



WARREN RECONNAISSANCE REPORT

UPPER QUABOAG WATERSHED AND NORTH QUABBIN REGION LANDSCAPE INVENTORY

MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM



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

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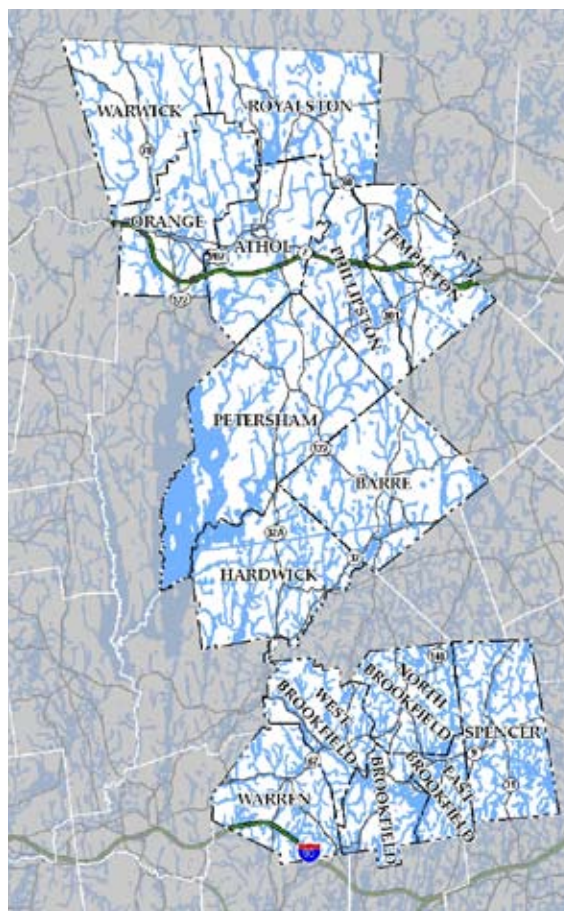
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INTRODUCTION

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

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

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



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

Methodology

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

LOCAL HISTORY

The natural character and topography of Warren consists of a narrow sweeping valley carved by the Quaboag River, which runs through town from east to west, and many uneven stony hills that rise to between 700 and 1,200 feet above sea level. The town's slogan is "Warren among the Hills." These hills, including Coy Hill, Bunker Hill, Colonel's Mountain and Marks Mountain, offered early settlement and farming areas as well as stunning views to as far away as Mount Monadnock, the Holyoke Range and Mount Greylock. The soils in the eastern half of town support agricultural activities and pasture for dairy cattle.

Originally called "Western," Warren was initially part of the 1660 land grant known as the Quaboag Plantation that also included the current towns of Brookfield, East Brookfield, West Brookfield, North Brookfield and New Braintree. The town separated itself from the plantation in 1742 due to the great distance required to travel to the meetinghouse located in what is now West Brookfield. With the water power from the Quaboag River and the excellent agricultural soils, villages in Warren started developing rapidly and settlement increased throughout the 18th and 19th centuries.

Owing to the strong flow of the Quaboag River through town, Warren developed a significant mill industry, beginning in the early-18th century with saw and grist mills along the river between the areas now known as the Center Village and West Warren. The first documented settlement in Warren was in 1730, and settlers built the first meetinghouse in 1742 near Comey Hill. In 1743 the Boston Post Road between Boston and Springfield was established in Warren and passed in front of



Bird's Eye view of Warren, 1879, by the O.H. Bailey & Co.

the meetinghouse. Dense village settlement of Warren Center began in the 1770s. Throughout the 18th century dispersed agricultural development was a large part of Warren's economy, although eventually the mill industry began to dominate.

Between 1800 and the 1830s, an iron works was established in Warren Center and powder, cotton, and woolen mills were built along the Quaboag River. Shoe and boot manufacturing began in 1832 and late in the 1830s William Howe began

manufacturing Howe truss bridges in Warren Center on Wigwam brook. Gun powder was also manufactured on Wigwam Brook, and cotton, woolen, fulling, scythe and saw mills were built along the Quaboag River. In 1839 the Western Railroad came through town and established a depot at the southwest corner of the common in Center Village. The combination of a railroad and excellent water flow along Warren's stretch of the Quaboag River stimulated further expansion of industry in town that continued to grow into the early 20th century.

The mid-19th century saw the introduction of the West Warren Cotton Mills, which in turn changed the landscape with the construction of several dams and a variety of new buildings. With the boom in industry, worker's housing demands went up and the mills began to build tenements and cottages. Tenements were built in West Warren adjacent to the mill complex, and cottages were built along Main Street, Furnace Hill, and Quaboag Streets in Center Village. By 1864 the Warren Cotton Mills owned more than 34 tenement homes in West Warren and by 1883 the complex consisted of four distinct mills scattered along the River. Also important to Warren's industrial history are the Knowles Steam Pump Works and the Warren Steam Pump Co. Many Warren pumps are installed in U.S. Navy ships today.

In the late 19th century, Center Village saw a boom with the construction of several large commercial block buildings including the Harwood, Fairbank and Hitchcock buildings, all still standing. A town hall was built in 1878 on the west side of the common, replaced in 1900 with the yellow brick building that still stands here, but it no longer serves as a town hall. In 1889 the Richardsonian Romanesque stone library was constructed at the corner of Main and Bacon Streets as a cornerstone to the Bacon Street neighborhood that rose behind it with a collection of mid-late 19th century homes. The stone library and depot were both designed by a large Boston firm, indicating the kind of wealth and prosperity that the town was experiencing at the time.

Warren experienced another era of prosperity following World War I through to the "Crash of 1929" and the Great Depression but in 1930 the Thorndike Company went out of business and Route 20 was rerouted south away from the Center Village. Several of the Warren Woolen mills burned or were demolished, some were rebuilt by different companies over the years and many others remained vacant. Agriculture, however, remained a strong source of economic activity and dairying began to increase. Large areas of farmland remain to this day on Coy Hill and East Road with several families still managing large, open areas of land with great agricultural and scenic value. The Quaboag River Valley and adjacent rolling hills continue to provide a tranquil setting and livelihood for the people of Warren. The community has retained its historic character and fabric and many heritage landscapes remain that reflect its early industrial and agricultural past.

PRIORITY HERITAGE LANDSCAPES

** This section written in collaboration with Sylvia G. Buck*

Warren 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 Warren'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.



Warren Center Village at the intersection of Maple and Main Streets

Center Village and Bacon Street

Center Village:

Development along the Quaboag River in Warren's Center Village is recorded as early as 1720 when George Hayward was granted water privileges. In 1746 a dam was built across the river in the village area to provide water power for a grist mill. Several additional mills were built through the 18th and 19th centuries although none remain. With this industrial development, Center Village grew and prospered. The village was bisected by the railroad in the 1830s and now primarily comprises the area along Main Street between Winthrop Terrace and the Quaboag River.

The Warren Common was purchased by the town in 1845 from Daniel Hitchcock (1787-1863) and originally encompassed a larger area until the railroad was cut through. The existing architectural and landscape character of the town dates from the period of industrial growth during the second half of the 19th century. At the west end of the common is a handsome granite drinking fountain given to the town in 1885 by Mrs. Joseph Field Hitchcock in memory of her husband. The fountain stands on the site of the second Meeting House. The Meeting House was dedicated in 1797, moved to Winthrop Terrace in 1837, lost to fire in 1874, and rebuilt the following year. There is also a gazebo that has recently been made handicapped accessible.

Across the street is the granite and brownstone Warren Public Library, with a 60 foot tower, built in 1890. The land on which it sits was donated by Wilson H. Fairbank, who built and resided in the grand home next door on Winthrop Terrace. The library - and several other buildings in Warren - was designed by prominent Worcester architect Amos Cutting in the Richardson Romanesque

style and financed independently by citizens and businesses of the town. The building was listed on the National Register of Historic Places in 2000. West of the Library is the Warren Cash Market, built ca. 1835 for A. & S. E. Blair's general store. Next door, the Harwood Building was built in 1870 as a drug store for Lucien Harwood and his son, but a series of fires forced removal of the upper floors.

Further west along Main Street, the J. F. Hitchcock Building, was built between 1870-1879 for merchant Joseph Field Hitchcock. It once housed the Warren Herald newspaper and the Quinlan Brothers Barber Shop on the upper floors. The building is now mixed use with commercial space on the ground floor and residential on the upper floors. The Warren Spa, is located in a structure built possibly as early as 1818, and the building has served the town's needs for over 190 years.



1895 Train Station in Warren's Center Village

Several large block buildings remain in Center Village from the late 19th century including the Ramsdell Block, built in 1866, now housing the Spencer Savings Bank and the Quaboag Lodge, A.F. & A.M. This building was once a fine hotel with accommodations for 75 guests. The Fairbank Block, built in 1868, now houses a convenience store and lunch room and was also once a full story taller.

Heading east on Main Street, at the right is the yellow brick Town Hall built in 1900. This building replaced an earlier brick edifice that was erected there in 1878 but which suffered

disastrous fires in 1897 and 1900. This building currently houses the Police Department on the ground floor. It was listed on the National Register of Historic Places in 2001. To the left of the Town Hall is the building which once housed William B. Ramsdell's Boot and Shoe Manufacturer in 1878 and a general store in the 1890s. It now houses a restaurant.

A Civil War Monument was erected in the town square in 1891. Today this area is a confusing intersection in the middle of the village at Main and Maple Streets. Also built in 1871, after the Maple Street underpass was excavated beneath the railroad tracks, was the Richardsonian Romanesque granite and brownstone Railroad Station, designed by the Boston architectural firm Shepley, Rutan and Coolidge. Privately owned, this building is currently used for offices. This station replaced an earlier one built when the railroad opened through town in 1839, and which was moved to its present location on Bacon Street.

Bacon Street Neighborhood:

Developed in the mid-1800s, Bacon Street runs north from Main Street adjacent to the Warren Public Library. Formerly a residential street where prominent Warren citizens lived, it is now a mixed use neighborhood with a hobby shop, gift shop, funeral home, apartments and private homes. A majority of the buildings were built with Queen Anne details and features although there are a few New England vernacular buildings mixed in.



Bacon Street Residences

Moses K. Whipple, owner of a local cotton mill, built a home on Bacon Street in 1857 and Danforth Keyes (1816-1897), a prominent Warren citizen built two houses on Bacon Street in 1865 and 1875. The Erasmus Strickland House was also built in 1865 with a carriage house that was added in 1885. These buildings, as well as the Lincoln double house and the former train station, have been inventoried by the Massachusetts Historical Commission.

The town made Bacon St. an official road in 1865. Although planned to connect to what was then called River St. or North St. (Old West Brookfield Road today), Bacon Street never went beyond its present terminus, near the top of the hill. Remnants of a neighborhood water system may still be found on the hilltop.



Warren's Town Common and newly accessible gazebo

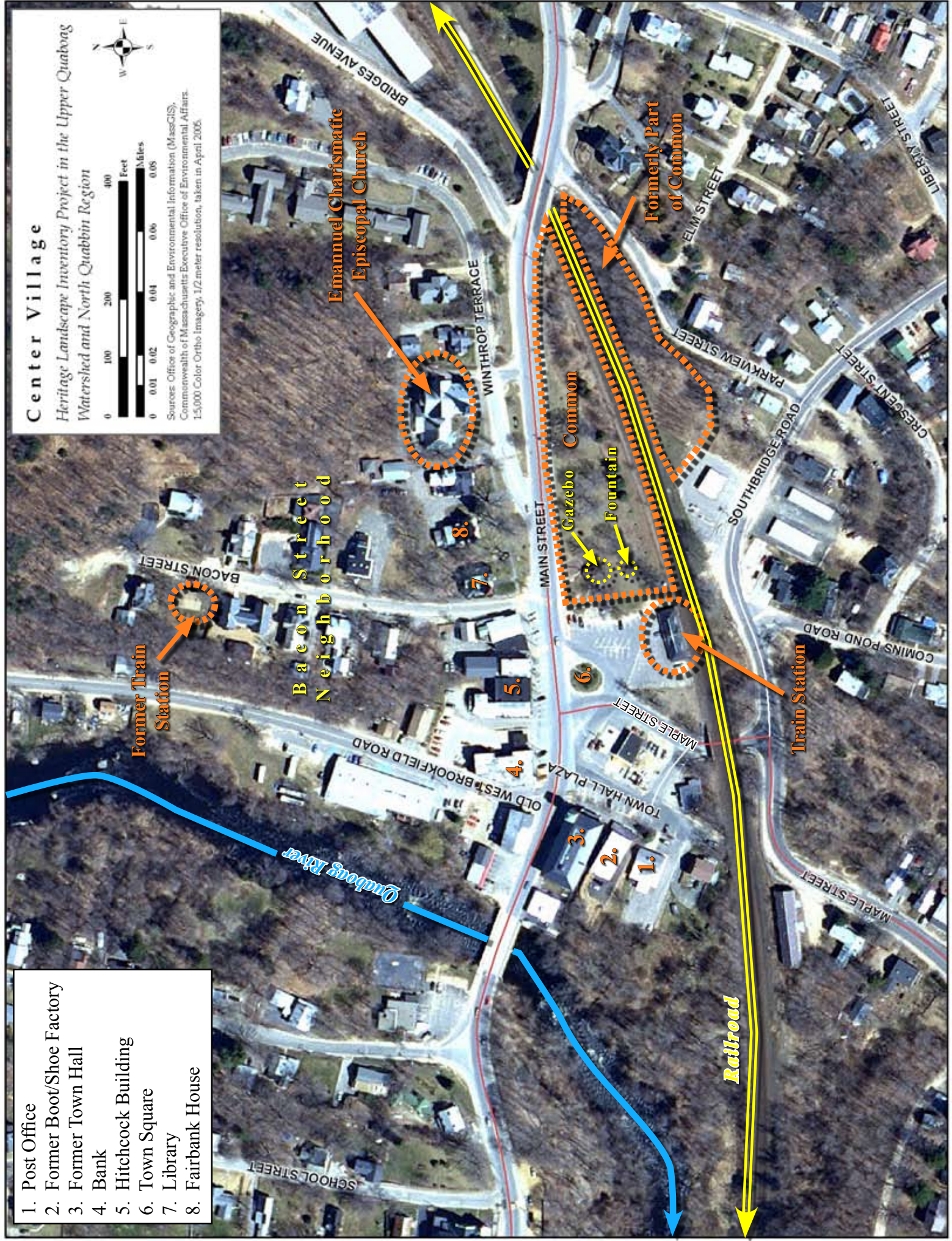
1. Post Office
2. Former Boot/Shoe Factory
3. Former Town Hall
4. Bank
5. Hitchcock Building
6. Town Square
7. Library
8. Fairbank House

Center Village

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



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 2006.



Opportunities:

- The Center Village retains its 19th century character with many original buildings, the common and the Civil War monument. It has also been listed with the Massachusetts Historical Commission
- If the Maple Street underpass was closed to vehicles, there would be better potential for pedestrian circulation around the town square
- Although non-residential uses have intruded into the Bacon Street neighborhood, it retains its historic residential character and the beauty of the buildings; the topography and the wooded backdrop provide the neighborhood with a unique setting
- The Town Hall is a focal point and anchor in the village; it could serve as an excellent place for gatherings and community activities.

Issues:

- The vehicular circulation patterns in Center Village can be confusing and difficult for cars and pedestrians, although the town is currently working on an improvement plan with Pioneer Valley Planning Commission
- Several buildings are under-utilized and/or under-maintained
- The Bacon Street neighborhood is in close proximity to the Center Village commercial area and several non-residential uses have moved up the hill

Recommendations:

1. Consider a Village Center Overlay District with design guidelines that would provide guidance for the adaptive reuse and rehabilitation of historic buildings and guidelines for setbacks and proportional requirements. Include the Bacon Street neighborhood in the village district. (See page 33 for more about this type of zoning)
2. The town should work with the local businesses to develop a Downtown Revitalization Plan that would encourage increased economic activity, off-street parking and pedestrian circulation and would include streetscape improvements and making the Center Village a walkable village. This could include improved access to the Quaboag River.
4. Pursue the listing of Center Village as a National Register of Historic Places District.
3. Pursue the adaptive reuse of the former Town Hall. The building is listed with NRHP, and is eligible to apply for the Massachusetts Preservation Projects Fund (MPPF).
5. Adopt a Demolition Delay Bylaw that would provide an opportunity for preservation organizations to explore options before an historic building is demolished (see page 31 for more about this bylaw).

Quaboag River Mill Sites and Dams

The Quaboag River played a pivotal role in the town's development, first in what became the Center Village, next in Lower Village (lower down on the river) and eventually in West Warren. At least seven or eight dams spanned the Quaboag during the days of water power, the first of which was near the Main Street bridge in Center Village in 1746.

In addition to attracting industries that needed its water power, the Quaboag River was responsible for another dramatic change in this small, rural community. The river's gradual grade through constricted hills westward provided an ideal pathway for the new Western Railroad out of Boston. After it opened in 1839, this modern mode of transportation carried milk and cheese, apples and berries, wool and cotton textiles out of town and brought in supplies, raw materials, news, salesmen and other visitors, giving the town a stronger connection with the outside world.

Mill #4 and Village #4:

Named for the 4th mill built by the Warren Cotton Mills, this dam and cluster of homes gained its own identity in 1883. Workers crossed the river four times daily between their homes and work, hurrying home at lunch time. In the 1950s the dam was purposely breached to allow water around its north end. Mill #4 was demolished and replaced in 1948 by a single story cinderblock building. Not all the original homes remain in Village #4, but several are still standing and a few others have been added in later years. The bridge that now



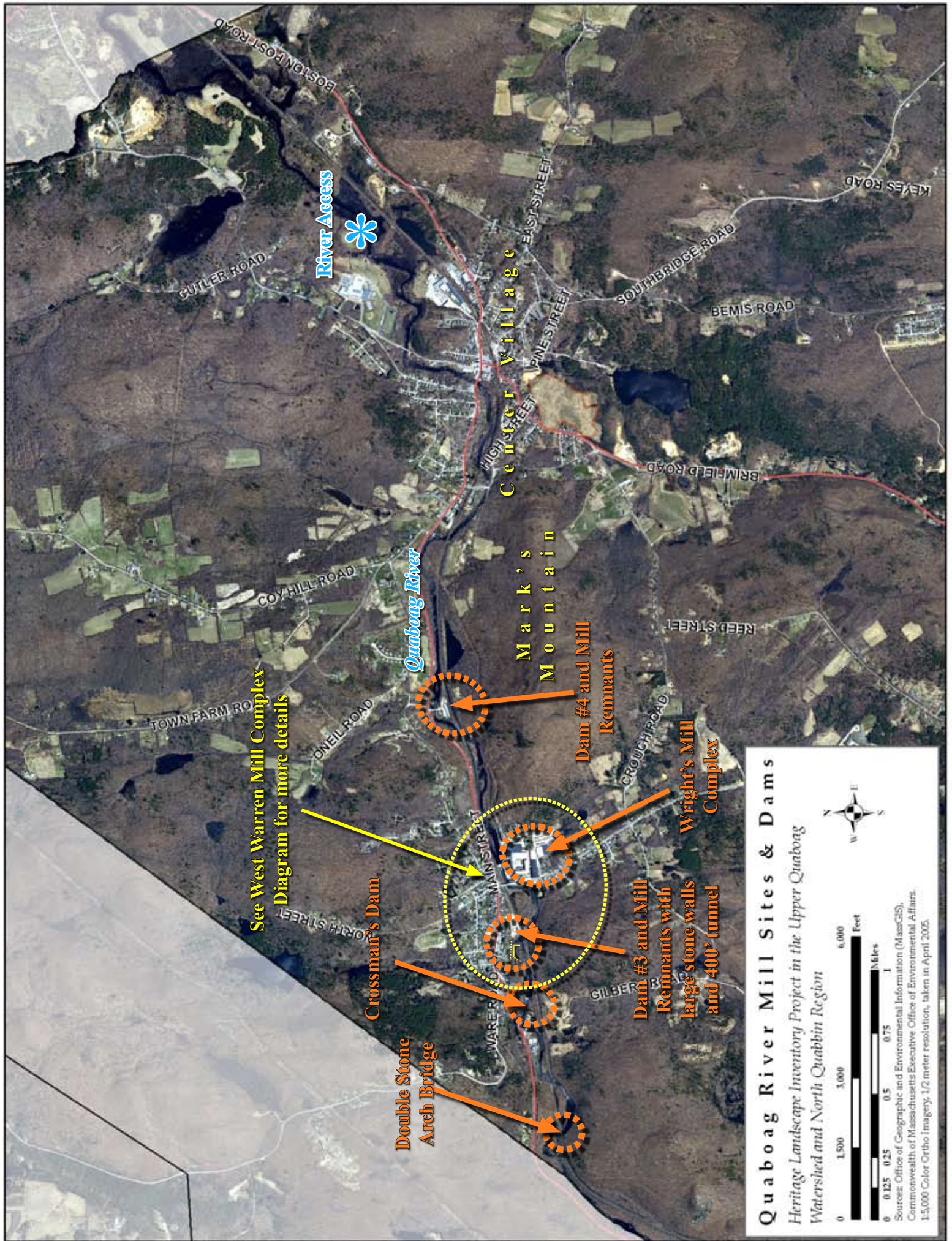
Old Mill Dam Ruins at Mill #4 along the Quaboag River



"Brick Block"-former worker's housing associated with Mill #3



Opening to 400' Tunnel near the site of Mill #3



Quaboag River Mill Sites & Dams

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.

crosses here was moved from Center Village and placed over the original iron bridge beams. The ruins of the mill #4 buildings can be seen along the banks on the south side of the river.

Mill #3 and Dam #3:

Behind the double row of residential brick blocks on River Street lies the site of Dam #3. Erected to power Mill #3 in 1875 by the Warren Cotton Mills, this dam functioned right up until 1955. At one point Mill #3 employed 250 persons but in 1938 the mill building burned completely. Although the buildings are lost, this site retains incredible stonework remaining from the dam that channel diverted water from the river. There is also a 400' tunnel at the site which was used to divert water from the river through the mill site. The entrance to the tunnel is a beautiful stone archway but that has been filled in by debris.



"Whistler's Bridge" - Double stone archway bridge thought to have been designed by George Washington Whistler.

Crossman's Dam:

In 1853 Albert W. Crossman opened a factory to manufacture edged tools along the Quaboag River in West Warren. The 1938 flood damaged his dam and the railroad dynamited it to prevent further damage to the adjacent tracks. Remains of this dam and a levee can still be seen from the 1888 Crossman/Gilbert Rd. bridge nearby, as well as the opening for a power canal (now filled in at its mouth) that led to the water wheel in the larger shop.

Whistler's Bridge:

A handsome double arched elliptical stone railroad bridge spans the Quaboag River west of the sewer plant in West Warren. It is said to have been designed by George Washington Whistler, whose son, James McNeil Whistler, gained fame for his painting titled "Whistler's Mother." G.W. Whistler designed a number of other bridges for the railroad. This bridge can be seen from the abandoned section of Route 67 near the western town boundary.

Opportunities:

- There are many dam and mill remnants that are still distinguishable along the river and provide an excellent interpretive opportunity
- The stone work at the site of former Mill #3 is impressive and could be a valuable interpretive area and access point
- The abandoned section of Route 67 with views to the double arch bridge is a good access point to the Quaboag River

Issues:

- All of the above-mentioned mill and dam ruins are located on private property
- None of the sites mentioned are under any form of protection and are therefore threatened by loss to the elements or changes in ownership.

Recommendations:

1. Pursue the preparation of MHC inventory forms for all remaining mill and dam-related stonework along the Quaboag River in Warren. This would include documenting the location, condition, integrity and threats to each of these sites.
2. Pursue the interpretation of the history of the Quaboag River and hydropower in the development of the community with a brochure and/or driving tour.
3. The town and/or Historical Commission should pursue with the property owners, the acquisition of Preservation Restrictions on the mill ruins at Dam #4 and the stonework at the site of former Mill #3 (see page 32 for more about PRs). If the town adopted the Community Preservation Act, funds could be utilized for this acquisition (see page 30 for more about the CPA).
4. Alternatively, the town may want to adopt an Archaeological Protection Overlay District for this area (see page 30 for more about this protection mechanism).

West Warren Mill Complex



1879 O.H. Bailey & Co. Bird's Eye View; the West Warren Mill complex now occupies the site of the factories shown at the lower right of this image.

The Quaboag River furnished the power for a large mill operation, this time in West Warren. After several other small milling operations located in this area, the Warren Cotton Mills opened along South Street in 1844 in the former Olney Goff building, which manufactured woolen goods. This and other businesses including an iron forge, became the center of this village.

Mills #1 and #2 and Dam #1:

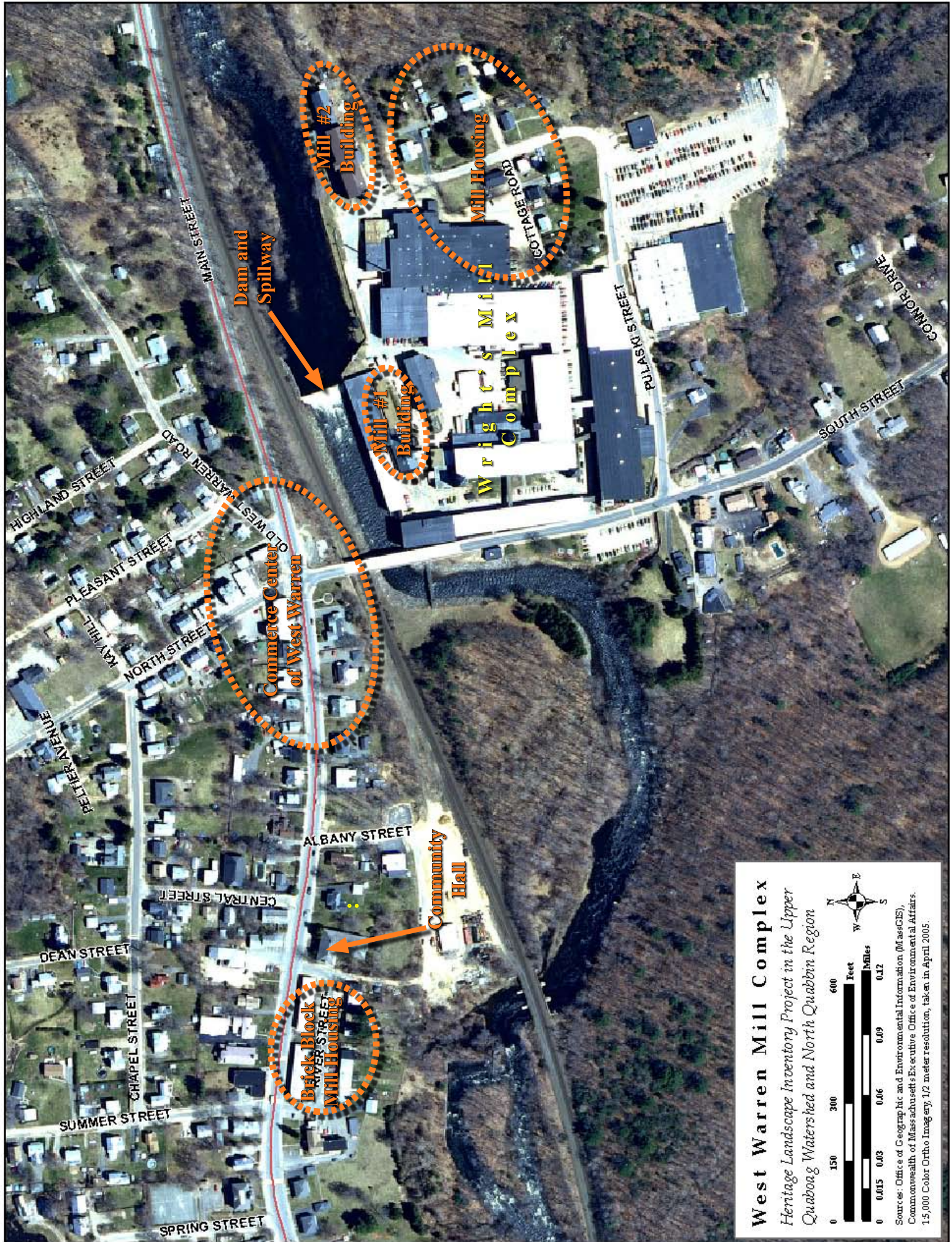
Warren Cotton Mill #1 was erected 1854, then torn down and rebuilt in

1880. It is not known when the dam was first built in this area but a new dam replaced the earlier one in 1874. Mill #2 was erected a little way upstream of the first mill in 1866. A dam was constructed to power Mill #2 but it was damaged in the 1955 flood and subsequently torn down. Additional buildings were erected to serve the company's needs, including a third mill that no longer exists. Thorndike Mills bought out the Warren Cotton Mills in 1898 but was a victim of the Depression in 1929.

In 1934 William E. Wright Company purchased the property and provided employment for hundreds of people over the next fifty years, continuing the manufacture of textiles. After the family sold its holdings, a private company operated the business, (continuing under the name Wright) until 2007 when they moved the manufacturing part of the enterprise out of town. The land and buildings here and at the site of Mill #3 are still owned by the Wright Companies. The company also still owns the playing fields across South Street that were built for the recreational enjoyment of the mill workers.



Interior of Wright Mill Complex in West Warren



West Warren Mill Complex
*Heritage Landscape Inventory Project in the Upper
Quabog Watershed and North Quabbin Region*



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.



North side of Wright's Mill Complex in West Warren

Between Mills #1 and #2, a small neighborhood was built to house workers. More workers homes were built along Main, High, School, South and North Streets, and a school was built on South Street to alleviate the three other schools in West Warren of some of their students. By 1919 the Community Hall was financed by the Warren Cotton Mills to provide public recreation and meeting space. Located in front of the site of Mill #3, this building, designed by Cutting, Carleton and Cutting, is still in existence but is in disrepair.

Opportunities:

- This collection of brick and wood industrial buildings represents a large, intact complex of 19th century mill buildings with a grassed courtyard and several parking areas
- Having only recently closed, the buildings are in good condition and can be adapted for different uses
- The dam is in good condition and the view of it from the South Street bridge is stunning

Issues:

- The West Warren Mill Complex is in private ownership and the Company has moved most of its operations out of town
- Although there are some commercial and retail uses remaining in the complex, the majority of the buildings are vacant

Recommendations:

1. The Town of Warren should familiarize itself with the report entitled *Planning for Historic Mill Rehabilitation in Massachusetts: Guidelines and Case Study for Municipal Planners and Mill Owners*, available from DCR.
2. The Town should pursue a public/private partnership with the Wright Companies to help owners explore the potential for redevelopment of the mill complex into a mixed-use, or residential development. This could be accomplished through the designation of an Adaptive Reuse Overlay District, Smart Growth Overlay District or Chapter 40R zone (see Part II of this report for more about these zoning bylaws).
3. Pursue the designation of the mill complex as a National Register Historic District which could then allow the property to apply for investment tax credits for rehabilitation.

Coy Hill



Views to the Southeast from the top of Coy Hill

Coy Hill stands 1,160 feet above sea level. In the 19th century, when it was cleared for farming, one could see Mounts Monadnock, Wachusett, Greylock, Tom and the whole Holyoke range. Fourteen villages and twenty-one church spires could be counted. Colonel's Mountain at 1,172 feet, rises to the west.

Coy Hill was settled by European settlers as early as 1742, the age attributed to the farm house on the Richardson Farm. Nathan Day (1762-1849) came to Warren from Milford and purchased land at the top of Coy Hill in 1792. His family

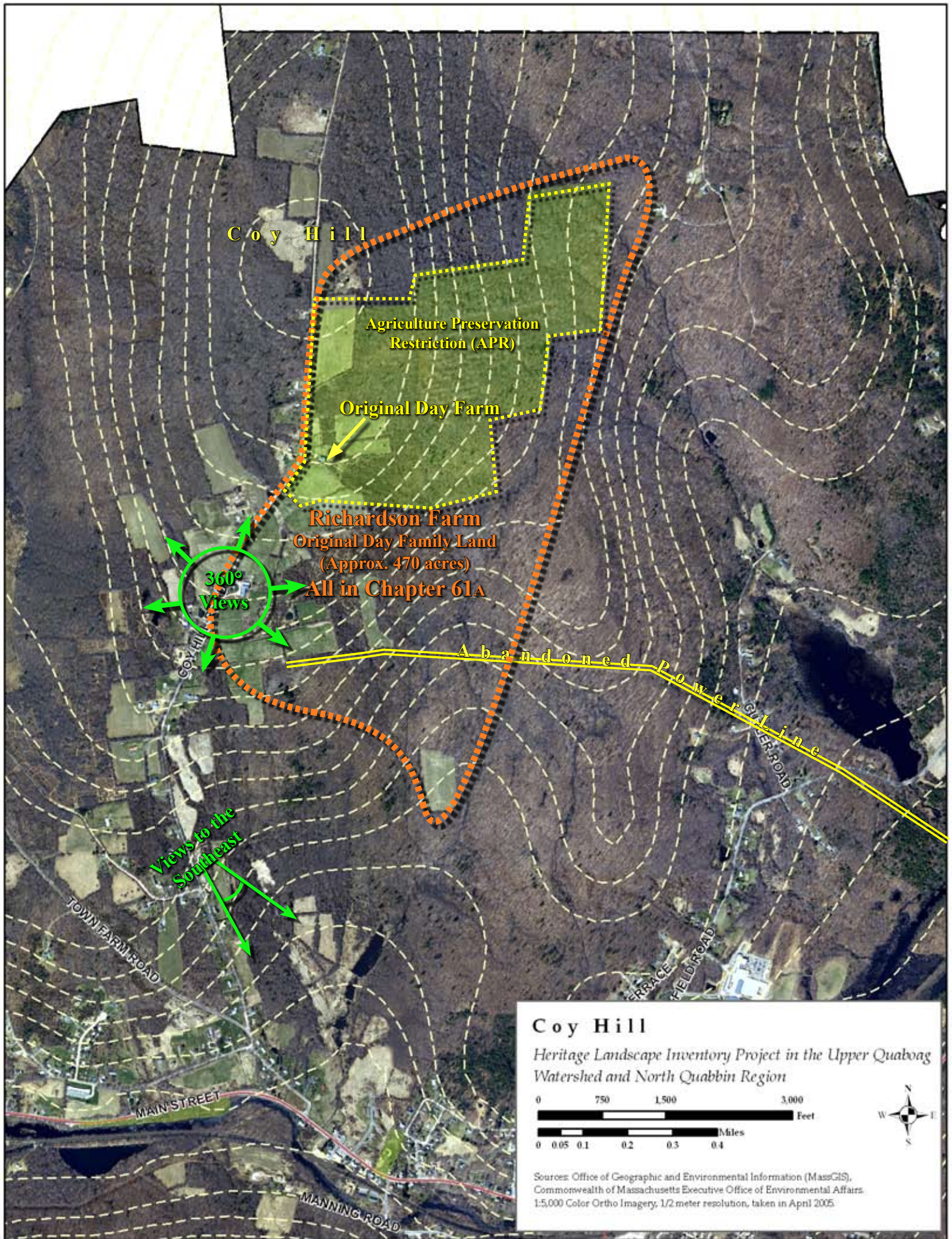
cleared a large part of their heavily timbered lands and developed them for farming. The Day family continued to farm this land well into the 20th century. Further down Coy Hill is the farm once owned by Col. Warren Lincoln (1791-1862), a Mayflower descendant.

In 1976, Bob and Marty Richardson purchased the Lincoln Farm, and have hayed the flanks of the Hill and raised dairy cattle there for 32 years. Over the years they have purchased additional lands, including the historic Day farm and diversified their operations to keep up with modern technology. They currently own approximately 470 acres all which is either in Chapter 61A or under a Agricultural Preservation Restriction. Two Lincoln farmhouses remain on the Richardson's properties from the early 19th century, along with stone walls and barns.



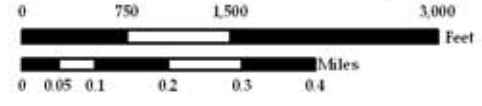
A barn on Richardson's Farm on Coy Hill

Coy Hill Road, among the town's designated scenic roads, has long served as a point of inspiration and refuge from the town. With the drastic reduction of farms in Warren, (there once were 53 farms) Coy Hill offers one of the few spots where open fields allow views of distant hills that calm the frenetic pace of busy lives. Thanks to the farming activities of the Richardsons who operate the last dairy farm on Coy Hill, many views can still be enjoyed.



Coy Hill

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



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.

Opportunities:

- The Richardson family continues to actively farm a majority of Coy Hill which maintains the historic agricultural character and keeps the stunning views open
- With the Richardson Farm under Chapter 61A, the Town will have the right-of-first-refusal if the family should ever decide to sell those portions of the property

Issues:

- Modern residential development along the road edges has started to work its way up Coy Hill; this will impact the views and historic agricultural character
- With the costs of dairy farming going up, the Richardson's have to work extremely hard to keep their operation economically viable

Recommendations:

1. The town should pursue the designation of the Coy Hill area as an Agricultural Overlay District and require that new development be clustered and sited in a way that does not impact the agricultural character of the area (see page 29 for more about this type of zoning).
2. The Town should form an Open Space Committee and develop a strategy for acquisition of Chapter 61 parcels throughout town, should they change land use or ownership (see p. 31 for more about Chapter 61).
3. Warren should form a local Agricultural Commission and adopt a Right-to-Farm bylaw for the town (see page 32 for more about the Right-to-Farm)
4. Adopt a Scenic Vista Protection Bylaw for the crest of Coy Hill that would protect the 360-degree views from development or loss through vegetation growth (see page 32 for more about scenic protection).
5. The Richardson family should pursue the placement of all of their land in the APR Program (see page 30 for more about APR).
6. The Richardson family 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.

Shepard's Farm



View of Elm View Farm owned by the Shepard Family from East Road



Elm View Farm - 1890s Farm House on 10-generation Shepard Family Farm

John Shepard first purchased land on East Road in 1715. Various contiguous lots were added over the years and as late as 1914, the farm acquired the adjacent Combs property to add to the holdings. Also known as “Elm View Farm,” it now includes about 300 acres along East Road and has been the anchor for ten generations of farmers.

One of many local dairy farms that delivered quart bottles of milk door to door throughout Warren, Elm View Farm has suffered the same fate as other farms in Massachusetts. The Shepard family recently sold a majority of the dairy herd and are looking into alternative farming opportunities. The property retains its historic agricultural character with its open fields and historic barns as well as noteworthy views to the east. The main farmhouse was built in 1890 to replace the original and the barn located directly behind it was moved to this location from Enfield when that town was flooded to build the Quabbin Reservoir. Three generations of the Shepard family still own and operate this farm as well as approximately 25 acres farther down East Road. All of the Shepard family holdings are currently in Chapter 61A.

Opportunities:

- Beautiful open and forested land on rolling hills along East Road that includes views and ponds and streams. This road has been designated “scenic” in town.
- Land is in Chapter 61A so the town will have the right-of-first-refusal if the family decides to sell any portions of the land

"Elm View Farm"
Shepard Family Farm
(since 1715)

300 +/- acres

Chapter 61 Land
Owned by Shepard Family

Barn moved from
Enfield, Mass.

EAST STREET

1890 Farm
House

1938 Barn

25 acres owned by
David Shepard, Sr.

Shepard's Farm

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

0 200 400 500
Feet

0 0.025 0.05 0.1 0.15 0.2
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.

Issues:

- With the recent sale of the dairy herd, the farm may not remain in active agricultural uses
- The costs of farming and the taxes on land have made farming less and less viable for future generations

Recommendations:

1. Designate this portion of East Road an Agricultural Overlay District that would protect the area from unsuitable development. New development in this zone would be limited to the clustering and siting of development that retains the agricultural character and the scenic value.
2. Pursue the acquisition of the land outright or of a Conservation Restriction on this land if it comes before the town through the Chapter 61 process. The Town should form an Open Space Committee and develop a strategy for acquisition of Chapter 61 parcels throughout town, should they change land use or ownership (see p. 31 for more about Chapter 61).
3. Warren should form a local Agricultural Commission and adopt a Right-to-Farm bylaw for the town (see page 32 for more about the Right-to-Farm)
4. The Shepard family should consider placing the farm under an Agricultural Preservation Restriction through the Commonwealth APR Program and pursue alternative farming opportunities.
5. The Shepard family 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.
6. Adopt a Scenic Roads Bylaw to protect the designated roads in town, including East Road (see page 32 for more about this bylaw).

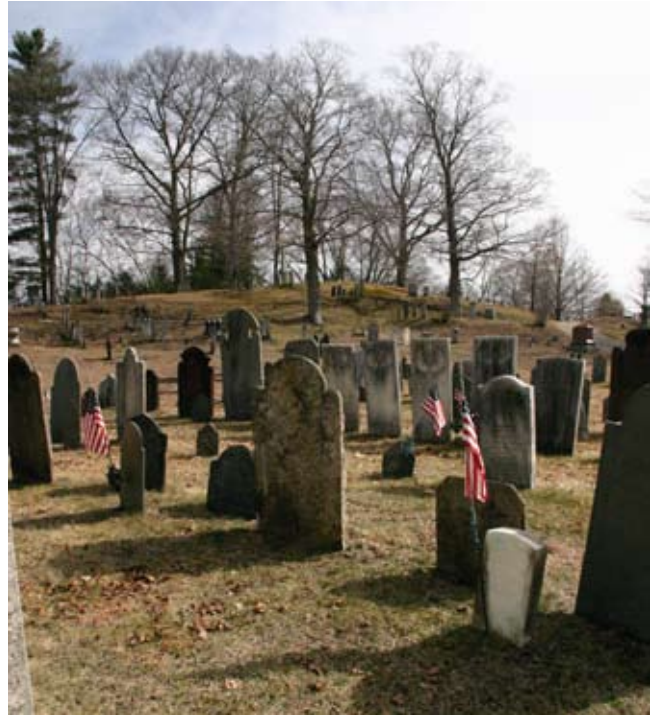
Burial Grounds

Cemeteries and burial grounds provide a tangible link between a community and its past. They reflect cultural and religious traditions, mark historic events and identify important people associated with the history of Warren. Although some cemeteries, such as Pine Grove, are town-owned, they are still threatened by vandalism and stone deterioration. Others, including Hodge's Tomb, are privately owned and could be threatened by loss due to abandonment or real estate development. The preservation of these heritage landscapes is an important component of the town's preservation philosophy.

Pine Grove Cemetery (1746):

Set on a series of numerous steep slopes, the Pine Grove Cemetery began on a level stretch next to Maple Street with the earliest stone reading 1746. Samuel E. Blair (1822-1895)

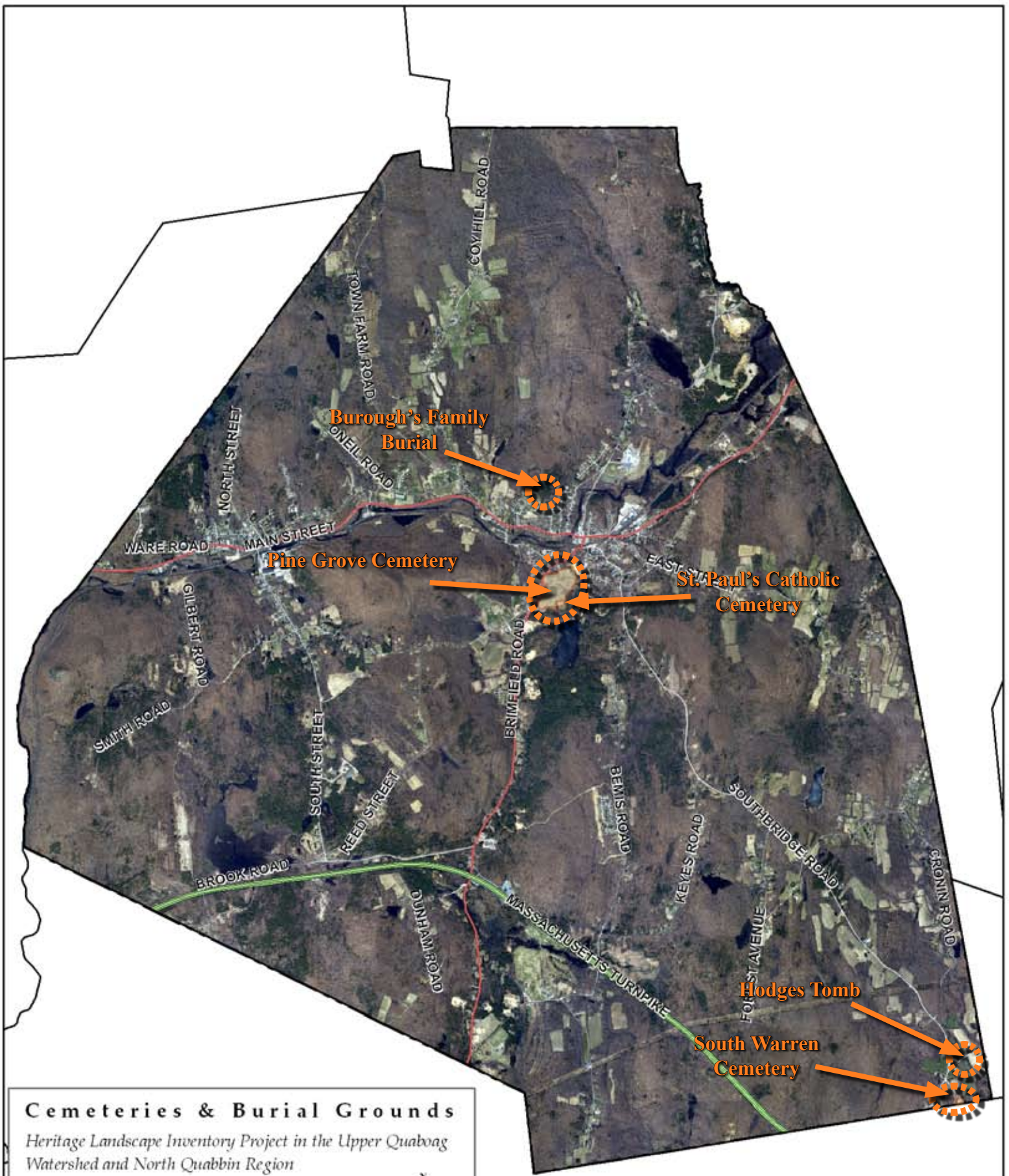
was Town Clerk for 36 years and extensively involved in the laying out and sale of lots in Pine Grove Cemetery, giving it the feel of a 19th century rural designed cemetery. Many stones display traditional 18th and 19th century gravestone iconography. Issachar Comins built the receiving tomb in 1876. From its humble one acre beginnings, Pine Grove Cemetery now includes about 15 acres. This cemetery and the adjoining St. Paul's Catholic Cemetery are the only actively used burial grounds in Warren. According to members of the town, the cemeteries are mowed regularly, but there are stones that are in need of re-setting, and not all graves can be located by the Superintendent.



Pine Grove Cemetery with its hilly and forested landscape

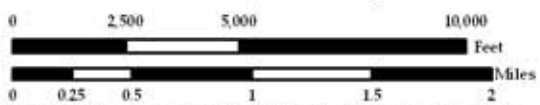
South Warren Cemetery (1773 – 1849) at Hodges Corner:

South Warren Cemetery was first located on a hillside opposite a dairy farm, with the earliest stone dated from 1773. The First Universalist Church was organized just north of the cemetery in 1815 and a church was erected in 1821 with the cemetery was located at the rear of the church. By 1833 this First Universalist Church had been disbanded. This cemetery is no longer in use. The current condition of this cemetery is the same as Pine Grove Cemetery.



Cemeteries & Burial Grounds

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



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.

Hodges Tomb

The first stagecoach passed through South Warren in 1788; the last in 1907. The area became known as Hodges Corner after Daniel Hodges (1754-1829) who kept a tavern here for these travelers, and soon there was a post office, general store, cider mill and blacksmith shop. One house still standing in the area was built in 1833.

When Daniel Hodges sold his land and left town he withheld a small plot for the erection of a tomb for himself and his family. Surrounded by a wide stone wall and fields belonging to the nearby farm, this burial site is now private property and requires permission from its abutting landowners to be visited. Vandals broke into it many years ago and scattered the remains which were then reburied elsewhere. The tomb is once more sealed shut.

Burroughs Family Plots (1834 – 1838):

The two young children of Samuel and Eliza Converse Burroughs are buried on the old Burroughs farm, near the bottom of Coy Hill. This is privately owned land.

Opportunities:

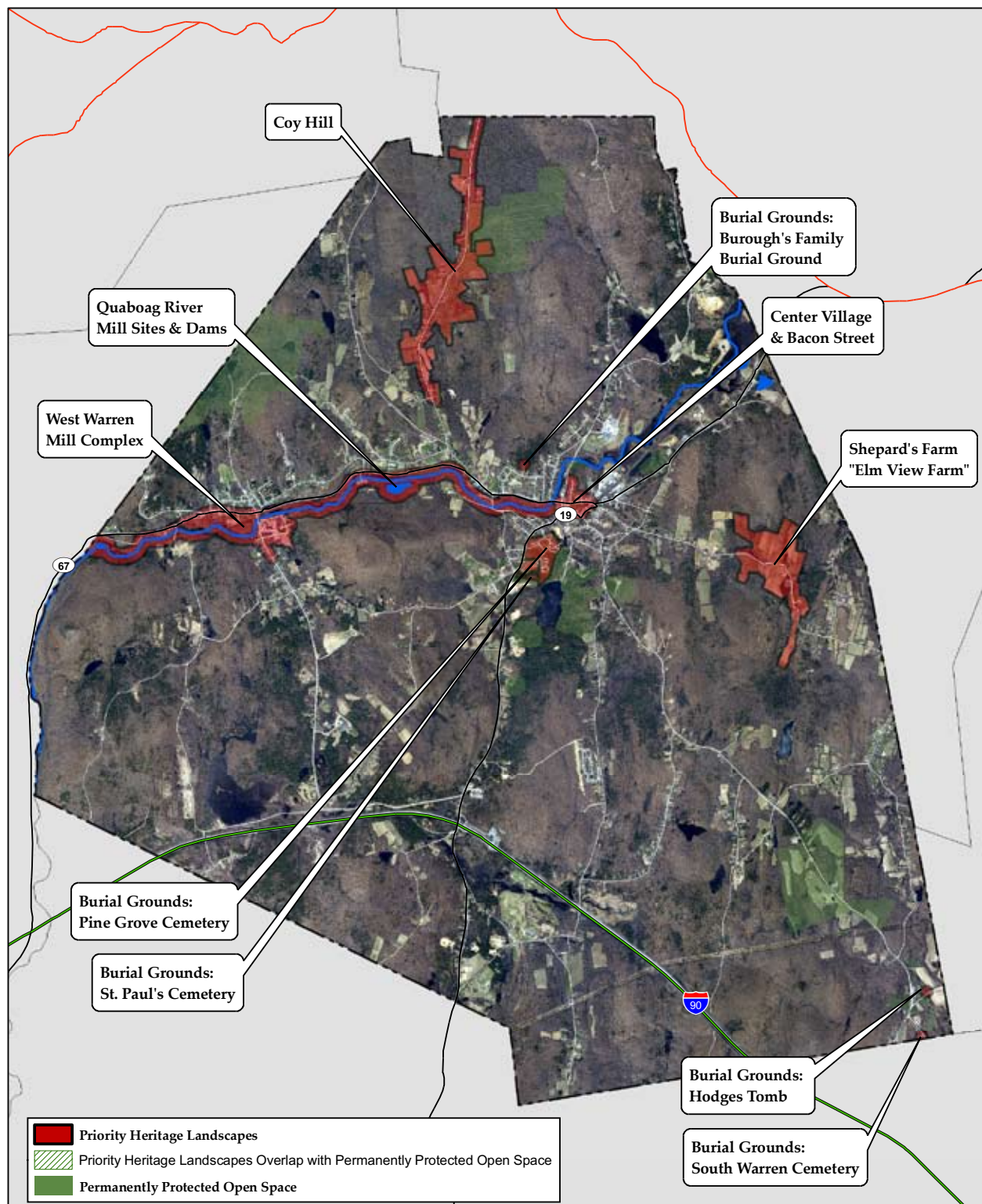
- Pine Grove Cemetery is a beautiful landscape with rolling hills and mature plantings
- This cemetery is within close proximity to Center Village and could be part of an interpretive program for the Village

Issues:

- Hodge's Tomb and the Burroughs Plot are privately owned and could be lost to neglect or development in the future

Recommendations:

1. The town's Cemetery Commission should investigate available grant opportunities for the care and maintenance of the Pine Grove and South Warren Cemeteries.
2. Investigate nominating the above cemeteries to the National Register of Historic Places (see National Register Bulletin #41 "[*Guidelines for Evaluating and Registering Cemeteries and Burial Places*](#)" for further guidance). As NRHP listed sites, these cemeteries would be eligible to apply for the Massachusetts Preservation Projects Fund.
3. The Cemetery Commission and Department of Public Works should familiarize themselves with DCR's [*Preservation Guidelines for Municipally Owned Burial Grounds and Cemeteries*](#).
4. Pursue with the owner of the Hodge's Tomb property the purchase of a Preservation Restriction on the tomb and its surrounding wall (see page 32 for more about PRs).
5. Pursue with the abutters of Hodge's Tomb the potential for limited public access to the Tomb through the purchase of an easement.



PART II: PLANNING FOR HERITAGE LANDSCAPES

As our communities undergo rapid land use changes, heritage landscapes are particularly threatened because they are often taken for granted. There is a broad variety of resources that communities can call upon to protect these irreplaceable landscapes. What follows is a review of the tools that Warren already has in place, as well as a number of recommended actions for the future. The measures already in place for Warren provide a strong foundation for heritage landscape preservation, but additional tools have been identified in the following text that will aid the development of a holistic preservation planning strategy. Appendix B includes extended descriptions of preservation measures. These tools should be considered in combination with those recommendations made in Part I for Warren'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, Warren's inventory documents over 250 cultural resources from the late 18th century to the 20th century ranging from individual buildings to farms, factories, mills, mill worker housing, and village centers. Of the heritage landscapes identified by the community as priority resources, Warren Town Center, the South Warren and Pine Grove Cemeteries, and many buildings associated with the Warren Cotton Mills are listed with MHC.

Warren also has twenty-two documented archaeological sites recorded with MHC. Eighteen of these are prehistoric and four are historic. These resources reflect the Native American settlement of the region as well as the early industrial development of the modern era.

Recommendations: A comprehensive archaeological survey should be completed for the historic mill sites along the Quaboag River within the community. Funding assistance for this effort may be available from the MHC Survey and Planning grants, as well as CPA funding.

2. National and State Register Listing

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

Current Listings: The Town of Warren's National Register (NR) program began with the listing of five Benjamin Franklin Post Road milestones in 1971. The Warren Public Library received an individual listing in 2000, and the Town Hall was listed individually in 2001. In 2004, the Warren First Congregational-Federated Church also received an individual listing.

Prior to NR listing, a preservation restriction (PR) was placed on the Warren Town Hall in 1998. The first PR expired in 2003, and a second PR was placed on the property in 1999.

Recommended Listings:

It is recommended that Warren seek National Registration for the Center Village as a district. It is also recommended that the West Warren Mill Complex, and mill sites along the Quaboag River Corridor be nominated as well.

3. Heritage Landscape Inventory List from Local Identification Meeting

Each town involved in the Upper Quaboag Watershed and North Quabbin Region Heritage Landscape Inventory held a local identification meeting to solicit input from a range of community members to identify potential heritage landscapes throughout the town. The lists were prioritized by the community, with help from the consultants, to create a list of five to ten priority areas, which were described in Part I of this report. The complete list of the potential heritage landscapes is included as Appendix A of this report and provides a sound basis for future documentation activities and potential funding opportunities. Warren's meeting was held on March 5th, 2008 with fifteen 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: Warren completed a Master Plan in 2006 .

Recommended Plans: The 2006 Master Plan should be enhanced by the creation of a separate Open Space and Recreation Plan. Together they would provide an important frame of reference for land use decisions, economic development, housing and transportation issues.

2. Zoning Bylaws and Ordinances

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

Current Zoning: The Town of Warren adopted a local option of the M.G.L. Chapter 40, Section 15C scenic roads bylaw in 1974.

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

Agricultural Preservation Restrictions (APR)

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

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. This technique could protect the Coy Hill and East Road agricultural areas from unsuitable development.

Archaeological Resource Protection

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

Community Preservation Act

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

Conservation Preservation 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. CRs could help protect the mill and dam sites along the Quaboag River as well as preserve access to Hodges' Tomb in South Warren.

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. Warren should review the Chapter 61 land in town and develop a policy for determining priorities for acquisition if land becomes available. Adoption of a Chapter 61 Policy would outline a response process for the town to follow when these lands come out of the program. This may include a requirement for the select board to collaborate with other town boards, conservation groups and other interested parties, and hold a public meeting. The Town should also maintain a good working relationship with the Opacum Land Trust as they may be able to offer some guidance with these preparations. For more information about the Chapter 61 Program and to see a sample Chapter 61 Policy, please see the Mount Grace Land Conservation Trust website (<http://mountgrace.org/>), to download their *Chapter 61 Handbook*.

Demolition Delay Bylaw

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

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. This tool could be useful in the Center Village and West Warren to encourage the development of vibrant centers of commerce in Warren.

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.

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 Vista Protection Bylaw

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

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. The use of this program could provide a redevelopment opportunity for the West Warren Mill Complex.

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. This is another zoning option for the Center Village of Warren.

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, and the Central Massachusetts Regional Planning Commission.

Funding Opportunities

Funding rarely comes from a single source, more often depending on collaborative underwriting by private, municipal, and regional sources. Each town also has a variety of funding sources that are locally-based and sometimes site-specific.

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

CONCLUSION

The Heritage Landscape Reconnaissance Report for Warren provides an initial preservation-planning document that identifies priority heritage landscapes and discusses strategies for their long-term protection. Warren contains a rich diversity of heritage landscape types ranging from the Quaboag River corridor and its many mill site remnants to large expanses of agricultural land and its historic Center Village. These landscapes reflect the strong history and character of the community and are tangible pieces of the Warren story.

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

Many in Warren are already moving forward with a variety of initiatives and projects that advance the celebration and preservation of its heritage landscapes. Warren's Historical Commission has taken the lead in this by creating walking tours of key areas in town and by writing narratives that describe the historic significance of individual buildings and districts within the town. In cooperation with the public library, the Historical Commission makes these materials available to the public. There have also been successful partnerships with regional and State agencies including the CMRPC and the University of Massachusetts Amherst Project Team from the UMass Department of Landscape Architecture and Regional Planning.

Distribution of this Reconnaissance Report to various municipal boards and commissions involved in making land use decisions will assist Warren 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. Recommendations include changes to zoning such as agricultural preservation districts and village center zoning as well as establishing public-private partnerships with property owners in the case of the West Warren Mill Complex. The town should also consider the adoption of the Community Preservation Act and a demolition delay bylaw, both of which would help to preserve the historic character of the Center Village.

Public outreach that educates the local population regarding the community's heritage landscape resources is also an important tool for increasing awareness and support for their protection. This report provides an important first step for Warren's preservation planning program and can provide

the foundation for future historic preservation, conservation and recreation planning activities. The commitment of the citizens of Warren to their heritage is apparent in the historic landscape character and fabric that makes Warren the beautiful and peaceful place that it is.

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

1. Adopt a Demolition Delay Bylaw
2. Adopt a Chapter 61 Policy
3. Establish an Adaptive Reuse Overlay District in West Warren

APPENDIX A: WARREN HERITAGE LANDSCAPES

Agricultural	
<i>Shepard's Elm View Farm</i>	East Road
<i>Coy Hill</i>	Richardson's Farm and others in the area; also identified as a natural landscape
<i>Potato Farm</i>	Forest Avenue
Archaeological	
<i>Quaboag River</i>	Mill ruins and dam stonework along the Quaboag River - mill ruins, walls, and canals; includes the dam at Number Four Village; also noted as a natural landscape
<i>Naultaug Brook Indian Settlement Site</i>	
Burial	
<i>South Warren Cemetery</i>	active between 1773 – 1849; at Hodges Corner
<i>Hodge's Tomb</i>	on Roger's Farm
<i>Pine Grove Cemetery</i>	active cemetery
<i>Burial Plot</i>	at bottom of Coy Hill
Civic	
<i>Town Hall</i>	Part of the Center Village area
<i>Center Village and Common</i>	Area that includes many of the identified landscapes in town
<i>Community Center</i>	Part of the West Warren area
<i>Library</i>	Part of the Center Village area
<i>Colton's Gas Station</i>	with concrete outhouse over river
<i>Main Street Commercial Buildings</i>	Part of the Center Village area
<i>Post Office</i>	Part of the Center Village area
<i>Crossman's Hall</i>	
Industrial	
<i>Wright's Mill Complex</i>	in West Warren, expands beyond what is owned and operated by Wright
<i>Warren Pump</i>	Pump Shop

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

Institutional	
<i>Emmanuel Orthodox Catholic Church</i>	Part of the Center Village area
<i>St. Thomas Aquinas</i>	
<i>St. Paul's Church</i>	
<i>St. Stanislaus Church</i>	West Warren
<i>Warren Seventh Day Adventist Church</i>	
<i>Upper Room Christian Fellowship</i>	
<i>Charles E. Shepard Building</i>	Formerly the East School - now the Municipal Building
<i>Old Brick School</i>	in West Warren
<i>The Polish Club</i>	
Military	
<i>Civil War Monument</i>	Part of the Center Village area
<i>Veteran's Memorial</i>	School Street, Part of the Center Village area
<i>Honor Roll</i>	on Library Lawn
<i>Veteran's Park</i>	Part of the Center Village area
<i>Knox Trail</i>	
<i>Marker on Rt 67 and Washington Street</i>	
Natural	
<i>Devil's Peak</i>	
<i>Tufts Brook</i>	
<i>Mark's Mountain</i>	
<i>Comins Pond</i>	
<i>The Swamp</i>	
Open Space/Recreation	
<i>Lucy Stone Park</i>	
<i>Cutter Park</i>	
<i>Nolan Ski Tow</i>	

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

Residential	
<i>Brick Block</i>	in West Warren
<i>Seymore House</i>	
<i>Bacon Street Houses</i>	Part of the Center Village area
<i>Reed Street Houses</i>	
<i>Wilson Fairbank House</i>	
<i>Rearick House</i>	On East Street
<i>Rearick House</i>	on Burbank Ave
<i>Culter Farm House</i>	
<i>Bliss House</i>	on Dunham Road
<i>Bliss House</i>	on Bemis Road
<i>Young Farm House</i>	
Transportation	
<i>Benjamin Franklin Mile Markers</i>	Along the Old Boston Post Road
<i>Train Station</i>	Part of the Center Village area
<i>"Whistler" Bridge</i>	
<i>Freight House</i>	on Maple Street
<i>Gilbert Road Bridge</i>	

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

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

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

Three useful documents to consult when planning preservation strategies are:

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

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

INVENTORY AND DOCUMENTATION

Massachusetts Historical Commission Records

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

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

Using the Massachusetts Historical Commission survey methodology:

- ◆ Compile a list of resources that are under-represented or not thoroughly researched, beginning with heritage landscapes.
- ◆ Document unprotected resources first, beginning with the most threatened resources.

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

National and State Register Listing

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

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

PLANNING AND ZONING TOOLS AND TECHNIQUES

Comprehensive, Open Space and other Planning Documents

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

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

through the lenses of community character, historic preservation, environmental health, and economic viability and growth. Their future and the values they contribute should be addressed within these multiple perspectives, not solely as historical assets of the community.

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

Zoning Bylaws and Ordinances

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

Adaptive Reuse Overlay District

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

Agricultural Preservation Restrictions (APR)

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

Agricultural Preservation Zoning

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

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

Archaeological Resource Protection

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

Community Preservation Act

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

Conservation Restrictions (CR)

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

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

Corridor Protection Overlay District

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

Chapter 61 Policy

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

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

Demolition Delay Bylaw

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

Design Review

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

Downtown Revitalization Zoning

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

Expedited Local Permitting - Chapter 43D

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

Flexible Development Zoning

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

Local Historic Districts (LHD)

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

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

Neighborhood Architectural Conservation Districts (NCD)

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

Open Space Zoning

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

Preservation Restrictions

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

Rate of Development Bylaw

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

Right to Farm Bylaw

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

Scenic Overlay District Zoning

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

Scenic Roads Bylaw

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

Scenic Vista Protection Bylaw

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

Shade Tree Act

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

Site Plan Review

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

Smart Growth Zoning – Chapter 40R & 40S

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

Transfer of Development Rights (TDR)

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

Village Center Zoning

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

Wetlands Protection Act and Bylaws

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

IMPLEMENTATION STRATEGIES

Outreach, Education and Interpretation

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

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

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

when a meeting or event is about to occur. Work with local reporters to develop special interest articles that highlight landscape resources.

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

Collaboration Opportunities

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

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

Technical Assistance

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

- ◆ American Farmland Trust: Clearinghouse of information supporting farmland protection and stewardship.

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

- ◆ Massachusetts Agricultural Commissions has recently launched a new website that includes helpful information both for communities with Agricultural Commissions and for those learning more about forming one.
- ◆ UMASS extension (NREC) – Natural Resources and Environmental Conservation) can provide assistance on issues related to land and water resource protection, smart growth/sustainability measures and forestry and farming management.
- ◆ The East Quabbin Land Trust provides assistance to protect ecological and historic landscapes through the conservation and stewardship of the farmlands, woodlands and waters of 8 Central Massachusetts towns
- ◆ Opacum Land Trust provides assistance to protect ecologically and culturally significant open space within 13 south-central Massachusetts towns.

Funding Opportunities

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

Local Funding Assistance

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

Adoption of the Community Preservation Act, by a majority vote on a ballot question, fosters partnerships among historic preservationists, conservationists and affordable housing advocates. At least 10% of the funds must be used to preserve historic resources; at least 10% must be

used to protect open space; and at least 10% must be used to advance affordable housing. The remaining 70% must be used for one of these three uses as well as recreational needs and can be distributed in varying proportions depending upon the projects that the city or town believes are appropriate and beneficial to the municipality. Additional information about the CPA can be found at www.communitypreservation.org.

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

State Funding Assistance

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

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

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

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

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

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

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

Regional and Non-Profit Funding Assistance

- ◆ The Trust for Public Land (TPL) is a national, nonprofit, land conservation organization that conserves land for people to enjoy as parks, community gardens, historic sites, rural lands and other natural places. TPL helps communities identify and prioritize lands to be protected; secure financing for conservation; and structure, negotiate and complete land transactions. TPL's New England Office recently launched the Worcester County Conservation Initiative, to accelerate the pace of land conservation in central Massachusetts by helping communities plan and finance conservation projects.
- ◆ The National Trust for Historic Preservation offers a variety of financial assistance programs. Based on the availability of funding, the National Trust awards more than \$2 million in grants and loans each year for preservation projects nationwide.

- ◆ Regional planning organizations do not administer grants, but can work with communities to write grants or help them find funding:
 - Central Massachusetts Regional Planning Commission serves the Heritage Landscape Inventory Program towns of Barre, Brookfield, East Brookfield, Hardwick, North Brookfield, Spencer, Warren and West Brookfield.
 - Franklin Regional Council of Government serves the Heritage Landscape Inventory Program towns of Orange and Warwick.
 - The Montachusett Regional Planning Commission serves the Heritage Landscape Inventory Program towns of Athol, Petersham, Phillipston, Royalston, and Templeton.
- ◆ The North Quabbin Regional Landscape Partnership offers a Small Grants Program to eligible organizations. More information can be found at: <http://www.nqpartnership.org/sgp.htm>. The Partnership also provides technical assistance.

Federal Funding Assistance

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

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