (see page 34 for more information on Flexible Development Zoning)

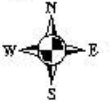


# North Orange & Tully Village

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

0 750 1500 3000 Feet

0 0.125 0.25 0.5 Miles

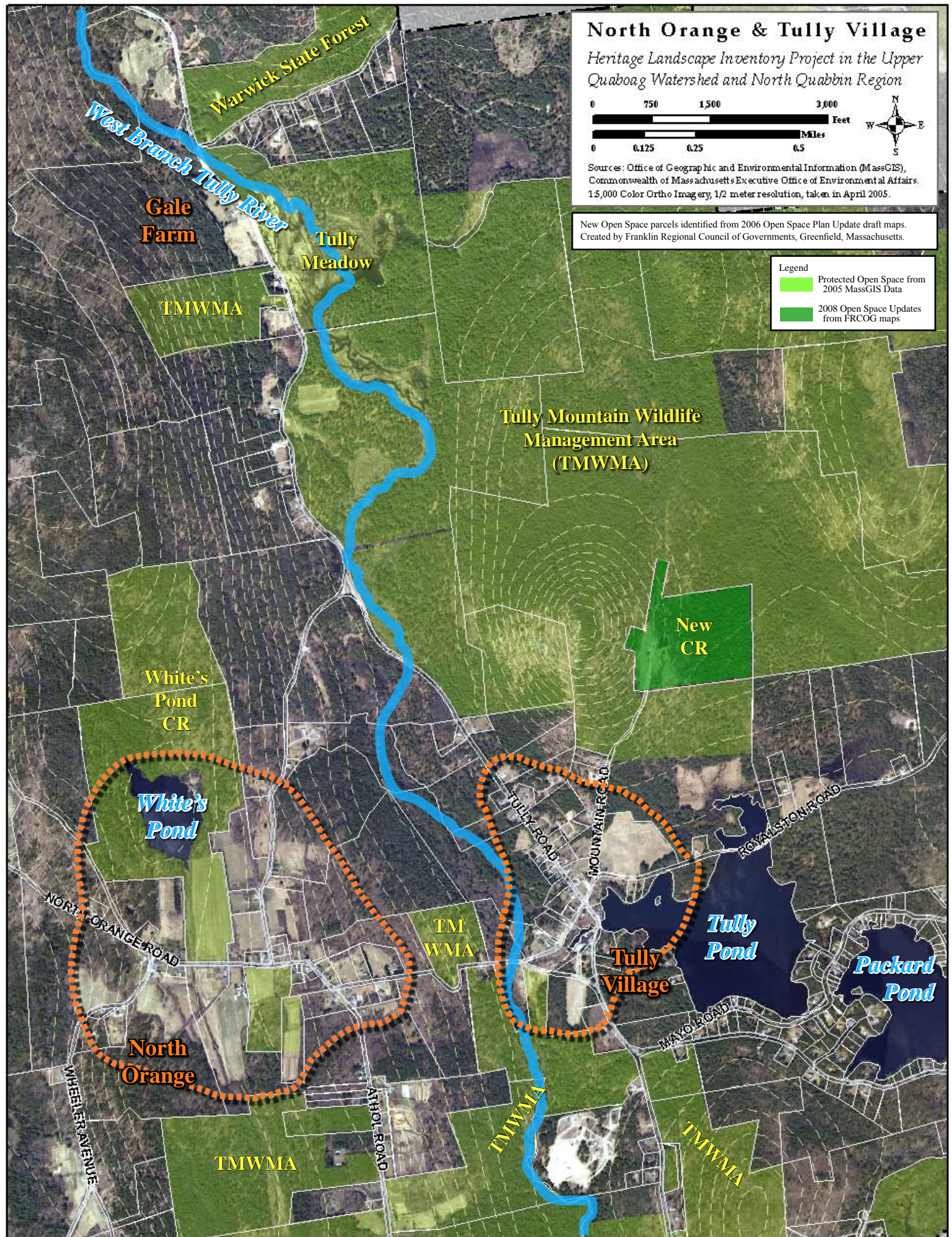


Sources: Office of Geographic and Environmental Information (MassGIS),  
Commonwealth of Massachusetts Executive Office of Environmental Affairs.  
1:5,000 Color Ortho Imagery, 1/2 meter resolution, taken in April 2005.

New Open Space parcels identified from 2006 Open Space Plan Update draft maps.  
Created by Franklin Regional Council of Governments, Greenfield, Massachusetts.

## Legend

- Protected Open Space from 2005 MassGIS Data
- 2008 Open Space Updates from FRCOG maps





## TULLY VILLAGE

Tully Village, previously called “Furnace Village” and “The Plains”, is located at the confluence of Tully Pond and the West Branch of Tully River. The village began to develop due to early mill and manufacturing operations that took advantage of hydropower. The manufacture of furniture in Tully began in 1835 with Jesse C. Worrick & Son, Inc. This business operated until 1959 and the building and associated dam and millpond remain in the triangle of land between Tully and Royalston Roads. Most recently a restaurant, the former mill building contains beautiful stone work. Tully Village retains its character with several historic buildings including the Tully Schoolhouse that was built in 1831 along with several others in Orange.



*Aerial view of Tully Village looking west from Tully Pond.  
Photo from Microsoft VirtualEarth, <http://maps.live.com>*

In recent times, Tully Village and Pond have become more of a recreational and open space area for the community rather than an industrial one. The pond is shallow which makes it good for ice skating and bird watching. Public access is available to the pond at Tully Road and the Royalston Road causeways. None of the land directly surrounding the village and pond has been permanently protected although there is a large, mostly wooded, parcel under Chapter 61 along the eastern shore of the Pond.



*View of Tully Village and Pond,  
from The History of North Orange*

There are significant views of Tully Mountain from the village to the north, much of which has been permanently protected by the MA Department of Fish and Game as the Tully Mountain Wildlife Management Area or under conservation restrictions owned by the Mount Grace Land Conservation Trust. Public access to Tully Mountain is available from Tully Road and there are significant hiking trails throughout this land. Several hundred additional acres are permanently protected south of Tully Village through the Agricultural Preservation Restriction Program and privately held conservation restrictions.

*Opportunities:*

- A significant amount of land in North Tully has already been permanently protected by the Commonwealth and through the use of Conservation and Agricultural Preservation Restrictions

*Issues:*

- The most significant threat to this area is residential development; recently a new development was located just east of Little Tully Mountain in land that used to be a favorite hunting and hiking area
- The industrial/ economic component of Tully Village has been lost and the remaining mill buildings are currently underutilized.

*Recommendations:*

1. The Planning Board should consider recommending the adoption of Flexible Development Zoning to the village areas to promote better overall site planning, should any land be slated for subdivision (see page 34 for more information on Flexible Development Zoning)
2. Form a public/private partnership with the owner of the Tully Village mill building and site to explore the options for the adaptive reuse of the property. Potential funding could come through the adoption of the Community Preservation Act, among other sources.
3. The Conservation Commission and/or Open Space Planning Committee should explore the trail connections between the Tully Mountain WMA trails and those in Chestnut Hill and other areas of town including along the Millers River.
4. The town should develop a Chapter 61 Policy that prioritizes parcels currently in the program. Place a high priority on the parcels in North Orange Center and on the shore of Tully Pond. The Town should enact its right-of-first-refusal to purchase Conservation Restrictions on these parcels if they become available. (see page 33 for more information on Chapter 61)

## THE HUNT FARM



*Cow barn, garage and fields on Route 122. Rented Chapter 61B amusement area in distance.*



*Hunt property on Magoon Road. The family owns property throughout town and in New Salem*

The approximately 350-acre Hunt Farm is one of the most beloved and recognizable heritage landscapes in Orange. Currently owned by George Hunt, the farm was originally purchased by his grandparents in 1879. At that time South Main Street (Route 122) was still a dirt road and the surrounding land area was predominately agricultural or forested. The land retains its scenic and historic agricultural character and is some of the remaining 6% of farmland in the community.

George has operated the farm since the 1950s; in more recent times in collaboration with his son. Collectively they have increased the land holdings from the original farm purchase and added buildings moved from other towns and purchased land in adjacent towns such as New Salem including the Brown Hill Farm on Fay Road. The Hunt family operates the farm as a working dairy with as many as 125 “milkers” and 125 young cattle.

The core of the farm, including the barns and farmhouses, is located on both sides of South Main Street near the intersection with Magoon

Road. The original house and barn were built in 1879. The other barns were built across the street in 1935. The family rents out a red house on the corner of South Main Street and Magoon Road, which George and his wife had moved from Phillipston in the 1950s.

The Hunts also own and manage many acres of fields and forested areas that extend south across the Daniel Shays Highway (Route 202). There is also a small parcel, located on the Daniel Shays Highway, which they lease to an amusement company for use as a miniature golf course and entertainment area. This land is currently listed under the Chapter 61B program for tax abatement purposes.



As well as working the significant land area that they own, the Hunt family has historically leased additional lands for the growing of corn for feed. A large parcel at the south end of the airport was used for this purpose until recently. With the increase recently in oil prices and other issues the family has stopped cultivating all of their own corn and now purchase supplementary feed. The Hunt family also uses their land for other civic purposes such as providing a location for the annual Engine Show and Pop Warner Football. This occurs on an approximately 80-acre parcel that George and his son cleared several years ago.

The Hunt family has been working with the Commonwealth to place the Farm in the Agricultural Preservation Restriction (APR) Program. That process is still ongoing but the family is hopeful that an equitable solution will be forthcoming from the state. Once the land is in APR, the agricultural character of the landscape will be permanently protected and can continue to provide the community with this valuable piece of its heritage.

*Opportunities:*

- The Hunt Farm reflects the agrarian heritage of the community and remains one of the last active dairy farms in Town
- The location of the farm at the boundary with the Town of New Salem and along the Route 2 corridor makes it a gateway landscape that expresses the history and character of the community

*Issues:*

- The Hunt family has been working with the Massachusetts Department of Agricultural Resources, who administers the APR Program, on APR designation for their land.
- The cost of oil is rising and may start to be a significant economic factor in the continued agricultural activities of the Hunt family
- The Hunt Farm is in Zone B- Residential/ Commercial which allows for the development of commercial enterprises such as motels and fast-food restaurants
- Portions of the property were identified on the 2008 Open Space and Recreation mapping as potentially suitable for development
- Not everyone in town supports the farm in its pursuit for conservation



*Homes on the Hunt property include the original 1879 house and barn (white building), and a house moved from Phillipston in the 1950s*

*Recommendations:*

1. The Agricultural Commission should work with both the Hunt family and the Department of Agricultural Resources to determine if there is any way the town could assist the process of getting the farm protected under the APR program.
2. The Planning Board should consider recommending the adoption of an Agricultural Preservation Overlay Zone for this area to protect it from the development of non-compatible uses (see page 32 for more information on Agricultural Preservation Overlay Zones)
3. The owners should consider applying for the Farm Viability Enhancement Program through Massachusetts Department of Agricultural Resources. It could help them to identify and procure funds for future economic concerns regarding farm operation. If the APR designation is still unconfirmed at this time, the program may also be able to help advance this process.



*View through the property along Old South Road*



1. Cow Barn
2. Original House
3. Phillipston House
4. Garage
5. Brown Hill Farm

**Corn  
Field at  
Airport**

**Chapter  
61B  
Parcels**

1. 4.  
2. 3. 4.

5.

## Hunt Farm

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



Sources: Office of Geographic and Environmental Information (MassGIS),  
Commonwealth of Massachusetts Executive Office of Environmental Affairs.  
15,000 Color Ortho Imagery, 1/2 meter resolution, taken in April 2005.

- Legend**
- Protected Open Space
  - Hunt Owned or Farmed Land



## ORANGE MUNICIPAL AIRPORT

The American Legion Post, Kiwanis Club and other local service organizations began an initiative in 1926 to create an airport in Orange. They formed a private corporation that purchased 125 acres and ground was broken for the new facility in 1929 and two runways were constructed at lengths of 2000 and 3000 feet. The Town of Orange took ownership of the airport in 1942 to

take advantage of Federal airport funding. The airport is still town-owned but has increased to 485 acres and the runways have been extended to 5000 feet each.



*Airport's office (above), and view looking toward the hangars from the south side of the property. The weather station is the red flag near the center.*

The Orange Municipal Airport is the largest in Franklin County, and the length of the runways makes Orange the only airport in the region to accommodate larger jets; it services the greater Greenfield, Northampton and Amherst areas. There are several charter businesses located at the airport as well as a regional weather station and what was a World War II training area with historic hangars off of East River Street. Antique planes also come regularly to the airport.

Although a commercial enterprise, the land areas of the Orange Municipal Airport also contain some of the most scenic and naturally significant in town. Panoramic views extend out from the facility in all directions and include Rattlesnake and Soapstone Hills to the

south, Chestnut Hill to the west, Prospect Hill to the east and Temple Hill and Tully Mountain to the north. The grasslands provide important wildlife areas containing endangered species such as the Upland Sandpipers. The airport has adopted a Vegetation Management Plan that keeps the grasses cut for the pilots and allows them to remain important wildlife habitats.

Shingle Swamp Brook, and its associated wetlands, runs along the west end of the airport property and is a beloved fishing area. Other recreational uses of the property include occasional community events held on the East River Street fields, and the use of Old "Shingle Brook Road" for walking,

a bridle path and bird watching. Although not necessarily a public recreational venue, access is available for residents if permission is requested.

The Orange and Randall Pond Industrial Parks are located adjacent to the airport property to the southeast. These are thriving business and industry areas and are looking to expand. There is still some space available at Randall Pond, but this represents most of the remaining industrial park space available in Franklin County. Jump Town, a privately owned parachute operation located within the industrial park at the edge of the airport, is a popular and profitable local business and one of the anchors in the industrial park.

*Opportunities:*

- Apart from use as an airport, this 485 acres provides valuable natural, scenic and recreational value to the community
- The airport property is still town-owned and is a potential economic generator due to its ability to provide access for larger planes
- Historic hangars could be used for interpretive purposes by the Orange Historical Society or like organization.

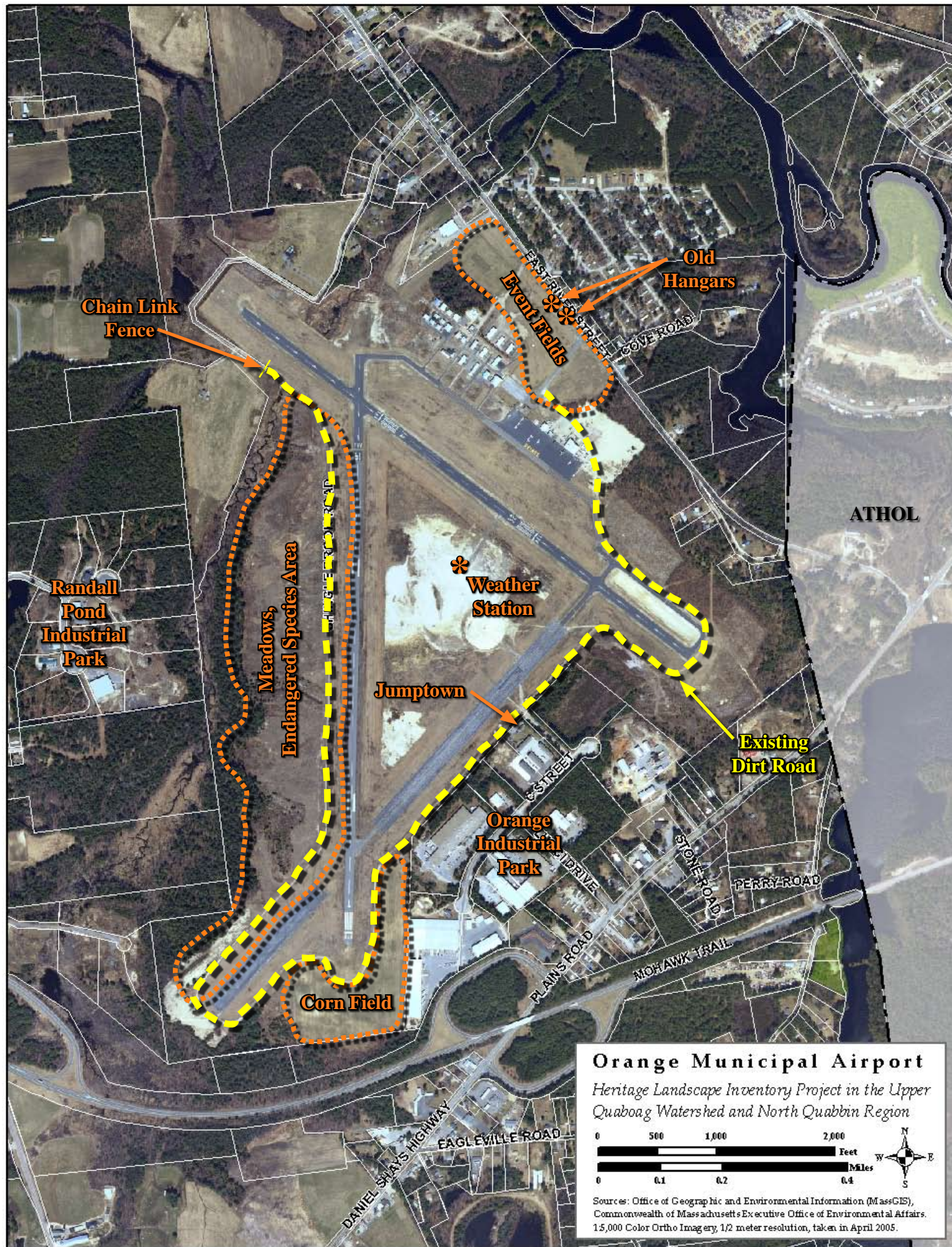


*The Airport contains important grassland and wetland habitats for wildlife*

*Issues:*

- Expansion of industrial and commercial uses into the airport property would have a detrimental effect on the wildlife habitats and scenic value of the land
- Should the airport cease its operations, this is the largest, undeveloped parcel of land in the community and is currently zoned for residential and commercial development







*Recommendations:*

1. The town should prepare a Feasibility Study for the adaptive reuse of the airport in the case of the cessation of airport activities.
2. The Conservation Commission should conduct a Botanical Survey and Rare and Endangered Species Habitat Study on the site to determine the existence and extent of these resources. (Note: The 2005 Master Plan identifies the need to “permanently protect from development all lands that contain unusual plant communities and rare and endangered species habitat, including buffer lands”)
3. The town should develop a Recreational Access and Use Plan for the property so that more residents can take advantage of the natural and scenic resource on the site without causing harm to flora and fauna or interference with airport activities.
4. Document the historic hangars on Massachusetts Historical Commission inventory forms.

## CHESTNUT HILL



*Upper and lower Chestnut Hill Roads remain unpaved and maintain a quiet, rural character.*

One of the largest areas of contiguous forestland in Orange, Chestnut Hill was identified as a Scenic Resource and Unique Environment in the 2008 Open Space and Recreation Plan. As well as forest, the area contains open, agricultural fields, significant wildlife habitats and hiking trails. Extending west from the corner of Lake Mattawa, the area contains steep slopes that are also part of the Millers River watershed. Chestnut Hill Road forks at the base of the hill and the two branches, Upper and Lower Chestnut Hill Roads, remain dirt as they extend into New Salem. These roads run through what was once

open farmland but is now primarily forested land interspersed with historic farmhouses. The late 18th and early 19th century vernacular farmsteads reflect the agricultural heritage of this area of town, and provide an opportunity to revitalize farming activities as well as to interpret the rural, agrarian beauty of this historic landscape. Just east of Lower Chestnut Hill Road is the Black Gum Swamp, a significant natural area within the community.

A majority of the land in the Chestnut Hill area has been permanently protected. The Commonwealth of Massachusetts acquired certain parcels including Orange State Forest and the Orange Wildlife Conservation Easement area. The New England Forestry Foundation, a regional non-profit organization, owns approximately 90 acres off of Chestnut Hill Road near Lake Mattawa. Other land has been permanently protected with Conservation Restrictions through donations by landowners or purchase by the Massachusetts Department of Conservation and Recreation. Conservation Restrictions are currently pending for other parcels in the area.

However, multiple parcels, totaling several hundred acres, are currently unprotected along both Upper Chestnut Hill Road and Lower Chestnut Hill



*Garlic field at Seeds of Solidarity Farm, along Chestnut Hill Road*



*A close-knit community can be found along Chestnut Hill Road. Photo from Microsoft VirtualEarth, <http://maps.live.com>*

Roads. The largest of these, containing approximately 100 acres and including the top of the hill, is currently in the Chapter 61 Program which provides it with only temporary protection. These parcels were identified in the 2005 Master Plan as “potentially developable” and contain no absolute constraints to development. The area is located in the Rural Residential zoning district.

The Chestnut Hill area is increasingly becoming a like-minded, eco-conscious community, looking to grow their own food. Seeds of Solidarity Farm, consisting of approximately 30 acres off of the upper portion of Chestnut Hill Road, operates independently of public utilities (“off-grid”) and provides produce and other products for local consumption. The owners were the founders of the annual Garlic and Arts Festival held annually on the Forster land located at the junction of Chestnut Hill and West Orange Roads.

#### *Opportunities:*

- The Chestnut Hill area contains a variety of heritage landscape types including agricultural, natural and recreational
- The largest, unprotected parcel remaining is under Chapter 61 which will provide the Town with the right-of-first-refusal if the land changes use or ownership

#### *Issues:*

- Considering the zoning, the unprotected parcels are in danger of large-scale residential development
- The two remote sections of Chestnut Hill Road that remain dirt have become dumping areas for trash and debris

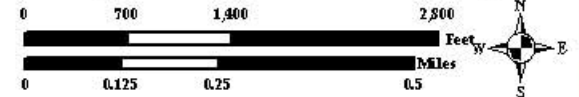
*Recommendations:*

1. The town should work with local conservation organizations, such as the Mount Grace Land Conservation Trust, and DCR to acquire Conservation Restrictions on the remaining unprotected parcels that are in-holdings within the permanently protected land areas. First consideration should be the Chapter 61 parcel that includes the top of the Hill (see page 33 for more information on Conservation Restrictions)
2. The Conservation Commission and/or Open Space Planning Committee should explore linking the existing hiking trail system on Chestnut Hill with other town and regional trails and Orange Center. The UMass Amherst Department of Landscape Architecture and Regional Planning Spring 2008 Orange Greenway plans should be used as a starting point.
3. The core group of farmers on Chestnut Hill should consider a formal collaboration such as becoming a Community Supported Agriculture (CSA) operation.
4. The town should designate Upper and Lower Chestnut Hill road as scenic roads. The town should enforce a “no dumping” policy on its scenic roads.
5. Document any historic homes on Massachusetts Historical Commission inventory forms.



# Chestnut Hill

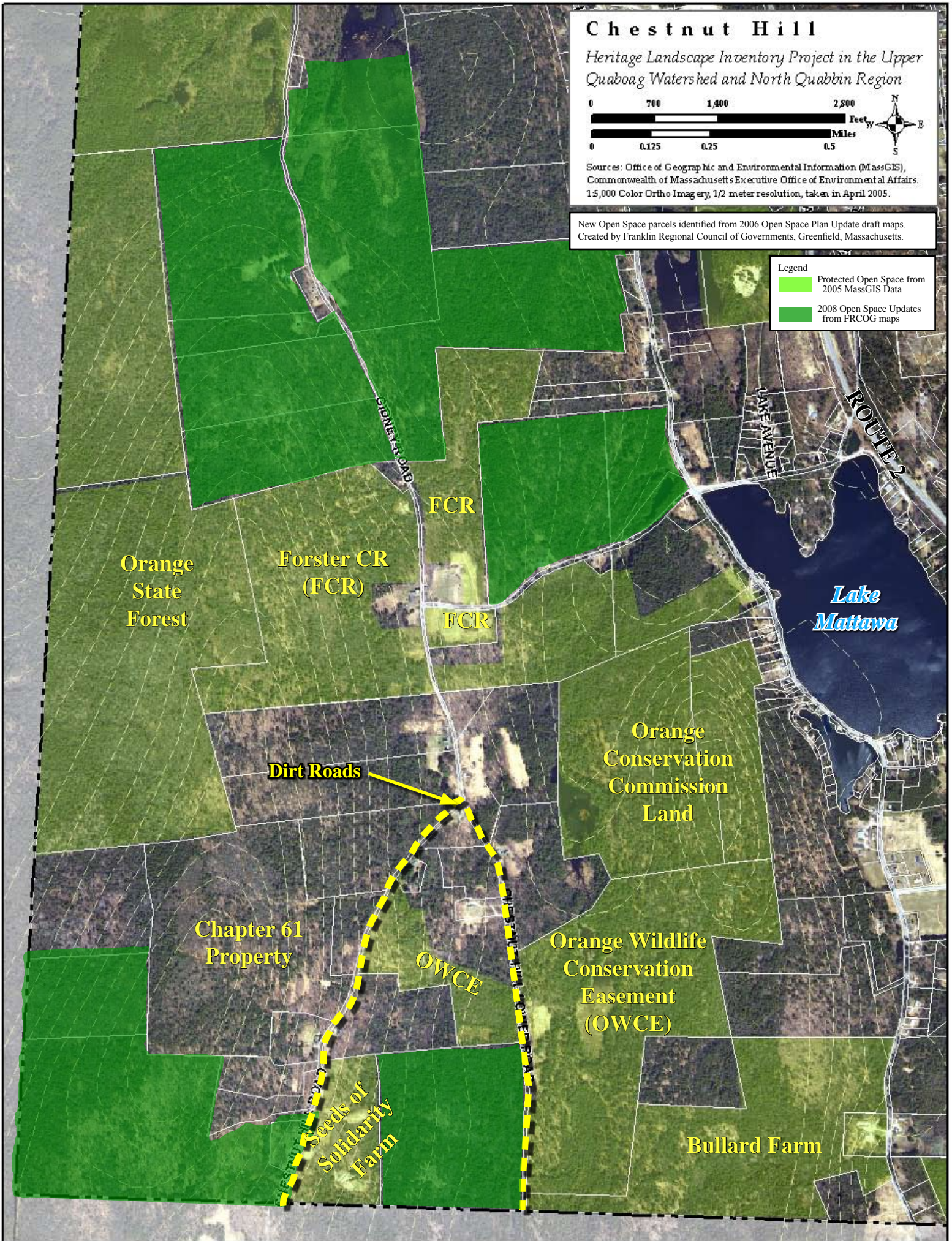
Heritage Landscape Inventory Project in the Upper  
Quaboag Watershed and North Quabbin Region



Sources: Office of Geographic and Environmental Information (MassGIS),  
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New Open Space parcels identified from 2006 Open Space Plan Update draft maps.  
Created by Franklin Regional Council of Governments, Greenfield, Massachusetts.

- Legend
- Protected Open Space from 2005 MassGIS Data
  - 2008 Open Space Updates from FRCOG maps





## DOWNTOWN INDUSTRIAL AREAS ALONG THE MILLERS RIVER

Located on South Main Street, on both sides of the Millers River, are the buildings associated with the former New Home Sewing Machine Company (New Home). Originally the site of a mill that manufactured wooden pails, New Home started their operation in the early 1860s under the name Gold Medal Sewing Machine Company. The name was changed to New Home in 1877 and the

business thrived well into the early 20th century. Built of brick, the architecture and configuration of the buildings is typical of 19th century New England mills.



After the closing of New Home, different businesses and owners occupied the buildings over time. Currently a majority of the buildings are separately owned. The Slencil Company owns several buildings on the north side of the River and remains a thriving pencil manufacturing business. Behind Slencil is the Holbek Group, which designs and manufactures plastic installations for museums. The buildings occupied by these companies are in good condition and retain their architectural integrity and historic character. The dam and powerhouse, located west of South Main Street, generate power for the buildings and are also in good condition. Several buildings on the south side of the River are under-utilized or currently vacant. All of the remaining buildings associated with the former New Home Company are contained in the Orange Center Historic District listed on the National Register of Historic Places in 1989.



*Vacant mill buildings remain along the mill river on East River Street (top). The old Foundry building is owned separately and is also vacant*

significant architectural features and the associated site contains old stone walls and steps and a woodland area. Currently vacant, the building is a single story with approximately 24,000 square feet of space. Behind this building is the railroad bridge that provided a spur from the main rail

West of the former New Home buildings on the south side of the River is a former Foundry building. Constructed in 1883, this building has



line on the north side of the river to the industrial buildings located on the south side. Beyond the bridge is a large vegetated area that extends along the river for approximately 750 feet. This area is a popular spot in town for fishing. The foundry and its associated parcel are located outside of the National Register Historic District boundary.

The Orange Innovation Center/Minute Tapioca Plant is located on West Main Street, just west of the downtown area. Originally the location of a shoe shop, it later became the Minute Tapioca Plant. This building is currently being rehabilitated and leased for office and commercial space. The owners have full occupancy in the spaces that have been rehabbed and have others waiting to take space as it becomes available. This property abuts the Millers River, has access to the railroad bridge behind the foundry, and contains approximately 900 feet of riverfront.



*Old Railroad bridge spans the Millers River between the Orange Innovation Center and old foundry building properties*

#### *Opportunities:*

- The abandoned railroad bridge between the Orange Innovation Center and the former foundry building is a potential pedestrian link
- Adjacent to the former foundry parcel south of the bridge on West River Street is a large open area slated for a new retirement community; they are potential users of riverfront recreational areas
- Orange's recently revised Zoning Bylaws and Commercial Area Revitalization District (CARD) allow for mixed uses, compact development and the adaptive reuse of mill buildings.
- The town is working with the Department of Housing and Community Development's Massachusetts Downtown Initiative program to develop voluntary guidelines for a sign and façade program in the downtown area. The property owners who use the guidelines would be eligible for state funds to assist in the improvement of their buildings.

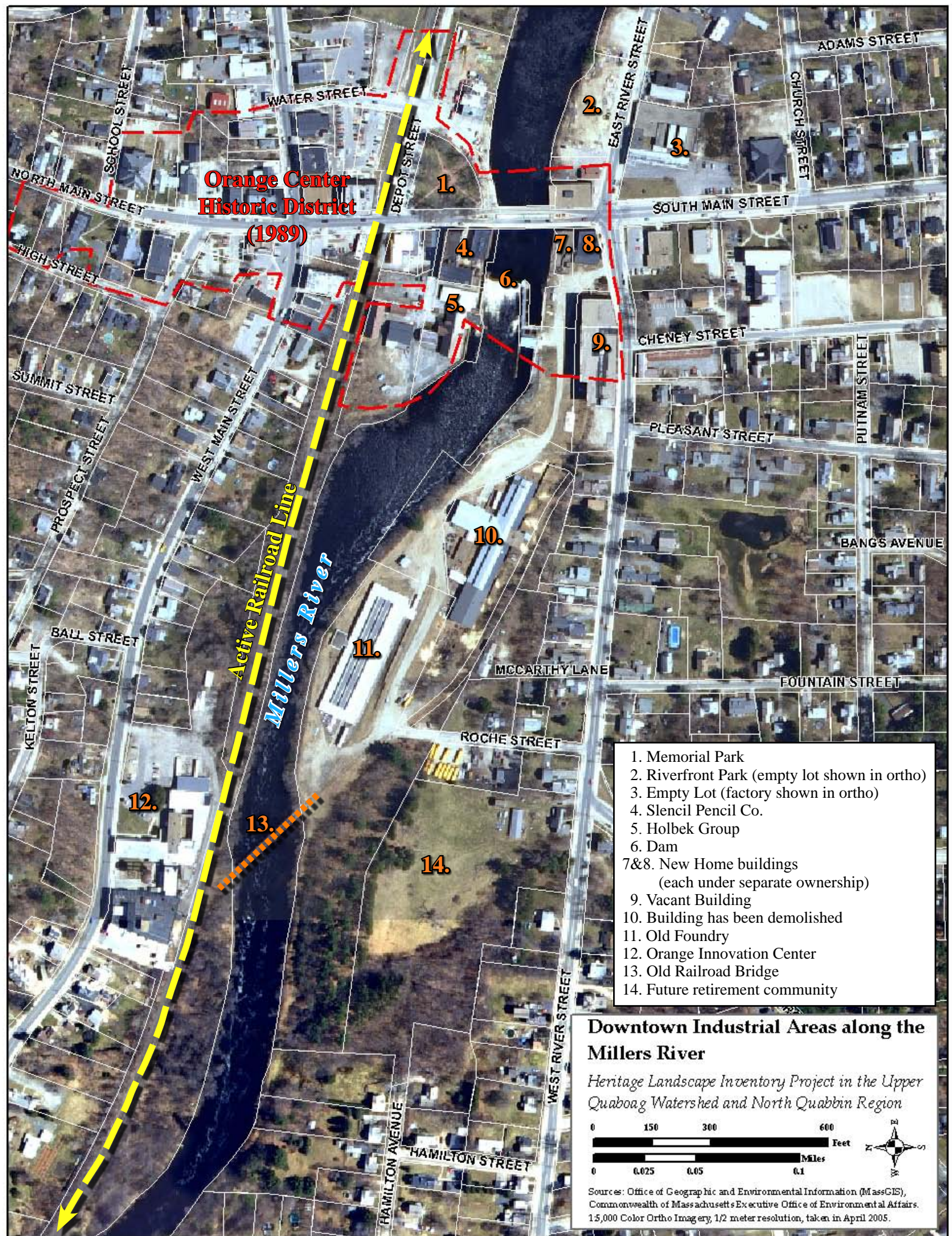
*Issues:*

- Several key, former industrial, buildings are vacant or underutilized. Some have already been demolished within the past few years.
- At the intersection of South Main Street and East River Street there is a now vacant parcel that was once a large factory building; this parcel could potentially be developed in a way that is incompatible with the industrial character of the area

*Recommendations:*

1. The town should prepare a Downtown Revitalization Master Plan (as recommended in the 2005 Master Plan)
2. The town should adopt a Demolition Delay Bylaw that will provide time for the identification of potential alternatives to demolition (see page 34 for more information on Demolition Delay Bylaws)
3. Consider upzoning the former New Home and associated industrial parcels to allow for additional or more intense uses on those parcels.
4. The Historic Commission should extend the National Register Historic District (NRHD) boundary to include the foundry building, and the Planning Board should explore including it as part of the CARD.
5. The owners of those buildings that fall within the National Register District should be made aware of the state and federal investment tax credit programs, and encouraged to participate in the new guidelines being developed for the downtown area.
6. Establish a Neighborhood Architectural Conservation District Commission to explore the possibility of establishing the NRHD as a Neighborhood Architectural Conservation District (see page 34 for more information about these districts)
7. The town should explore the feasibility of the rehabilitation of the railroad bridge as a pedestrian walkway. If it were adopted in town, Community Preservation Funds could be accessed for this project (see page 33 for more information on the Community Preservation Act)







## SCENIC ROADS

Almost 80% of the land in Orange today is forestland or farmland and running through much of it are some very scenic roads. These roads were identified as priority heritage landscapes of importance to the community. The 2005 Master Plan also identified the need to “officially designate local scenic roads” under its Natural Resource and Open Space Goals. The designation of scenic roads in Orange will also help fulfill goals identified in the Land Use and Zoning section of the Master Plan. Goal B discusses the need to “preserve and protect Orange’s rural character, natural resources, outdoor recreational resources and open undeveloped spaces”. Scenic roads are an important part of the preservation strategy for this goal.

Only one road in Orange, Wheeler Avenue, has been officially designated a scenic road in town. Wheeler Avenue contains views to Temple Hill in the north and a number of scenic horse farms. Additional scenic roads that were identified in the local heritage landscape meeting were North Main Street and Tully Road. These roads contain many of the agricultural and forestland qualities that are a critical component of Orange’s rural character and ambience. The town also contains over 23 miles of dirt roads that run through the more remote areas and should also be protected. These include, among others, Fay Road and the Upper and Lower sections of Chestnut Hill Road.

Scenic road designation provides for the protection of landscape elements such as stone walls or street trees that are in the public right-of-way. The Orange Planning Board must hold a public hearing before work starts on maintenance or reconstruction projects that would endanger these resources. Only town-owned roads can be designated as scenic roads in the community.



*Many dirt roads remain throughout town*



*Views along Main Street*

*Opportunities:*

- Orange still contains many dirt roads that have retained their historic character and fabric
- A majority of the land area through which these roads run are forested and remain undeveloped
- Orange's 2008 Open Space and Recreation Plan has identified a list of roads that have scenic value

*Issues:*

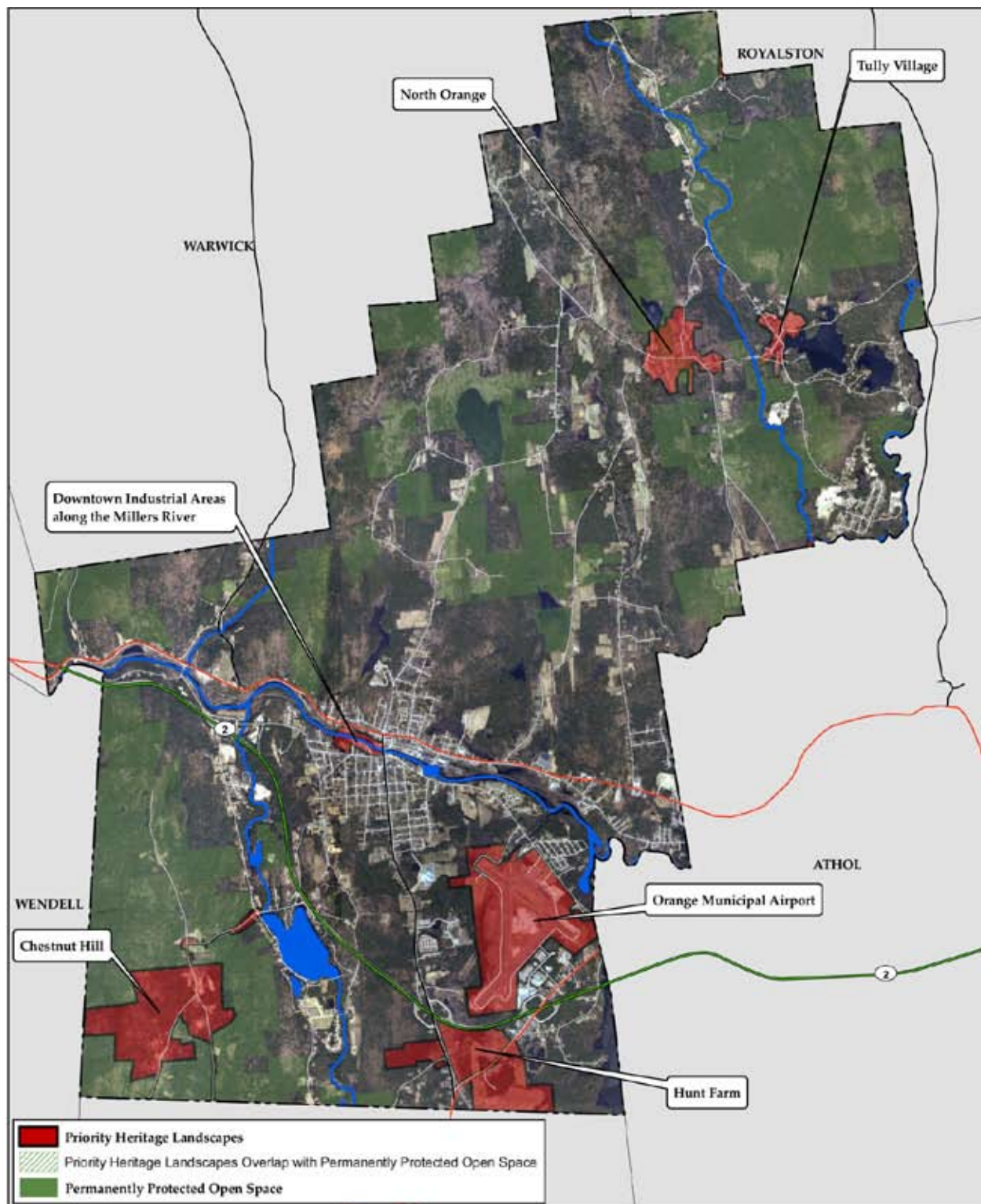
- Only one roadway has been officially designated
- Several remote dirt roadways are being used as dumping areas and have become littered with trash and large debris

*Recommendations:*

1. Prepare a Scenic Roads Inventory for the town that will identify all potential scenic roads and list them by level of threat, condition and priority for designation.
2. The town should develop a "no dumping" policy for scenic roads with an associated fine.



*Swamp along North Main Street*



## Priority Heritage Landscapes

### *Orange, 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**

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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 Orange already has in place, as well as a number of recommended actions for the future. The measures already in place for Orange 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 Orange'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, Orange's inventory documents 454 cultural resources from the late 18th century to the 20th century ranging from individual homes to civic buildings, grist stones and state forests. Of the heritage landscapes identified by the community as priority resources, the villages of North Orange and Tully, and the New Home Sewing Machine Company buildings are listed under MACRIS. Additionally, MHC has documented two historic archaeological sites.

Recommendations: The airport property, structures that are a part of the Hunt Farm, and properties on Chestnut Hill appear to have historic value, and they should be inventoried and documented on MHC inventory forms.

## *2. National and State Register Listing*

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

Current Listings: The Orange Center Historic District was added to the National Register of Historic Places (NR) in 1989. This area includes the Downtown area from the New Home Sewing Machine Co. buildings and dam at the south to North Main Street, just above Grove Street at the north. The Peace Monument at Memorial Park was also listed as an NR site in 1989. The Memorial Park also had a Preservation Restriction placed on it in 1997.

Recommended Listings: North Orange and Tully Village should also be considered for National Register status. It is recommended that Orange seek National Register eligibility for the villages, and pursue designation if determined eligible by MHC.

## *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 list of the town's nearly 70 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. Orange's meeting was held on April 10, 2008 with 6 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:* Orange completed an Open Space and Recreation Plan in 2001, with map updates in 2006 and plan updates in 2008, a Community Development Plan in 2004, and a Master Plan in 2005. A thorough investigation of the town's history, demographics, growth patterns, and current conditions, has enabled these reports to provide an important frame of reference for future land use decisions and the protection of the town's natural, historic and scenic resources.

The bullets below accentuate some outcomes from the above reports. They also emphasize the importance of Orange's Priority Heritage Landscapes to both the past and future of the town.

- Focus on aiding the local agriculture economy and supporting the Massachusetts Agricultural Preservation Restriction (APR) to protect agricultural lands
- Designate scenic roads throughout town
- Promote and protect the historic centers of town, including the Downtown National Historic District and the villages of North Orange and Tully
- Revitalization/converted use of mill buildings, infill mixed use development
- Promote heritage, recreational and eco-tourism within the town
- Lands with steep slopes, rare wildlife, prime farm soils, and water supply protection areas should be a priority for conservation

Recommended Plans: Also discussed in the 2005 Master Plan, (p. 2-23 – 2-24,) a Downtown Revitalization Master Plan could further investigate and inform the planning and reuse of the vacant and underused buildings in the downtown area, including the New Home Sewing Machine Company. Possessing a holistic vision for the future of this area could generate support from individual property owners to fulfill this vision. This report also recommends a Recreational Access and Use Plan and a Feasibility Study for adaptive reuse for the Orange Municipal Airport.

## *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: Orange currently has a by-right Open Space Development Bylaw that was revised in 2006 to require Site Plan Review, rather than a Special Permit. They have also adopted a Commercial Area Revitalization District, allowing for mixed uses, compact development and the adaptive reuse of mill buildings. The town has also adopted a Right-to-Farm bylaw and designated Wheeler Avenue as a scenic road under M.G.L. Chapter 40, Section 15C.



### Additional Planning and Zoning Tools and Techniques for Orange's landscapes:

#### **Agricultural Preservation Restrictions (APR)**

The Agricultural Preservation Restriction (APR) Program is a voluntary program managed by the Massachusetts Department of Agricultural Resources. It is intended to provide a “non-development” alternative to farmers and other owners of “prime” and “state important” agricultural land. When faced with the inability to actively farm and rising tax assessments, this offers the farmer the opportunity to retain the property rather than sell it for development. The State 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. The Hunt Farm is currently seeking this designation, but it would also benefit other remaining agricultural land throughout Orange.

#### **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. Specifically, the Hunt Farm and the village of North Orange could benefit from this type of zone.

#### **Community Preservation Act**

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

#### **Conservation Restrictions (CR)**

A permanent deed restriction between a landowner and a holder - usually a public agency or a private land trust; whereby the grantor agrees to limit the use of his/her property for the purpose of protecting certain conservation values in exchange for tax benefits. EOEEA's Division of

Conservation Services provides assistance to landowners, municipalities, and land trusts regarding conservation restrictions and has produced The Massachusetts Conservation Restriction Handbook as a guide to drafting conservation restrictions. This could be useful to protect any of the Heritage Landscapes outlined in this report, most specifically in continuation of their use to protect open space in the Chestnut Hill area.

### **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. It would be especially useful in the Priority Heritage Landscape areas of North Orange and the New Home Sewing Machine Company, since there are many structures in these areas in private ownership that might be at risk.



### **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. The pressure of residential development is being felt in the North Orange and Tully areas of town. This type of zoning may help to protect what is special about these Heritage Landscapes while allowing growth to continue within the town.

### **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. The North Orange village area should be explored as a potential LHD.

### **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. The Orange Center Historic District should be explored to establish an NCD.

### **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.

## IMPLEMENTATION STRATEGIES

### *Outreach, Education and Interpretation*

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

### *Collaboration*

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

### *Technical Assistance*

Regulations and creative solutions for heritage landscapes are constantly changing and emerging. Public and private agencies offer technical assistance with the many issues to be addressed, including DCR, MHC, the Franklin Regional Council of Governments (FRCOG), the Franklin County Community Development Corporation, and the Orange Revitalization Partnership.

### *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.

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

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## CONCLUSION

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The Heritage Landscape Reconnaissance Report for Orange provides an initial preservation-planning document that identifies priority heritage landscapes and discusses strategies for their long-term protection. Orange contains a rich diversity of heritage landscape types ranging from the natural and scenic Millers River corridor to the industrial landscape of the downtown district, the agricultural landscapes of North Orange and the Hunt Farm and the unique Orange Municipal Airport. These landscapes, as well as the North Orange and Tully Villages, reflect the strong history and character of the community and are tangible pieces of the Orange 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 MHC additional inventory forms and survey work. The information provided and further research will allow for better consensus building and the support of the broader community in order to successfully implement the recommendations for these landscapes. Ultimately, preservation and protection implementation requires a collaboration of local boards and commissions, regional and state agencies and non-profit entities.

Many in Orange are already moving forward with a variety of initiatives and projects that advance the celebration and preservation of its heritage landscapes. Students from the University of Massachusetts Department of Landscape Architecture and Regional Planning recently completed a Greenway Planning Study for the community that incorporated many of the heritage landscape types identified as important in town.

There have also been successful partnerships with regional and state agencies including the Franklin Regional Council of Governments, which helped the community complete a Master Plan in 2005, an Open Space and Recreation Plan in 2006 and the Mohawk Trail East Scenic Byway Corridor Management Plan which incorporates parts of Routes 2 and 2A. The Mount Grace Land Trust and North Quabbin Regional Landscape Partnership have also been partners with the Town of Orange in many conservation and land preservation efforts.

Distribution of this Reconnaissance Report to various municipal boards and commissions involved in making land use decisions will assist Orange 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 Master Plan, such as the creation of a Downtown Revitalization Master Plan. The town should also work with local land conservation organizations for assistance with Conservation and Agricultural Preservation Restrictions for key landscapes including the Hunt Farm, North Orange and Chestnut Hill.

It is also recommended that a Scenic Roads Bylaw and a Chapter 61 Policy be adopted by the town as well as the Community Preservation Act and a Demolition Delay Bylaw. A Demolition Delay Bylaw was voted down in 2003 and it has been suggested that there may not be a lot of support in Orange for the Community Preservation Act. Now may be a good time to begin a community-wide educational campaign to explain how these tools can help to protect Orange's heritage landscapes. A Demolition Delay Bylaw would provide the town with time to consider other alternatives to the demolition of historic buildings, while the CPA could be a great source of funding for preservation, conservation, recreation and affordable housing projects in town. The [\*CPA Coalition\*](#) holds a number of regional conferences across the state each year; the town should contact the Coalition to see if one of these workshops could be held in, or near, Orange. The [\*North Quabbin Regional Landscape Partnership\*](#) is also working to assist towns with adopting the CPA.

Public outreach that educates the local population regarding the community's heritage landscape resources is an important tool for increasing awareness and support for their protection. This report provides an important first step for Orange's preservation planning program and can provide the foundation for future historic preservation, conservation and recreation planning activities. The commitment of the citizens of Orange to their heritage is apparent in the historic landscape character and fabric that makes Orange the vibrant and beautiful place it is.

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

1. Create Agricultural Preservation Overlay Zones for North Orange and the Hunt Farm area.
2. Create a Neighborhood Architectural Conservation District for the Orange Center Historic District
3. Adopt a Flexible Development Bylaw

## APPENDIX: ORANGE HERITAGE LANDSCAPES

Landscape Name

Landscape Notes

<b>Agricultural</b>	
<i>Hunt Farm</i>	active crop and dairy farm; visible from Routes 2, 122, 202; parcel expanding commercial area on Route 202; owner looking for APR
<i>Chestnut Hill Agricultural Area</i>	residents currently restoring fields to grow their own food, also a recognized residential landscape and natural landscape (black gum trees)
<i>Gale Farm</i>	on Tully Road; currently working with MGLTC to preserve
<i>Moore's Farm</i>	North Main Street, Mass Wildlife holds CR; the farm road used to link Warwick, Orange, and Athol
<b>Archaeological</b>	
<i>Quartz Mine</i>	on Walnut Hill
<i>Sentinel Elm</i>	marker on Sentinel Elm Road in North Orange
<i>Stone Walls</i>	important issue throughout town
<i>Walnut Hill</i>	"Indian Rock" on Robicheaux Property
<i>Soapstone Mine</i>	west side of Tully Mountain; on conservation land but the mine is not particularly protected
<i>Scouts Tower</i>	Fall Hill, early 20th century
<b>Burial</b>	
<i>North Orange Cemetery</i>	in North Orange
<i>Holtshire Cemetery</i>	on Holtshire Road
<i>Jones' Cemetery</i>	Ward Road/Jones Cemetery Road
<i>Family Cemeteries</i>	scattered throughout town

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



<b>Civic</b>	
<i>North Orange Center</i>	original town settlement, also recognized as a residential landscape (including "the Overview"), an agricultural landscape (including Wheeler Ave, Tully road, Athol Road, Main Street, Creamery Hill), and an archaeological landscape (cellar holes and hitching posts)
<i>Town Hall</i>	North Main Street
<i>Old Blacksmith Shop</i>	East River Street; for sale by private owner
<i>Tully Schoolhouse</i>	Warwick/Royalston Road; now behind a residence
<i>Peace Statue</i>	Memorial Park (Common in downtown area)
<i>Wheeler Memorial Library</i>	one of oldest in state?
<i>Goddard Park</i>	North Orange common; holds time capsule
<i>Moore Leland Library</i>	in North Orange
<i>Town Pound</i>	on East and Wheeler
<i>Putnam Hall</i>	was an Opera House and an Odd Fellows Hall; one of the first priorities for downtown revitalization efforts in town
<b>Industrial</b>	
<i>New Homes Sewing Machines</i>	West River Street
<i>Slencil Company</i>	Part of New Homes Complex; South Main St pencil manufacturer
<i>Grout Building</i>	also known as Pete's Tire Barn; one of the first auto assembly lines in country - now a tire barn; East Main and Jones Streets
<i>Tapioca Building</i>	being renovated for the Orange Innovation Center
<i>Rodney Hunt Manufacturing Co.</i>	water gates, etc; since 19th Century

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

<b>Institutional</b>	
<i>Butterfield School</i>	Elementary school on South Main Street; used to be high sch.
<i>Unitarian Universalist Church</i>	North Main Street
<i>Congregational Church</i>	South Main Street
<i>Methodist Church</i>	South Main Street
<i>Lutheran Church</i>	
<i>Congregationalist Universalist Church</i>	in North Orange, first church in town
<i>Mission Common Church</i>	Pleasant Street
<i>St. Mary's Catholic Church</i>	Congress Street
<b>Military</b>	
<i>Orange Armory</i>	
<i>DAR building site</i>	existed on lot behind Town Hall
<b>Natural</b>	
<i>Millers River</i>	
<i>Tully Pond</i>	borders Tully Village
<i>Orange Municipal Airport</i>	important grasslands surround the runways, also a recognized military landscape (training ground during WWII) and open space/recreation landscape (sports fields along East River Street)
<i>Tully River</i>	
<i>Temple Hill</i>	forested area; number of private owners
<i>Packard Pond</i>	located south of Tully Pond
<i>West Brook</i>	off Ward Road; dam site
<i>Swift River</i>	
<i>Lake Rohunta/Eagleville Pond</i>	approximately 250 acres extending from a dam in southeast Orange; used for recreation and for fishing; waterbody and adjacent forests is minimally developed and provides remarkable habitat, including the world-record snapping turtle (76.5 lbs) and bald eagles

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

<b>Open Space/Recreation</b>	
<i>Butterfield Park</i>	Civil War canon platform exists (the canon was melted during WWII to make shells)
<i>Chestnut Hill and Tully Trails</i>	residents would like to pursue a connection btw the two
<i>Riverfront Park/Millers River</i>	
<i>Flagg Road</i>	private land on Temple Hill, town owned roads going through; road used for hiking, hunting, snowmobiling
<i>Bicentennial Park</i>	Holtshire Road
<b>Residential</b>	
<i>Tully Village</i>	important village to townspeople, also early industrial area of town, and open space and recreation landscape
<i>Anderson Manor</i>	
<i>Historical Society</i>	
<i>High Street</i>	
<i>Rodney Hunt House</i>	corner of Prospect & High Street
<b>Transportation</b>	
<i>Scenic Roads</i>	Wheeler Ave is only road in town currently designated as scenic. North Main, Tully Road suggested for designation. Currently 23 miles of dirt roads in town, many lined with old stone walls.
<i>Railroad Bridge</i>	at Foundry Street; potential biking/walking path

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**

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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.



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## APPENDIX C: WORKS CITED

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