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Open Space and Recreation Plan

Town of Stoughton

April 9, 2007



Prepared for:

**Stoughton Open Space Recreation Committee
and
The Stoughton Redevelopment Authority**

The Town of Stoughton
Open Space and Recreation Plan
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At the End of the Report

SECTION 1 – PLAN SUMMARY

The Town of Stoughton Open Space Committee (the Committee) has developed this Open Space and Recreation Plan as part of a larger community effort to encourage sustainable land use practices. Recent years have shown significant levels of development in Stoughton in the form of residential sprawl. Large tracts of scenic natural lands have been developed in several areas of the Town while the existing downtown continues to function short of its full potential as a vibrant mixed use, transit oriented urban center. This plan, therefore, not only seeks to identify high priority preservation and recreation opportunities, but to also offer strategies that might channel growth to more appropriate areas. The aspirations of the Committee were to be broad-minded in their approach in order to provide a targeted list of action items designed to create a more livable community.

Recognizing the need to integrate open space and recreational planning into a large context, the Committee has recognized the need to develop a more comprehensive planning approach to the Town as a whole. Several of the objectives identified in the plan were focused on increasing Stoughton's planning capacity through better inter-departmental communication, increased planning personnel, and optimizing the use of planning technologies such as Geographic Information Systems (GIS). Other strategies identified by the Committee included regulatory tools designed to redirect growth or provide higher levels of protection to natural resources. Examples of these tools include Transfer of Development Rights (TDR) and local enforcement of protective buffers around certified vernal pools.

Finally, pursuant to the guidance provided by the Massachusetts Division of Conservation Services, the plan will serve the community as a whole as a detailed reference for various information critical to the proper protection of open space and recreational resources. Information provided in the plan includes specific inventories of protected parcels and developable lands that should be targeted for preservation

SECTION 2 – INTRODUCTION

A. Statement of Purpose

Stoughton's most recent Open Space Plan was published in 1998 and was amended in the spring of 2001 to include additional parcels of conservation interest. Approval of the amended plan was issued April 27, 2001. The most recent notable efforts toward open space and recreation planning came under the Executive Order (EO) 418 Community Development Grant issued to the Town of Stoughton in 2003. Under EO418, Stoughton was able to examine a variety of community planning issues with the technical guidance of the Metropolitan Area Planning

Council (MAPC). These issues included Open Space and Recreation, Housing, Economic Development and Transportation Improvements.

The Open Space and Recreation Plan that follows was created to build upon the insights and goals developed in the EO418 process and to address several changes in the Town of Stoughton over the past five years. First, and most obvious, several tracts of open space including tracts designated for acquisition have been consumed by development in recent years and proposals are continuing to be filed with the Town. Most notably, Stoughton has received several Comprehensive Permit Applications on marginal tracts of land that existing zoning controls would have made very difficult to develop. On a more proactive note, the addition of large tracts of conservation land to the Town's inventory has raised questions as to the highest and best use for these tracts, a topic that will be examined in the following sections.

Other developments that have inspired efforts to revise the existing plan include the generation of updated Assessor's records in conjunction with a new community Geographic Information System (GIS). Stoughton's Engineering Department has recently released a GIS parcels coverage that will integrate both with the Town Assessor's data and the large library of vector data and imagery from the Executive Office of Environmental Affairs' (EOEA) MassGIS department. The existence of these data allowed for an inventory and visualization of open space and recreational parcels that exists on a much more refined level than anything the community has had access to in the past.

Finally, several revisions have been made to the background data sections of this report in an effort to better prepare for future analyses. Although the last plan was very thorough in accessing available land use and demographic information, many of these sources or processes were not well documented. Further, specific data sets available today in GIS format were not available at the time the last plan was drafted. This update, therefore, will focus on using data sets and analytical techniques that can be duplicated in the future for the purposes of visualizing and analyzing trends.

B. Planning Process and Public Participation

The public process developed under the EO418 study included two public forums that addressed open space issues. These forums developed vision statements for the community and its approach to open space protection as well as a list of parcels or tracts of land that are priorities for conservation efforts. The Open Space Committee and HW used the documentation of these meetings as the basis for our much of the work performed for this plan in an effort to build upon and be consistent with recent planning in the community. Two additional public forums were held by the Open Space Committee specifically for developing this plan and approximately 200 surveys were distributed randomly to Stoughton residents. The first of these forums, along with

the surveys, was used to develop a sense of the current state of open space and recreation facilities throughout the community with an emphasis on whether residents were satisfied with the amount of open space, the condition of existing resources, and the level of access provided for all residents including those with disabilities, the elderly and children. The second forum was used to review and comment on a draft of the five-year action plan developed by the Open Space Committee.

In addition to the regular members of the Open Space Committee, the Town of Stoughton Parks and Recreation Department, Engineering Department, Assessor's Office and the Conservation Agent all contributed significantly to both the data collection and planning analysis contained in this document.

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SECTION 3 – COMMUNITY SETTING

A. Regional Context

The Town of Stoughton is located about 20 miles south of Boston. Abutting are the towns of Canton, Avon, Sharon, Easton, and the City of Brockton. Stoughton is a medium-sized, primarily residential, suburban community of great ethnic diversity with a population of approximately 27,000 residents. It is an excellent place to live for those commuting to urban centers or other distant communities for work as there are three major highways within five miles of town: Route 24 to the east, Route 93 to the north, and Route 128/95 to the west. Stoughton Station is the terminus for the MBTA commuter rail into Boston. This easy access to convenient transportation for commuters is a significant factor contributing to the loss of Stoughton open space to developers.

Regional recreational facilities and open space includes the 7,000-acre Blue Hills Reservation in Canton, Milton, and Braintree; the 1,300-acre Borderland State Park in Easton; and D.W. Field in Avon and Brockton. The Cedar Hill Golf Course, a public 18-hole golf course, covers approximately 77.5 acres on the south side of the community. A number of public and private golf courses are found in adjoining towns.

The town is located on both the Neponset and the Taunton watersheds. It shares the Neponset watershed with its neighbors Canton and Sharon. It shares the Taunton watershed with its neighbors Brockton and Easton. The preservation of undeveloped, clean natural watersheds is vital to the continued vitality of this community because it draws a significant portion of its water from wells – both municipal and private. Recent negotiations with the Massachusetts Water Resources Authority (MWRA) have opened what was once considered exclusively an emergency water supply network to the community as a regular source of potable water. It is therefore reasonable to assume that a large portion of the community will continue to connect to this water supply as development continues. The arrangement with the MWRA specifies that existing public wells cannot be abandoned and replaced with an MWRA connection unless the well ceases to function or the water supply becomes unsuitable for consumption.

The location of Stoughton relative to Boston and several major transportation options has provided for a slowly shifting demographic in the community. What was once a mill-based local economy has gradually shifted to an area of more regional commercial significance with many workers commuting to and from the community. In terms of housing stock, Stoughton remains one of the region's most affordable towns and high levels of Comprehensive Permit applications indicate that the community will be restricting at least 10% of its housing stock to families of low to moderate incomes. In terms of occupational profile, Stoughton residents are consistent with the regional profile, with the greatest number of residents in managerial and professional

occupations, followed by sales and office work and services (MAPC, 2004). The Community Development Plan developed by MAPC in 2004 states:

“The proportion of Stoughton workers in managerial occupations is considerably lower than the region’s at 36%, even though that category grew more quickly in the 1990s in the town (34% versus 32% regionally). Growth in managerial and professional occupations is consistent with national trends toward “knowledge-based” work and services and away from production of goods. Production and construction categories declined in Stoughton in the 1990s but represent a larger proportion of the local workforce than region-wide.” (MAPC, 2004)

B. History of the Community

In the late 1600s, Stoughton included what are now the towns of Foxboro, Sharon, Avon, Canton, half of Plainville, plus parcels of Dedham, Walpole, and Brockton. It was the last portion of that area to be settled by the English settlers who had been issued lots in the New Grant from the Town of Dorchester. At the dedication of the monument to the Isaac Stearns house, the first house built in Stoughton, circa 1716, Dr. Loring Puffer recounted how his great-great grandmother, Elizabeth Sterns Esty, described these primeval lands as filled with wide-based, tall trees and heavy undergrowth. The only known Indian trail into the woodlands was the Bay Path, now known as Old Bay Road, which linked the Great Blue Hill to Buzzards Bay.

The Ponkapoags of the Algonquin Nation hunted and fished in the area. In December 1657, a Dorchester Town Meeting returned 6,000 acres of land to the Ponkapoags. This property, called the Ponkapoag Plantation, extended a mile south of Great Blue Hill to what is now known as Glen Echo at the current Canton-Stoughton line. During the 18th century, the Anglican settlers brought in cows and sheep and grew vegetables in the rich loam soil. The Ponkapoags cultivated their land with fruit orchards. With this strong dependence on arable land, the farming community removed most of the forest. The deforested land became pasture and gardens. Today, old stone walls remind us of that era.

Industrial development of the town started in 1814 using the water power offered by two main streams. A “Factory Village” sprung up in northwest Stoughton, but with the advent of electricity, the center of manufacturing shifted to the center of town. The town was a manufacturing community up to the early 1950s. With the passage of the Highway Transportation Bill of 1956 came the establishment of far-reaching roadway networks and the convenience of automobile travel. With easy access to major highways, the character of the town evolved to what it is today – a bedroom community.

C. Population Characteristics (U.S. Census and MAPC Projections)

Table 1. Population Statistics for Stoughton 1980-2005

Year	1980	1990	2000	2005 (Est)
Population	26,710	26,777	27,149	25,156
% Change		0.3%	1.4%	-7.3%

Actual recorded population statistics (Table 1) show that Stoughton has experienced very little growth with regard to population. However, green field development and subdivision activity have continued through the past two decades and reflect general household trends in the eastern regions of Massachusetts, particularly those in close proximity to Boston. Specifically, household size has shown a consistent decrease in many parts of the region as couples are marrying later in life and having fewer children. As both men and women enter into more demanding jobs, average household size will continue to decrease and more land could be consumed “per person” if the standard single-family detached dwelling continues to be the norm. In Stoughton today, the population generally lives in densities of one household per 40,000 square feet owing to historic Zoning Bylaw provisions. Areas of increase housing density have occurred in older neighborhoods and those being developed under Chapter 40B.

In terms of the employment of Stoughton’s population, trends have reflected the region and demonstrate a general shift from manufacturing to wholesale and retail. MAPC reported the following in 2004 in their Community Development Plan:

“Historic employment data show that trade (wholesale and retail) took over the role of the town’s largest employment sector during the 1990s. As of 2001, trade provided one third of the town’s jobs, despite having a net loss of 700 since 1990 to total over 4,000. Services was the next largest sector with 3,100 jobs (25%), but was also hundreds of jobs below its peak employment. Manufacturing remains the third largest sector, about half the size of services. Unlike the two larger sectors, which are on long term growth paths relative to their size in the 1980s, manufacturing’s employment total has been on a general downward path.”

Age Profile (U.S. Census and Town Records)

As can be seen in Table 2 below, the population of the town is getting older. The number of young people is declining and the percentage of the population older than 65 is the fastest growing segment. This trend is consistent with some of the survey results as respondents favored the development of additional recreational facilities that would be suitable for seniors

such as well maintained walking trails or a community swimming pool. The acquisition of any open space areas for recreational uses must consider the needs of young adults and senior citizens.

It should also be noted that the population of what is generally considered to be “first time home buyers”, ages 25-44, is also increasing significantly. This trend has been typical in communities that have easy access to the Greater Boston job market. Along with this increase in first time homebuyers will be an increase in development pressure, making it critical for Stoughton to continue to prioritize specific parcels for conservation acquisition or restriction.

Table 2. Age Demographics for Stoughton

Age Group	1990	2000	% Change	2005	% Change
Under 5	1,745	1,522	-12.8%	1,368	-32%
5-14 years	3,166	3,546	12.0%	3,291	-19%
15-24 years	3,890	2,862	-26.4%	3,246	31%
25-44 years	8,829	8,266	-6.4%	7,115	24%
45-64	5,666	6,850	20.9%	7,171	31%
65 & over	3,481	4,103	17.9%	2,965	68%
Total	26,777	27,149	0.3%	25,156	-7.3%
Median Age	34.8	39.2	12.6%	n/a	n/a

Income (U.S. Census)

Table 3 compares 2000 federal census figures with the prior decennial census averages.

Table 3. Income Statistics for Stoughton

Income Year	1980		1990		2000	
	Stoughton	State	Stoughton	State	Stoughton	State
Median Family Income	\$23,035	\$21,166	\$47,492	\$44,367	\$69,942	\$61,664
% Change	NA	NA	106.2%	109.6%	47.3%	39.0%
Per Capita Income	\$7,425	\$7,458	\$17,313	\$17,224	\$25,480	\$25,952
% Change	NA	NA	133.2%	131.0%	47.2%	50.7%

Employment (Mass. Dept. of Employment & Training)

Table 4 summarizes the town's average labor force and unemployment rates for calendar years 2000 through 2004.

Table 4. Employment Statistics for Stoughton

<u>Year</u>	<u>Labor Force</u>	<u>Stoughton Unemployment Rate</u>	<u>Massachusetts Unemployment Rate</u>
2004	15,090	5.4%	5.1%
2003	15,234	5.9%	5.8%
2002	15,519	5.2%	5.3%
2001	15,326	3.6%	3.7%
2000	15,070	2.7%	2.7%

D. Growth and Development Patterns

Patterns and Trends

There is not much productive agriculture left in Stoughton. In the southwest of town are a few small scale cattle farms, primarily producing animals for beef. There are also several property owners that house a small number of horses and at least one larger scale horse stable, housing close to a dozen animals. There are scattered farms along Washington Street, Highland Street, and Canton Street, including one small producing cranberry bog. Significant areas of open space are in the southwest, west, and north of Stoughton. One of several departments in the town owns most of these parcels. The Conservation Commission controls a little over 1,200 acres. School and Recreation property amounts to nearly 320 acres and other miscellaneous Town-owned land covers just over 310 acres. The Department of Public Works manages another 300 acres (not including actual surface waters), either as water supply/watershed protection, or as parks and playing fields.

Industrial development in present Stoughton began in 1814 with the building of a mill located beside Steep Hill Brook in the northwest section of town. This mill was a major employer in the "Factory Village" section of Stoughton, manufacturing cotton and wool fabrics. In 1892, in conjunction with the Stoughton Water Commission, the firm developed two ponds for water power and to aid the Water Works Pumping Station. Other mills were established along the Steep Hill Brook with man-made ponds to provide water power. With the introduction of electrical power to the factories in the late 1800s, there was less need for locating plants near the waterways. As a result, several shoe firms were located near the center of town. Between 1865

and 1965, Stoughton was a major manufacturing community employing the majority of its residents. The Land Use Map shows the several areas of industrial development in Stoughton. Commercial development, as shown on that same map, has tended to follow the major roadways. There are strip malls, restaurants, auto dealers, and smaller shops up and down Route 138 and along Route 27. Route 139 has not yet seen the same commercial pattern, primarily because the zoning remains mostly residential in keeping with the wishes of the homeowners in the area. The Open Space Committee considers it a high priority to keep this particular corridor primarily residential.

Stoughton Square has historically been the center of local government and commerce. Town facilities such as the Library, Town Hall, Historical Society, the Housing Authority, several local churches, banks and the Post Office are located there. The street system essentially radiates out from the square. Development around Stoughton Square followed the dense village pattern from early times. Today, the square is densely developed with basically no open space in the square itself and only a few pocket parks within one-quarter mile. While some of the square's stores are not doing well, many are occupied and several have been updated – a trend likely to continue. Recent restoration of the area took place under a Public Works Economic Development (PWED) grant. In the area west of the square, several large former shoe factories still stand. Some of these have been redeveloped into secondary use; others remain sites for municipal concern.

Beginning in 1949, with the opening of Pinecrest Acres, a development of about 100 single-story "Cape-style" homes, Stoughton entered the post WWII building boom. The town transformed into a bedroom community. This was the first time that the town had to address issues of new building codes and zoning. The residential unit profile of the town today is a fairly large housing stock of older single-family houses, several large condo complexes in northwest Stoughton, and a surprising number of fairly large recent subdivisions given the water-supply emergency that has existed since the 1970s. The rapid development of new residential properties in recent years has led to the depletion of a great deal of open space.

In the early 1960s, the town established a Conservation Commission whose primary purpose was to have care, custody and management of the open land acquired by the town to prevent over development of housing and the consequential need for schools and public services. About the same time, the Industrial Development Commission and the Redevelopment Authority were organized. These two boards actively sought to retain some semblance of commercial growth in the town.

Previous land use summaries performed for Stoughton were done so through either aerial image interpretation (Table 5) or by consolidating the existing Assessor's database categories into more general categories (Table 6). Unfortunately, the manner in which the Assessor's land use codes were consolidated was not documented and efforts to recreate the process for this report were

unsuccessful. In order to create two datasets that can be compared with future calculations, this plan provides two new land use summary tables. The first is taken from the MassGIS land use data provided by the state. These land use maps, known as "MacConnell" land use maps, were developed using aerial photo interpretation. Although this is a more general approach than using parcel data, these data may be updated by MassGIS on a continual basis and will therefore represent a reliable way to track development trends in the community.

The second approach consolidates the Assessor's data into 14 more general categories and represents a more accurate approach to developing land use summary statistics for the Town. Since the Town has recently developed its own digital Assessor's database in GIS, this summary can be compared to data in the future in a very precise manner. To enable future land use analyses to be compared with these statistics, a detailed description of Assessor's land use codes and the manner in which they were consolidated is included in Appendix A.

Stoughton's primary land use is residential with some commercial, business and industrial use. A breakdown of available land use data from MassGIS by category is shown below (Table 5), spanning the years 1971 to 1999. These data are most useful for general planning purposes as they may have certain site specific inaccuracies relative to land use interpretation. From a planning perspective, these data do demonstrate a steady depletion of Stoughton's open space over the past three decades. When considering cropland, pasture and forest together, Stoughton has developed almost 1,400 acres of these lands since 1971. This developed acreage represents approximately 13% of the entire land area of the Town.

One of the primary concerns with continuing development trends in Stoughton is the continued push into marginal lands that abut resource areas. Many of these lands have recently come under pressure from Comprehensive Permit applications and illustrate the dangers of allowing development to encroach closely on areas with sensitive habitat or wetland resources. Also, some of the larger remaining undeveloped lands in Stoughton represent a valuable opportunity to connect existing greenways. Fragmentation of wildlife corridors is therefore a primary concern within this Open Space and Recreation Plan.

Table 5. MacConnell Land Use Classification (In Acres)

MacConnell Land Use Category	1971 Land Use	1985 Land Use	Net Change (1975 to 1981)	Rate of Annual Change (1975 to 1981)	1999 Land Use	Net Change (1981 to 1999)	Rate of Annual Change (1981 to 1999)
<i>Cropland</i>	218.2	148.7	-32%	-2%	83.7	-44%	-2%
<i>Pasture</i>	244.5	223.4	-9%	-1%	185.7	-17%	-1%
<i>Forest</i>	5,302.7	4,790.2	-10%	-1%	4,128.5	-14%	-1%
<i>Wetland</i>	226.3	227.9	1%	0%	227.4	0%	0%
<i>Mining</i>	155.1	105.5	-32%	-2%	68.0	-36%	-2%
<i>Open Land</i>	305.1	296.3	-3%	0%	298.5	1%	0%
<i>Participation Recreation</i>	112.6	125.8	12%	1%	129.4	3%	0%
<i>Spectator Recreation</i>	0.0	0.0	0%	0%	0.0	0%	0%
<i>Water Based Recreation</i>	0.0	0.0	0%	0%	0.0	0%	0%
<i>Multi-Family Housing</i>	38.5	177.6	361%	26%	217.7	23%	1%
<i>Housing at Less Than 1/4 acre</i>	241.5	241.5	0%	0%	241.5	0%	0%
<i>Housing Between 1/4 and 1/2 acre</i>	2,204.5	2,378.4	8%	1%	2,820.7	19%	1%
<i>Housing Over 1/2 Acre</i>	537.8	647.8	20%	1%	787.3	22%	1%
<i>Commercial</i>	200.3	231.7	16%	1%	274.9	19%	1%
<i>Industrial</i>	159.8	376.2	135%	10%	527.9	40%	2%
<i>Urban Open</i>	271.2	243.5	-10%	-1%	210.2	-14%	-1%
<i>Transportation</i>	121.8	132.3	9%	1%	126.7	-4%	0%
<i>Waste Disposal</i>	16.3	5.2	-68%	-5%	22.0	324%	18%
<i>Open Water</i>	174.1	174.9	0%	0%	176.7	1%	0%
Total	10,530.5	10,530.5			10,530.5		

Table 6. Assessor's Database Summary

Use Description	Acres
Mixed Use	216.9
Residential	3,913.6
Residential (Vacant)	1,280.9
Transient Quarters (Hotels, etc.)	18.5
Storage Warehouse and Distribution	171.6
Retail	155.3
Office	152.0
Indoor/Outdoor Recreation	36.0
Commercial (Vacant)	103.3
Industrial	383.6
Industrial (Vacant)	447.3
Chapter 61 Lands	26.0
Agriculture	97.1
Tax Exempt Uses	2,522.5
Total	9,524.5*

*Does not include features such as roadways and surface water, which would make this number more comparable to MacConnell Land Use totals.

Infrastructure

Transportation System

Stoughton is situated in the greater Brockton Area and is located between Route 24 to the east, Route 93 to the north and Route 95 to the west. These routes provide easy access to airport, port, and intermodal facilities of Boston and Providence. Stoughton's principal highways are State Routes 24, 27, 138, and 139. These routes are generally in good condition affording easy access to most parts of town. A few local streets, e.g., West Street in the western part of town, are very narrow. These could be inadequate for significant new subdivisions, but such limitations would not necessarily prevent development. The major problem with Stoughton's transportation system is that Routes 27, 138, and 139 all converge at the center of town. At rush hour, the volume of traffic overwhelms the square.

Sidewalks exist in business areas and in newer neighborhoods, but not along many of the older, narrower roads. At the same time, there are few pedestrian/bikeways connecting subdivisions to other neighborhoods, schools, parks, stores or other destinations. As a

result, young people and other non-drivers must go along busy narrow roads to get to destinations which would otherwise be reached by safer, more direct and more pleasant routes. However, open spaces and parks are accessible to pedestrians and bicyclists along existing roads and there are some trails in the major conservation holdings.

Railroad service from Canton came to Stoughton in 1845 with the organization of the Stoughton Branch Railroad. The Ames family of Easton financed the expansion of that line to Easton in 1854 and, in 1865, services to Braintree was established. The Braintree services ceased in 1938 and 1958 saw the last train to Easton. Today, Stoughton receives MBTA commuter rail services to its 110-year old historic terminal station. The trains run at frequent intervals, taking the passengers to Boston in about 40 minutes. There are approximately 400 commuter parking spaces adjacent to the station. There are some users of rail freight service located along the central portion of this line.

Water Supply Systems

Historically, the Town of Stoughton has relied exclusively on the development of groundwater wells to provide their public supply. Although a subsurface centralized system has been present for decades, having been installed by the Massachusetts Water Resource Authority (MWRA), this system was only made available for emergency purposes. The heavy reliance on individual or community wells has been a primary concern throughout the community and a pervasive issue in many planning documents including the last Open Space and Recreation Plan and the EO418 Community Development Plan.

Recently, by state mandate, the MWRA has made the existing emergency system accessible to residents and developers for connection and general use. Although this event has the potential to significantly shift the community's attention away from aquifer supply issues in the long term, widespread connection to the MWRA system is expected to be slow. The terms of agreement with MWRA specify that existing wells may not be replaced by a connection to the MWRA system unless absolutely necessary. Groundwater quality and quantity therefore, remain as important issues when considering open space management and acquisition. Beyond issues of community drinking water supply, Stoughton lies on the divide of two major watersheds, the Taunton River and Neponset River Watersheds. The degree to which land use can impact groundwater quality within the community will therefore potentially have regional impacts for communities down stream in these drainage basins.

Sewer Service

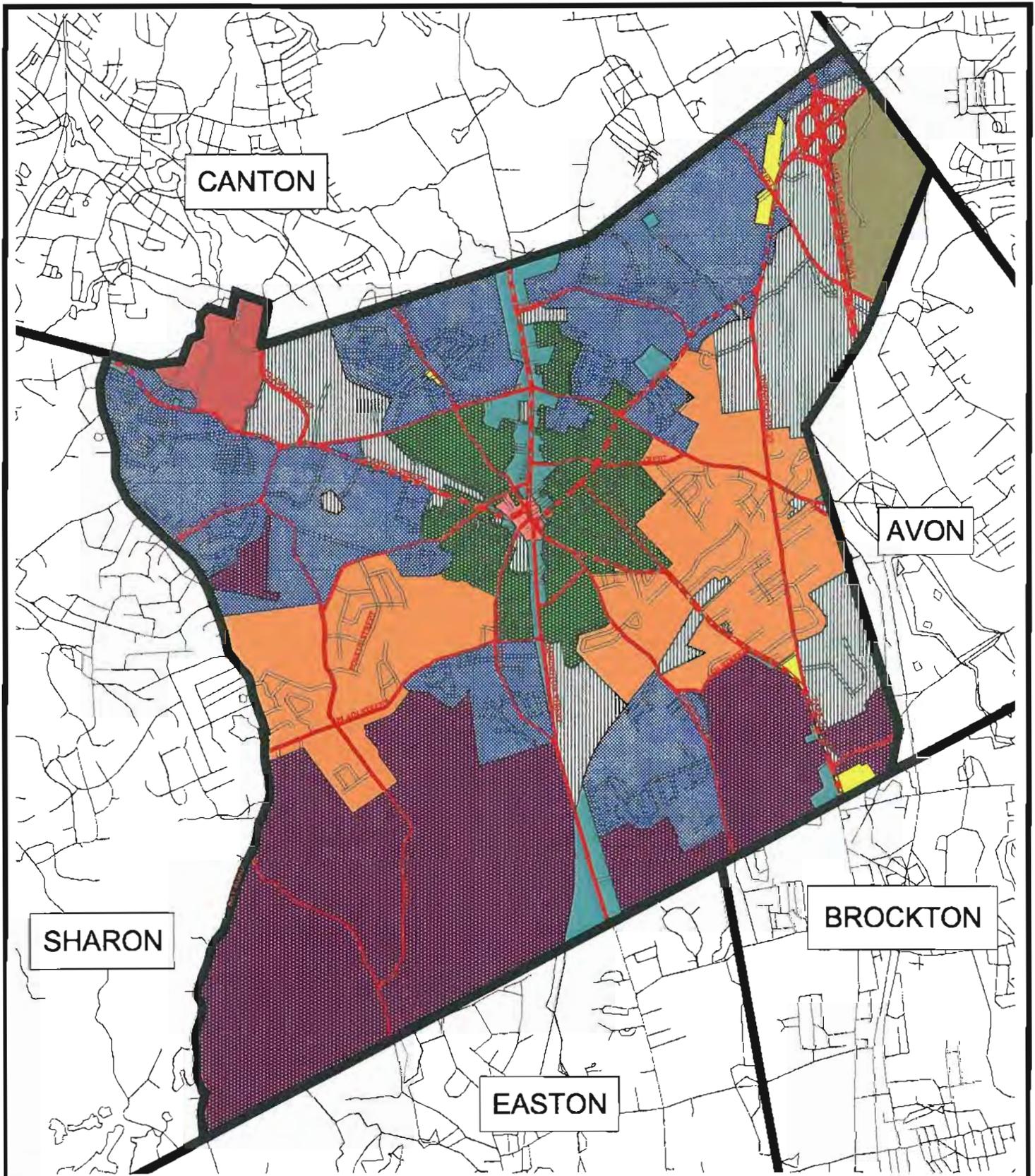
Approximately 60% of the buildings in town are on the municipal sewer service, the remaining stock is serviced by on-site septic systems. Residential and business developers have easier access to sewer service in Stoughton than to the municipal water system. All of this water leaves town to be processed by the MWRA, effectively transporting water from one watershed to another. This inter-basin transfer precludes wastewater from recharging the municipal water supply via natural filtration.

Long-Term Development Patterns

Land Use Controls

Ground water protection (GP) bylaws prohibit certain land uses in GP zones, restrict others, and makes many commercial, industrial and residential owners modify their property to comply with the bylaw. As a result of the severe limitations on the availability of town water, residential development has been limited to areas where water can be produced by private wells. In an effort to preserve open space and considering the town's water restrictions, the lot size in the outer, more rural areas has been increased from 40,000 to 55,000 square feet. An overall Zoning Map is provided in Map 1.

Another provision found in the Town of Stoughton's Zoning Bylaw that is specifically designed to encourage alternative patterns in land use development is their Cluster Development Bylaw. The Cluster Residential Development Bylaw is found under Section XI of the Zoning Bylaw and describes the process by which a cluster bylaw may be approved by the Planning Board. The bylaw has seldom been applied and, by design, does not adequately address the development concerns of the community. For example, the minimum land area size for a cluster development is 30 acres and the style of development specified under these provisions is single-family detached dwellings. The minimum area requirement makes it impossible to apply creative subdivision techniques to many of the buildable parcels in the community. Furthermore, the density and dimensional regulations preclude the use of tightly clustered homes such as town houses or other units that would benefit from the "zero lot line" approach where side yard setbacks are eliminated.



CANTON

AVON

SHARON

BROCKTON

EASTON

- | | | | |
|--|-----------------------|---|-------------------------|
|  | Towns |  | Residential-Suburban A |
|  | General Business |  | Residential-Suburban B |
|  | Highway Business |  | Residential-Suburban C |
|  | Industrial |  | Residential-Multifamily |
|  | Neighborhood Business |  | Residential-Urban |



Source: MassGIS, 2005

Horsley Witten Group
 phone: 508-333-6610
 www.horsleywitten.com

Zoning District Map
 Town of Stoughton

8/25/04 JLM
 j:14060gislstoughton_
 soils.apr

Map 1

The Town of Stoughton should consider the use of an Open Space Residential Design (OSRD) Bylaw as a replacement for the existing Cluster Residential Development Bylaw. This approach would potentially apply to any subdivision in the community and would follow the classic four-step OSRD approach:

- 1) Identify existing natural and cultural resources on the site including wetlands, vernal pools, significant trees or forested areas, views, or historic sites. Exclude these from developable areas.
- 2) Place houses on the plan so that residents would have optimized access to the resources identified in step one without encroaching on any sensitive areas. Similar to cluster development, the number of homes allowed on the site is determined by the number that could be allowed under the original zoning provisions.
- 3) Lay out a road that would service the homes laid out in step 2 above.
- 4) Draw lot lines on the plan.

This approach has been instituted by over a dozen communities in Massachusetts to date with notable success in Newbury, West Newbury and Hopkinton. The permitting process for these developments is often much more flexible than traditional cluster provisions owing the fact that it is driven by existing site conditions and not held to strict open space percentages that are found in most cluster provisions. Model bylaws for this technique can be found at greenneighborhoods.org.

It should be noted that the Town of Stoughton, by virtue of its layout, has many excellent opportunities for what many planners consider to be "smart growth" development. The commercial center of the community, for example, has a high concentration of small-scale retail establishments that could effectively foster a "village center" if certain modifications were made to the existing Bylaws. These modifications might include provisions for mixed use, specific criteria for pedestrian oriented design, transfer of development rights from outlying rural areas, and incentives for infill development. The presence of the MBTA close to the center of Town provides further opportunity to develop more of an activity center where commuters can enjoy access to commercial amenities and existing public transportation. Enhancing the development potential at the existing community center would also have a direct impact on the Town's capacity to preserve tracts of unprotected open space that will inevitably feel the pressures of an aggressive housing market.

Recent legislation and policy initiatives passed at the state level should be explored to assess the potential for transferring development from outlying areas in the community to established urban centers. One such piece of legislation is the Chapter 40R "Smart Growth District" enabling statute. This law allows qualifying municipalities to delineate a Smart Growth District in which minimum housing densities and affordability thresholds can be implemented to increase density where appropriate, provide a mix of uses, and increase the inventory of affordable units within the community. One of the explicit goals of the program is to alleviate development pressure on existing tracts of open space that would be more valuable to the community if left undeveloped. As such, the Town of Stoughton should consider whether selected areas at the center of town might qualify for Chapter 40R zoning provisions.

Another important consideration for the community is the large amount of land currently enrolled in the Chapter 61 program. Under the Chapter 61 program, lands currently used for forest, agriculture or recreation can receive tax breaks as long as the land remains the same use. This program makes it easier for landowners to maintain these uses, which are beneficial to the community, without being burdened by excessive property taxes. If the owner plans to sell the land, he or she must notify the Town and the Town then has the right to match a bona fide offer. If the owner plans to convert the land to another use (e.g. residential), the Town has the right to make an offer to purchase the property at a fair market value as determined by an independent appraisal. Stoughton currently has 123 acres of land classified as Chapter 61, most of which lies in residentially zoned areas of the community.

The Chapter 61 land in Stoughton potentially represents a significant level of future development within the community. Further, due to the high price of real estate in this area of the Commonwealth, it may not be feasible for Stoughton to buy all of the Chapter 61 lands that enter the market in the coming years. As a result, it may be wise to institute zoning controls or incentives that provide more options to potential developers of these tracts. For example, the town may want to consider a Transfer of Development Rights (TDR) program in which the development potential that exists under current zoning for Chapter 61 lands could be "sent" to another zone in town. This "receiving" zone would be better suited for higher densities and could then be built out beyond the potential already provided by existing zoning. In other words, the development potential from the "sending" zone is used to increase the development potential of the "receiving" zone. As mentioned above, the downtown area of Stoughton and perhaps the adjacent neighborhoods may be well-suited to increases in density due to the existing commercial center and the MBTA station.

Buildout Analysis

The most recent buildout analysis performed for the town of Stoughton is the EOEА buildout analysis performed in 2000. This buildout analysis projects the results of development on all existing unprotected open space. Assuming no change to current zoning, that EOEА analysis predicts 772 additional homes being constructed. According to the EOEА analysis, that development would add 324 students to Stoughton's schools, add 12 miles of new roads, and demand close to one million more gallons of water per day. The current density of school age children in Stoughton is 0.55 per household. If this density were to remain constant, the number of actual school age children that would result from the development of 772 homes would be 425.

Because much of the new growth in Stoughton would occur in the Ames Pond area, a new elementary school and a new fire substation might be needed. Because West Street in that part of town is narrow, widening that road for improved safety becomes a possible need, which would result in increased traffic and noise on what is now a rural road. It is important to note that there has recently been a significant number of Comprehensive Permit (Chapter 40B) Applications submitted to the Zoning Board of Appeals. These applications have typically proposed development on what the EOEА analysis would have considered "undevelopable land" based on zoning or environmental constraints. As a result, it is important to understand that the EOEА number could significantly underestimate the impacts of Chapter 40B development on the town from a buildout perspective.

SECTION 4 – ENVIRONMENTAL INVENTORY AND ANALYSIS

A. Geology, Soils and Topography

Geology

Stoughton and the rest of southeastern Massachusetts were blanketed with glacial ice sheets. As the ice retreated, it revealed the region's characteristic north-south drumlins and the area's present north-south drainage patterns. Many of the town's ponds have kettlehole characteristics.

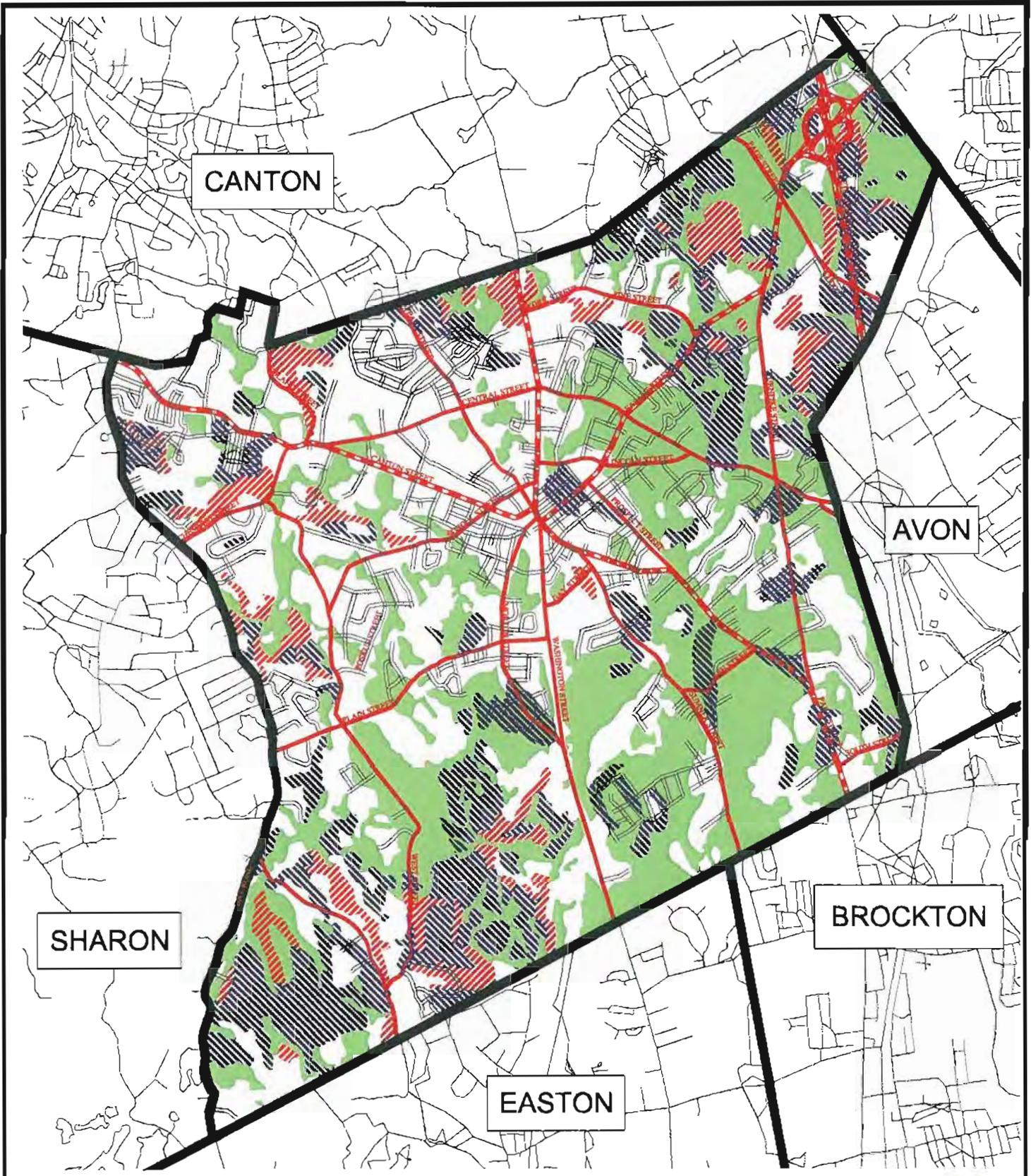
Today, the underlying rock formation of the town is largely igneous in origin. It predominates in the northeast and southwest parts of town where it alternates or mingles with severe shallow hardpan. As expected, there are major outcroppings of ledge and very rocky areas that result in some interesting and scenic sites as well as presenting difficult construction conditions. Of

special interest is an outcrop off Pleasant Street in North Stoughton known as *Indian Kettle*. The historic Stoughton Railroad Station was built with local granite.

Soils

Soils are important because they influence the ability of different parts of town to be developed due to their suitability for on-site sewage disposal. Soil association patterns can therefore help to anticipate developability of land. Since the approval of the last Open Space and Recreation Plan for Stoughton, digital soils mapping have become available through the NRCS and MassGIS. These layers were used to develop new summaries for the community and new constraints mapping (Map 2). A summary of the soil types found throughout the community and associated characteristics are provided below (Table 7).

The overall soil and geologic profile in Stoughton can make it more difficult to develop, but not a degree that is severely limiting. Disposing of wastewater and stormwater in areas of high ground water and blasting bedrock for the purposes of establishing new foundations is not uncommon within the Town and simply requires more sophisticated and/or invasive engineering practices. On the other hand, the presence of bedrock outcrops, wetlands, and steep slopes have provided many excellent opportunities to develop trail systems in conservation lands.



CANTON

AVON

BROCKTON

SHARON

EASTON

- Legend**
-  Town Boundaries
 -  High Groundwater
 -  Steep Slopes
 -  Very Steep Slopes



Horsley Witten Group
 phone: 508-353-8600
www.horsleywitten.com

**Soils and Geologic Features
 Town of Stoughton**

8/25/04 JLM
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 soils.apr

Map 2

Table 7. Soils Summary for Stoughton

Soil Group	Acres	Percent of Community	Slope	Permeability	Depth to Water (feet)	Depth to Bedrock (feet)	Available Water Capacity
Canton	1228.7	11.7%	3-15%	Mod	6+	5+	Low-Mod
Canton (steep)	30.6	0.3%	15-25%	Mod	6+	5+	Low-Mod
Charlton	398.7	3.8%	3-15%	Mod	6+	5+	Low
Charlton (steep)	24.3	0.2%	15-25%	Mod	6+	5+	Low
Deerfield	13.7	0.1%	3-8%	High	1.5-3	5+	Low
Freetown	522.2	5.0%	level	Low	0-1	5+	High
Hinckley	478.8	4.5%	3-15%	High	6+	5+	Low
Hinckley (steep)	313.8	3.0%	15-35%	High	6+	5+	Low
Hollis	907.9	8.6%	15%-25%	Mod	6+	0-2	Low
Merrimac	1,918.3	18.2%	0-3%	High	6+	5+	Mod
Montauk	297.6	2.8%	3-15%	Mod-High	2-2.5	5+	Mod
Outcrop	29.1	0.3%	3-25%	Mod	6+	0-2	Mod
Paxton	183.3	1.7%	3-15%	Mod-Low	1.5-2.5	5+	Mod
Pits	34.7	0.3%	n/a	n/a	n/a	n/a	n/a
Raynham	6.5	0.1%	0-3%	Mod-Low	0.5-2	5+	High
Ridgebury	388.1	3.7%	0-8%	Mod-High	0-1.5	5+	Mod
Scarboro	321.9	3.1%	0-3%	High	0-1	5+	Low
Scio	17.6	0.2%	2-5%	Mod	1.5-2	5+	Mod
Scituate	428.3	4.1%	3-8%	Mod-High	1.5-2.5	5+	Mod
Sudbury	228.2	2.2%	2-8%	Mod-High	1.5-3	5+	Mod
Swansea	314.6	3.0%	level	Mod-High	0-1	5+	High
Udorthents	536.6	5.1%	0-5%	Low-High	n/a	n/a	Low-Mod
Urban Land	580.4	5.5%	0-15%	n/a	n/a	n/a	n/a
Walpole	99.0	0.9%	0-5%	Mod-High	0-1	5+	Low-mod
Water	185.1	1.8%	n/a	n/a	n/a	n/a	n/a
Whitman	284.4	2.7%	0-5%	Mod-High	0-0.5	5+	Mod
Windsor	120.1	1.1%	3-15%	Mod-High	5-6 feet	5+	Low
Woodbridge	637.6	6.1%	0-8%	Low	1.5-2.5	5+	Mod
TOTAL	10,530.2	100%					

Topography

Stoughton has the interesting status of a top-of-the-watershed community. The precipitation that falls on Stoughton runs off into the surrounding towns, and none of them contribute runoff to Stoughton. There are two different major river basins accepting Stoughton's runoff: the Taunton River Basin, and the Neponset River Basin. Our general elevation above sea level ranges from 128 feet near Central Street in West Stoughton, to 335 feet off Highland Street and Bay Road. Although this community is relatively flat, with no notable hills, the town is not low down on the coastal plain.

The most variation in topography occurs in the west and southwest sections, where some small versions of our find New England hills are found around Ames Pond. Highland Street, Bay Road and West Street pass over and through some interesting slopes, as do some areas near Sumner Street. Both areas have been impacted by development, and a very large house now tops the highest point in town, the hill west of Ames Pond, with views of Boston.

Fortunately for lovers of natural scenery, the steep slopes and hills around Chemung Hill, off Chemung and West Streets, have mostly been protected from development by town ownership and the presence of the important Harris Pond Public Water Supply well. This dramatic hilly terrain is crisscrossed by walking trails, indicating its frequent use by our citizens.

West Stoughton also has some steep slopes off Island St., but as buildable land gets more scarce, these rocky slopes are likely to be impacted. Over the last few years, the steep slopes off Sumner St. have seen two new subdivisions developed and some steep slopes surrounding the Ames Pond area have been densely developed as Chapter 40B housing. These occurrences clearly demonstrate that hilly terrain is not a deterrent to development in the community.

The remaining undeveloped and unprotected land in Stoughton tends to fall in one of two groups: active agricultural land of varying soil type, and ledge-filled boulder-covered wetland and buffer zone lots. There are exceptions to this generalization, but many of the remaining large privately owned parcels contain significant amounts of bedrock, impervious soils and/or wetland, making them relatively difficult to develop. Marginal lots have, however, recently been targeted by Chapter 40B developers who have the option to waive local regulations over these lands including setbacks, which may have precluded development in the past.

B. Landscape Character

Stoughton's gently rolling terrain has been significantly and widely altered by human activity since its settlement in 1716. As with much of Massachusetts, essentially every timber tree was cut for lumber, and the rest soon followed as settlers cleared land for farming or firewood.

Farmed land saw some of its slopes and elevations change as stump removal and several generations of plowing smoothed the land out. Some sections of Stoughton contained admirable varieties and quantities of granite, and the remnants of quarries can be found in our current woods. When large segments of the East's population moved West in the great expansions of the late 1800's, Stoughton's forests began to gradually make a comeback, wherever the land was not further altered. As our society became more mechanically inclined, wholesale alterations of the landscape became more commonplace. Instead of farmers with plows and loggers with saws, the agent of landform change became people with bulldozers, backhoes, and giant dump trucks. Stoughton is not the only town with the remnants of sand and gravel excavations scattered around it, and the town also hosts two large sand and gravel pits in different industrial zones. The present landscape character blends the remaining undeveloped forested rocky slopes with interspersed old fields, wetland tracts, and highly urbanized areas.

Because so many of our distinctive landforms have already been altered by development, Stoughton tends to focus conservation efforts on the remaining rural areas, its existing conservation land, and those few and precious remaining areas potentially capable of producing additional public water supply. Most of our larger conservation areas contain rolling, rocky, ledge-filled forested lands, with varying amounts of wetlands, and some open fields. Most undeveloped parcels throughout town also support hiking, horseback riding, and dog walking. Lamentably, many trails show the destructive impacts of off-road vehicles and dirt bikes, even the supposedly protected conservation and water supply lands.

The more rural-appearing southwest corner of town looks very similar to the large Bird Street Conservation Area nearby, and the continuing development trend in town would significantly affect the landscape character in this section of Stoughton. The southwest corner of Stoughton also contains most of the remaining parcels of land large enough to accommodate huntable populations of whitetail deer, squirrels, rabbits, ruffed grouse, and other game, and undeveloped enough to enable hunters to legally and safely hunt. Loss of the open land in southwest Stoughton would essentially mean loss of recreational hunting for the average citizen.

The large tracts of open space that exist in the southern area of the community comprise a slightly fragmented open space corridor that actually begins in Sharon, extends through the Ames Rifle and Pistol Club, continues through the Memorial Lands and Cedar Swamp, and on to the Cedar Hill Golf Club. Although many parcels are protected in this open space corridor, some of them quite large, there are still several undeveloped tracts that are unprotected. Several of these are identified as "areas of conservation interest" later in the report. Another open space corridor that could be expanded lies in the northern area of the community along the Canton town line. This tract already contains the Reynolds Estate and the Shiretown Parcel, but also contains several large undeveloped tracts that currently have no protections in place.

Stoughton began combating the expected changes in its landscape by acquiring nearly 1,000 acres of open space during the 1960's and 1970's, when a few foresighted and influential Conservation Commissioners and town meeting members saw that "they weren't making any more land," so the town had better buy some before it was all gone. With a plan for building a few large nuclei of preserved open space around town, the commission successfully lobbied for and received donations of land, as well as seeking and receiving town funds and state grants to purchase many important parcels. During the 1980's and 90's, the combination of decreasing governmental funds and escalation land prices forced the Commission to stop pursuing the purchase of the remaining large parcels of land, and many are now gone forever under buildings and asphalt. A map of remaining unique features is included as Map 3.

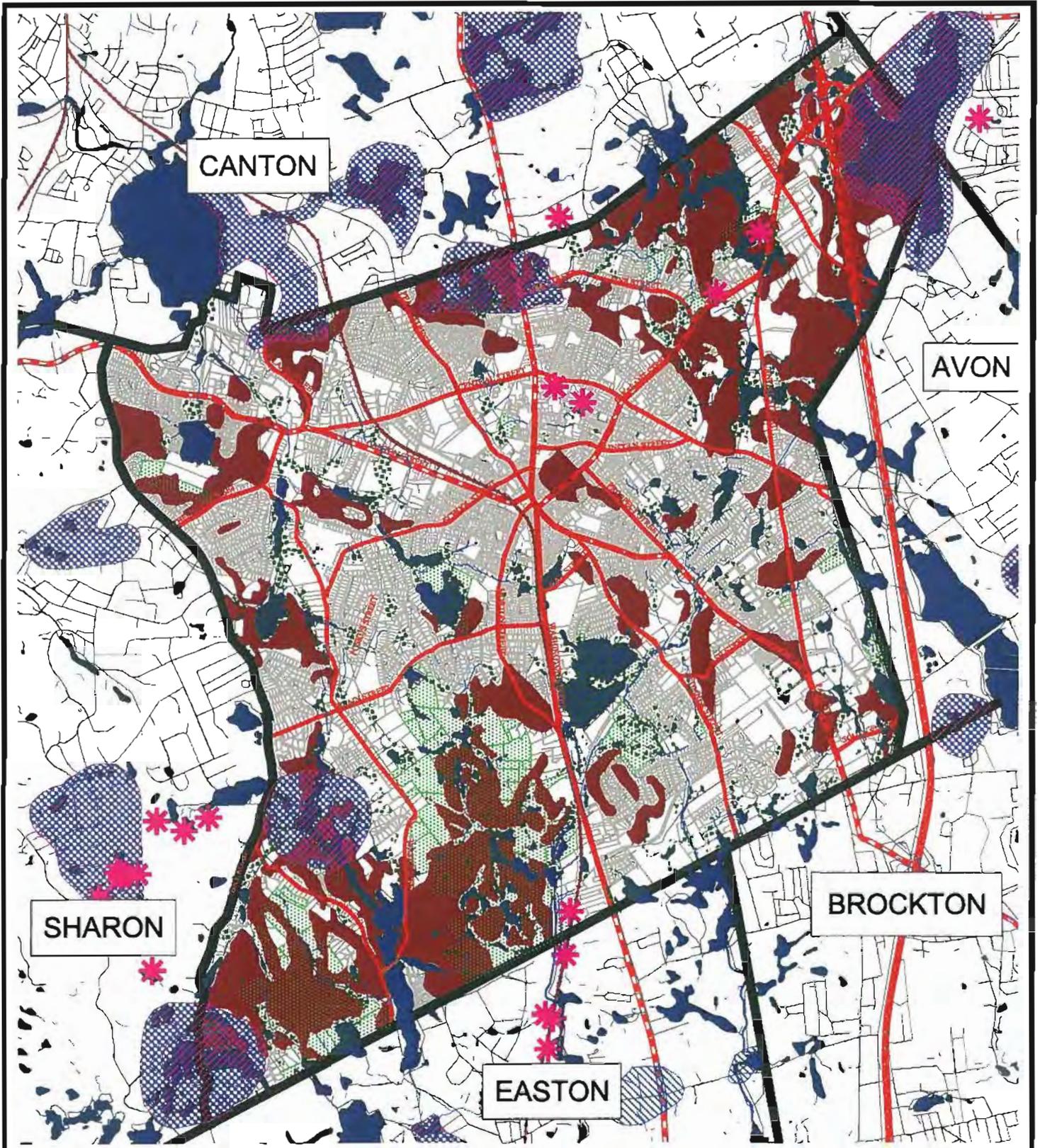
As mentioned previously, the next method used to try to slow down development pressure was to increase the square footage required to build in residential zones. In 1993 and 1997, changes were made in required lot size, so that in our Residential Zone RA, the smallest allowable lot is 55,000 square feet. Our densest residential zone, RM, requires 12,000 square feet plus 2,000 square feet per bedroom. In addition, the requirements associated with Title V for septic systems, and for compliance with the Wetlands protection Act and our Wetlands Protection Bylaw, makes placing house lots on some of the rockier rural sections of town very difficult, and sometimes impossible. Stoughton's zoning bylaw does have a cluster or village zoning provision, but it is rarely used, and while open space has been preserved, the village appearance desired from the use of this special zoning provision has not resulted. A more detailed discussion of the Cluster Residential Development Bylaw is provided above in Section 3.D.

C. Water Resources

Drainage Patterns

Our two major watersheds include the Neponset River Basin and the Taunton River Basin. The Weymouth River sub-watershed in the northeast corner of town drains uplands off towards Bear Swamp in Randolph, through several wetland systems. The southern part of town is part of the Taunton River Watershed and feeds wetlands through Dorchester, Whitman Brooks and their minor tributaries, including several small pond systems and Ames Long Pond, a stream dammed in the early 1800s to produce water power for the Ames shovel factories in Easton. The Neponset River Watershed contains Steep Hill Brook and its tributaries, Redwing Brook, and most of our small pond/wetland systems.

Recreation on our water bodies is pretty much limited to canoeing, swimming, ice skating and fishing. Waterfowl hunting on Stoughton's small ponds usually produces public complaints, so this form of recreation is uncommon here. Our ponds are designated as B recreational waters, suitable habitat for wildlife and aquatic life, and for primary and secondary contact recreation.



Legend

- | | | | |
|--|------------------------|---|--|
|  | Wetlands |  | NHESP 2005 Estimated Habitats for Rare Wildlife:
For Use with the MA Wetlands Protection Act
Regulations (310 CMR 10). |
|  | Certified Vernal Pools |  | NHESP 2005 Priority Habitats for
State-Protected Rare Species |
|  | Conservation Lands |  | Open Water |
|  | Steep Slopes |  | Major Roads |
|  | Streams |  | Collector Roads |



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Unique Landscape Features
 Town of Stoughton

8/25/04 JLM
 J:\4060\glav\stoughton_solis.apr Map 3

Prior open space plans have listed Stoughton's ponds as all manmade. Due to the heavy use of ponds for recreation and the high value placed on these surface waters by residents, it is essential that Stoughton works to protect the water quality of these resources. Recharge from nutrient enriched groundwater and stormwater runoff can severely impact water quality in ponds and anecdotal evidence suggests that increased levels of vegetation have occurred in a few of Stoughton's ponds. Restoration of ponds should begin with an inventory of outdated stormwater management practices that could be upgraded by the Town or by private developers in the near future.

The following table (Table 8) lists Stoughton's water bodies:

Table 8. Summary of Existing Surface Waters in Stoughton

<u>Pond</u>	<u>Acres</u>	<u>Recreational Access</u>	<u>River Basin</u>
Farrington's	3.5	yes	Neponset
Woods Pond	30.0	yes	Neponset
Britton's Pond	3.0	no	Neponset
Southworth's Pond	3.5	no	Neponset
Muddy Pond	2.8	no	Neponset
Town Pond	9.0	yes	Neponset
Pinewood Lake (Harris's Pond)	23.0	partial	Neponset
Glen Echo Pond	16.0	no	Neponset
Bohnenberger's Pond	5.0	no	Neponset
Unnamed (Turnpike St.)	3.0	no	Taunton
Ames Long Pond	106.0	yes	Taunton
Bird St. Connor Pond	0.75	yes	Taunton
Welch's Pond (Stoughton F&G)	14.0	partial	Taunton
Totman's Pond (Stoughton F&G)	5.0	partial	Taunton
Parent's Pond (Golf Course)	0.75	no	Taunton
Snow's Pond (off Park St.)	5.0	no	Taunton
Dry Pond	4.0	no	Taunton

There are numerous tiny vernal pools and seasonal wetlands in Stoughton. Five have been certified as vernal pools as of 2003 (MassGIS, 2005). Vernal pools deserve special treatment and should be protected by certification. In the spring, these ephemeral pools teem with animal diversity, including up to 25 rare Massachusetts species. By drying up in the summer, these small bodies of water cannot support fish. Thus it is one of the few places that many species of frogs, salamanders, fairy shrimp can breed and be safe from predation. Additionally, for these animals to survive (through their entire life-cycle) the surrounding upland habitat should be protected at a radius of 350 feet. This radius should be adequate to protect these fragile areas from excess nutrient loading, groundwater depletion, stormwater inputs and other stresses that result from development.

There are no brackish, tidal, or coastal waters in Stoughton.

Flood Hazard Areas

In the mid 1970's, Stoughton had a detailed hydrological study done of the entire town. The resulting maps were placed on mylar overlays and incorporated into our zoning wetland protection bylaw in 1976. For each wetland and waterway, no matter how small, Stoughton produced an expected flood elevation, shown on our official maps on file with the Town Clerk. Some wetlands either drain so well, or are so small, that they have no significant flood zone, even under our strict guidelines. The town's intent in producing these maps were to go one step further than FEMA mapping in protecting our citizens or potential citizens from flood damage.

Stoughton also refers people to the FEMA maps for official designation of major flood hazard areas. All of our named streams have designated 100-year flooding areas mapped, and Steep Hill Brook, a tributary to it, Dorchester Brook, and Redwing Brook have detailed flood studies done in 1978 and published in 1981. Other streams and water bodies deemed by FEMA to be less likely to be built near have had flood studies done by approximation, not by actual measurement as for the others. As both the locally performed studies and the FEMA maps are somewhat outdated, the community should petition FEMA under the Multi-Hazard Flood Map Modernization program for updates to floodplain mapping. These updates would provide better controls for development and could be used to target stormwater management techniques such as compensatory storage for development within a floodplain. These maps would also allow existing households to acquire appropriate insurance.

Local regulations include the protection accorded to flood areas and wetlands by our Wetlands Protection By-Law (within Section III.E of the Zoning By-Law) and the stand alone Chapter 178 Wetlands Protection Bylaw. Although the present Wetland District provisions within the Zoning Bylaw do defer to "all federal, state, or local regulations governing construction in Flood Hazard or Wetland Areas", the existing language does provide the opportunity for confusion. There are,

for example, provisions within the bylaw that potentially conflict with state level protections and Stoughton's "stand-alone" Wetlands Protection Bylaw (Ch. 178). Chapter 178, effective August 5, 1998, provides another local regulatory layer for our flood zones, including not only the same protection from alteration as the Wetlands Protection Act, like compensatory flood storage for unavoidable fill, but also creating a 100-foot buffer zone around all land subject to flooding, requiring a Conservation Commission filing for any proposed alterations within this zone. The Town of Stoughton should closely examine its local wetlands regulations to ensure the two documents do not conflict with each other or with the Massachusetts Wetlands Protection Act.

Wetlands

Every community has variations in terrain that cause our abundant New England precipitation to flow in temporary or permanent channels, gather in ponds or lakes, or settle in low spots long enough to produce wetlands. Stoughton's wetland communities are mostly wooded swamp or shrub swamp, with a scattering of meadow-emergent marsh communities, and quite a few small isolated pockets, many of which are vernal pools. As previously mentioned, we have no brackish, tidal, or coastal waters, so there are no salt marshes here.

Major named wetland systems include Bear Swamp and Cedar Swamp. As of the last Open Space and Recreation Plan, the most recent remote sensing study (1981) showed 43.9 acres of wetlands in Stoughton, but this particular research method only detects non-forested wetlands. Close to 40 to 60% of Stoughton's wetlands is wooded swamp, and had not been mapped by prior studies. Since that time much more comprehensive wetland mapping has been performed at the state level and is readily available through MassGIS. These maps were developed primarily through the use of high resolution aerial photography and are considered to be very accurate for general planning purposes. Overall, including swamp, marsh, cranberry bogs and wooded swamp, Stoughton contains approximately 1,312 acres of wetland. Table 9 provides a summary of the different types of wetland resources in Stoughton and their total acreage.

Table 9. Summary of Wetlands in Stoughton

Wetland Type	Acreage
Bog	28.2
Cranberry Bog	2.4
Deep Marsh	102.2
Open Water	170.1
Shallow Marsh Meadow or Fen	75.0
Shrub Swamp	184.5
Wooded Swamp Deciduous	634.5
Wooded Swamp Mixed Trees	115.5
Total	1,312.3

Because Stoughton is a long-settled community, many wetland areas have trails, cart paths, or roads running through them, so recreational access tends to be more a problem of excess than of inadequacy. Virtually all our wetlands are seriously impacted by off road vehicle abuse and the attendant erosion, siltation, and habitat disturbance. Under the Commonwealth's Wetlands Protection Act any ATV use within a resource area that damages soils or vegetation would be considered an "alteration" of the resource area and is therefore illegal. Concurrent with the development of this plan, local police and the Conservation Commission are working to develop a General Bylaw that would strengthen the Town's capacity to police these areas and enforce restrictions on inappropriate use.

Aquifer Recharge Areas

Our Aquifer Recharge Areas and Zones of Contribution to public water supplies are shown on our ground water protection map (on file with the Town Clerk) produced as a result of our 1992 town wide hydrogeology study, produced by Camp, Dresser, McKee (the study is incorporated here by reference). This map is use to administer our Groundwater Protection Bylaw, which bans certain land uses in our aquifers and highly regulates others. Zones of contribution on file with the Department of Environmental Protection (Zone II's) include five contributing areas for wells in Stoughton. Two Zone II areas from Easton also extend into Stoughton. These areas and other water resource features are depicted on Maps 4A through 4C.

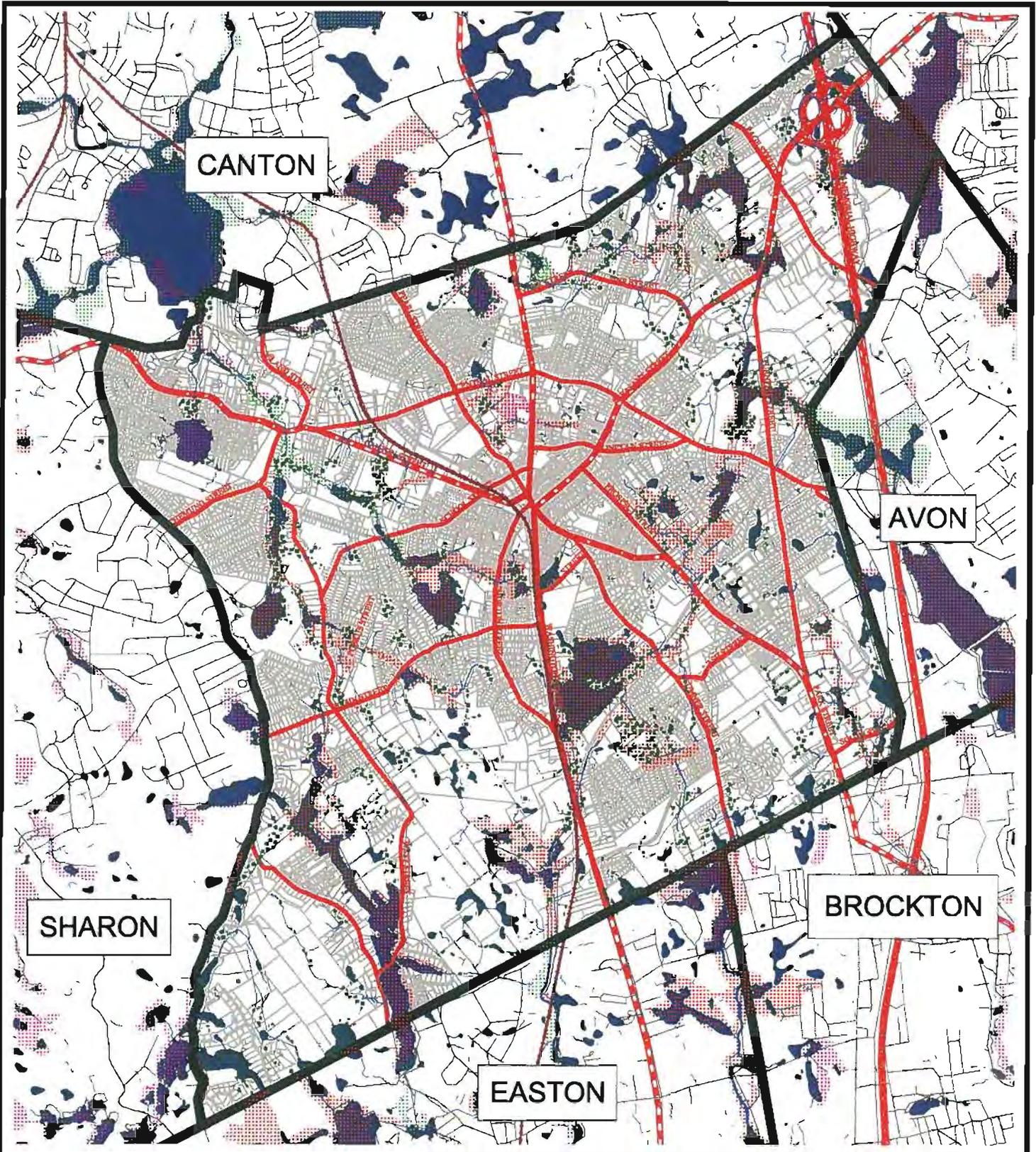
D. Vegetation

Past community-wide inventories of vegetation in Stoughton date back to 1980 when all of the forested areas were generally characterized by hardwood/softwood composition and maturity. Although no comprehensive forest area inventory has been performed since then, many of the mature areas of pines and hardwoods remain intact with occasional clearings for new commercial or residential development. Stoughton's upland forests contain the expected mix of hardwoods and softwoods. There are Red, black, and White Oaks, Shagbark and Pignut Hickories, some Bigtooth Aspen and Quaking Aspen, some American Beech, very few Elms, and plentiful remnants of the struggling American Chestnut. Conifers include White Pine, Northern Red Cedar and a few Canadian Hemlock. As previously mentioned most of Stoughton's wetlands are Red Maple wooded swamps, with a few open meadow-marsh habitats, shrub swamps, and some vernal pools. Detailed botanical studies of wetland plants have not been done to date. However the Natural Heritage and Endangered Species Program (NHESP) lists several plant species for the Town of Stoughton (Table 10).

Table 10. NHESP Plant Listings for the Town of Stoughton

Scientific Name	Common Name	MESA	Most Recent Observation
Potamogeton confervoides	Algae-like Pondweed	T	1972
Panicum philadelphicum	Philadelphia Panic-grass	SC	1931
Cyperus houghtonii	Houghton's Flatsedge	E	1928
Carex polymorpha	Variable Sedge	E	1930
Rotala ramosior	Toothcup	E	Historic

The latest MacConnell estimates show 4,129 acres of forest in different areas the community. Many of these forested areas include forested wetlands and riverine communities. For the development of this Plan, Janice Stone of UMass Amherst continued a vegetation mapping effort that had stopped half way through Stoughton due to a lack of funding. Working from the most recent color aerial photographs, Ms. Stone identified the extent of three important vegetative communities in Stoughton: 1) Acidic Peatland Systems include evergreen forest and shrub bogs; 2) Grasslands; and 3) Riverine Communities including floodplain and alluvial forests, riverside marshes and shrub swamps. The peatland systems, including clusters of Atlantic White Cedar, covered approximately 36 acres. Grasslands covered over 200 acres and riverine communities covered close to 140 acres.

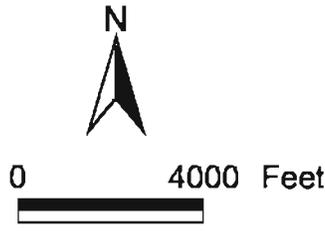


Legend

Flood Zones

-  A
-  AE
-  AO
-  Streams

-  Wetlands
-  Open Water
-  Major Roads
-  Collector Roads

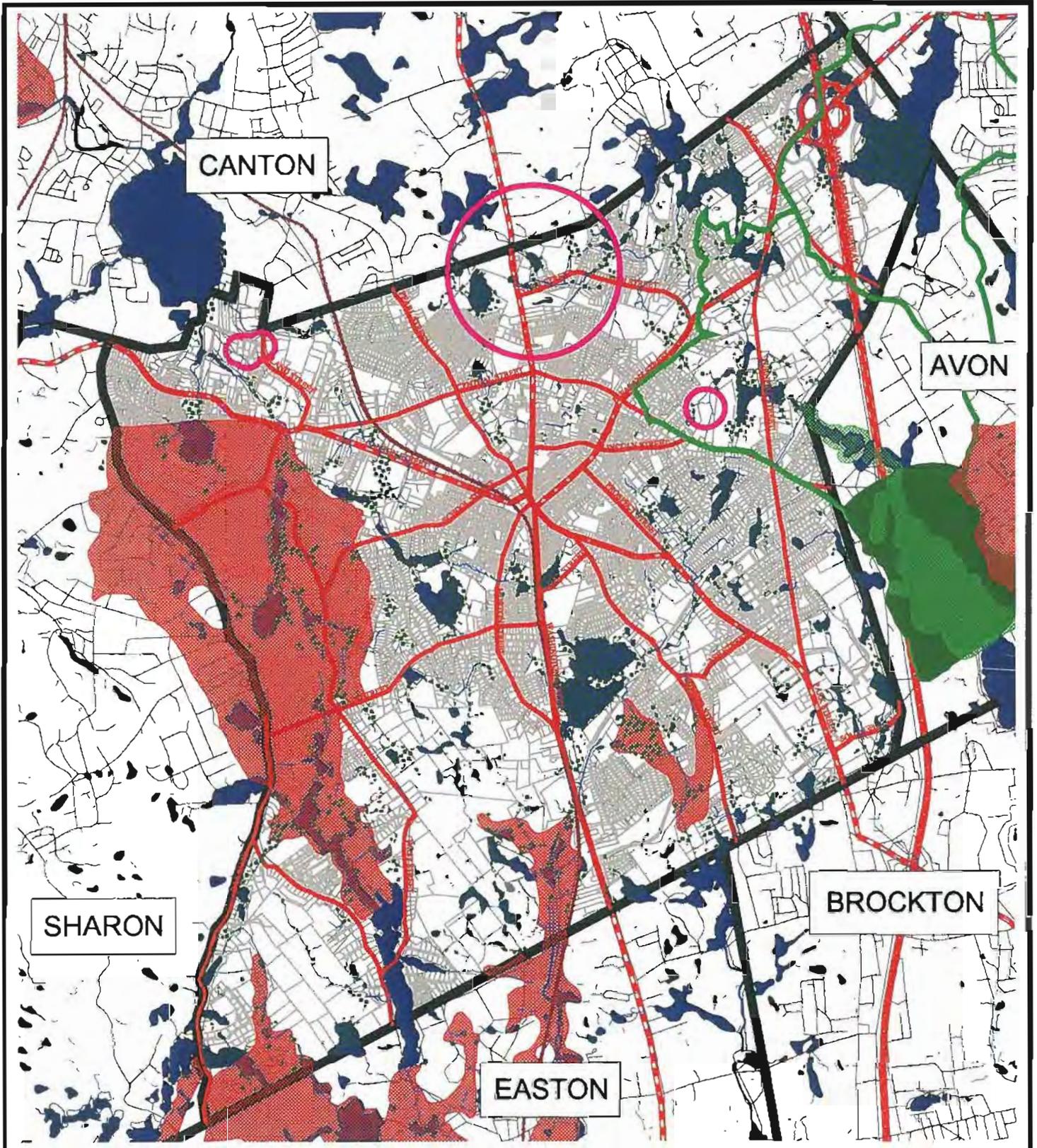


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Water Resources (A)
 Town of Stoughton

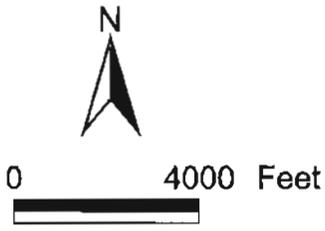
8/25/04 JLM
 (14080)glststoughton_solla.spr

Map 4A



Legend

- | | | | |
|--|--------|---|-----------------|
|  | Zone 2 |  | Wetlands |
|  | IWPA |  | Open Water |
|  | Zone A |  | Major Roads |
|  | Zone B |  | Collector Roads |
|  | Zone C |  | Streams |

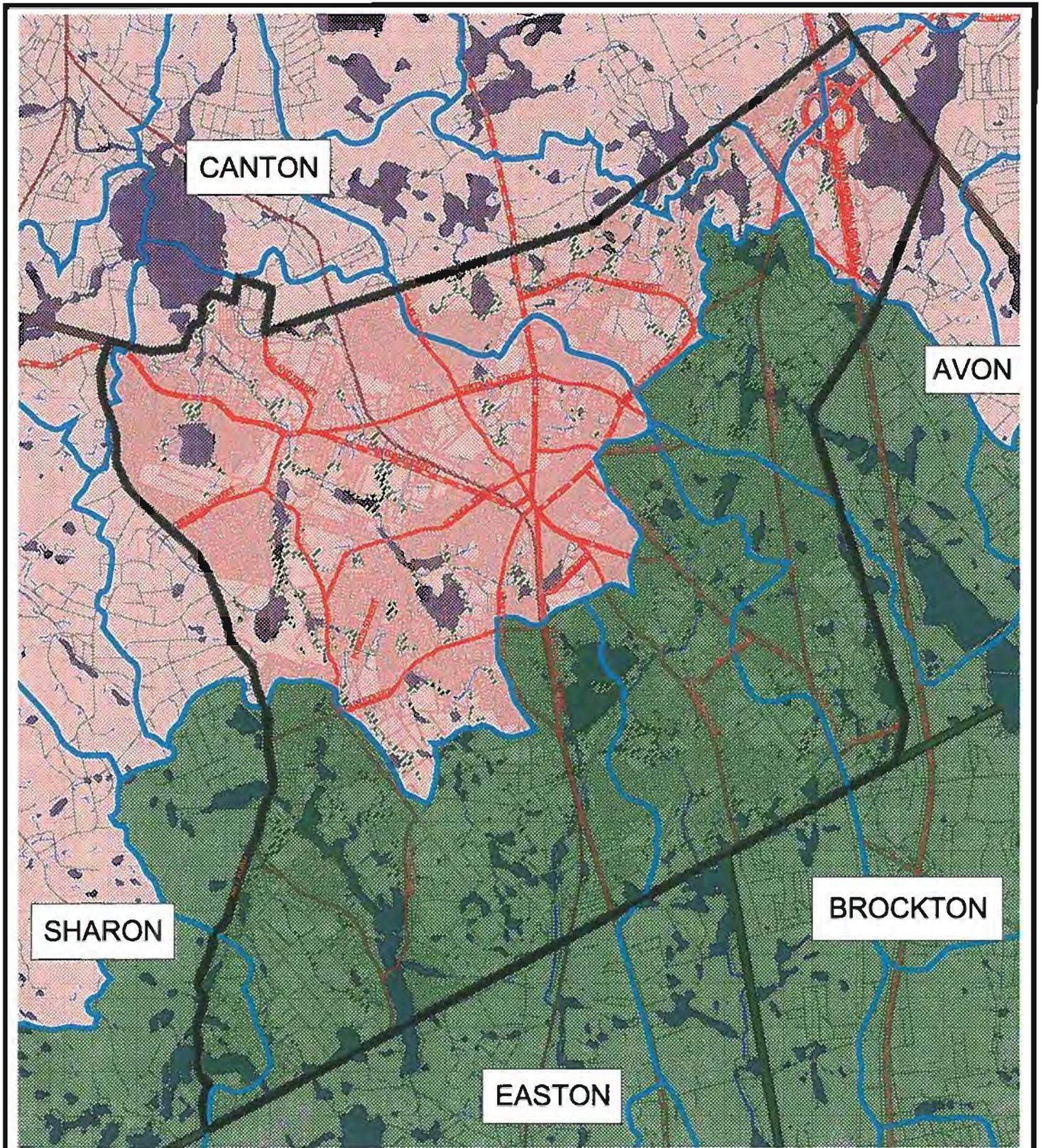


Horley Witten Group 
 phone (414) 633-6300
 www.horleywitten.com

Water Resources (B)
 Town of Stoughton

8/23/04 JLM
 11408001ststoughton_sails.apr

Map 4B



Legend

-  Taunton River Watershed
-  Boston Harbor Watershed
-  Sub-Basin Boundary



Horsley Witten Group 
PHOTO: 574-451-6522
 WWW: WWW.HORSLEYWITTEN.COM

Drainage Boundaries
 Town of Stoughton

8/25/04 JLM
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Map 4C

As noted in prior sections, the southwest section of town is the most rural and undeveloped, and most of the remaining forestland, and virtually all of the largest tracts of forests, are in Southwest Stoughton. Most of these trees grow on land managed by the Stoughton Conservation Commission (Bird Street Conservation Area) or are protected by conservation restrictions. Some of the remaining forest is under Chapter 61 protection and may be more readily purchased than some other tracts. At present, southwest Stoughton may contain close to 1,000 acres of contiguous forest, much of it protected from alteration. This is the most significant forested area in Stoughton. There is room for hunting, hiking, mountain biking, bird watching, nature study, horseback riding, cross-country skiing, picnicking and camping. These areas are also used for school instruction in the fields of archaeology, geology and biology.

There are fairly large blocks of forested land in Cedar Swamp in east central Stoughton, in north Stoughton near the York St. wells (owned by the Town of Canton), and on Chemung Hill. The Chemung Hill and York Streets areas are both under municipal protection for water supply resources and both are augmented by Stoughton Conservation Commission controlled land, leading to greater protection of these forested areas. Both these areas contain upland forest as well as red maple wooded swamp. Cedar Swamp is partly in Stoughton Conservation Commission control, partly in municipal ownership for water supply, and partly intended for acquisition for water supply. In spite of its name, the Cedar Swamp properties contain upland as well as wetland forests. The portions expected to be acquired appear to be mainly red maple swamp where forested. Priority will be given to those parcels that enhance the wildlife corridor across the southern portion of Stoughton.

One special section of Stoughton deserves mention in this report. For many years, the Stoughton Conservation Commission had been trying to maintain the old hay fields at the Bird St. Conservation Area as open fields. As of the last Open Space and Recreation Plan, the Commission was having difficulty arranging for continued maintenance of these fields. Since then, studies of the indigenous wildlife have been performed to determine the proper time to mow these fields and volunteer labor has been provided.

E. Fisheries and Wildlife

Stoughton is such a long-settled community that many residents may not be aware of the animal populations that continue to live here. Recently, the expanding whitetail deer, eastern coyote, and Canada goose populations have been much discussed by the local media, and many people are aware of the problematic presence of these animals. It is extremely likely, however, that a mere handful of our 25,000 residents know that Cooper's Hawks regularly prey on the flocks of pigeons and starlings in the center of town, and that these predatory birds are occasionally joined by Goshawks and Merlins. The proximity of the Bird Street conservation area to the populated

center of Stoughton allows easy travel for highly mobile birds, and for many mammals that habitually range long distances in their search for food.

Stoughton's remaining wild lands contain a variety of habitats for wildlife. The interspersed of hay fields, wet meadows, shrub swamps, wooded swamps, and open water creates a rich tapestry of food, water, shelter and nesting space for wild animals of all kinds. Some of the more notable sightings in Stoughton's wooded areas include river otters, fishers and spotted turtles. Observation checklists of Stoughton's wildlife were developed in 2001 and are included as Appendix B.

Upland Wildlife

Most common forest wildlife can be found in one forested part of Stoughton or another. Because of the size of the forest block in Southwest Stoughton, the Bird Street Conservation Area can be expected to have the greatest diversity of forest dependent species. Wildlife inventories are, however, limited.

Wetland Wildlife

Again, common Massachusetts's wetlands wildlife species can be expected to be present. A small netting and streamshocking study during summer 1998 found the expected pumpkinseed and bluegill sunfish in Totman's Pond, and redfin pickerel in Dorchester Brook. Because most of Stoughton's ponds are quite shallow, further study would be expected to show mostly warm water species. Anecdotal reports of brook trout presence in Redwing Brook also intimated that siltation from a nearby sand and gravel yard had killed the trout. Problems from stormwater runoff have also been evidenced through increased algal blooms in Ames Pond. In addition to nutrients, it is reasonable to assume that heavy metals, pesticides and pathogens are being transported to these surface waters via stormwater runoff.

Common wetlands waterfowl are frequently observed, and in fact, Canada Geese may be causing a water quality problem on Ames Pond and Steep Hill Brook. A report from the Wetlands Restoration Program indicates that beavers may have been responsible for creating a small pond in south central Stoughton. Otters may have been observed in Woods Pond in 1998. Vernal pool wildlife is plentiful and includes Fairy Shrimp, Spring Peepers, Wood Frogs, Green Frogs, and Spotted Salamanders.

Rare and Endangered Species

The Mass. Natural Heritage and Endangered Species Program (NHESP) produces annually updated maps of rare wetlands wildlife habitat for use by Conservation Commissions. These

maps do not detail the rare species to be found, because of concerns of poaching or deliberate destruction. Stoughton has several rare species habitats, as shown on our most recent map (Map 3). Spotted Turtles (*Clemmys guttata*) have been sighted in Stoughton, and it is reasonable to assume that Blandings Turtles (*Emydoidea blandingi*), Wood Turtles (*Clemmys insculpta*), and several rare salamanders may occur in these and other Stoughton wetlands. It is also likely that more detailed field review by experienced and qualified wildlife observers or by a full time Conservation Agent might add more rare populations to Stoughton's map.

F. Scenic Resources and Unique Environments

Other sections of this report have noted that nearly all the remaining open parcels in Stoughton have unique environments and scenic resources, because the flat land gets built on first. Most of what is left is either large tracts of open fields being actively farmed, hilly fields being used for grazing, ledgy forests with slopes steep enough to discourage easy development, or wetlands of varying sizes and complexity. All of these undeveloped lands are scenic, and many have wide vistas not available anywhere else except mall parking lots, which do not qualify as open space. The southwest portion of Stoughton and the Cedar Swamp area contain the largest blocks of contiguous undeveloped land in town, and so are the last vestiges of New England forest able to provide significant wildlife habitat, opportunities for nature study, and some remnant of a wilderness experience. These two areas must be regarded as unique habitat simply because of their size and a concerted effort must be made to strengthen the link between these two large natural areas.

Stoughton's remaining wild lands contain a variety of habitats for wildlife. Some of the more notable sightings in Stoughton's wooded areas include river otters, fishers and spotted turtles. Observation checklists of Stoughton's wildlife were developed in 2001 and are included as Appendix B. Although no Areas of Critical Environmental Concern exist in Stoughton, several areas fall under the jurisdiction of NHESP as described above. In addition to these significant natural resources, several cultural resources in the form of protected estate lands exist within the community. These include the Forbes, Reynolds and Edwards Estates.

G. Environmental Problems

Hazardous Waste Sites and Groundwater Contamination

In Stoughton, our most serious concern with hazardous waste is with the potential for surface and groundwater pollution. As noted before, the Town has a long history of heavy industry and commercial usage, and has been settled for a long time. It is obvious to anyone who studies environmental contamination that in the past our understanding of chemical contamination and its long and short-term effects on our environment has been dangerously incomplete. As a result,

we are becoming aware of an unpleasant interface between residents and industrial and automotive chemicals via natural water flow at the surface and in the ground.

DEP keeps detailed records of any contamination site in the Commonwealth and charts the progress of cleaning efforts at each site. These sites are made available, and are continuously updated through MassGIS. The most recent update is depicted in Appendix C. A more comprehensive list of all reported hazardous material releases in the Town was procured from DEP and is attached as Appendix D.

Stoughton generally conducts semi-annual Household Hazardous Waste Collection Days to help address homeowner disposal problems. The town has been running this program since 1990, to cut down on the amount of backyard-based groundwater contamination, illegal dumping, and other problems caused partly by changes in the way trash is disposed of. Periodically, budgetary constraints have decreased the collection effort to once per year.

Landfills

Stoughton has no legally operating public or private landfills. Our last municipal landfill, off Page St., ceased operation in the early 1970's. Biweekly municipal trash pickup is now offered to all residences having fewer than four units. Our recycling rate for 1997 was 26%, and the State awarded us a grade of B.

Stoughton does keep temporary stockpiles of excess loam, asphalt plantings (called "process"), concrete pieces, and brush off Gay St. and Pratt's Court. Process is either reused as base fill under road repaving operations, or is delivered to one of our local asphalt batch plants for direct recycling into fresh roadway surface.

Erosion/Sedimentation

Currently, the only requirements for erosion and sedimentation control during construction or everyday operation occur during work within 100 feet of wetlands, or when work impacts wetlands. The Board of Health also has some oversight of erosion onto abutting properties, through review of grading proposed for new buildings. To date, though, erosion and sedimentation control have only been provided by installation of earth berms between lots. Some thought should be given to a uniform erosion control bylaw to prevent silt-laden runoff from impacting abutting homeowners.

Chronic Flooding

There appear to be some areas in Stoughton that were built long enough ago that flooding or wetland issues were either not considered at all, or were inadequately addressed. In the early 1950s, before there were any wetland protective regulations at any level of government, or any consumer protection laws addressing this issue, six houses were built on Canton Street via the simple expedient of filling in a wetland area and putting two surface streams underground in pipes. The pipes system has not withstood the test of time, and the six houses are faced with a chronic flooding condition causing property damage. Some areas along Steep Hill Brook are also vulnerable to flood damage. Recent construction near Sumner Street has changed drainage patterns, flooding older homes below the new work.

Care must be taken to ensure that new construction does not either redirect or increase runoff, causing damage to existing properties. Presently, engineering drainage calculations are not sensitive enough to predict whether a single-family home could change drainage or runoff patterns enough to damage an abutter, and so it is very difficult to design mitigation for an unpredictable impact. As the town becomes more crowded, this situation becomes more critical.

Development Impact

Poorly planned development in a densely developed community can diminish not only a community's quality of life, but also its capacity to provide essential services of all kinds. Stoughton's 20-year water emergency demonstrates that the development allowed through zoning often will not account for whether the natural environment can adequately provide for residents' needs. Due to the water emergency, it has been Stoughton's regulatory policy to allow construction of a new home only when a satisfactory potable well can be constructed, meeting minimum standards established by the Board of Health. As the MWRA water supply system has become available for general use, the constraints formerly imposed on areas of town by limited water supply have been lifted. It is therefore critical for the community to determine which areas may be more pressured and to consider what the impacts of this development would be.

SECTION 5 – INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST

The purpose of this section of the report is to provide an inventory of all lands in Stoughton which are significant to open space and recreational use. Having an inventory of these lands is critical to the ongoing assembly and management of open space and recreation in the community for several reasons. First, an inventory and map of existing lands allows the Town to visualize its conservation lands in relation to areas subject to future development and to identify

neighborhoods that may be underserved for certain recreational opportunities. Second, having a full inventory of existing conservation and recreational lands will allow the community to better distribute management responsibilities for these amenities among different town agencies. And third, understanding the degree of protection associated with different parcels will help the community target specific parcels for acquisition and improvement over a concrete timeline.

Conservation Areas and other notable land holdings are depicted in Map 5. Open space lands can be grouped into two major classifications:

Protected Parcels - Land is considered protected if the Stoughton Conservation Commission or Water Department or a nonprofit land trust owns it. Private land is considered protected if it has a deed restriction in perpetuity or if the Division of Conservation Services has placed a conservation restriction on it.

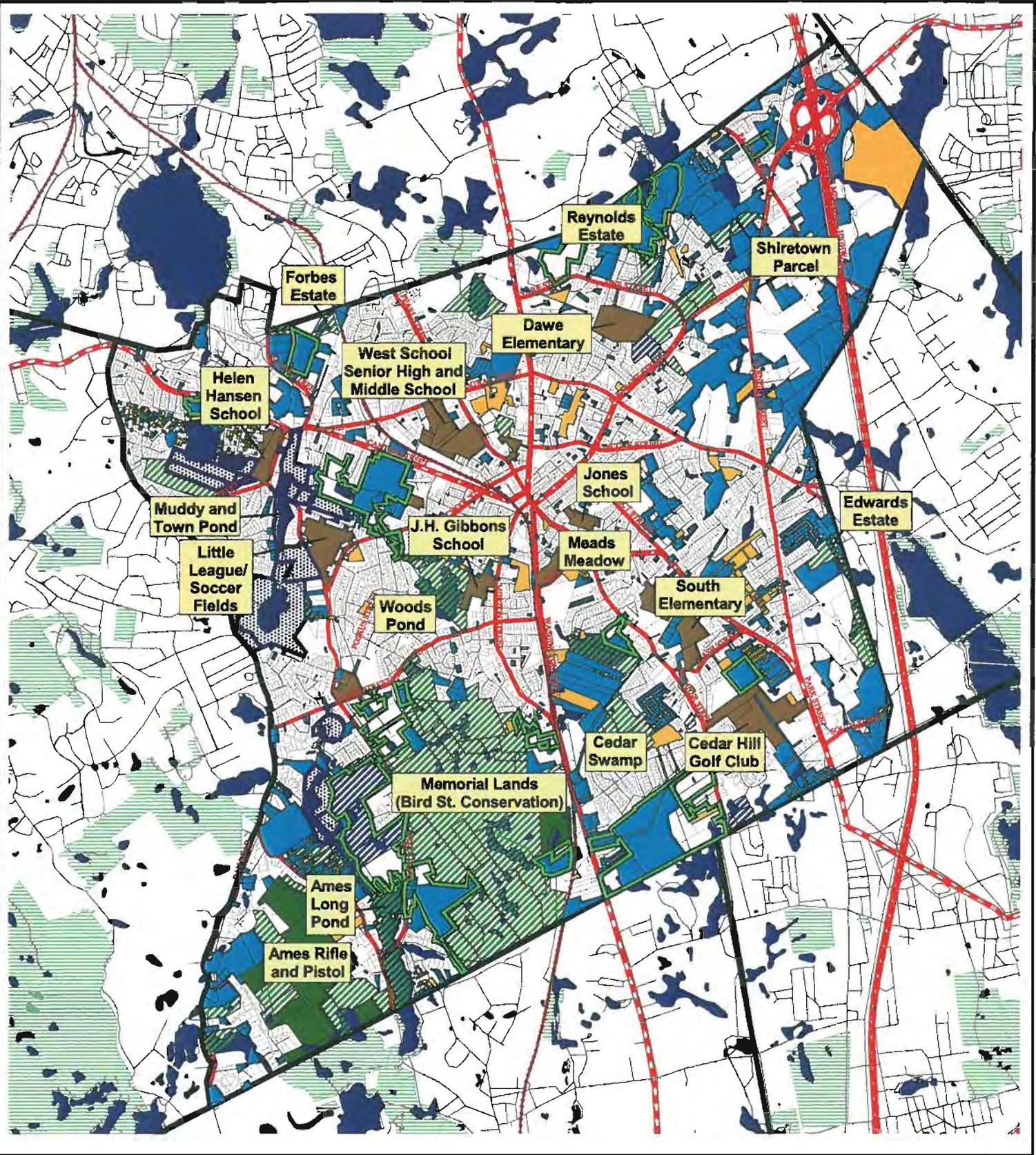
Unprotected Parcels - Land owned by the Stoughton School Department, town-owned property used for parks and recreation, Chapter 61 and 61A properties are not protected because they may possibly be sold in the future. Large undeveloped private holdings are included because they are important to the aesthetic appeal of the community and where recreation takes place. These private holdings have been considered for permanent protection in the course of developing the action plan (see Section 9).

A. Protected Parcels

The following inventory lists all of the lands protected in Stoughton pursuant to the definition provided above. To date, all protected lands are under local jurisdiction, primarily through the Conservation Commission and the Water Department. Most of the lands under conservation restriction were sold to the Town at reduced prices by private owners. Money provided by the Town to purchase lands has been appropriated through Town Meeting.

1. Town of Stoughton Lands, Managed by the Conservation Commission

All of these town-owned properties are in good to excellent condition and are managed by the Conservation Commission (with the obvious exception of the Canton Conservation Lands). The majority have street frontage and are relatively accessible to the public. This accessibility can provide excellent opportunities for future use. There are approximately fourteen areas of conservation land in Stoughton, together totaling over 1,200 acres. As the population increases and land development continues in the town, these can become important passive recreational areas.



Legend

-  Schools and Recreation
-  Other Town-Owned Vacant Lands
-  Public Facilities
-  Conservation Restrictions
-  Water Department
-  Conservation Commission
-  Chapter 61
-  Conservation Interest

0 4000 Feet

-  Vacant Land
-  Parcel Lines
-  Open Space in Neighboring Towns
-  Open Water
-  MBTA Line
-  Town Boundary
-  Major Roads
-  All Neighboring Roads

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PLANNING • DESIGN • CONSTRUCTION

**Open Space and Recreation
 Parcel Inventory with Areas of
 Conservation Interest**

Town of Stoughton

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 stoughton_locus.apr

MAP 5



The following is a brief description of the different parcels that make up the conservation land in the town. A detailed list developed from the Assessor's database is included in Appendix E.

a. Stoughton Conservation Memorial Lands (Bird Street Conservation Lands)

- Overview: The Stoughton Conservation Memorial Lands represent the largest contiguous conservation area owned by the Town of Stoughton. They are located in the south central part of town and are one of the most heavily areas used in the community. The majority of the land is wooded, but it also contains large areas of open fields, some of which are currently mowed for hay. Also located in the Memorial Lands are a 14-acre pond and extensive wetlands. There is a diverse plant and animal population in the area. The Conservation handbook has been used in past inventories to identify 135 species flowers, 72 species of commonly-sighted birds, 44 different types of trees and shrubs, and 20 species of mammals.
- SCORP#: 2850001
- Acreage: 675 Acres
- Access: Access to the site is via Bird Street or West Street over a dirt road or trail. A vehicular barrier blocks both access points. There is no access for people with disabilities at either point of entry. There is currently no parking for people with disabilities at either point of entry and automobile traffic is prohibited from entering the conservation area. ADA compliant parking on the Libby property is expected to be developed by spring of 2006.
- Uses: The 14-acre pond located on the south side of the property may be used for swimming and fishing. It has a network of marked trails that provide opportunity for hiking, horseback riding, and some cross-country skiing. Other resources include evidence of historic uses such as quarries, which supplied materials for the old train station and farm foundations. The site provides ample educational opportunities for archeological and natural studies.
- Zoning: RA (Residential Suburban A), RB (Residential Suburban B), RC (Residential Suburban C)
- Recreational Potential: High potential for a variety of uses.

b. Reynolds Estate

- Overview: This conservation area is located in the north-central section of town. A house and barn are located on the property and these structures are currently in the process of being preserved by a local citizen group "The Friends of the Capen-Reynolds Farm." The friends have developed a conceptual plan to turn this site into a community "farm" showcasing its historic, ecological, and topographical significance. Considerable renovations have already been performed with funds raised entirely by the Friends of Cape and Reynolds and citizen stakeholders.
- SCORP #: 2850002, 2850003, 2850052
- Acreage: 48.4 Acres
- Access: The site in its present state is not accessible to people with disabilities. The property abuts Pleasant Street, Glen Echo Boulevard, and Pine Streets.
- Uses: The community gardens are located at the farm. It occasionally plays host to a variety of community events.
- Zoning: RC (Residential Suburban C)
- Recreational
- Potential: Primarily passive recreation such as bird watching, hiking, and some areas of historical interest would attract residents. A working farm exhibition is a possibility.

c. Chemung Hill Area

- Overview: Located on the northwest section of town, this area sloped down to Pinewood Lake. This parcel creates a large contiguous area of open space with the Water Department Lands sloping down to the lake.
- SCORP #: 2850004
- Acreage: 27.7 Acres
- Access: The parcel is undeveloped with only limited access to the public via small footpaths. Because it is densely wooded with extreme topographic contours, opportunities to make the area accessible to people with disabilities are extremely limited.
- Uses: The area has numerous footpaths that lace the hills.
- Zoning: RC (Residential Suburban C)
- Recreational
- Potential: Limited. Trails could access Pinewood Lake.

d. Wood Pond

Overview: Wood Pond, as the name implies, consists of a pond with a strip of low-lying land that surrounds its north, east and south side. There is expansive wetland around the pond itself. This conservation area is located to the north of the Stoughton Conservation Memorial Land. The area abuts the Gibbons School, which is a 15-acre parcel with approximately 9.5 acres of open space.

SCORP #: 2820005

Acreage: 62.2 acres, the majority of which is covered by water.

Access: There are no pedestrian or vehicular points of entry although access can be obtained through the Gibbons School.

Uses: There is no town-sponsored activity at this site.

Zoning: RB (Residential Suburban B), RC (Residential Suburban C), RU (Residential Urban)

Recreational Potential: This area is to be left in its natural state and is well-suited to only passive recreation.

e. Cedar Swamp (a.k.a. Sumner Gardens)

Overview: The Sumner Gardens conservation area is located in the southeastern part of town. It is north of Atkinson Avenue and to the south of an abandoned railroad right of way. The area is largely wetlands used for flood control. To the northeast of this area is the 36-acre parcel donated to the town by Stonehill College.

SCORP #: 2850006

Acreage: Approximately 92 in total

Access: Limited

Uses: Stormwater retention

Zoning: RC (Residential Suburban C)

f. Ames Pond Area

Overview: The conservation commission parcels surrounding the Ames Pond Area are widely dispersed and range from the actual surface waters, to large tracts of undisturbed open space, to small lots within primarily residential areas. Although these parcels are, in themselves dispersed, they do create a contiguous stretch of undeveloped or sparsely

developed land with the Ames Rifle and Pistol lands, which currently hold conservation restrictions

SCORP #: 2850007, 8, 9, 10, 11, 12, and 13

Acreage: Approximately 185

Access: Much of the area is accessible only from Highland Street near the eastern town line.

Uses: Hiking, hunting, swimming (including instruction through the Stoughton Recreation Department), sailboat instruction, ice boating, ice skating, fishing and ice fishing.

Zoning: RA (Residential Suburban A)

Recreational Potential: There is some potential here for a trail system, which would link the area to other public areas in Stoughton and Easton.

g. The Doogood Estates (a.k.a. the Shiretown Parcel)

Overview: This parcel is located in the northwest section of town off of Turnpike Road. The site is undeveloped and bordered by single-family residential housing and commercial development.

SCORP #: 2850014

Acreage: 14.3

Uses: Passive recreation such as hiking and jogging paths.

Zoning: RC (Residential Suburban C)

Recreational Potential: Moderate

h. T.L. Edwards Estates

Overview: The Edwards Estate is located in the southeastern portion of the community. It is an undeveloped area near a major subdivision.

SCORP #: 2850015

Acreage: 12.9 acres

Access: There is undeveloped access through Cornell Drive.

Uses: Current use is wildlife habitat.

Zoning: RB (Residential Suburban B), I (Industrial)

Recreational Potential: The area could provide woodland hiking trails for the surrounding residential neighborhood.

i. Stonehill College Gift Area (a.k.a. Cedar Swamp)

Overview: This undeveloped site consisting of major areas of wetland is located in the southeastern section of town off of Sumner Street. The surrounding area is a large residential area.

SCORP #: 2850016

Acreage: 39.85

Access: This land is accessible through a strip of abandoned railroad right-of-way that abuts Crockett Street.

Uses: None

Zoning: RC (Residential Suburban C)

Recreational Potential: The area is predominately wetland and therefore not suited for recreation.

j. The D. Forbes Estate

Overview: The area is located in the northwest part of town off of Island Street. The Forbes Estate is an undeveloped site bounded to the east by an active railroad track that forms the Canton-Stoughton town line. Part of the site is wetland and there is a seasonal pond on the property.

SCORP #: 2850017

Acreage: 15 acres

Access: There is undeveloped access off of Island Street.

Uses: Limited to pedestrians because of no convenient parking.

Zoning: I (Industrial)

Recreational Potential: Limited

k. Almon Fredericks Estate

Overview: Located in the northwest section of town, this parcel is a short distance from the Reynolds Estate on Pleasant Street.

SCORP #: 2850018

Acreage: 3.48

Access: This parcel has undeveloped frontage on Pleasant Street.

Uses: Limited to pedestrians.

Zoning: RC (Residential Suburban C)

Recreational Potential: Limited

I. North Stoughton Area

Overview: The area is located in the northern section of town off of Stoughton Street near the Canton border. Boston Edison power lines pass through the area. The area is undeveloped and consists mostly of wetlands plus several acres of freshwater marsh.

SCORP #: 2850019

Acreage: 31.4 acres

Access: Undeveloped access can be had from Royal Drive.

Uses: Wildlife habitat and watershed protection.

Zoning: RC (Residential Suburban C)

Recreational

Potential: None

m. Canton Conservation Lands

Overview: The Canton Conservation Land is owned by the Canton Conservation Commission and is located on the Canton Border. The site is undeveloped woodland and wetland.

SCORP #: 2850020

Acreage: 40.0 acres

Access: Undeveloped

Zoning: RC (Residential Suburban C)

Uses: Passive

n. Tanglewood Area

Overview: An irregular low-lying parcel east of the Tanglewood subdivision, south of Central Street and west of W. Vanston Road. It is predominantly wooded swampland and abuts an extensive area of wetlands.

SCORP #: 2850021

Management: Conservation Commission

Acreage: 7.2 acres

Access: From Central Street and East and West Vanston Roads.

Uses: Habitat Preservation

Zoning: RB (Residential Suburban B)

Recreational

Potential: Limited to local hikers.

2. Town of Stoughton Lands, Managed by the Water Department

The Town of Stoughton has 398 acres of watershed land. The land is under the jurisdiction and management of the Water Department. There are three general areas of Watershed: Ames Pond, Pinewood Lake and Muddy Pond. Watersheds act as recharge areas for surface water and ground water. They also create a buffer to protect the quality of the water from pollution. All of these lands are restricted access properties and are not meant to be used as recreational facilities.

a. Ames Long Pond Watershed

Overview: The area is located just north of Ames Long Pond. It consists of two separate parcels that contain the McNamara and Fennel Wells.

Acreage: 43.2 acres

Zoning: RA (Residential Suburban A), RB (Residential Suburban B)

b. Muddy and Town Pond

Overview: Muddy and Town Pond watershed areas are located in the northwestern section of town and are a part of a chain of Town-owned land. The chain starts in the Muddy Pond watershed and goes through the Elm Street Little Leagues Fields, the Town Pond Watershed, Chemung School, Pinewood watershed.

Acreage: 204.7 acres

Zoning: RA (Residential Suburban A), RB (Residential Suburban B), RC (Residential Suburban C)

c. Pinewood Lake Watershed Area

Overview: Pinewood Lake Watershed area is located in the northwestern section of town just south of Pinewood Lake. The watershed area slopes steeply down to the lake and contains the Harris Pond Gravel Packed Well.

Acreage: 50.9 acres

Zoning: RC (Residential Suburban C)

d. Dry Pond/Guerney Well Protection Area

Overview: Dry Pond/Guerney Well Protection Area is located in the western part of town abutting Dry Pond to the north.

Acreage: 13.6 acres

Zoning: RA (Residential Suburban A), RB (Residential Suburban B)

3. Conservation Restricted Lands

The Conservation Restricted Lands are located in the southwestern portion of town. The restrictions allow the present use to continue but preclude any future development. The present use of these lands is for hunting, hiking, wildlife habitat and flood water retention.

a. Ames Rifle & Gun Club

Overview: There are several parcels all located in the southeastern part of town along Bay Road and Highland Street, which are collectively called the Ames Rifle & Gun Club. The area consists of undeveloped woodlands that contain one of the highest hills in Stoughton (350 ft.).

SCORP #: 2850022, 23

Owner/Mgr: Ames Rifle & Gun Club, Inc.

Acreage: 201.5 acres

Zoning: RA (Residential Suburban A)

b. Stoughton Rod & Gun Club

Overview: The Stoughton Rod & Gun Club is a private club located in the south central part of town. It is wooded land with a small pond on the southern section of the property. To the west, it abuts the Conservation Memorial Lands and to the east, the unused MBTA railroad line borders it.

SCORP #: 2850024

Owner/Mgr: Welch Memorial Fish & Game Preserve

Acreage: 49.0 acres

Zoning: RA (Residential Suburban A)

c. Privately Donated Parcels

Overview: Recently, two landowners voluntarily place permanent conservation restrictions on their lots, representing a significant gift to the Town. These parcels comprise approximately 20 acres of land in total. Voluntary restrictions of this nature are a viable approach to increasing Stoughton's stock of protected open space and the community should work to educate residents regarding the benefits of placing these restrictions on their property.

SCORP #: NA
Owner/Mgr: NA
Acreage: 20.0 acres

B. UNPROTECTED PARCELS

1. Cemeteries

There are ten cemeteries in town as listed below (Table 11). Although certain of these cemeteries are in private hands and therefore technically "unprotected", the threat of their being sold is unlikely.

Table 11. Cemeteries in Stoughton

<u>Name</u>	<u>Location</u>	<u>Acres</u>
1. Maplewood	Pleasant Street	1.40
2. Evergreen	Washington Street	28.60
3. Holy Sepulcher	Central Street	21.20
4. Holbrook-Porter	South Street	0.39
5. Pearl St. Burial Ground	Pearl Street	1.40
6. Dry Pond	Bay Road & Plain Street	2.37
7. Old Methodist Church	Central Street	0.30
8. Pride of Brockton	South Street	0.62
9. Marshals	Washington Street	0.21
10. Poor Farm	School Street	<u>0.02</u>
Total Acres:		56.51

2. MGL Chapter 61 – Forest Lands

The lands listed under this (and the following section) are enrolled in the Commonwealth's Chapter 61 program (Tables 12 and 13). This program provides tax breaks to land owners as long as the land remains the same use. If the owner plans to sell the land, he or she must notify the Town and the Town then has the right to match a bona fide offer. If the owner plans to convert the land to another use (e.g. residential), the Town has the right to make an offer to purchase the property at a fair market value as determined by an independent appraisal.

Table 12. Chapter 61 Forest Lands in Stoughton

<u>Name</u>	<u>Acres</u>	<u>Location</u>	<u>Map/Plot</u>
Hansen Orrin	11.6	Pleasant Street	080 030

3. MGL Chapter 61A – Agricultural and Horticulture Lands

Table 13. Chapter 61 Agricultural Lands in Stoughton

<u>Name</u>	<u>Acres</u>	<u>Location</u>	<u>Map/Plot</u>	<u>Zoning</u>
McNamara	25.0	West Street	024 045	RA
McNamara	0.5	King Street	025 042	RB
McNamara	23.4	West Street	037 004	RA
McNamara	0.5	West Street	038 003	RA
McNamara	0.5	West Street	038 004	RA
McNamara	0.5	West Street	038 005	RA, RB
McNamara	0.5	West Street	038 007	RB
McNamara	44.6	West Street	038 008	RA, RB
McNamara	0.5	West Street	038 009	RB
McNamara	0.6	West Street	038 010	RB
McNamara	0.5	King Street	038 011	RB
McNamara	0.5	King Street	038 012	RB
McNamara	0.5	King Street	038 013	RB

4. MGL Chapter 61B – Recreation Land

NONE

5. Schools and Town-Owned Recreation Facilities

School properties and town lands used for recreational purposes may be sold in the future and are therefore considered unprotected. They are grouped on a table of school and recreation property in the Appendix F.

6. Privately-Owned Undeveloped Parcels

There are approximately 1,835 acres of privately owned unprotected land in Stoughton. Of this entire inventory, several areas have been identified as "Areas of Conservation Interest" through discussions with the Open Space Committee and the public process. These unprotected areas of conservation and recreation interest are identified on the Action Plan – Map #6 and the most significant tracts are listed below. A full list of unprotected parcels is provided in Appendix G.

a. Area 1 – Memorial Lands

<u>Overview:</u>	Area 1 is a non-contiguous collection of 20 parcels that abut the existing Memorial Lands or "Bird Street" Conservation Area. These lands are almost entirely vacant with the exception of five buildings and some cleared land for pasture.
<u>Acreage:</u>	92.7 acres
<u>Present Use:</u>	Primarily vacant with limited pasture and residential
<u>Land Cover:</u>	Forest, pasture
<u>Topography:</u>	Gentle slopes in the west with steeper slopes and more varied topography to the east.
<u>Soils:</u>	Mainly glacial tills with hardpans and a few areas of rocky soils which are shallow to bedrock.
<u>Zoning:</u>	Residential (RA)
<u>Reason to Acquire:</u>	To continue to produce a more contiguous holding in the Memorial Lands and to prevent negative impacts on present holding.

b. Area 2 – Britton's Pond

<u>Overview:</u>	Britton's Pond flows from Woods pond into Southworth Pond. It is an environmentally sensitive area surrounded by residential development. Surrounding this pond and the downgradient lands is a mix of land uses on 11 lots that is primarily undeveloped but with one farm and several cleared vacant lands. Much of the area is also covered with wetlands and surface water.
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Acreage: 86.0
Present Use: Mixed Vacant and Farm
Land Cover: Open Water, Woodlands, Cleared Land
Topography: Varied.
Soils: Generally poorly drained with wetland soils
Zoning: Residential (RC, RB)
Reason to Acquire: To create a waterway linkage to Wood and Town Pond thereby ensuring protection of wetlands and waterways.

c. Area 3 – Ames Long Pond East

Overview: These three parcels are predominately open pastureland east of Ames Long Pond. The area abuts three town-owned sites and is within 200 feet of the Stoughton Memorial Conservation Lands. It is also a short distance from the Town Beach. Some of this land is assessed for tax purposes under Chapter 61A. Recent Chapter 40B Development has resulted in the high density development of 8.3 acres in this area.

Acreage: Approximately 110
Present Use: Primarily pasture
Land Cover: Mostly open fields with some wetland and forest
Topography: Gentle slopes on the north with steeper slopes on the south side.
Soils: 80% are well drained. Sandy to stony glacial tills. About 20% of the soils are poorly drained wetland types.
Zoning: Residential (RA)
Reason to Acquire: To link three major and two minor land holdings, to protect the Ames Long pond watershed and to protect one of the few remaining areas used for agriculture perhaps by leasing the acquired land for continued agricultural use.

d. Area 4 – Glen Echo Pond

Overview: Glen Echo Pond is the only significant body of water in the northeastern part of town. The site has historical relevance to the town as streetcars used to bring residents from other communities in the Boston area to a local resort. Residents are interested in its acquisition for swimming and related recreation. The lake crosses

the Stoughton/Canton border and joint efforts should be explored with that town.

Acreage: 62.9 acres
Present Use: Private swimming, hiking, etc.
Land Cover: Forest and open wetlands
Topography: Rolling and rocky with pockets of open wetlands
Soils: Shallow to bedrock. Stony glacial tills.
Zoning: Residential (RC)
Reason to Acquire: To provide a multi-use, water based recreation facility and open space area for the northeastern corner of the town to complement the only other town-owned swimming area, Ames Long Pond, which is located on the opposite far side of town. This section of town is developing rapidly and open space is needed there.

e. Area 5 – Benson Road

Overview: This area south of Benson Road and West of Sumner Street includes an uncommon pocket of open wetlands (as opposed to wooded swamp), and significant tracts of forest. Two of the parcels are partially developed as a retail center and storage facility.

Acreage: 177.5 acres
Present Use: Primarily undeveloped with some retail and storage.
Land Cover: Open wet meadow, some wooded uplands
Topography: Generally low-lying
Zoning: Residential (RA, RC) and General Business (GB)
Reason to Acquire: To protect a relatively scarce area of open wetlands and to provide access to adjoining areas through acquisition of adjacent uplands. If possible this should be done in cooperation with the Town of Easton since the wetlands flow south into French Pond. Negotiations with present uses would need to occur to potentially secure partial interest of these properties or to establish conservation restrictions.

SECTION 6 – COMMUNITY GOALS

A. Description of Process and Results

To determine what the citizens of Stoughton value relative to Open Space and Recreation, the Open Space Committee first reviewed the results of the EO418 Community Development Plan prepared between 2003 and 2004. A significant portion of this planning effort involved developing goals and objectives for open space acquisition and management in the community. To build upon these results, a survey and two public forums were held where residents of Stoughton were invited to discuss issues of open space and recreation.

EO418 Community Development Plan

The EO418 Community Development plan contained an Open Space element that developed a community goals statement and identified “areas of conservation interest” in the Town of Stoughton. The priority goals developed under this planning effort were done so by providing a list of potential goals and having forum participants choose what they felt were the most important goals from the list. Table 14 below summarizes the results of this voting process.

Table 14. Summary of Survey Results from EO418 Community Development Plan

Protect streams, wetlands and ponds for flood control, conservation, wildlife habitat, groundwater recharge and recreational use	18
Ensure quality of water supply through protection of open space and other methods to protect watershed areas from impacts of development.	15
Preserve the natural character of the Town for current and future generations	12
Preserve and provide natural environments/recreational facilities that are accessible from existing and new neighborhoods for current and future generations	11
Preservation of open space to stabilize local real estate taxes	9
Preservation of open space for health and environmental benefits (cleansing quality of open space on air and water)	7
Preserve agricultural uses	6
Connectivity of open space for wildlife and public access	6
Preserve wildlife habitat	5

With regard to identifying areas of conservation interest, 20 areas were discussed as possible future acquisitions and forum participants were asked to choose the highest priority areas from that list. The highest priority areas chosen were Ames Long Pond East, Benson Road/Goddard Property, Glen Echo Pond Parcels, and Southworth Pond/Lipsky Field.

Public Forum Discussions

HW facilitated two public forums, the first of which dealt more with the general issues surrounding open space and recreation while the second discussed objectives and action items in a more detailed fashion. At the first forum participant discussed the general vision that should be articulated within an Open Space and Recreation Plan and agreed or commented extensively on several key issues.

Perhaps the most intensely discussed topic of the evening centered on the need for a full-time position for a Town Conservation Agent. The Open Space Committee and participants in the forum unanimously agreed that the ability of the Town to identify, delineate and protect natural resource areas is severely impaired without the presence of a highly qualified Conservation Agent who would work on a full-time basis. Participants felt strongly that a pro-active approach to identifying resource areas is much more preferable than examining wetlands or surface waters only in reaction to development proposals. This predicament has become even more pronounced in the wake of several Comprehensive Permit Applications for high-density housing on marginal lots with a significant wetland presence. Since this first forum, the Town has hired a full-time Conservation Agent.

Another central discussion at the public forum focused on the issue of bringing existing recreational facilities into compliance with the Americans with Disabilities Act. The 1998 Open Space and Recreation Plan provided an excellent 504 Open Space Evaluation (Kyriakides, 1996) of existing recreational facilities throughout the community. The report (attached to this plan as Appendix H¹) identifies the areas where each facility could improve access for people with disabilities and makes specific suggestions for increased ADA compliance. After the report was published and the 1998 Open Space and Recreation Plan was approved, \$90,000 of general funding was unofficially set aside to be used as funding for implementing many of the recommendations within the 504 Evaluation. Since that time, unfortunately, approximately half of that funding had to be directed to other community needs as other regular sources of funding dwindled with the economic slow-down. The recommendations within that report, therefore, remain as relevant today as they were during the drafting of the last Open Space and Recreation Plan.

A third issue discussed at length in during the forum focused on the "appropriate" use of conservation lands for recreational purposes. As these open space areas attract a wide demographic and offer many different uses, there are often conflicts between different interests on a single tract of land. Passive recreation uses such as trail walking and fishing may not be compatible with the use of all-terrain vehicles (ATVs) or may be dangerous during hunting

¹ Also included in Appendix H are the procedures for a grievance associated with access, the appointed individual to be the ADA coordinator and the public notification requirements for the Town of Stoughton.

season on larger pieces of land in particular. This discussion echoed the point made in the survey where one of the highest priorities for recreational use was to provide a safe place for all members of the community to engage in these activities. It is important to note that the forum participants agreed that hunting is an appropriate use of the existing conservation lands. Participants were, however, alarmed at the reports of deer having been shot in close proximity to residential areas and felt that hunting areas, along with all other use areas could be better defined.

A final significant issue covered at the first forum involved developing strategic partnerships with local groups toward recruiting volunteer labor. Potential resource mentioned at the forum included the local Boy Scouts Chapter, the Easton Vocational School and the Blue Hill Regional Technical School. Each of these organizations have been involved in the past with maintaining or improving existing conservation lands or recreational facilities in Stoughton and members of the forum felt that these resources were under utilized by the Town.

Survey

HW and members of the Open Space Committee distributed close to 200 surveys at public forums and at random throughout the community. These surveys were designed to explore residents' perception of open space and recreational facilities in Stoughton, the adequacy of access to these facilities, the potential need for more conservation or recreational facilities, and the mechanisms that could be used in the future to continue acquisition and maintenance. For the purposes of this section, only those survey items that dealt directly with general goal statements will be reported. Specific "action-oriented" items covered in the survey are discussed in Section 9 of this plan.

Overall, with regard to open space conservation, respondents were unanimously in favor of adding more land to the existing stock of open space in Stoughton. When asked what the most significant benefits were to having open space areas set aside within the community, it is interesting to note that benefits to the environment (e.g., wetlands habitat, wildlife, surface water quality) were the highest rated. Other notable benefits cited by residents included the ongoing protection of the Town's groundwater drinking supply through conservation of critical areas. These survey results were consistent with the results of the EO418 public forum and demonstrate a clear understanding of the values of open space from both a habitat and aquifer protection perspective.

On the more general issues surrounding recreational facilities, respondents to the survey indicated that the highest priorities for the community were providing safe places for residents to enjoy a variety of recreational facilities and ensuring access to a broad demographic including children, the elderly and people with disabilities. Residents also recognized the role of recreational facilities in promoting a community atmosphere and bringing members into public

spaces to interact on a regular basis. Respondents were almost evenly split on the issue of whether Stoughton needs more recreational facilities and just over half were satisfied with the way in which existing facilities are being maintained.

B. Statement of Open Space and Recreation Goals

Based on the results of the EO418 forums, the Open Space and Recreation survey and the public forum held for the development of this plan, the Open Space and Recreation Goals for the Town of Stoughton broadly stated are:

1. To protect the natural areas of Stoughton for wildlife habitat, wetlands preservation, conservation and recreation use.
2. To ensure the excellent quality and quantity of Stoughton's water supply.
3. To enhance the Town's capacity to manage conservation areas throughout the community.
4. To provide adequate access to safe, well-maintained recreational facilities for all residents of Stoughton.

SECTION 7 – ANALYSIS OF NEEDS

The purpose of this section is to identify the overall open space and recreation needs of the Town of Stoughton. These needs have been identified through the public process described in Section 6 above and will serve as the foundation for the Goals and Objectives and Five-Year Action Plan developed in the concluding sections of the plan. Where information or analyses have not changed since the last plan, summaries of those components have been provided in the needs assessment below.

From a regional perspective, the *Massachusetts Outdoors 2000!*, *Statewide Comprehensive Outdoor Recreation Plan* (SCORP) discusses the results of a comprehensive survey effort that operated on both a statewide and regional perspective. For the purposes of the SCORP, Stoughton lies in the Southeastern Region along with all of Bristol and Plymouth Counties and a significant portion of Norfolk County. Recreational demands in this region, those activities that are most popular, included the following:

- swimming (60.1%);
- sightseeing, tours and events at (57.3%);
- walking at (57.1%);
- playground activities (37.9%),
- fishing (34.2%);

- hiking (32.6%);
- golfing (24%); and
- watching wildlife and nature study (23.7%).

The Town of Stoughton's well rounded supply of recreational and open space lands provides opportunities for all of these demands and demonstrates a well planned approach to supplying recreation for a diverse community. Further analysis within the SCORP infers a need for a variety of resources including golf courses, neighborhood parks, playgrounds and tot lots (41.1%), agricultural lands (39.2%), and rivers and streams (39.1%). These areas are all supplied in Stoughton to a general level of satisfaction as reported in the EOEA Community Development Plan, the Open Space Committee and the survey developed for this plan. Focus in the community on "needs" therefore is more on maintenance and administration of these facilities.

A. Summary of Resource Protection Needs

The results of the last Open Space and Recreation Plan, along with the results of every public forum and survey developed over the past five years indicate that residents are in favor of increasing the amount of conservation land in the community. The recent acquisition of the "Libby" parcel demonstrates that efforts to obtain property identified in earlier planning documents are ongoing and are achieving success through the efforts of many committed individuals and Town agencies. Beyond acquisition efforts, classification (i.e. "best use") and proper management of conservation areas have been consistently identified as high priorities. A list of four conservation needs central to the community's program follow:

1. Managing Information for Future Acquisition

The overwhelming response at public forums and to surveys distributed throughout the community demonstrates that open space acquisition is a high priority for the community. With the recent development of the municipal GIS, town agencies and the Open Space Committee can identify parcels and gather detailed Assessor's information with a much higher degree of detail and efficiency. The Open Space Committee, the Assessor's Office and Town Engineering will need to develop mechanism through which they can track the parcels of conservation interest that should be targeted based on existing funds, communication with land owners and sales price of individual parcels. The need for this level of inter-agency communication could be adequately addressed by Stoughton's full-time Conservation Agent who has day-to-day interaction with Town Hall, specific knowledge of resource areas, and acts as a liaison to quasi-municipal agencies such as the Open Space Committee.

2. Access to and Awareness of Conservation Lands

The previous Open Space and Recreation Plan identified several conservation areas that had not reached their full use potential because of inadequate access. Poor access can refer to physical barriers such as locked gates, inadequate parking, or ADA non-compliance where a conservation area would otherwise offer recreational opportunities for people with disabilities. The community has made a commitment to providing access for people with disabilities as is evidenced by the recent development of ADA compliant recreational facilities at the Libby Fields. Poor access, however, may also refer to barriers in public awareness. For example, if residents of Stoughton are not aware of where existing access points to conservation lands exist, these areas will not realize their full value to the community. Similarly, if trails are not marked or mapped, residents will not be aware of where they expect to take walks through forested areas. There is a definite need in the community, therefore, to follow through on the ADA compliance issues identified in the previous plan (504 Evaluation attached as part of Appendix H) and to ensure that selected conservation areas have adequate parking and are not blocked by physical barriers such as locked gates. Where appropriate, awareness of conservation areas should be fostered through the use of signs and trail markers.

3. Proper Use and Policing

During the first public forum and within the surveys, there was a significant amount of input regarding the issue of "appropriate use" of conservation areas and how any restrictions might be enforced in town. On many of the conservation lands throughout Stoughton, uses such as trail walking, ATV use and hunting can compete in different seasons and create conflicts or dangerous conditions. This situation is particularly problematic as ATV use is illegal on these conservation lands. There is a need in the community, therefore, to designate specific conservation areas for specific uses and to ensure that the general public is aware of these conditions. Use restrictions would likely be seasonal in nature to account for the hunting demands in the community and would also respect the opportunities and limitations of the wide range of acreage provided by different conservation areas. Where use restrictions are already in place, these restrictions should be clearly posted and enforced through police action. The Town of Stoughton's Police Department and the Conservation Commission are currently working on a General Bylaw that would enable a more aggressive police program relative to conservation lands.

4. Resource Identification

In the wake of development proposals or during discussions regarding the proper use of conservation lands, a common problem in Stoughton has been the lack of a definitive delineation of resource areas. Whether these delineations exist as formal surveyed or flagged areas, or

whether they simply are represented through the institutional knowledge of Town employees, the community requires an increase in resource identification to properly respond to development proposals.

B. Summary of Community's Needs

Several recreational needs were identified above under Section 7.A as these recreational issues are specific to use of conservation lands. During the public input phase of this plan development, other issues were also raised relative to recreational facilities outside of conservation lands. Although many of the respondents to surveys were generally satisfied with the amount and maintenance of existing facilities, many others identified specific use needs and highlighted access issues as a major concern.

1. Expanding the Number and Variety of Facilities

Discussions at public forums and the results of the survey indicate that there is a significant interest in potentially expanding the stock of recreational facilities in Stoughton. Many of the respondents were interested in increasing the number of several facilities that are already popular within the community. These facilities include ball fields, playgrounds and tot lots. It is interesting to note that in several instances, the respondents who wanted these additional facilities lived in neighborhoods that were identified as under-served in the 1998 plan. This demonstrates that communities with high volumes of detached single family dwellings often require a more dispersed inventory of recreational facilities to accommodate different neighborhoods.

2. Access/ADA Compliance

Of paramount concern within the community is the issue of access for people with disabilities to existing recreational facilities. As mentioned in previous section of this plan, the 1998 Open Space and Recreation Plan included a full assessment of existing recreational facilities in Stoughton relative to ADA compliance. Detailed recommendations were provided for each recreational facility in town and included repaving, providing handrails, reconfiguring parking and pathways to equipment, providing shade amenities and improving toilets. Discussions with John Dennison of Stoughton Parks and Recreation revealed that very few of these recommendations have been implemented since the report was written. The inertia that took hold of this implementation process clearly demonstrates the need to revisit the issue of improving access for people with disabilities to Stoughton's recreational facilities.

It should be noted that the proposed recreational facilities for the recently acquired Libby parcel are fully accessible to all residents of Stoughton and ADA compliant.

3. Funding

An obvious issue that arises when discussing expanding recreational facilities and maintaining those that exist regards the funding of these efforts. Approximately half of the respondents to the survey were either moderately satisfied or not satisfied at all with either the number or maintenance of existing facilities. This level of response, along with a similar dynamic at the public forum, suggests that there is a significant demand for new facilities and that maintenance issues deserve careful consideration for existing sites. Discussions with municipal agents suggest that maintenance of recreational facilities is generally adequate, although there is room for improvement. Discussions of how to better organize and leverage funding for these purposes are provided in the Five-Year Action Plan (Section 9).

C. Management Needs, Potential Change of Use

Based on the community's needs relative to both protecting open space resources and providing recreational opportunities, several management challenges have been identified. Although specific changes in land use were not identified, enforcing existing restrictions on conservation lands has been a problem. Maintaining restrictions and facilitating better information exchange are therefore two focal points of these needs. Additionally, amending the existing Zoning Bylaw with the goal of more centralized "sustainable" development techniques could make significant additions to Stoughton's open space inventory.

1. Town Planner

The Town of Stoughton does not currently employ a Town Planner. Many discussions with the Open Space Committee and other stakeholders suggest that this situation leaves a significant gap in the community's ability to manage growth and provide a cohesive vision for developable lands and infill opportunities. Efforts are currently underway to appropriate funding for such a position and the community may have the opportunity to vote for the creation of this position in 2006.

2. Maintenance of Assessor's Database

The Town of Stoughton has recently developed a cadastral GIS database to help manage municipal affairs relative to property ownership, utilities, engineering, etc. The spatial database can be directly linked to the Assessor's database and therefore represents an excellent opportunity for enhancing management of specific properties throughout the community. During the development of this Open Space and Recreation Plan, it became evident that different municipal agents are tracking different sets of information relative to individual parcels. For example, the Assessor's Office has very detailed information regarding ownership for most

parcels. However, they do not keep very detailed records for areas that do not pay taxes. Therefore, detailed information regarding Conservation Restrictions or the specific use of Town-owned property must be found in other areas. The Recreation Department and Conservation represent two agencies that have essential pieces of information that cannot be found in other departments.

The Town of Stoughton requires an individual who can manage the GIS system in a way that globally satisfies the community's needs. Information on easements, permit submittals, wetland delineations, conservation restrictions, property ownership, recreational use and utilities should all be maintained in a single database. This individual would be responsible for developing data sharing protocols for the different community departments and integrating the information into the database. Beyond being able to readily inventory open space and recreational lands, this database would streamline several other municipal functions such as development permitting, utility maintenance, comprehensive planning, and providing general information to residents.

3. Use of Conservation Lands

As mentioned earlier in this plan, proper policing of conservation lands is a high priority for the community as ATV use and other more high intensity uses have damaged significant areas of resource areas. The community is currently working to amend the Town's General Bylaw to better define the management and enforcement of these areas. Efforts should continue until the Bylaw is adopted at Town Meeting.

4. Open Space Residential Design Bylaw

The existing Cluster Residential Development Bylaw has had limited success in Stoughton owing primarily to several of the criteria for eligibility written into the code. For example, to qualify for cluster development, a tract of land must be at least 30 acres in size. Of the over 1,000 residentially zoned parcels identified as "vacant" in the Assessor's database or through aerial interpretation, only four cover more than 30 acres. Common ownership of adjacent properties allows for common ownership to add acreages together toward satisfying this 30-acre threshold. A review of Assessor's ownership data suggests that only a few tracts of land might be added to the original four by combining lands of common ownership. However, if the threshold for an alternative subdivision style were dropped to five acres, then over 50 parcels would potentially qualify. This exercise illustrates how the existing cluster bylaw is missing many opportunities for implementation based solely on the site acreage requirements.

Another point to consider is that the provisions in the Bylaw allow only for single-family detached houses subject to strict dimensional requirements. Although these dimensional requirements are generally more flexible, they may limit a developer's options in marginal areas

with considerable resources. The Planning Board may therefore wish to consider replacing the existing cluster provisions with a more flexible Open Space Residential Design Bylaw. As discussed in Section 3.D of this plan, this approach would potentially apply to any subdivision in the community and would follow the classic four-step OSRD approach:

- a. Identify existing natural and cultural resources on the site including wetlands, vernal pools, significant trees or forested areas, views, or historic sites. Exclude these from developable areas.
- b. Place houses on the plan so that residents would have optimized access to the resources identified in step one without encroaching on any sensitive areas. Similar to cluster development, the number of homes allowed on the site is determined by the number that could be allowed under the original zoning provisions.
- c. Lay out a road that would service the homes laid out in step 2 above.
- d. Draw lot lines on the plan.

Developing an OSRD subdivision concept along with a “standard” subdivision design could be made mandatory for proposals over a certain size (e.g., five or more units). This is best performed in a Preliminary Plan Submittal in order to properly plan alternatives early in the design process. Depending on the appeal of the two designs, the Planning Board could decide which plan is more appropriate to the site and the applicant can then begin designing a Definitive Plan.

5. Transfer of Development Rights

In assessing the effectiveness of the cluster provisions, over 50 parcels were identified that were vacant, residentially zoned, and covered more than five acres. It is important to note that almost all of the parcels identified as “areas of conservation interest” in Section 5 above were part of this inventory. This demonstrates that preservation of these developable lands may be more of a realistic goal than partial development (as would be allowed through cluster or OSRD provisions). The Planning Board and the community as a whole should therefore also consider the adoption of a Transfer of Development Rights (TDR) program.

A TDR program in Stoughton would identify “sending areas”, such as those vacant parcels listed in the “areas of conservation interest”, and “receiving areas”, such as the Town center and selected surrounding districts. A TDR zoning bylaw would enable land owners in the sending areas to sell development rights to landowners in the receiving areas. As part of the transaction, the sending area property would be restricted relative to intensity and type of use. In turn, the receiving area property could be developed at a higher density than what conventional zoning allows. Some of the more successful TDR programs in the country begin by down-zoning the

open space areas, but then allow development rights to be sold at the original density. For example, if farmland were zoned for one housing unit per acre, it could be down-zoned to one unit per five acres. However, in the course of a TDR purchase, the owner of the farmland could sell development rights as if the land were zoned for one unit per acre.

SECTION 8 – Goals and Objectives

The following list provides concrete objectives to meet the general goals identified in Section 6 of this Plan.

1. To protect the natural areas of Stoughton for wildlife habitat, wetlands preservation, conservation and recreation use.
 - a. Concentrate development in areas more suited to higher densities of housing or commercial use.
 - b. Focus on infill opportunities before development of open spaces.
 - c. Continue to identify and protect critical resource areas.
2. To ensure the excellent quality and quantity of Stoughton's water supply.
 - a. Preserve open space in contributing areas for public water supply.
 - b. Enforce higher water quality and quantity standards for stormwater recharge throughout the community.
3. To enhance the Town's capacity to manage conservation areas throughout the community.
 - a. Provide adequate planning and conservation resources to direct development to appropriate areas and review development proposals.
 - b. Provide adequate resources for GIS management.
4. To provide adequate access to safe, well-maintained recreational facilities for all residents of Stoughton.
 - a. Provide adequate resources for existing Recreation Department, School Department and DPW.
 - b. Upgrade existing facilities to comply with ADA standards.
 - c. Enforce appropriate and legal use of conservation areas for passive recreation.

SECTION 9 – Five Year Action Plan

The following tables list the actions that will accomplish each of the objectives developed in Section 8 of this plan. Each action is accompanied by the year(s) by which it should be accomplished.

- 1.a Concentrate development in areas more suited to higher densities of housing or commercial use. Resources for this action item would likely involve local officials with potential assistance from MAPC and the Smart Growth Technical Assistance Grant program.

Develop a detailed infrastructure map for existing municipal facilities and cross-reference with zoning map to determine if zoning and infrastructure are compatible.	2007
Identify parcels in Town best suited to industrial development.	2007
Explore the possibility of increasing density in the existing town center through the use of zoning revisions including, but not limited to, Chapter 40R and/or Transfer of Development Rights	2008
Develop hypothetical buildout analyses for the town center under different zoning change scenarios.	2008
Identify impediments to higher density or mixed use in the existing Zoning Bylaw.	2009
Propose zoning changes to areas suited to higher densities	2011

- 1.b Focus on infill opportunities before development of open spaces. Resources for this action item would likely involve local officials with potential assistance from MAPC and the Smart Growth Technical Assistance Grant program. Larger infrastructure improvements could potentially be funded through the Public Works and Economic Development (PWED) program, Section 319 Implementation grants, the Community Development Action Grant (CDAG) program, or District Improvement Financing (DIF).

Inventory existing structures that are under-utilized or are candidates for use conversion.	2007-2008
Identify areas in town center or elsewhere that are underdeveloped in terms of lot coverage or other dimensions.	2007-2008
Develop affordable housing plan to curb ongoing Chapter 40B development on undeveloped lands.	2007-2008
Apply for infrastructure improvement grants such as the recently developed Transit Oriented Design (TOD) state programs.	2009
Implement infrastructure improvements	2011

- 1.c Continue to identify and protect critical resource areas. Resources for this action item would likely involve local officials with potential assistance from MAPC and the Smart Growth Technical Assistance Grant program.

Examine the benefits of including the Cedar Hill Golf Course in future conservation land should the course close operations.	2007
Use local school programs to help identify critical natural resources and certify vernal pools.	2007-ongoing
Continue inventory and documentation of rare and endangered species.	2007-ongoing
Update existing Hazardous Materials Groundwater Protection Bylaw through the use of state grant money such as the Smart Growth Technical Assistance Grant program	2007-2008

- 2.a Preserve open space in contributing areas for public water supply. Resources for this action item would likely involve local officials with potential assistance from MAPC.

Pass the Community Preservation Act (CPA).	2007
Apply for grant money toward the acquisition of privately held open space areas through the Self-Help program.	2007
Develop detailed spending plan for CPA funding to target important properties. These properties may include Zone 1 contributing areas for past, present or future water supplies.	2007-ongoing

- 2.b Enforce higher water quality and quantity standards for stormwater recharge throughout the community. Resources for this action item would likely involve local officials with potential assistance from MAPC and the Smart Growth Technical Assistance Grant program.

Examine local regulations relative to stormwater management and identify areas of improvement, potentially funded through the Smart Growth Technical Assistance Grant program.	2007
Conduct public outreach campaign with citizens and local officials regarding the benefits of innovative stormwater management techniques.	2007
Revise local zoning and/or Subdivision Rules and Regulations to include Low Impact Development techniques.	2008
Research and prepare a strategic plan for adopting the Community Preservation Act (CPA) as a potential tool for leveraging land acquisition funds.	2007

- 3.a Provide adequate planning and conservation resources to direct development to appropriate areas and review development proposals. Resources for this action item would likely involve local officials with potential assistance from MAPC and the Smart Growth Technical Assistance Grant program. Money for a Town Planner position would need to be appropriated through Town Meeting.

Appropriate money for Town Planner position	2007
Identify open space areas that require detailed and ongoing habitat assessment.	2007
Present list of critical areas to local colleges and create study programs for these areas.	2007-ongoing
Review Zoning Bylaw and Subdivision Rules and Regulations to ensure that development proposals in or adjacent to critical areas are being reviewed by appropriate staff.	2007-2008
Propose changes to zoning or subdivision codes to ensure proper review.	2009

- 3.b Provide adequate resources for GIS management. Resources for this action item would likely involve local officials.

Provide necessary training to a member of town staff (probably from existing Engineering staff) to maintain Assessor's database in GIS format.	2007
Develop a protocol for transferring data for new development or property transfer into the GIS.	2007
Design a GIS database that meets many of the needs of different municipal departments.	2007-ongoing
Continue to maintain and upgrade database on a regular basis.	2007-ongoing

- 4.a Provide adequate resources for existing Recreation Department, School Department and DPW. Resources for this action item would likely involve local officials with potential assistance from MAPC and the Smart Growth Technical Assistance Grant program.

Identify recreational areas in Stoughton that require the highest levels of maintenance.	2007
Develop a recreation facilities plan that anticipates demographic changes and potentially changes primary use of existing facilities.	2007
Use these planning documents to develop a comprehensive Maintenance Plan that clearly outlines which agents (DPW, Recreation Department, School Department) should be	2008

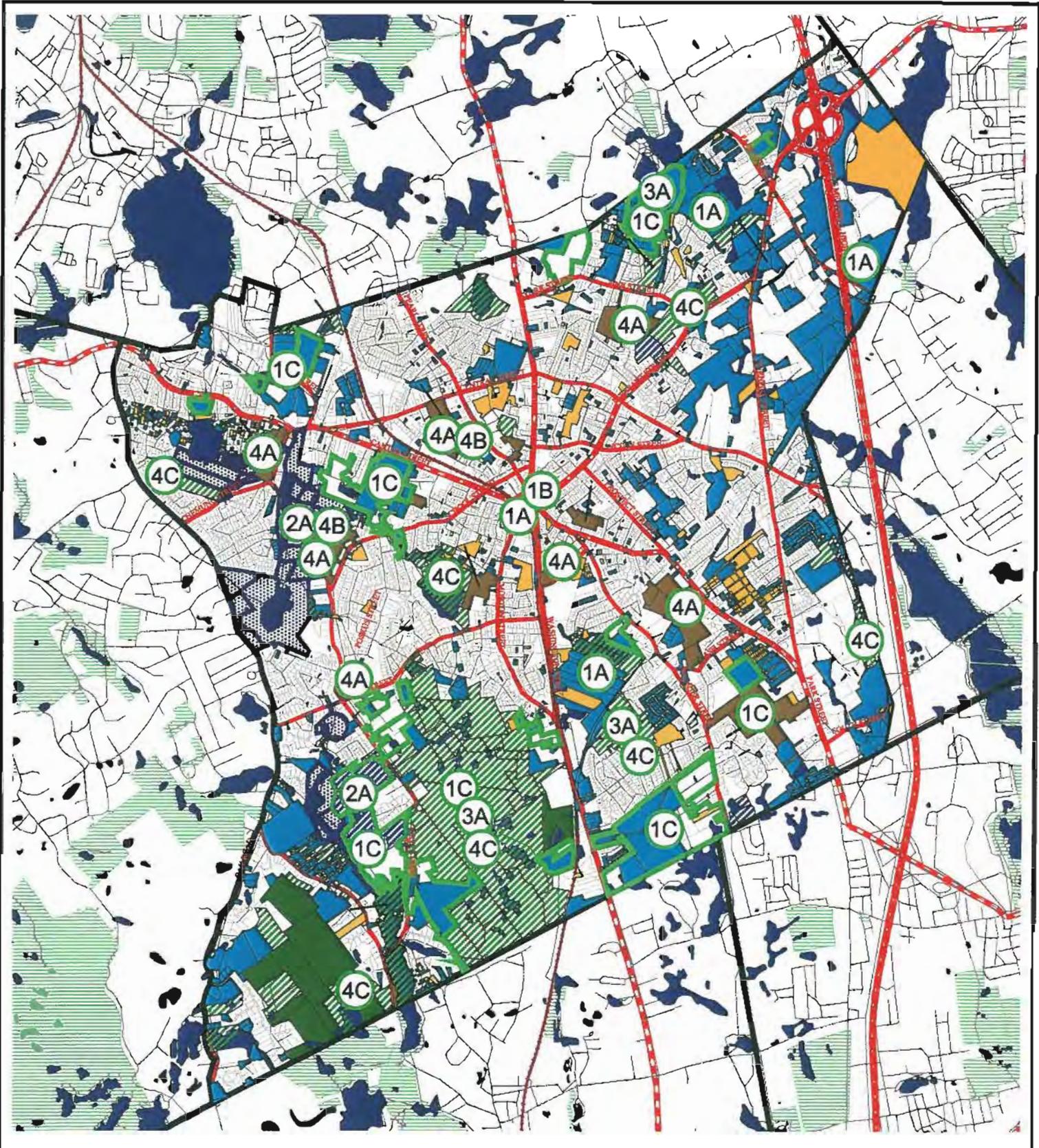
managing individual facilities.	
Present the maintenance plan to the community and develop appropriate maintenance budgets for these different departments. This plan may or may not include using private entities under contract to maintain certain facilities.	2009

4.b Upgrade existing facilities to comply with ADA standards. Resources for this action item would likely involve local officials and appropriations of funding within the General Fund that were previously ear-marked for ADA upgrades. Using Self-Help funds would also be extremely beneficial to this process.

Develop an RFP to create designs for updating the football field and the West School Athletic Complex using funds already available for ADA upgrades...	2007
Apply for grant money to continue toward construction of these improvements.	2007
Rank the remaining recreational facilities in terms of both intensity of use (how many residents use the facility year-round) and relative estimated costs of improvement.	2008
Present these rankings to the community and appropriate funds for further improvements.	2008
Continue grant applications on annual basis for these improvements according to the ranking system.	2008-ongoing

4.c Enforce appropriate and legal use of conservation areas for passive recreation. Resources for this action item would likely involve local officials.

Develop system of signage that clearly indicates allowable and prohibited uses for conservation areas.	2007
Pass stronger bylaw for enforcing proper use of recreational lands.	2007
Continue policing of areas on a regular basis.	2007-ongoing
Provide barriers where appropriate to limit access of vehicles to conservation area trails.	2007



Legend

-  Schools and Recreation
-  Other Town-Owned Vacant Lands
-  Public Facilities
-  Conservation Restrictions
-  Water Department
-  Conservation Commission
-  Chapter 61
-  Conservation Interest

0 4000 Feet

-  Vacant Land
-  Parcel Lines
-  Open Space in Neighboring Towns
-  Open Water
-  MBTA Line
-  Town Boundary
-  Major Roads
-  All Neighboring Roads

Horsley Witten Group
planning • GIS • engineering • architecture

Action Plan Map
Town of Stoughton



J:/4060/gis/
 stoughton_locus.apr

MAP 6

Town of Stoughton

10 Pearl Street • Stoughton, MA 02072 • (781) 341-1300 • FAX (781) 344-5048

July 25, 2006

John Linehan, Chairman
Stoughton Open Space Committee
10 Pearl Street
Stoughton, MA 02072

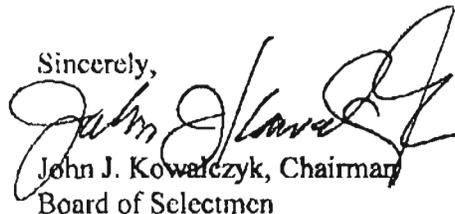
Re: Open Space and Recreation Plan

Dear Chairman Linehan:

The Board of Selectmen recently received the proposed Open Space and Recreation Plan as submitted by the Stoughton Open Space Committee. Previously the Plan was presented for comment at a public hearing held in the spring of 2006. Since that time, the Selectmen have had an opportunity to review the Plan and at their July 18, 2006 meeting the Board formally voted their endorsement.

On behalf of the Town, we would like to express our appreciation to the Open Space Committee on their hard and diligent work in completing the Plan. We believe the Plan effectively outlines the approach for the Town to identify critical areas of open space. In addition, the Selectmen have been fully supportive of the Open Space Committee and we believe through our mutual efforts we can protect open space in our town now and for future generations.

Sincerely,



John J. Kowalczyk, Chairman
Board of Selectmen

Cc: ↓ Nathan Kelly, Horsley Witten Group

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AUG 03 2006

HORSLEY & WITTEN, INC.

Town of Stoughton

10 Pearl Street • Stoughton, MA 02072 • (781) 341-1300 • FAX (781) 344-5048

6 September 2006

Nathan Kelly AICP, Project Manager
Horsley Whitten Group
90 Route 6A
Sandwich, MA
02563

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SEP 11 2006

AM, INC.

Subject: Review of Draft Open Space Recreational Plan for the Town of Stoughton

Dear Mr. Kelly:

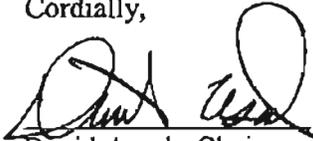
This is a list of concerns that the Stoughton Conservation Commission wishes to should forward to Horsley and Whitten regarding the request for study and comments of the Plan.

1. Include Daniel McKenzie under Engineering Department Page 3.
2. Please be advised that Stoughton is now served by the MWRA water system in addition to seven municipal wells/well fields.
3. The Moratorium for residential/commercial water service connections has been lifted.
4. Municipal water service connections are permitted in the Town of Stoughton. PP 12
5. The type of mining is not referenced on table 5, McConnell Land Use Classification (Gravel removal is assumed). PP10
6. The year the Moratorium was lifted on municipal water service connections should be referenced. PP12
7. The year the MWRA water service Trunk line was completed should be referenced.
8. Please be advised that the town of Stoughton is characterized by contributing runoff to three watersheds. The Weymouth watershed in north Stoughton is not referenced. PP 12, 21 and earlier.
9. Should reference location of abandoned granite quarries, Bird Street Conservation land.

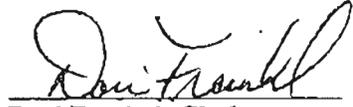
10. Should identify active gravel pits in town. Note that AA Will, Washington Street is no longer active. The property is now the location of the NSTAR 330 kV Switching Station. PP22
11. The need for the development and implementation of Lake Management plans for Ames Long Pond, Harris's Pond, & Town Pond should be emphasized. The need for boat slips at both side of the causeway at Ames Pond should be noted.
12. The need to improve the environmental health of the lakes for future enjoyment as recreational resources needs to be further emphasized.
13. The potential for stocking of the pond with game fish in the largest ponds in the Town in accordance with a properly administered program is recommended
14. Under the heading of Flood Hazard Areas, should read the official maps are on file in the Engineering Office, strike Town Clerk's Office. PP26 paragraph 1.
15. Also 3rd paragraph under Flood Hazard Areas, conflicts and confusion created under Wetlands Protection by-law within section III.E of the Zoning By-law, Chapter 178 Wetlands Protection By-law so noted.
16. Also under Flood Hazard Areas Wetlands Protection By-laws Regulations, revised 12 December 2001 should be added to the list of local regulations in Paragraph 3.
17. Aquifer recharge Areas groundwater protection map is on file with Town the Town Engineer as opposed to the Town Clerk. PP28 paragraph 1.
18. List number of active municipal gravel packed wells and tubular well fields, 7 PP28, Paragraph 1.
19. Under D. Vegetation, typo. Should read "come American Beech "as opposed to "come", PP28.
20. Drainage Boundaries Map Town of Stoughton, Map 4-C. Legend does not distinguish the Neponset River Watershed from the Weymouth watershed. The vicinity of each of the three Watersheds in the town not clearly labeled on the map.
21. The total amount of open space in the plan is tabulated and determined by combination of many parcels of land including small orphan lots throughout the town. Many of these lots do not qualify as open space if they are not adjacent to or affiliated with parcels of substantial area. The Zoning Enforcement Officer indicated his concern to the Conservation Agent, James Conlon in regard to this feature of the DOSRP.

This is to extend our appreciation for the due diligence performed by the Open Space Committee and Horsley and Whitten Group in the generation of the Town of Stoughton Draft Open Space and Recreational Plan (DORSRP).

Cordially,

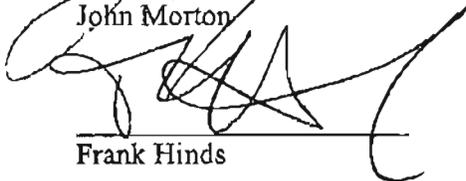

David Asack, Chairman


Gerald McDonald, Vice Chairman


Dori Frankei, Clerk


John Linehan


John Morton


Frank Hinds

Cc: Town Manager
Conservation Commission
Open Space Committee
Town Engineer
Files



Metropolitan Area Planning Council

60 Temple Place, Boston, Massachusetts 02111 617-451-2770 fax 617-482-7185 www.mapc.org

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MAY 10 2006

HORSLEY & WITTEN, INC.

May 8, 2006

Nathan Kelly, AICP
Horsley Witten Group
90 Route 6A
Sandwich, MA 02563

Dear Mr. Kelly:

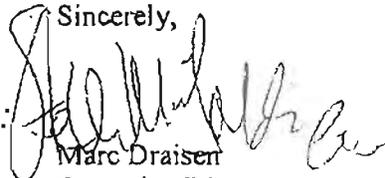
The Metropolitan Area Planning Council has reviewed the Open Space and Recreation Plan DRAFT for Public Comment for the Town of Stoughton dated April 2006. The plan is well written and thorough and appears to meet all of the Division of Conservation Services guidelines. The plan is unique in that it takes a very comprehensive approach to open space protection by considering it within the broader context of land use planning. I would like to offer the following comments to help strengthen the plan:

Subregion – Within the regional context section, it should be noted that Stoughton is a member of the Three Rivers Interlocal Council (TRIC), one of eight MAPC subregions. TRIC is a group of communities that meet regularly to discuss issues of common interest and is an excellent forum for discussing regional open space issues and opportunities. Within this section there should also be some discussion of open space planning in the surrounding communities.

Five Year Action Plan – It would be helpful if the plan assigned responsibility for each action item to a lead agency.

Thank you for the opportunity to review this plan.

Sincerely,



Marc Draisen
Executive Director

Cc: Melissa Cryan, Division of Conservation Services
Louis F. Gitto, MAPC Representative, Town of Stoughton
Ardis Johnston, Stoughton Open Space Committee

Richard A. Dimino, *President*

Gordon Feltman, *Vice President*

Grace S. Shepard, *Treasurer*

Jeanne E. Richardson, *Secretary*

Marc D. Draisen, *Executive Director*

Old Colony Planning Council



Robert Overholtzer
President

70 School Street
Brockton, MA 02301-4097

Pasquale Ciaramella
Executive Director

Telephone: (508) 583-1833
Fax: (508) 559-8768
EMAIL: Info@ocpcrpa.org

May 23, 2006

Roberta Camacho Ph.D.
Open Space Committee
Town Hall
10 Pearl Street
Stoughton, MA 02072

Dear Dr. Camacho:

The Old Colony Planning Council has reviewed the April 2006 draft Open Space and Recreation Plan and offers the following comments:

The plan is thoroughly done and should serve the town well over the next five years. The focus on treating open space planning as a component of comprehensive planning is in order to channel growth while acquiring key areas is very welcome.

The discussion of soils, geology, natural resources and environmental issues in the Community Setting section is very strong. This reflects the concern that an Open Space plan be based on a thorough knowledge of the community.

The very inclusive process for developing Community goals is exemplary, and the resulting four broad goals should cover most needs and potentially desired actions.

It is good to see the support for acquisitions in the Bird Street, Ames Long Pond Britton's Pond, Benson Pond, and Glen Echo Pond areas, particularly the last, since it will serve an area which is far from other swimming opportunities. However, while they are discussed in the Inventory of lands of Conservation Interest, none of these actions is listed in the Five Year Action Plan.

We congratulate the town and all participants on this solid effort and look forward to working with Stoughton to accomplish its objectives.

Sincerely,

Pasquale Ciaramella
Executive Director

cc: Joseph Landolfi, OCPC Delegate
Robert Kuver, OCPC Alternate
Wm. MacDowell, Planning Board Engineer
James B. Conlon, Conservation Agent
Mark Stankiewicz, Town Manager

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SEP 07 2006

HORSLEY & WITTEN, INC.

FYI - Additional Comments for your use

On the April 2006, Draft Stoughton Open Space and Recreation Plan

Section 2 Introduction

The suggestion to examine the "highest and best" use of certain large conservation holdings is intriguing. Is the committee thinking of mixed development as suggested in the 1988 Strategic Plan? If so, it would be better to acquire the sites as municipal land and separate the portions intended for open space and for development before dedicating the main part to protected Open Space.

Section 3 Community Setting

- The analysis of present conditions is especially strong, reflecting a deep understanding of the town's natural history and continuing issues. The discussion of regional recreation facilities might well mention the town's own Ames Long Pond as it is one of the few swimming areas serving Brockton, Easton, Stoughton, and Avon.
- In addition to the MassGIS map and Assessors land use data, the town has a large-scale parcel-based colored land use map prepared for the Strategic Plan. This allows development of very specific open space proposals
- The forthright examination of recent practices and activities, e.g., the limited results of the present cluster provisions, is very constructive.
- Typo; Page 6- The change in persons age 25-44 and 65+ should be negative
- The discussion of the proposed New Bedford - Fall River rail service restoration might note that this would increase service available in Stoughton while lessening traffic and parking demand as people living to the south could get on closer to home.
- The water consumption projection on Page 17 seems very high. With even a high 4 persons/unit consuming 65 gallons/day each, 772 additional houses would consume an added 200,720 gallons/day, not a million gallons.(772 X 4=3088 persons @ 65 / gallons/day = 200,720.)

Section 4 Environmental Inventory

This section is very strong, particularly the discussions of soils, water resources and landscape but the very detailed maps would work better if larger.

- Regarding the discussion of degrees of protection, Water Dept. land may be at risk if the Department no longer needs it for water supply protection, and some land used for parks and recreation might be protected under a broad reading of the Massachusetts Constitution's Article 97.

Section 5 Inventory of Lands of Interest

- It would be more complete to discuss handicapped access issues site by site or to refer the accessibility report in Appendix H. earlier in the Plan rather than to simply refer to a discussion in the 1998 Open Space Plan.
- Are any of the listed, but apparently unmapped, cemeteries adjacent to protected lands making them a potential part of greenway? There is no discussion of such opportunities.
- Are none of the Chapter 61a lands, particularly the McNamara holdings, recommended for acquisition or protection? There is no discussion of specific opportunities here.
- Typo page 46 The owner of the first Ch 61a parcel needs a comma;
- Hansen, Orrin.
- It is good to see the continuing support for acquisitions in the Bird Street, Ames Long Pond, Brittons' Pond, Benson Pond, and Glen Echo Pond areas, particularly the last, which will serve an area which is far from other swimming opportunities. **However, none of these actions are listed in the Five Year Action Plan.**
- There is no inventory of recreation facilities except for the references in the ADA survey, and these do not list or describe all facilities.

Section 7, Needs Analysis

The Needs Analysis is very general. As an open space and recreation plan the document should list all recreation facilities and outline recreation-related needs even if only according to SCORP standards, and then identify any unique local opportunities and recommend actions.

- The recommendation to amend the zoning bylaw to support 'more centralized "sustainable" development techniques' on page 56 sounds appropriate, but needs to be spelled out. Does this refer to reducing lot sizes, encouraging mixed development, or what?
- The recommendation to make the Cluster bylaw more useful by reducing the minimum tract size from 30 acres to 5 acres seems very appropriate, as does the suggestion to explore a Transferable Development Rights bylaw.

Section 8 Goals and Objectives

The Goals and Objectives are strong in dealing with overall land use and development issues which set the context for open space planning, but they lack tangible open space and recreation objectives beyond improving ADA compliance and limiting disruptive recreation use of conservation areas.

Section 9 Five Year Action Plan

The Five Year Action Plan includes a well-spaced series of actions, but these are largely planning or procedural. The general reference to seeking money for future acquisitions may be enough to support future requests; but one would expect such thorough analysis to lead to more specific acquisition and site/facility improvement recommendations. These could draw on sources such as the 2003 Community Development Plan or even the 1988 Strategic Planning Study

Maps.

The maps are well done, very clear and precise, but some are quite busy or omit some information.

Map 3, Landscape Features is too busy to be understood, e.g., the view along Ames Long Pond is not highlighted and the Habitat patterns are distracting.

Maps 4a and 4b, Water Resources The categories on maps 4a and 4b need to be defined. These maps would work better at larger scale, either as fold-outs or on separate pages.

Map 5, Lands of Conservation and Recreation Interest. Not all listed sites (e.g., Tanglewood, Chemung Hill Area, Almon Fredericks Estate, North Stoughton Area, Pinewood Lake., Stoughton Rod and Gun Club...) are identified here. It is good to have both present and prospective holdings on one map so that the recommendations can be seen in context, but they have to be readable. Where is the Cedar Swamp which is mentioned so often? The maps would work better if they were larger and identified all sites with letter/number codes rather than with the present large labels.

Map 6, The Action Plan, is more readable than Map 5 with smaller labels blocking less background information, but it only identifies types of actions, not site-specific recommendations.

Appendices

E. The map and lot information for the conservation holdings would be more useful as part of the descriptions under Section 5, A. Protected Parcels.

F. The lengthy list of Unprotected Parcels offers little useful information since the parcels are not grouped by contiguous holdings or described.

Town of Stoughton

10 Pearl Street • Stoughton, MA 02072 • (781) 341-1300 • FAX (781) 344-5048

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SEP 21 2006

HORSLEY & WITTEN, INC.

September 18, 2006

Paul Dawson, Town Clerk/Assistant Town Manager
10 Pearl Street
Stoughton, MA 02072

Re: Notice of Planning Board Approval - Stoughton Open Space and Recreation Plan

Dear Paul:

The Stoughton Open Space Committee submitted its draft Open Space and Recreation Plan to the Planning Board for its review and comment.

At a regularly scheduled meeting of the Planning Board held September 14, 2006 after a properly advertised public hearing, the Board voted unanimously to **APPROVE** the Open Space and Recreation Plan dated April 2006.

The Board acknowledges the Open Space Committee's commitment and effort in producing this plan and the work of the Horsley and Witten Group, the committee's consultant for the plan.

At the Direction of the Planning Board,



William E. McDowell, P.E.
Assistant Town Engineer

cc: Town Manager
Superintendent PWD
Open Space Committee
Conservation Commission
Town Engineer
Building Commissioner
Engineering Staff

SECTION 11 – References and Useful Documents

Massachusetts Executive Office of Environmental Affairs, Division of Conservation Services, *Open Space Planner's Workbook, Companion to the Open Space and Recreation Plan Requirements*; February, 2001.

Massachusetts Executive Office of Environmental Affairs, Division of Conservation Services, *Massachusetts Outdoors 2000!, Statewide Comprehensive Outdoor Recreation Plan*; 2000.

Massachusetts Executive Office of Environmental Affairs, *Smart Growth Toolkit*, http://www.mass.gov/envir/smart_growth_toolkit/index.html

Massachusetts Natural Heritage and Endangered Species Program, Boston, 1995.

Metropolitan Area Planning Council, *Town of Stoughton Community Development Plan*, June 2004.

Stoughton Zoning Bylaw

Stoughton Conservation Bylaw

APPENDIX A

Consolidating Town of Stoughton Assessor's Categories for Comparison with MacConnel Land Use

Assessor's Number	Acres	Total	
013	53.5		
014	33.7		
0173	25.9		
031	50.8		
041	53.0	216.9	Mixed Use
101	3,468.3		
102	162.6		
103	0.3		
104	137.8		
105	17.2		
106	25.1		
109	15.0		
110	12.8		
111	13.8		
112	59.5		
121	1.3	3,913.6	Residential
130	344.2		
131	260.1		
132	673.4		
140	3.2	1,280.9	Residential Vacant
301	4.2		
304	14.4	18.5	Transient Quarters (hotels, etc.)
310	1.3		
311	2.9		
313	20.0		
314	4.2		
316	136.1		
318	7.1	171.6	Storage Warehouse and Distribution
322	19.3		
323	26.1		
324	5.7		
325	27.9		
326	18.1		
330	5.7		
332	18.3		
333	4.7		
334	4.8		
335	0.8		
337	18.7		
338	5.2	155.3	Retail
340	53.8		
341	4.8		
342	3.6		
343	31.7	152.0	Office

Assessor's Number	Acres	Total	
353	0.5		
354	0.9		
355	2.3		
362	0.4		
370	0.4		
374	1.6		
385	28.4		
386	1.4	36.0	Indoor/Outdoor Recreation
390	17.1		
391	52.3		
392	33.9	103.3	Vacant Land
400	121.2		
401	143.1		
402	0.2		
403	16.8		
404	6.6		
410	73.8		
423	6.7		
424	12.4		
425	0.1		
430	0.4		
431	0.8		
432	1.4	383.6	Active Industrial
440	85.4		
441	206.8		
442	133.1		
444	22.0	447.3	Vacant Industrial
601	26.0	26.0	61 Forest
716	97.1	97.1	Agriculture
900	1.3		
901	40.9		
902	5.9		
903	2,228.5		
904	8.9		
905	64.5		
906	74.6		
907	1.0		
908	5.5		
909	31.6		
910	31.6		
920	28.0	2,522.5	Exempt

APPENDIX B



Celebrating 275 Years

TOWN OF STOUGHTON

BIRD STREET CONSERVATION AREA

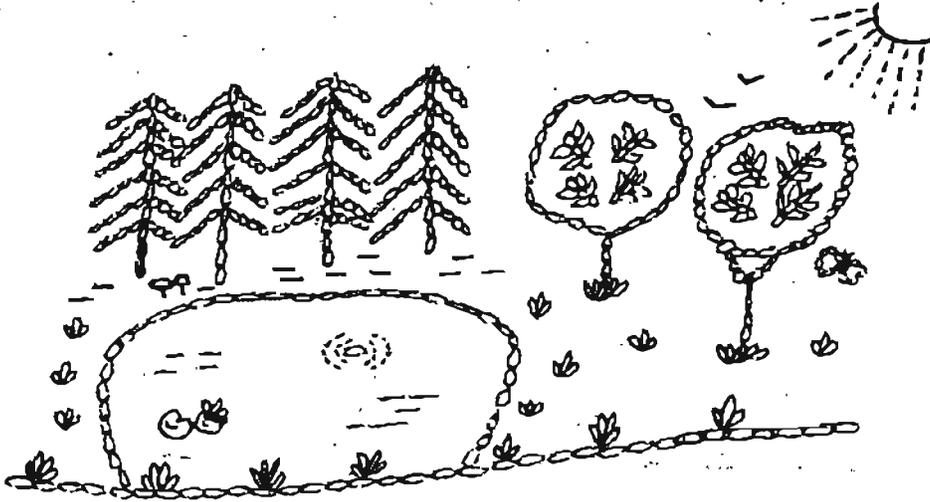
NATURE HANDBOOK

2001



Celebrating 275 Years

BIRD STREET CONSERVATION AREA
NATURE HANDBOOK
2001 REVISION



BIRD STREET CONSERVATION LAND 1976 QUILT SQUARE
STOUGHTON HISTORICAL SOCIETY
KATHLEEN MURPHY SYLVESTER

HANDBOOK COORDINATOR: KATHLEEN MURPHY SYLVESTER, PAST CHAIRMAN, STOUGHTON
CONSERVATION COMMISSION AND HONORARY MEMBER
ASSISTED BY: LES SYLVESTER, 275TH ANNIVERSARY COMMITTEE

CONTRIBUTORS: PAST STOUGHTON CONSERVATION COMMISSION MEMBERS - 1976
JOHN LINEHAN, CHAIRMAN, CONSERVATION COMMISSION - 2001
DENISE CABRAL, STOUGHTON CONSERVATION OFFICER 2001
TOWN OF STOUGHTON ENGINEERING DEPT. - 1976 & 2001
PAUL ANDRUCHOW, TOWN OF STOUGHTON GRANT WRITER - 2001
ARDIS JOHNSTON & FAMILY
TRACY, WILLIAMS, & MURPHY FAMILIES

STOUGHTON CONSERVATION LANDS

In 1962 the cities and towns were given the power by Massachusetts law to establish conservation commissions. Stoughton adopted this law in mid 1963. An article had been submitted to the Annual Town Meeting in 1962, but due to a legal technicality, a new article had to be presented to the Annual Town Meeting in 1963. It was unanimously voted that the Town of Stoughton accept Section 8c of Chapter 40 and appoint a Conservation Commission.

The two major areas of responsibility of the Conservation Commission is protection of our wetlands and acquisition and management of conservation lands. A map is included to show the conservation lands that we now own and those lands that are under conservation restriction.

BIRD STREET CONSERVATION AREA

One of the areas acquired by the Stoughton Conservation Commission is the Bird Street Conservation Area, a 450 acre parcel of land, obtained through donation and federal, state, and municipal funds. This acreage is home to many diverse animal and plant species. Administering and maintaining this area is the responsibility of the Stoughton Conservation Commission.

TRAILS

There are three marked trails on the Bird Street area:

BLUE TRAIL - This begins just north of the Veteran's Memorial at the Bird St. entrance. The **BLUE TRAIL** loops around Connors' Pond, crosses over the **GREEN TRAIL**, on down over the footbridges (built by Robert Friberg in 1993 as an Eagle Scout project) and through the big field. Approximate walking time is 35 minutes.

GREEN TRAIL - This trail also begins just north of the Veteran's Memorial and cuts west from its joint beginning with the **BLUE TRAIL**. It then loops west to

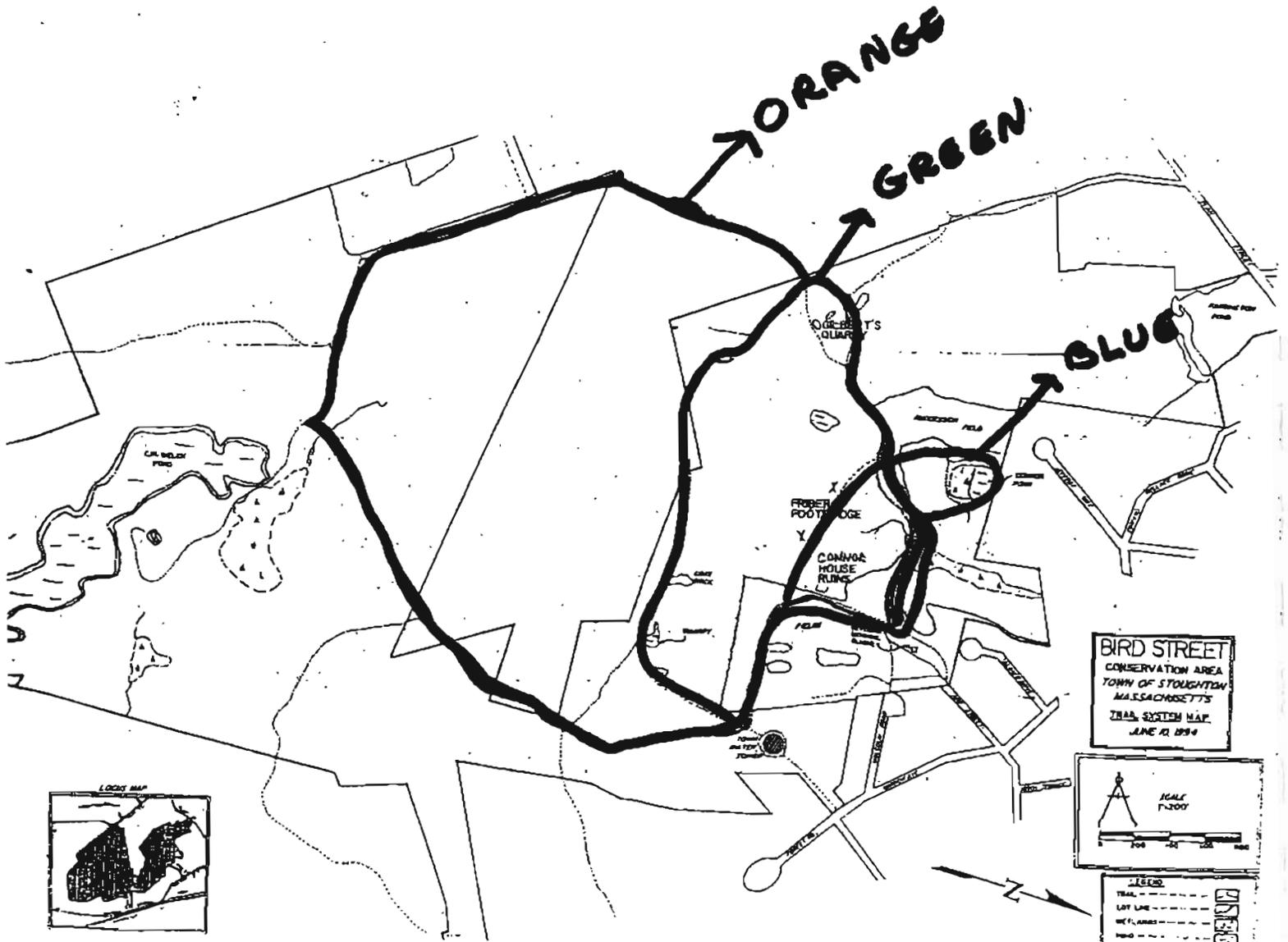
the former site marked "Gilbert's Quarry", from which the stones were cut to construct the Stoughton Railroad Station. It then goes south past a large outcropping named "Goat Rock" to another site of the old quarry and pond, back down to the big green water tower and field. Crossing the field and bearing to the right will take you back to the veteran's Memorial. Approximate walking time is 60 minutes.

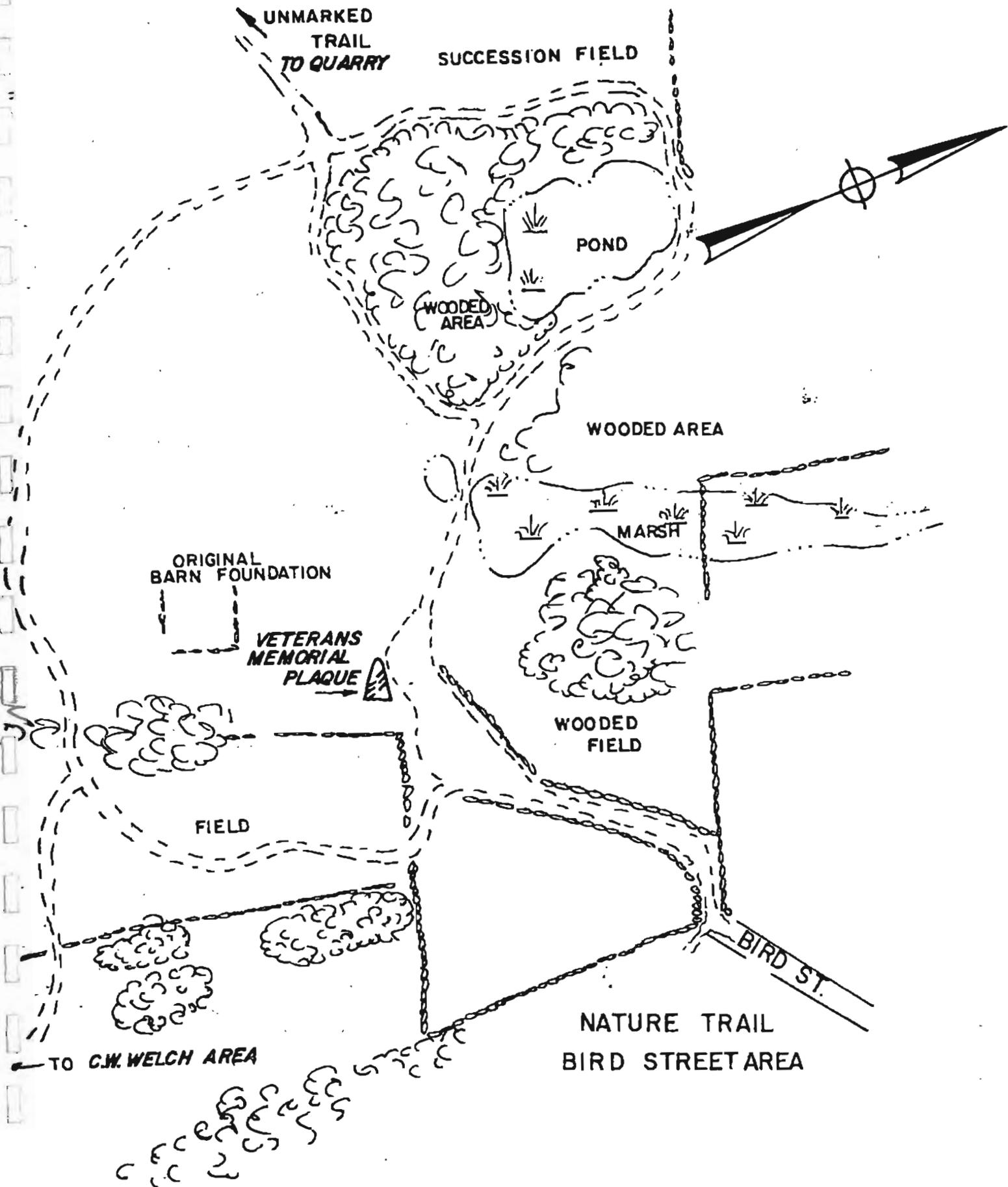
ORANGE TRAIL - This begins at the junction of the Water Tower and the GREEN TRAIL, continues to just north of the C. W. Welch Pond, picnic and camping area (marked as a YELLOW TRAIL). A right leads to the West Street entrance and ends at the GREEN TRAIL. Approximate walking time is 90 minutes.

The YELLOW TRAILS are cut off trails and trails to entrances.

The Stoughton Conservation Commission hopes that the townspeople will enjoy the use of the conservation lands in our Town. The Commission asks that you leave with all your possessions with which you arrived and that you not disturb either the plants or animals that reside there. The Commission allows no open fires or overnight camping without their prior knowledge. The Town of Stoughton allows hunting on the Bird St. Area. Therefore, proper care should be taken.

BIRD STREET CONSERVATION LAND TRAILS





BIRD STREET CONSERVATION AREA

CONSERVATION LAND RULES & REGULATIONS

The Stoughton Conservation Commission has adopted the following Rules and Regulations pertaining to the use of the Town's Conservation Lands.

1. The Conservation Lands are open to the public from sunrise to sunset for passive recreational purposes that permit the premises to remain predominantly in its natural and open condition. Activities detrimental to drainage, flood control, water or soil conservation, water quality or erosion control are prohibited.
2. Camping is permitted in designated areas. Campers must obtain permission in advance from the Conservation Commission.
3. Permits must be obtained from the Stoughton Fire Dept. for the use of open fires on the Conservation Lands.
4. Parking is permitted only in designated areas.
5. It is prohibited to pick or remove any plants, including flowers, shrubs, trees, fruits, and nuts, or to remove any stones or soil unless permission has been granted by the Commission.
6. Visitors are prohibited from harming or removing any wildlife or fish except as specified in the Mass. Fish and Wildlife Laws.
7. It is prohibited to deface or destroy any building or natural fixtures.
8. Alcoholic beverages are prohibited on all Conservation Lands.
9. Removal of dead wood that is lying on the ground is allowed with the permission of the Commission. No standing timber, alive or dead, shall be removed unless permission has been granted by the Commission.
10. Extreme caution must be taken with the discharge of all smoking material on Conservation Lands.
11. It is prohibitive to litter or dispose of rubbish or pollutants of any kind on Conservation Lands. Dispose of all litter in the barrels provided.
12. All motorized vehicles are prohibited from all trails and fields unless permission has been granted by the Commission.
13. Violators of any of the above laws are subject to fines and/or prosecution. There is a \$25.00 fine for the first offense and a \$50.00 fine second offense of Regulation #12. All other regulations are subject to a warning for the first offense, \$25.00 fines for the second offense and a \$50.00 fine thereafter.
14. All Conservation Lands are open to the public for their use and enjoyment. All persons using these lands do so at their own risk.

HISTORY OF THE BIRD STREET CONSERVATION AREA

The Bird Street Conservation Area takes its name from the Bird family, the first settlers in this area of Stoughton. An old map of Stoughton in 1726 shows no owner to this land. A subsequent map of the area in 1740 shows that a Benjamin Bird was the new owner. A later map shows that the land was then owned by relatives of Benjamin Bird - Lemuel, Asa, and Isaac Bird. This is shown on maps dated 1794 and 1796. Further study shows that in 1831 the land is owned by a J. Bird and in 1854 by a George Bird.

From the recording of deeds in the Norfolk County Court it is learned that in the early 1800s that the land was indeed owned by members of the Bird family. Somewhere in the mid 1800s the land was passed on from John and Benjamin Bird to a Hannah Bird.

Although the particular area which we are about to concern ourselves with left the Bird family. Some of the surrounding land, however, was kept in the Bird family. We will now consider only the land which eventually became the Connors Milk Farm and now the Bird St. Conservation Area. In 1872 the land owned by Hannah Bird was turned over to her court-appointed guardian and sold to William White, Jr. Unable to collect the mortgage on the property, the Canton Institution of Savings took possession of the "Bird Place" in 1877. In 1889 a Patrick Coughlin purchased the land from the Bank. The next owner of the land was Irene M. Bragan who then sold the property in the early 1900s to Thaddeus J. Connors.

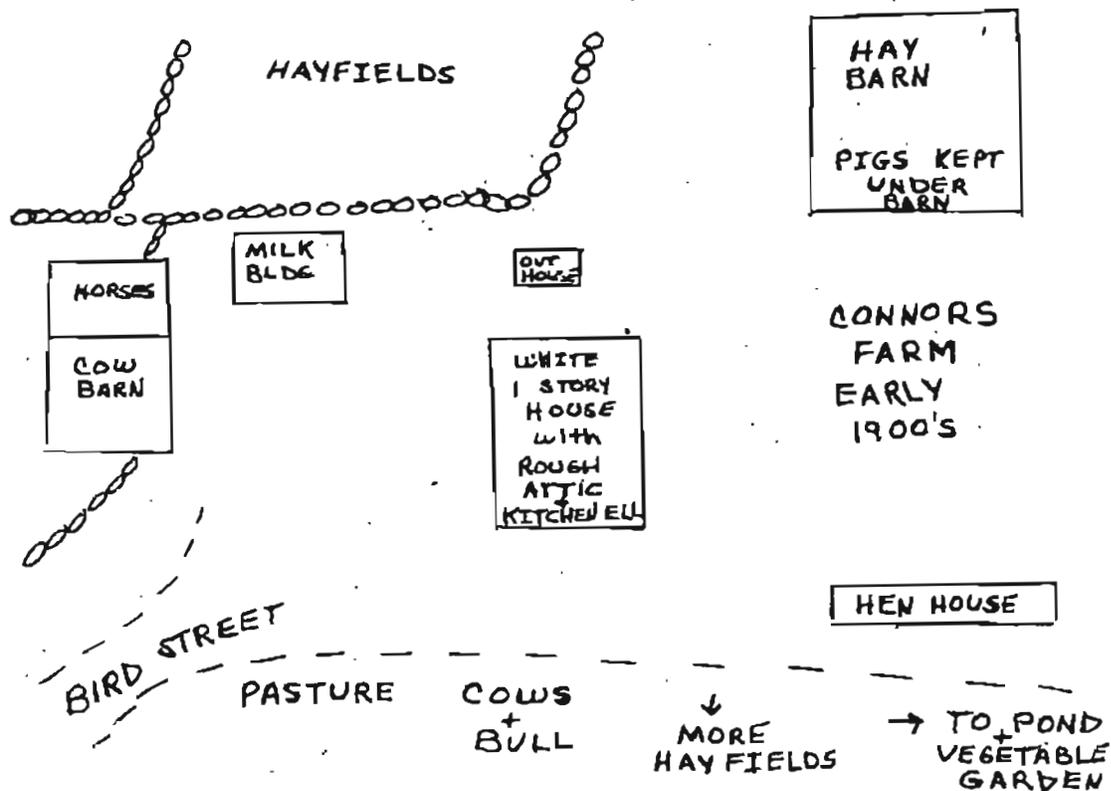
When Thaddeus J. Connors owned the land it was a working milk farm. Thaddeus, with the help of four nephews he brought from Ireland, ran the farm. They raised milk cows and sold the milk to local milk businesses. Located on the farm in the near vicinity of the three fields were the farmhouse, a cow barn,

a horse barn with a milk room, a hay barn under which they kept pigs, and a henhouse.

Thaddeus Connors died in the 1940s. By this time the farm was at minimum working capacity and the nephews had left the farm for other jobs. Connors' nephew, Thaddeus O'Connor, did, however, continue to pay the taxes on the land and it was from him that the Town purchased the 55 acres of land in 1967 for conservation purposes.

The Bird Street Conservation Area has since grown from the 55 acre site to more than 500 acres of the Stoughton Conservation Memorial Lands. The last parcel of land owned by a member of the Bird family, Mrs. Dorothy (Bird) Williams was acquired by the Commission in 1975.

Located on the Bird Street Conservation Area is the Stoughton Veterans Memorial Plaque. This was dedicated on May 30, 1971, "to the memory of all deceased veterans of the Town in all wars."



BIRD STREET CONSERVATION LAND NATURE STUDIES

The acreage of land now known as the Bird Street Conservation Area is part of the total conservation area known as the Stoughton Conservation Memorial Lands.

The Bird Street area was chosen for the site of our nature studies because the area offers a unique nature setting in that there are a number of different wildlife habitats found here. There is a roadside area, open fields, an area where the buildings of the farm once stood, woodland, marshland, a manmade pond, and a field in the stage of succession (a field which changing in plant life from an open field through the cycle of low bushes and trees which will eventually become a woodland once more.

Because of these various habitats the area is ideal for nature study which can be a year round project. In the Winter you can study the ground and snow for animal tracks; the trees can be identified by their bark and overall shape. In the Spring, of course, you can identify the trees first by their buds, then the leaves, and finally by their flowers. Also in the early Spring the migrating birds begin to return and the early wildflowers appear. During the Summer months the trees and flowers come into full bloom and continue into the Fall months. In the Fall you can study the fruits, berries, and nuts which the flowers and trees have produced.

Nature is a fascinating subject and we invite you to use the lands for this purpose. The Commission asks you, however, to follow the Land Use Rules and Regulations.

The following pages will list the various flora and fauna that were found in the Town of Stoughton on the Biodiversity Days in June of 2000. This study was led by Denise Cabral, the Town of Stoughton Conservation Officer. The study was conducted throughout the Town of Stoughton, but you will find many of those listed on the Bird Street Conservation Land.

EOEA
Home Page

Biodiversity
Database

Biodiversity
Days 2001

Biodiversity
Information

Biodiversity Days 2000 (June 9 - June 11) Results for the city/town of: STOUGHTON



The following results matched your search criteria.
Click on English Name links for more information on that taxa.
The Species Tree link will take you to the place in the Species Tree
where that taxon resides. The Species Tree is an expandable /
collapsable system of folders much like Windows Explorer.

Number of distinct taxa is: 272

English Name	Latin Name	Group	NHESP Status	Link to Species Tree
Spotted Salamander	<i>Ambystoma maculatum</i>	Amphibians		SpeciesTree
American Toad	<i>Bufo americanus</i>	Amphibians		SpeciesTree
Eastern Newt, Red-spotted Newt	<i>Notophthalmus viridescens</i>	Amphibians		SpeciesTree
Red-backed Salamander	<i>Plethodon cinereus</i>	Amphibians		SpeciesTree
Bullfrog	<i>Rana catesbeiana</i>	Amphibians		SpeciesTree
Green Frog	<i>Rana clamitans</i>	Amphibians		SpeciesTree
Carpenter Ants	<i>Camponotus</i>	Ants		SpeciesTree
Ants	Formicidae	Ants		SpeciesTree
Pondweed, species	<i>Potamogeton</i>	Aquatic Plants		SpeciesTree
Bumble Bees	<i>Bombus</i>	Bees and Wasps		SpeciesTree
Social Insects: Ants, Bees & Wasps	Hymenoptera	Bees and Wasps		SpeciesTree
Oak Apple Gall Wasp	<i>Neuroterus clavensis</i>	Bees and Wasps		SpeciesTree
Vespid Wasps	Vespidae	Bees and Wasps		SpeciesTree
Beetles	Coleoptera	Beetles		SpeciesTree
Predaceous Diving Beetles	Dytiscidae	Beetles		SpeciesTree
Whirligig Beetles	Gyrinidae	Beetles		SpeciesTree
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	Birds		SpeciesTree
Mallard	<i>Anas platyrhynchos</i>	Birds		SpeciesTree
Great Blue Heron	<i>Ardea herodias</i>	Birds		SpeciesTree
Tufted Titmouse	<i>Baeolophus bicolor</i>	Birds		SpeciesTree
Cedar Waxwing	<i>Bombycilla cedrorum</i>	Birds		SpeciesTree
Ruffed Grouse	<i>Bonasa umbellus</i>	Birds		SpeciesTree
Canada Goose	<i>Branta canadensis</i>	Birds		SpeciesTree

<u>Red-shouldered Hawk</u>	<i>Buteo lineatus</i>	Birds	<u>SpeciesTree</u>
<u>Northern Cardinal, Red Cardinal</u>	<i>Cardinalis cardinalis</i>	Birds	<u>SpeciesTree</u>
<u>American Goldfinch</u>	<i>Carduelis tristis</i>	Birds	<u>SpeciesTree</u>
<u>House Finch</u>	<i>Carpodacus mexicanus</i>	Birds	<u>SpeciesTree</u>
<u>Turkey Vulture</u>	<i>Cathartes aura</i>	Birds	<u>SpeciesTree</u>
<u>Veery</u>	<i>Catharus fuscescens</i>	Birds	<u>SpeciesTree</u>
<u>Chimney Swift</u>	<i>Chaetura pelagica</i>	Birds	<u>SpeciesTree</u>
<u>Killdeer</u>	<i>Charadrius vociferus</i>	Birds	<u>SpeciesTree</u>
<u>Rock Dove, Park Pigeon</u>	<i>Columba livia</i>	Birds	<u>SpeciesTree</u>
<u>Eastern Wood-Pewee</u>	<i>Contopus virens</i>	Birds	<u>SpeciesTree</u>
<u>American Crow</u>	<i>Corvus brachyrhynchos</i>	Birds	<u>SpeciesTree</u>
<u>Fish Crow</u>	<i>Corvus ossifragus</i>	Birds	<u>SpeciesTree</u>
<u>Blue Jay</u>	<i>Cyanocitta cristata</i>	Birds	<u>SpeciesTree</u>
<u>Prairie Warbler</u>	<i>Dendroica discolor</i>	Birds	<u>SpeciesTree</u>
<u>Yellow Warbler</u>	<i>Dendroica petechia</i>	Birds	<u>SpeciesTree</u>
<u>Pine Warbler</u>	<i>Dendroica pinus</i>	Birds	<u>SpeciesTree</u>
<u>Gray Catbird</u>	<i>Dumetella carolinensis</i>	Birds	<u>SpeciesTree</u>
<u>Least Flycatcher</u>	<i>Empidonax minimus</i>	Birds	<u>SpeciesTree</u>
<u>Common Yellowthroat</u>	<i>Geothlypis trichas</i>	Birds	<u>SpeciesTree</u>
<u>Wood Thrush</u>	<i>Hylocichla mustelina</i>	Birds	<u>SpeciesTree</u>
<u>Baltimore Oriole</u>	<i>Icterus galbula</i>	Birds	<u>SpeciesTree</u>
<u>Herring Gull</u>	<i>Larus argentatus</i>	Birds	<u>SpeciesTree</u>
<u>Song Sparrow</u>	<i>Melospiza melodia</i>	Birds	<u>SpeciesTree</u>
<u>Northern Mockingbird</u>	<i>Mimus polyglottos</i>	Birds	<u>SpeciesTree</u>
<u>Black-and-white Warbler</u>	<i>Mniotilta varia</i>	Birds	<u>SpeciesTree</u>
<u>Brown-headed Cowbird</u>	<i>Molothrus ater</i>	Birds	<u>SpeciesTree</u>
<u>Great Crested Flycatcher</u>	<i>Myiarchus crinitus</i>	Birds	<u>SpeciesTree</u>
<u>House Sparrow</u>	<i>Passer domesticus</i>	Birds	<u>SpeciesTree</u>
<u>Double-crested Cormorant</u>	<i>Phalacrocorax auritus</i>	Birds	<u>SpeciesTree</u>
<u>Downy Woodpecker</u>	<i>Picoides pubescens</i>	Birds	<u>SpeciesTree</u>
<u>Eastern Towhee, Rufous-sided Towhee</u>	<i>Pipilo erythrophthalmus</i>	Birds	<u>SpeciesTree</u>
<u>Scarlet Tanager</u>	<i>Piranga olivacea</i>	Birds	<u>SpeciesTree</u>
<u>Black-capped Chickadee</u>	<i>Poecile atricapillus</i>	Birds	<u>SpeciesTree</u>
<u>Common Grackle, Eastern Grackle</u>	<i>Quiscalus quiscula</i>	Birds	<u>SpeciesTree</u>
<u>Ovenbird</u>	<i>Seiurus aurocapillus</i>	Birds	<u>SpeciesTree</u>
<u>Eastern Bluebird</u>	<i>Sialia sialis</i>	Birds	<u>SpeciesTree</u>
<u>White-breasted Nuthatch</u>	<i>Sitta carolinensis</i>	Birds	<u>SpeciesTree</u>
<u>Chipping Sparrow</u>	<i>Spizella passerina</i>	Birds	<u>SpeciesTree</u>
<u>European Starling</u>	<i>Sturnus vulgaris</i>	Birds	<u>SpeciesTree</u>
<u>Tree Swallow</u>	<i>Tachycineta bicolor</i>	Birds	<u>SpeciesTree</u>

<u>Carolina Wren</u>	<i>Thryothorus ludovicianus</i>	Birds	<u>SpeciesTree</u>
<u>House Wren</u>	<i>Troglodytes aedon</i>	Birds	<u>SpeciesTree</u>
<u>American Robin</u>	<i>Turdus migratorius</i>	Birds	<u>SpeciesTree</u>
<u>Eastern Kingbird</u>	<i>Tyrannus tyrannus</i>	Birds	<u>SpeciesTree</u>
<u>Blue-winged Warbler</u>	<i>Vermivora pinus</i>	Birds	<u>SpeciesTree</u>
<u>Red-eyed Vireo</u>	<i>Vireo olivaceus</i>	Birds	<u>SpeciesTree</u>
<u>Mourning Dove</u>	<i>Zenaida macroura</i>	Birds	<u>SpeciesTree</u>
Baltimore Checkerspot	<i>Euphydryas phaeton</i>	Butterflies	<u>SpeciesTree</u>
Little Wood Satyr	<i>Megisto cymela</i>	Butterflies	<u>SpeciesTree</u>
Mourning Cloak	<i>Nymphalis antiopa</i>	Butterflies	<u>SpeciesTree</u>
Pearl Crescent	<i>Phyciodes tharos</i>	Butterflies	<u>SpeciesTree</u>
<u>Ebony Jewelwing</u>	<i>Calopteryx maculata</i>	Dragonflies	<u>SpeciesTree</u>
Hay-scented Fern	<i>Dennstaedtia punctilobula</i>	Ferns and Fern Allies	<u>SpeciesTree</u>
Ground-pine, Princess-pine, Tree-clubmoss	<i>Lycopodium obscurum</i>	Ferns and Fern Allies	<u>SpeciesTree</u>
Sensitive Fern	<i>Onclea sensibilis</i>	Ferns and Fern Allies	<u>SpeciesTree</u>
Cinnamon-fern	<i>Osmunda cinnamomea</i>	Ferns and Fern Allies	<u>SpeciesTree</u>
Interrupted Fern	<i>Osmunda claytoniana</i>	Ferns and Fern Allies	<u>SpeciesTree</u>
Royal Fern	<i>Osmunda regalis</i> var. <i>spectabilis</i>	Ferns and Fern Allies	<u>SpeciesTree</u>
Rockcap-fern, Common Polypody	<i>Polypodium virginianum</i>	Ferns and Fern Allies	<u>SpeciesTree</u>
Christmas-fern	<i>Polystichum acrostichoides</i>	Ferns and Fern Allies	<u>SpeciesTree</u>
Pine Barrens Bracken, Tailed Bracken	<i>Pteridium aquilinum</i> var. <i>pseudocaudatum</i>	Ferns and Fern Allies	<u>SpeciesTree</u>
<u>Deer Fly</u>	<i>Chrysops callidus</i>	Flies	<u>SpeciesTree</u>
Mosquitoes	Culicidae	Flies	<u>SpeciesTree</u>
Black Flies	Simulium	Flies	<u>SpeciesTree</u>
Hover Flies, Flower Flies	Syrphidae	Flies	<u>SpeciesTree</u>
Crane Flies	Tipulidae	Flies	<u>SpeciesTree</u>
<u>Brown Bullhead</u>	<i>Ameiurus nebulosus</i>	Freshwater Fish	<u>SpeciesTree</u>
<u>Chain Pickerel</u>	<i>Esox niger</i>	Freshwater Fish	<u>SpeciesTree</u>
<u>Pumpkinseed Sunfish</u>	<i>Lepomis gibbosus</i>	Freshwater Fish	<u>SpeciesTree</u>
<u>Bluegill</u>	<i>Lepomis macrochirus</i>	Freshwater Fish	<u>SpeciesTree</u>
<u>Common Shiner</u>	<i>Luxilus cornutus</i>	Freshwater Fish	<u>SpeciesTree</u>
<u>Large-mouthed Bass</u>	<i>Micropterus salmoides</i>	Freshwater Fish	<u>SpeciesTree</u>
<u>Yellow Perch</u>	<i>Perca flavescens</i>	Freshwater Fish	<u>SpeciesTree</u>
Water-flea	<i>Daphnia</i>	Freshwater Invertebrates	<u>SpeciesTree</u>
Timothy	<i>Phleum pratense</i> ssp. <i>pratense</i>	Grasses, Sedges and Rushes	<u>SpeciesTree</u>
Water Boatmen	Corixidae	Insects	<u>SpeciesTree</u>
Water Striders	Gerridae	Insects	<u>SpeciesTree</u>

Crickets	Gryllidae	Insects		SpeciesTree
Termites	Isoptera	Insects		SpeciesTree
Backswimmers	Notonectidae	Insects		SpeciesTree
Meadow Spittlebug	Philaenus spumarius	Insects		SpeciesTree
Lichens	Symbiosis between Fungi and Algae	Lichens		SpeciesTree
Domestic Dog	Canis familiaris	Mammals		SpeciesTree
<u>Coyote</u>	Canis latrans	Mammals		SpeciesTree
<u>Virginia Opossum</u>	Didelphis virginiana	Mammals		SpeciesTree
<u>Striped Skunk</u>	Mephitis mephitis	Mammals		SpeciesTree
<u>White-tailed Deer</u>	Odocoileus virginianus	Mammals		SpeciesTree
<u>Common Raccoon</u>	Procyon lotor	Mammals		SpeciesTree
<u>Eastern Gray Squirrel</u>	Sciurus carolinensis	Mammals		SpeciesTree
<u>Eastern Chipmunk</u>	Tamias striatus	Mammals		SpeciesTree
<u>Red Fox</u>	Vulpes vulpes	Mammals		SpeciesTree
Sphagnum Moss, Peat	Sphagnum	Mosses		SpeciesTree
Tent Caterpillar Moths	Lasiocampidae	Moths		SpeciesTree
Moths	part of Lepidoptera	Moths		SpeciesTree
Gill And Pore Fungi And Allies	Basidiomycetes	Mushrooms (Fungi)		SpeciesTree
Mushrooms	Fungi	Mushrooms (Fungi)		SpeciesTree
Polypores or Bracket Fungi & Allies	Polyporaceae & Allies	Mushrooms (Fungi)		SpeciesTree
<u>Snapping Turtle</u>	Chelydra serpentina	Reptiles		SpeciesTree
<u>Painted Turtle</u>	Chrysemys picta	Reptiles		SpeciesTree
<u>Spotted Turtle</u>	Clemmys guttata	Reptiles	Special Concern	SpeciesTree
Spiders	Arenaeae	Spiders and Ticks		SpeciesTree
Daddy Long-legs, Harvestmen	Opiliones	Spiders and Ticks		SpeciesTree
<u>Norway Maple</u>	Acer platanoides	Trees and Shrubs		SpeciesTree
Red Maple	Acer rubrum var. rubrum	Trees and Shrubs		SpeciesTree
<u>Silver Maple</u>	Acer saccharinum	Trees and Shrubs		SpeciesTree
<u>Yellow Birch</u>	Betula alleghaniensis	Trees and Shrubs		SpeciesTree
<u>Black Birch, Sweet Birch, Cherry-birch</u>	Betula lenta	Trees and Shrubs		SpeciesTree
<u>Gray Birch</u>	Betula populifolia	Trees and Shrubs		SpeciesTree
<u>Ironwood, Musclewood, Blue Beech, Hornbeam</u>	Carpinus caroliniana	Trees and Shrubs		SpeciesTree
<u>American Chestnut</u>	Castanea dentata	Trees and Shrubs		SpeciesTree
<u>Oriental Bittersweet</u>	Celastrus orbiculata	Trees and Shrubs		SpeciesTree
<u>Sweet Pepper-bush, White Alder, Coast White Alder</u>	Clethra alnifolia	Trees and Shrubs		SpeciesTree
<u>Sweet Fern</u>	Comptonia peregrina	Trees and Shrubs		SpeciesTree
<u>Water-willow, Water-oleander, Swamp-loosestrife</u>	Decodon verticillatus	Trees and Shrubs		SpeciesTree

Autumn-olive, Oleaster	<i>Elaeagnus umbellata</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>American Beech</u>	<i>Fagus grandifolia</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>White Ash</u>	<i>Fraxinus americana</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Wintergreen, Checkerberry, Teaberry, Mountain-tea</u>	<i>Gaultheria procumbens</i>	Trees and Shrubs		<u>SpeciesTree</u>
Black Huckleberry	<i>Gaylussacia baccata</i>	Trees and Shrubs		<u>SpeciesTree</u>
Dangleberry, Blue Tangle	<i>Gaylussacia frondosa</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Witch-hazel</u>	<i>Hamamelis virginiana</i>	Trees and Shrubs		<u>SpeciesTree</u>
Butternut, White Walnut	<i>Juglans cinerea</i>	Trees and Shrubs	Watch List	<u>SpeciesTree</u>
Common Juniper, Pasture-juniper	<i>Juniperus communis</i>	Trees and Shrubs		<u>SpeciesTree</u>
Eastern Red Cedar	<i>Juniperus virginiana</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Sheep-laurel, Lambkill, Wicky</u>	<i>Kalmia angustifolia</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Mountain-laurel</u>	<i>Kalmia latifolia</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Spicebush</u>	<i>Lindera benzoin</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Tulip-tree, Tulip-poplar, Yellow Poplar</u>	<i>Liriodendron tulipifera</i>	Trees and Shrubs		<u>SpeciesTree</u>
Maleberry, Male Blueberry	<i>Lyonia ligustrina</i>	Trees and Shrubs		<u>SpeciesTree</u>
Apple	<i>Malus pumila</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Bayberry, Wax-myrtle, Candleberry</u>	<i>Myrica pensylvanica</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Black Gum, Sour Gum, Tupelo, Beetlebung, Pepperidge</u>	<i>Nyssa sylvatica</i>	Trees and Shrubs		<u>SpeciesTree</u>
Red Pine	<i>Pinus resinosa</i>	Trees and Shrubs	Watch List	<u>SpeciesTree</u>
White Pine	<i>Pinus strobus</i>	Trees and Shrubs		<u>SpeciesTree</u>
Big-toothed Aspen	<i>Populus grandidentata</i>	Trees and Shrubs		<u>SpeciesTree</u>
Sweet Cherry, Bing Cherry, Mazzard Cherry	<i>Prunus avium</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Fire-cherry, Pin-cherry, Bird-cherry</u>	<i>Prunus pensylvanica</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Black Cherry, Wild Rum-cherry</u>	<i>Prunus serotina</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Choke-cherry</u>	<i>Prunus virginiana</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>White Oak</u>	<i>Quercus alba</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Swamp White Oak</u>	<i>Quercus bicolor</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Scarlet Oak</u>	<i>Quercus coccinea</i>	Trees and Shrubs		<u>SpeciesTree</u>
Red Oak	<i>Quercus rubra</i> var. <i>rubra</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Black Oak</u>	<i>Quercus velutina</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Swamp-azalea, Swamp-honeysuckle</u>	<i>Rhododendron viscosum</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Black Locust</u>	<i>Robinia pseudoacacia</i>	Trees and Shrubs		<u>SpeciesTree</u>
Pasture-rose, Carolina Rose	<i>Rosa carolina</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Multiflora Rose</u>	<i>Rosa multiflora</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Sassafras</u>	<i>Sassafras albidum</i>	Trees and Shrubs		<u>SpeciesTree</u>
<u>Common Greenbrier, Catbrier, Bullbrier</u>	<i>Smilax rotundifolia</i>	Trees and Shrubs		<u>SpeciesTree</u>

<u>Common Lilac</u>	<i>Syringa vulgaris</i>	Trees and Shrubs	<u>SpeciesTree</u>
<u>Poison-ivy, Climbing Poison-ivy</u>	<i>Toxicodendron radicans</i>	Trees and Shrubs	<u>SpeciesTree</u>
Eastern Hemlock	<i>Tsuga canadensis</i>	Trees and Shrubs	<u>SpeciesTree</u>
American Elm, White Elm	<i>Ulmus americana</i>	Trees and Shrubs	<u>SpeciesTree</u>
Low Sweet Blueberry, Late Sweet Blueberry, Lowbush-blueberry	<i>Vaccinium angustifolium</i> var. <i>hypolasium</i>	Trees and Shrubs	<u>SpeciesTree</u>
<u>Highbush-blueberry</u>	<i>Vaccinium corymbosum</i>	Trees and Shrubs	<u>SpeciesTree</u>
<u>Maple-leaf Viburnum, Dockmackie, Flowering Maple</u>	<i>Viburnum acerifolium</i>	Trees and Shrubs	<u>SpeciesTree</u>
Northern Arrow-wood, Smooth Arrow-wood	<i>Viburnum dentatum</i> var. <i>lucidum</i>	Trees and Shrubs	<u>SpeciesTree</u>
<u>Wild Sarsaparilla</u>	<i>Aralia nudicaulis</i>	Wildflowers	<u>SpeciesTree</u>
<u>Celandine, Swallow-wort</u>	<i>Chelidonium majus</i>	Wildflowers	<u>SpeciesTree</u>
<u>Striped Pipsissewa, Spotted Wintergreen</u>	<i>Chimaphila maculata</i>	Wildflowers	<u>SpeciesTree</u>
<u>Dayflower</u>	<i>Commelina communis</i>	Wildflowers	<u>SpeciesTree</u>
Lily-of-the-valley	<i>Convallaria majalis</i>	Wildflowers	<u>SpeciesTree</u>
Black Swallow-wort	<i>Cynanchum louiseae</i>	Wildflowers	<u>SpeciesTree</u>
<u>Pink Lady's Slipper, Moccasin-flower</u>	<i>Cypripedium acaule</i>	Wildflowers	<u>SpeciesTree</u>
<u>Gill-over-the-ground, Ground-ivy</u>	<i>Glechoma hederacea</i>	Wildflowers	<u>SpeciesTree</u>
<u>Orange Day-lily</u>	<i>Hemerocallis fulva</i>	Wildflowers	<u>SpeciesTree</u>
Yellow Star-grass	<i>Hypoxis hirsuta</i>	Wildflowers	<u>SpeciesTree</u>
<u>Orange Jewelweed, Spotted Touch-me-not</u>	<i>Impatiens capensis</i>	Wildflowers	<u>SpeciesTree</u>
<u>Oxeye-daisy, Marguerite</u>	<i>Leucanthemum vulgare</i>	Wildflowers	<u>SpeciesTree</u>
<u>Butter-and-eggs, Common Toadflax</u>	<i>Linaria vulgaris</i>	Wildflowers	<u>SpeciesTree</u>
<u>Whorled Loosestrife</u>	<i>Lysimachia quadrifolia</i>	Wildflowers	<u>SpeciesTree</u>
Purple Loosestrife, Spiked Loosestrife	<i>Lythrum salicaria</i>	Wildflowers	<u>SpeciesTree</u>
Canada Mayflower, False Lily-of-the-valley	<i>Maianthemum canadense</i> var. <i>canadense</i>	Wildflowers	<u>SpeciesTree</u>
<u>Indian Cucumber-root</u>	<i>Medeola virginiana</i>	Wildflowers	<u>SpeciesTree</u>
Yellow Sweet-clover	<i>Melilotus officinalis</i>	Wildflowers	<u>SpeciesTree</u>
Yellow Water-lily, Bullhead-lily, Spatterdock	<i>Nuphar variegata</i>	Wildflowers	<u>SpeciesTree</u>
White Water-lily, Fragrant Water-lily	<i>Nymphaea odorata</i> ssp. <i>odorata</i>	Wildflowers	<u>SpeciesTree</u>
Common Yellow Wood-sorrel	<i>Oxalis stricta</i>	Wildflowers	<u>SpeciesTree</u>
<u>Virginia Creeper, Woodbine</u>	<i>Parthenocissus quinquefolia</i>	Wildflowers	<u>SpeciesTree</u>
<u>Pokeweed, Pokeberry, Poke</u>	<i>Phytolacca americana</i>	Wildflowers	<u>SpeciesTree</u>
<u>Ribgrass Plantain, Narrow-leaved Plantain, English Plantain</u>	<i>Plantago lanceolata</i>	Wildflowers	<u>SpeciesTree</u>

<u>Curly Dock, Sour Dock</u>	Rumex crispus	Wildflowers	<u>SpeciesTree</u>
<u>Bittersweet Nightshade, Bittersweet</u>	Solanum dulcamara	Wildflowers	<u>SpeciesTree</u>
<u>Skunk-cabbage</u>	Symplocarpus foetidus	Wildflowers	<u>SpeciesTree</u>
Dandelion	Taraxacum officinale ssp. officinale	Wildflowers	<u>SpeciesTree</u>
<u>Starflower</u>	Trientalis borealis	Wildflowers	<u>SpeciesTree</u>
Red Clover	Trifolium pratense var. pratense	Wildflowers	<u>SpeciesTree</u>
<u>White Clover</u>	Trifolium repens	Wildflowers	<u>SpeciesTree</u>
<u>Wild Oats, Little Merrybells</u>	Uvularia sessilifolia	Wildflowers	<u>SpeciesTree</u>
<u>Common Mullein, Common Flannel-plant</u>	Verbascum thapsus	Wildflowers	<u>SpeciesTree</u>
<u>Bird-vetch, Cow-vetch, Tufted Vetch</u>	Vicia cracca	Wildflowers	<u>SpeciesTree</u>
Hawks & Eagles	Accipitridae		<u>SpeciesTree</u>
Maple, species	Acer		<u>SpeciesTree</u>
Yarrow	Achillea		<u>SpeciesTree</u>
Amphipods	Amphipoda		<u>SpeciesTree</u>
Angiosperms, Flowering Plants	Angiospermae		<u>SpeciesTree</u>
Dragonflies	Anisoptera		<u>SpeciesTree</u>
Segmented Worms	Annelida		<u>SpeciesTree</u>
Frogs & Toads	Anura		<u>SpeciesTree</u>
Barberry, species	Berberis		<u>SpeciesTree</u>
Bignonias or Trumpet-vines	Bignoniaceae		<u>SpeciesTree</u>
N/A	Bufo		<u>SpeciesTree</u>
N/A	Buteo		<u>SpeciesTree</u>
Water-shields	Cabombaceae		<u>SpeciesTree</u>
Hickory, species	Carya		<u>SpeciesTree</u>
Catalpa, species	Catalpa		<u>SpeciesTree</u>
Deer & Moose	Cervidae		<u>SpeciesTree</u>
N/A	Coccyzus		<u>SpeciesTree</u>
Cypresses, Cedars or Junipers	Cupressaceae		<u>SpeciesTree</u>
Sedges	Cyperaceae		<u>SpeciesTree</u>
Wood-fern, species	Dryopteris		<u>SpeciesTree</u>
N/A	Gaylussacia		<u>SpeciesTree</u>
Hawkweed, species	Hieracium		<u>SpeciesTree</u>
Rushes	Juncaceae		<u>SpeciesTree</u>
Butterflies, Skippers & Moths	Lepidoptera		<u>SpeciesTree</u>
Honeysuckle, species	Lonicera		<u>SpeciesTree</u>
Clubmosses	Lycopodiaceae		<u>SpeciesTree</u>
N/A	Magnolia		<u>SpeciesTree</u>
Crabapple, species	Malus		<u>SpeciesTree</u>
Mosses	Musci		<u>SpeciesTree</u>

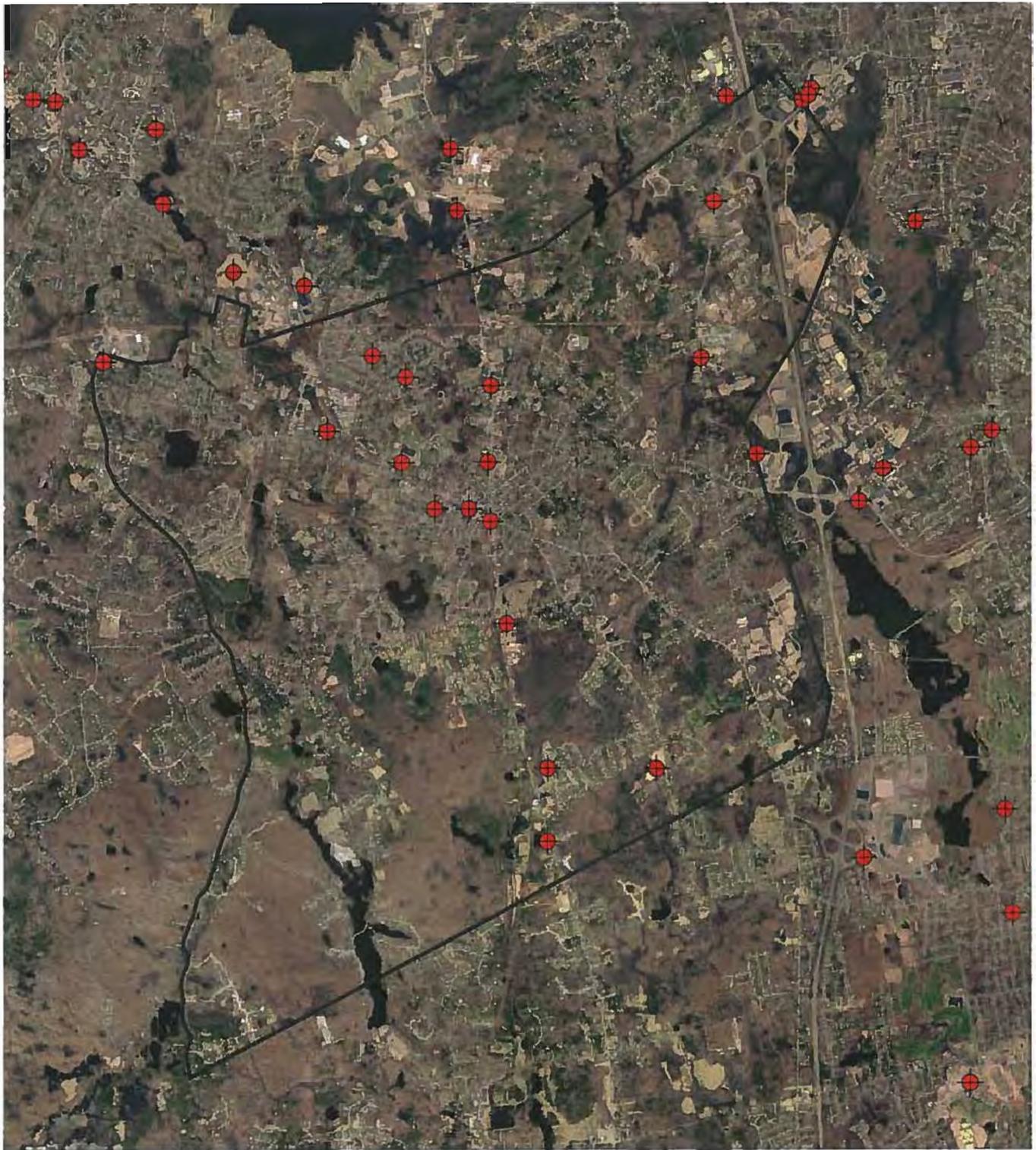
Water-milfoil, species	Myriophyllum	SpeciesTree
Slime Molds	Myxomyceta	SpeciesTree
Dragonflies & Damselflies	Odonata	SpeciesTree
Sowbugs, Pillbugs	Oniscus	SpeciesTree
N/A	Picea	SpeciesTree
N/A	Picoides	SpeciesTree
Pines, Spruces or Firs	Pinaceae	SpeciesTree
Cinquefoil, species	Potentilla	SpeciesTree
N/A	Pyrola	SpeciesTree
Oak, species	Quercus	SpeciesTree
Classic Frogs	Ranidae	SpeciesTree
Buttercup, species	Ranunculus	SpeciesTree
Buckthorn, species	Rhamnus	SpeciesTree
Sumac, species	Rhus	SpeciesTree
Blackberry/Dewberry, species	Rubus	SpeciesTree
Arrowhead,species	Sagittaria	SpeciesTree
Willow, species	Salix	SpeciesTree
Chickweed/Stichwort, species	Stellaria	SpeciesTree
N/A	Taxus	SpeciesTree
Turtles	Testudines	SpeciesTree
Hairstreaks	Theclinae	SpeciesTree
N/A	Tilia	SpeciesTree
Tyrant Flycatchers	Tyrannidae	SpeciesTree
Viburnum, species	Viburnum	SpeciesTree
Violet, species	Viola	SpeciesTree
Grape, species	Vitis	SpeciesTree
Damselflies	Zygoptera	SpeciesTree
Snails, Slugs & Allies	part of Gastropoda	SpeciesTree



Executive Office of Environmental Affairs
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251 Causeway St., Suite 900
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Send mail to Aleda.Freeman@state.ma.us with questions or comments about this web site's biodiversity database. Last modified: March 21, 2001
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APPENDIX C



Legend

-  Chapter 21E Sites
-  Town of Stoughton

Horsley Witten Group 
 phone: 508-833-8800
 www.horsleywitten.com

MassDEP Tier Classified Oil and/or
 Hazardous Material Sites
 Town of Stoughton, MA

3/17/06 ec
 J:\4060 Stoughton-Open Space Plant
 GIS21E.mxd

Appendix C

APPENDIX D

Appendix D
DEP Listed Releases

RTN	ADDRESS	SITE NAME	OFC NOTIF	CATEGORY	PRIM ID	CURRENT STATUS	CURRENT DATE	PHASE	RAO CLASS	OHM
4-0000206	471 WASHINGTON ST	F C PHILLIPS INC	1/15/1987	NONE	-	REMOP5	9/23/2005	PHASE V		Oil
4-0000237	645 WASHINGTON ST	JONNY'S TEXACO	1/15/1987	NONE	4-0017352	TIERII	8/31/2005	PHASE II		
4-0000265	680 WASHINGTON ST	SERVICE STATION F&R	1/15/1987	NONE	-	RAO	9/20/1994		A2	
4-0000468	608 WASHINGTON ST	MUTUAL SERVICE STATION	1/18/1987	NONE	-	RAO	3/23/1985	PHASE IV		
4-0000480	725 WASHINGTON ST	CITGO SERVICE STATION	4/20/1988	NONE	-	DEPNFA	8/6/1996			
4-0000548	232 PEARL ST	STOUGHTON PUBLIC SCHOOLS	1/15/1989	NONE	-	RAO	5/12/1994		A1	Oil
4-0005897	EVANS DR	ARK LES CORPORATION	1/15/1989	NONE	4-0000757	RAO	7/19/2003	PHASE III	B1	Oil and Hazardous Material
4-0000803	1490 CENTRAL ST	ARK LES CORPORATION	4/15/1989	NONE	-	DEPNFA	8/21/1996			
4-0000864	118 CUSHING ST	KELLY BROS CONSTRUCTION	1/15/1990	NONE	-	LSPNFA	12/11/1998			Oil
4-0000743	466 SUMNER ST	PRECISION DOOR & WINDOW	7/25/1989	NONE	4-0000503	DPS	7/18/2003	PHASE IV	A2	Oil and Hazardous Material
4-0000757	411R CANTON ST	JET LINE SERVICES INC	1/15/1990	NONE	-	RAO	12/16/2002	PHASE V		
4-0000781	105 PORTER ST	FRAGAS BROS MARKET	9/22/1989	NONE	-	REMOP5	3/6/1994			
4-0000817	309 PARK ST	CUMBERLAND FARMS 2001	7/15/1993	NONE	-	LSPNFA	8/21/1997			
4-0000818	630 PARK ST	STIVALETTA REALTY TRUST	7/15/1993	NONE	-	DEPNFA	1/4/1999			
4-0000828	CAMPANELLI PKWY LOT 23	PROPERTY	1/15/1990	NONE	-	LSPNFA	8/30/2005	PHASE IV		
4-0000832	452 CANTON ST	DIAS AUTOMOTIVE CENTER	4/15/1990	NONE	-	TIERII	6/19/2002	PHASE IV		
4-0000875	2 CANTON ST	JF CORCORAN SHOE CO INC	4/15/1991	NONE	4-0016312	TIERII	7/29/1998	PHASE IV	C	
4-0000913	1101 TURNPIKE ST	SIMEONE ASPHALT PLANT	1/15/1990	NONE	-	RAO	8/21/1996			
4-0000967	140 SHARON ST	SHELL SERVICE STATION	1/15/1991	NONE	-	WCSPPRM	6/6/1997			
4-0001028	600 PARK ST	B&C CONSTRUCTION	1/15/1991	NONE	-	ADQREG	5/19/2000	PHASE IV		
4-0001118	1771 WASHINGTON ST	TK REALTY CYN OIL CORP	3/26/1992	NONE	-	TIER1C	8/21/1997			
4-0001154	1152 WASHINGTON ST	CENTRAL AUTO SALVAGE	7/15/1992	NONE	-	ADQREG	12/24/2001	PHASE IV	A2	
4-0001194	50 MAPLE ST	PROPERTY	10/11/1993	NONE	-	DEPNFA	8/21/1997			
4-0001211	1148 PARK ST	CONSOLIDATED FREIGHTWAYS	7/15/1993	NONE	-	LSPNFA	3/20/1995			
4-0001274	521-525 WASHINGTON ST	NEW STOUGHTON SQUARE	10/11/1993	NONE	-	DEPNFA	8/21/1997			
4-0001351	1204 WASHINGTON ST	ASHMOUNT DISCOUNT	12/31/1993	NONE	-	PENNFA	6/15/1994			
4-0006028	180 CAMPANELLI PKWY	PROPERTY	2/28/1994	NONE	-	TIER1D	7/8/2005		A2	
4-0001012	1568 TURNPIKE ST	GODDARD MEMORIAL HOSPITAL	10/7/1993	72 HR	4-0015638	RAO	10/28/1994			
4-0001049	1771 WASHINGTON ST	NO LOCATION AID	12/28/1993	TWO HR	-	ADQREG	12/30/1999		A2	
4-0001078	21 PARK AVE	CYN ENVIRONMENTAL	12/28/1993	TWO HR	-	RAO	4/22/1994		A2	
4-0001025	130 CENTRAL ST	NO LOCATION AID	3/11/1994	TWO HR	-	RAO	8/12/1994		A2	
4-0010328	100 ALPINE CIR	SHERMAN AVE/CAMPANELLI IND PARK	4/21/1994	TWO HR	-	RAO	6/20/1994		A2	
4-0010428	ROBINETTE RD	OFF BAY ST	5/20/1994	TWO HR	4-0010492	RAO	9/23/1994	PHASE V	A2	Oil and Hazardous Material
4-0010492	489 WASHINGTON ST	CUMBERLAND FARMS	6/27/1994	TWO HR	-	RAO	9/30/1994	PHASE V	A1	
4-0010537	RTE 24N RTE 139	NO LOCATION AID	8/28/1994	72 HR	-	REMOP5	9/30/1994		A3	
4-0010553	1834 TURNPIKE ST	NO LOCATION AID	8/28/1994	72 HR	-	RAO	9/6/1994		A1	
4-0010574	49 ROSE ST	CORNER SCHOOL	6/24/1994	72 HR	-	RAO	3/1/1995		A3	
4-0010508	901 TECHNOLOGY	BU WAREHOUSE	7/18/1994	72 HR	-	RAO	9/28/2001	PHASE II	A1	
4-0010899	991 WEST ST	NO LOCATION AID	8/22/1994	72 HR	-	RAO	8/17/1998	PHASE III	A2	Oil and Hazardous Material
4-0010892	BAY RD AND SHARON ST	MOBIL OIL STATION	9/7/1994	72 HR	-	DPS	9/30/1994		B1	Hazardous Material
4-0010742	683 WASHINGTON ST	STOUGHTON GETTY	9/30/1994	120 DY	-	RAO	12/8/1994		A1	
4-0010824	75 MILL ST	ISLAND ST	10/28/1994	TWO HR	-	RAO	3/31/1995		A1	
4-0010865	1771 WASHINGTON ST	CYN ENVIRONMENTAL	1/31/1995	TWO HR	-	RAO	4/21/1995		A2	
4-0011104	1771 WASHINGTON ST	CYN ENVIRONMENTAL	2/24/1995	TWO HR	-	RAO	2/20/1996		A1	
4-0011150	PAGE ST	NO LOCATION AID	4/3/1995	TWO HR	4-0000797	RAO	12/24/2001	PHASE IV	A2	
4-0011150	110 BIRCH ST (FAMILY 309 PARK)	CUMBERLAND FARMS STN #2001	7/3/1995	TWO HR	-	RAO	8/12/1995		A1	
4-0011253	24 PAGE TER	NO LOCATION AID	8/31/1995	TWO HR	-	TIER1D	8/12/1996		A1	
4-0011475	1148 PARK ST	CONSOLIDATED FREIGHT WAYS TERMINAL	8/31/1995	TWO HR	-	RAO	5/3/1996		A2	
4-0011564	WASHINGTON ST RTE 138	CORNER OF CENTRAL ST	8/28/1995	TWO HR	-	RAO	1/3/1997		A1	
4-0011611	4E MORTON ST	ALPHA CHEMICAL SERVICES INC	8/28/1995	72 HR	4-0001028	RAO	11/11/1995		A1	Hazardous Material
4-0011625	600 PARK ST	NO LOCATION AID	10/11/1995	120 DY	-	RAO	5/3/1996		A2	
4-0011714	28 DYKEMAN WAY	EXXON	11/7/1995	TWO HR	-	RAO	1/5/1998		A1	
4-0011763	1101 TURNPIKE ST	NO LOCATION AID	12/1/1995	TWO HR	-	RAO	1/3/1997		A1	
4-0011868	825 WASHINGTON ST RTE 138	NO LOCATION AID	1/19/1996	120 DY	-	TIERII	1/11/2001	PHASE IV	A1	
4-0011898	1873 WASHINGTON ST	NO LOCATION AID	3/4/1996	120 DY	4-0014452	RAO	4/21/1999	PHASE II	A2	Hazardous Material
4-0011994	1002 PARK ST	GULF SERVICE STATION	3/28/1996	72 HR	-	RAO	3/17/1997		A2	
4-0012051	1187 TURNPIKE ST	GLANCY BLDG	5/30/1996	TWO HR	-	RAO	7/24/1997		A2	
4-0012227	809 SUMNER ST	GODDARD CTR TRANS CARE	6/6/1996	TWO HR	-	RAO	10/31/1997		A1	
4-0012238	43 WAGGEE AVE	ANGELOS RD	1/18/1996	TWO HR	-	RAO				
4-0012529	1157 TURNPIKE ST	TAYLOR OIL NE, INC	1/18/1996	TWO HR	-	RAO				

Appendix D
DEP Listed Releases

RTN	ADDRESS	SITE NAME	OFC NOTIF	CATEGORY	PRM ID	CURRENT STATUS	CURRENT DATE	PHASE	RAO CLASS	OHM
4-0012658	LUCAS DR	ACROSS FROM 120 LUCAS DRIVE	1/20/1985	TWO HR	-	TIER ID	11/28/1987			
4-0012778	232 PEARL ST	CENTRAL ST	1/14/1987	120 DY	-	RAO	1/14/1987	PHASE V	B1	Hazardous Material
4-0012837	825 WASHINGTON ST	GETTY SERVICE STATION	4/4/1987	TWO HR	4-0012837	TIER II	4/8/1988	PHASE V	A2	Oil
4-0013443	35 WALNUT ST	NO LOCATION AID	10/22/1987	72 HR	-	RAO	2/27/1988		A1	Oil
4-0013478	29 R BROCK ST	OLD FACTORY/MACHINE SHOP TRUCK DEPOT REPAIR AREA	1/18/1987	TWO HR	-	RAO	5/28/1989		A1	Oil
4-0013478	793 WASHINGTON ST	GETTY SERVICE STATION	11/10/1987	TWO HR	-	RAO	6/2/1988		A1	Oil
4-0013560	825 WASHINGTON ST	GETTY SERVICE STATION	12/17/1987	72 HR	4-0012837	RAONR	4/8/1988	PHASE V	A2	Oil
4-0013574	74 MAPLE ST	NO LOCATION AID	12/28/1987	120 DY	-	RAO	7/30/1988		A2	Hazardous Material
4-0013580	RTE 138	0.2 MILES SOUTH OF CANTON BORDER	1/8/1988	TWO HR	-	RAO	4/8/1988		A2	Oil
4-0013662	825 WASHINGTON ST	GETTY SERVICE STATION	2/12/1988	120 DY	4-0012837	RAONR	4/8/1988		A2	Hazardous Material
4-0013729	354-360 WASHINGTON ST	NO LOCATION AID	3/10/1988	120 DY	4-0013806	RAONR	4/13/1989			Oil
4-0013769	151 SOUTHWORTH CT	GILL MACHINE SHOP	4/23/1988	TWO HR	-	DPS	10/12/2001	PHASE III	A2	Hazardous Material
4-0013808	372 WASHINGTON ST	NO LOCATION AID	4/13/1988	120 DY	4-0013729	RAO	5/8/2003			Oil and Hazardous Material
4-0013823	339 CANTON ST	NO LOCATION AID	5/6/1988	TWO HR	-	DPS	5/3/1989		A1	Oil
4-0013877	499 WASHINGTON ST	CUMBERLAND FARMS	5/16/1988	TWO HR	-	RAO	2/24/1989			Hazardous Material
4-0013964	240 CUSHING ST	BROOKFIELD ENGINEERING	6/18/1988	TWO HR	-	TIER I B	5/21/1989	PHASE IV		Hazardous Material
4-0014245	366 WASHINGTON ST	SHELL FMR	10/13/1988	72 HR	-	REMOPS	6/5/2004	PHASE V		Oil
4-0014452	1002 PARK ST	NO LOCATION AID	1/8/1989	72 HR	4-0011894	RAONR	4/21/1989			Oil
4-0014589	130 CENTRAL ST	SHELL OIL STATION	4/5/1989	TWO HR	-	REMOPS	6/23/2004	PHASE V		Hazardous Material
4-0014608	WASHINGTON ST	POLE 161A	6/24/1989	TWO HR	-	RAO	6/13/1989		A1	Oil
4-0014851	1551 CENTRAL ST	QUAL CRAFT	9/27/1989	TWO HR	-	TIER I C	11/18/2002	PHASE IV		Hazardous Material
4-0014851	151 SOUTHWORTH CT	GILL MACHINE SHOP	8/25/1989	120 DY	-	DPS	10/1/2001	PHASE II		Hazardous Material
4-0015064	140 SHARON ST	SHELL STATION	10/14/1989	72 HR	4-0000967	TIER II	10/23/2000	PHASE II	A2	Hazardous Material
4-0015172	120 CENTRAL ST	ELECTRONIC SHEETMETAL	11/15/1989	120 DY	-	RAO	10/22/2002			Hazardous Material
4-0015241	396 AND 383 CANTON ST	NO LOCATION AID	12/21/1989	120 DY	-	DPS	8/18/2000		B1	Hazardous Material
4-0015295	1623 TURNPIKE ST	VACANT LOT	1/13/2000	72 HR	-	RAO	11/30/2000			Hazardous Material
4-0015519	400 ISLAND ST	NEAR PAGE ST	2/4/2000	120 DY	-	DPS	2/4/2000			Hazardous Material
4-0015547	499 WASHINGTON ST	GREENBROOK CONDOMINIUMS	5/30/2000	120 DY	-	DPS	6/26/2000			Hazardous Material
4-0015643	168 WASHINGTON ST	CUMBERLAND FARMS	6/16/2000	72 HR	4-0010492	RAONR	10/20/2000			Oil
4-0015666	145 SHARON ST	RTE 138	8/7/2000	TWO HR	-	RAO	10/19/2000		A2	Oil
4-0015768	75 LAMBERT AVE	MOBIL SERVICE STATION	8/10/2000	72 HR	4-0010692	DPS	6/10/2001	PHASE II	A2	Oil
4-0015803	140 SHARON ST	DONAHUE TRUCK SERV CO INC FMR	9/18/2000	TWO HR	-	RAO	10/22/2004			Oil
4-0015836	1580 TURNPIKE ST	SHELL SERVICE STATION	10/6/2000	TWO HR	4-0010064	RAONR	8/17/2001	PHASE IV		Hazardous Material
4-0015855	1771 WASHINGTON ST	PAGE ST	10/26/2000	120 DY	4-0010012	TIER II	10/5/2001			Oil
4-0015861	434-450 PEARL ST	CYN OIL CORP	12/28/2000	72 HR	-	ADREG	12/17/2001			Oil
4-0016125	172 WELCH AVE	A&A CLEANERS FMR	1/26/2001	TWO HR	-	RAO	9/30/2002	PHASE V	B1	Hazardous Material
4-0016214	145 SHARON ST	CUMBERLAND FARMS 499 WASHINGTON ST	3/18/2001	TWO HR	4-0010492	REMOPS	3/6/2002			Hazardous Material
4-0016312	1098 TURNPIKE ST	MOBIL STATION	4/18/2001	120 DY	4-0010882	RAONR	4/18/2001			Oil
4-0016330	RTE 24 N	NO LOCATION AID	6/13/2001	120 DY	4-0000913	RAONR	6/20/2002		A2	Hazardous Material
4-0016542	309 PARK ST	RTE 138 EXIT	6/20/2001	TWO HR	-	RAO	8/23/2001		A1	Oil
4-0016566	372 WASHINGTON ST	NO LOCATION AID	9/3/2001	TWO HR	-	RAO	11/8/2001		B1	Oil
4-0016604	1823 WASHINGTON ST	MOBILMART	9/18/2001	TWO HR	-	RAO	11/19/2001		B1	Hazardous Material
4-0016780	372 WASHINGTON ST	NO LOCATION AID	10/20/2001	120 DY	-	RAO	7/24/2002	PHASE IV	A2	Oil
4-0016786	1771 WASHINGTON ST	NO LOCATION AID	11/27/2001	TWO HR	4-0013806	RAONR	10/18/2002			Oil
4-0017036	397 413-423 WASHINGTON ST	MOBIL STATION	12/14/2001	72 HR	-	ADREG	11/5/2002			Oil
4-0017483	438 PEARL ST	CYN OIL CORP	4/25/2002	120 DY	-	DPS	5/6/2002			Oil
4-0017597	WHEELER CIR	1032 CENTRAL ST	12/3/2002	120 DY	-	TIER ID	12/10/2003			Hazardous Material
4-0017655	31 PORTER ST	NEAR 72 WHEELER CIR	1/27/2003	TWO HR	-	RAO	4/4/2003		A1	Oil
4-0017748	NEAR 100 ATCHINSON AVE	MARKET	1/9/2003	TWO HR	-	RAO	3/14/2003		A1	Oil
4-0017791	140 SHARON ST	DORCHESTER BROOK	3/30/2003	TWO HR	-	RAO	7/30/2003		A2	Oil
4-0018088	75 CAMPANELLI PKWY	G&W BUS	4/25/2003	72 HR	-	DPS	6/4/2003		A1	Oil
4-0018204	368 CANTON ST	SHELL STATION	10/23/2003	TWO HR	-	RAO	4/28/2004		A2	Oil
4-0018314	CANTON AND SCHOOL ST	OFFICE MAX	1/3/2004	TWO HR	-	RAO	12/16/2003		A2	Oil
4-0018427	16 MARJORIE RD	NO LOCATION AID	3/18/2004	TWO HR	-	RAO	2/25/2004		A1	Oil
4-0018460	645 WASHINGTON ST	NO LOCATION AID	5/13/2004	TWO HR	-	TIER II	5/20/2005	PHASE II		Oil
4-0018474	75 LAMBERT AVE	JOHNNY'S TEXACO	6/3/2004	120 DY	-	RAO	10/18/2004		A2	Oil
4-0018500	890 WASHINGTON ST	DONAHUE TRUCKING FMR	8/31/2004	72 HR	4-0015768	RAONR	10/22/2004			Oil
4-0018763	2 CANTON ST	FORMER SUNCO STATION	11/1/2004	72 HR	-	RAO	8/25/2005		A2	Oil
4-0018789	645 WASHINGTON ST	2 CANTON STREET CORP	11/4/2004	120 DY	-	RAONR	10/24/2005			Oil
4-0018789	645 WASHINGTON ST	NO LOCATION AID	11/4/2004	120 DY	-	TIER II	8/31/2005			Oil

Appendix D
DEP Listed Releases

RTN	ADDRESS	SITE NAME	OFC NOTIF	CATEGORY	PRIM ID	CURRENT STATUS	CURRENT DATE	PHASE	RAO CLASS	OHM
4-0018966	880 WASHINGTON ST	FORMER SUNOCO	2/25/2005	72 HR	-	RAO	8/25/2005		A2	Oil
4-0018009	168 WASHINGTON ST	BOSTON EDISON STATION #330	3/25/2005	120 DY	-	RAO	8/9/2005		B1	Oil and Hazardous Material
4-0018063	50 ETHYL WAY	SHALOH SCHOOL	5/9/2005	72 HR	-	RAO	6/27/2005		A1	
4-0018208	1101 TURNPIKE ST	AGGREGATE IND	1/7/2005	TWO HR	-	RAO	9/6/2005		A1	Oil
4-0018444	441R CANTON ST	ENVIRONMENTAL COMPLIANCE CORP-GILL PTY	11/7/2005	72 HR	-	UNCLSS	11/7/2005			
4-0018502	223 PEARL ST	NO LOCATION AID	11/28/2005	120 DY	-	UNCLSS	11/28/2005			Hazardous Material
4-0018503	150 OLD PAGE ST	NO LOCATION AID	11/23/2005	120 DY	-	UNCLSS	11/23/2005			Hazardous Material

APPENDIX E

Appendix E
Inventory of Conservation Areas Under Conservation Commission Administration

MAP	LOT	STREET NAME	ACRES	SITE NAME	SCORP ID
024	015	HIGHLAND AV	0.168543661		
024	027	HIGHLAND AV	0.054359833		
024	037	CHANDLER ST	2.517284481		
024	031	HIGHLAND ST	0.673331404		
023	051	LINWOOD ST	3.048888811		
024	010	HIGHLAND AV	0.067575239		
024	009	HIGHLAND ST	0.379775712		
023	041	CHANDLER ST	0.212328763		
023	035	HIGHLAND AV	0.075823369		
023	062	FREDERICK ST	0.862607187		
023	083	HOLLIS ST	0.232914264		
023	064	FREDERICK ST	0.41006193		
023	085	HOLLIS ST	0.900450565		
023	047	HIGHLAND ST	0.297985637		
023	089	HOLLIS ST	0.192970042		
023	101	HIGHLAND TR	0.449607435		
023	104	HENRY ST	0.099945507		
023	106	HENRY ST	0.264669985		
023	096	HOLLIS ST	0.168879424		
023	099	HENRY ST	0.066569754		
023	098	HENRY ST	0.120059441		
023	109	HIGHLAND ST	0.419862812		
023	009	HIGHLAND ST	0.467732411		
057	104	YORK ST	0.461753342		
057	105	YORK ST	0.442966668		
027	035	WEST ST	4.273690494		
088	028	PARK ST	0.19988098		
094	010	TURNPIKE ST	14.3061853		
069	142	PINE ST	13.11914032	REYNOLDS ESTATE (NORTH)	
057	025	STOUGHTON ST	31.49808726	NORTH STOUGHTON AREA	
081	025	PLEASANT ST	11.32607413	CONSERVATION LAND	
081	024	PLEASANT ST	7.289997707	CONSERVATION LAND	
081	003	PINE ST	16.6662421	REYNOLDS ESTATE (SOUTH)	
032	005	ISLAND ST	14.27913809	D. FORBES ESTATE	
080	052	PLEASANT ST	3.394213709	ALMON FREDERICKS ESTATE	285007
055	094	GLEN ST	6.508005847		
016	008	GREENWOOD AV	0.343902455		
015	043	CHEMUNG ST	27.32654925	CHEMUNG HILL AREA	

Appendix E
Inventory of Conservation Areas Under Conservation Commission Administration

MAP	LOT	STREET NAME	ACRES	SITE NAME	SCORP ID
089	163	CENTRAL ST	12.71036522	T.L. EDWARDS ESTATE	
041	107	SCHOOL ST	1.718087402		
041	063	BEACON PK	1.704539905	WOODS POND	
041	073	WINSLOW DR	4.980015518	WOODS POND	
041	098	SHEEHAN ST	5.461286863	WOODS POND	
100	001	SHUMAN AV	24.77706957		
052	025	PLAIN ST	48.33232512	WOODS POND	
089	071	TURNPIKE ST	0.311830954		
089	069	SEVENTH ST	0.818153839		
064	029	SHIRLEY RD	1.313600687		
040	160	PLAIN ST	1.644078906		
064	015	SUMNER ST	8.156212425	CEDAR SWAMP	
064	060	BRICKEL RD	0.364917577		
064	061	WASHINGTON ST	11.82520761	CEDAR SWAMP	
064	062	SUMNER ST	15.58368413	CEDAR SWAMP	
039	049	PLAIN ST	20.88494562		
051	048	BIRD ST	54.47914386	STOUGHTON CONS. MEMORIAL LANDS	285001
063	054	RYAN RD	18.15879018	CEDAR SWAMP	
039	060	PLAIN ST	12.03223065		
039	059	PLAIN ST	2.705326379		
051	028	FOREST RD	16.81148358	STOUGHTON CONS. MEMORIAL LANDS	285001
039	061	PLAIN ST	5.062009468		
075	040	SUMNER ST	2.455612091		
062	086	SUMNER ST	28.12863266	CEDAR SWAMP	
038	033	MORTON ST	10.70728088		
062	066	DEAN RD	8.514938295	CEDAR SWAMP	
038	032	WEST ST	10.71000516		
050	002	WASHINGTON ST	5.26817624	STOUGHTON CONS. MEMORIAL LANDS	285001
025	014	GRACE LN	0.816478707		
050	001	WASHINGTON ST	6.677225357	STOUGHTON CONS. MEMORIAL LANDS	285001
025	015	GRACE LN	0.659541988		
038	026	WEST ST	7.170115441		
038	027	WEST ST	74.84599054		
050	003	WASHINGTON ST	4.327836244	STOUGHTON CONS. MEMORIAL LANDS	285001
050	009	WASHINGTON ST	1.417807257	STOUGHTON CONS. MEMORIAL LANDS	285001
050	010	WASHINGTON ST	5.625264885	STOUGHTON CONS. MEMORIAL LANDS	285001
062	002	WASHINGTON ST	6.589033968	STOUGHTON CONS. MEMORIAL LANDS	285001
050	011	WASHINGTON ST	13.19509841	STOUGHTON CONS. MEMORIAL LANDS	285001

Appendix E
Inventory of Conservation Areas Under Conservation Commission Administration

MAP	LOT	STREET NAME	ACRES	SITE NAME	SCORP ID
038	029	WEST ST	2.382884858		
025	005	BAY RD	1.361390168		
037	027	WEST ST	89.822285488	STOUGHTON CONS. MEMORIAL LANDS	285001
049	002	WASHINGTON ST	4.842310116	STOUGHTON CONS. MEMORIAL LANDS	285001
049	001	WASHINGTON ST	66.67555128	STOUGHTON CONS. MEMORIAL LANDS	285001
037	029	WEST ST	6.741469839		
037	035	WASHINGTON ST	14.69713029	STOUGHTON CONS. MEMORIAL LANDS	285001
037	034	WEST ST	47.47918605	STOUGHTON CONS. MEMORIAL LANDS	285001
048	002	WASHINGTON ST	66.3372186	STOUGHTON CONS. MEMORIAL LANDS	285001
048	003	WASHINGTON ST	15.01868326	STOUGHTON CONS. MEMORIAL LANDS	285001
060	001	WASHINGTON ST	18.58247937	STOUGHTON CONS. MEMORIAL LANDS	285001
023	018	HIGHLAND ST	4.171554479	AMES LONG POND AREA	285002
035	023	AMES PD	32.01608501	AMES LONG POND (NORTH)	285008
048	001	WASHINGTON ST	18.73436446	STOUGHTON CONS. MEMORIAL LANDS	285001
036	016	WASHINGTON ST	1.786069211	STOUGHTON CONS. MEMORIAL LANDS	285001
047	002	WASHINGTON ST	19.09880285	STOUGHTON CONS. MEMORIAL LANDS	285001
036	003	WEST ST	1.345114437	AMES LONG POND (NORTH)	285008
009	019	HIGHLAND ST	15.51297485	AMES LONG POND AREA	285002
047	001	WEST ST	24.77802394	STOUGHTON CONS. MEMORIAL LANDS	285001
047	003	WEST ST	14.95642534	STOUGHTON CONS. MEMORIAL LANDS	285001
035	096	AMES PD	22.65212723	AMES LONG POND (SOUTH)	285008
035	022	WEST ST	0.676484551		
047	004	WEST ST	2.908780576	STOUGHTON CONS. MEMORIAL LANDS	285001
021	013	HIGHLAND ST	26.98448354	AMES LONG POND AREA	285002
007	018	HIGHLAND ST	14.53070695	AMES LONG POND AREA	285002
034	001	HIGHLAND ST	6.624004645	AMES LONG POND AREA	285002
007	022	HIGHLAND ST	9.60993539	AMES LONG POND AREA	285002
007	004	BAY RD	9.360517879		
021	015	BAY RD	12.27698995	AMES LONG POND AREA	285002
007	039	BAY RD	13.97567131		
024	039	LINWOOD ST	0.032900858		
024	041	HIGHLAND ST	0.378559601		
036	002	WEST ST	2.341085719		

APPENDIX F

Outdoor Recreation Facilities in Stoughton

FACILITY	Total Area Acres	Playground Equipment	Baseball/ Softball	Soccer Football	Multi - Purpose	Tennis Courts	Basketball Courts
Playfields							
Middle/West School	23	1	6	2	1		
High School	20			2		3	1.5
Gibbons School	10		1	1	2		4
South School	7		1				1
Hansen School	14	1	1		1		
Dawe School	36	1	1				2
Jones School	2	1			1		1
Halloran Park	8						1
STOYAC	7	1		1			
Marks Field	5		1				
Youth Soccer	24			2			
Little League	32		6				
Misc:							
Municipal Golf Course	16						
Town Beach	3						
Meads Meadow (skating)	7						
Totals:	214	5	18	8	5	3	10.5

APPENDIX G

Appendix G
Inventory of Vacant Unprotected Lands

MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
097	040	DRINKWATER AV	R-1	SELLON RAYMOND W TR	0.644719973
107	002	WILLOW ST	R-1	MANN HERBERT E JR	0.10142022
097	022	ELIZABETH ST	R-1	ROACH PAUL W	0.006943281
097	031	ELIZABETH ST	R15	VAIL HELEN	0.154628472
107	005	OLD WILLOW ST	I	KANAVOS ALICE	0.302890967
107	006	OLD WILLOW ST	I	KANAVOS ALICE	0.332146294
097	003	OLD WILLOW ST	R-1	PERRY WILLIAM J	2.075459086
107	007	WILLOW ST	I	KANAVOS ALICE	0.343380927
107	004	OLD WILLOW ST	R-1	KOVEY ISADORE L	0.094360195
097	002	TURNPIKE ST	R-1	VESPA MARCIA	0.085731629
107	008	KAY WY	I	KANAVOS ALICE	0.242392833
097	001	TURNPIKE ST	R-1	CONROY TERENCE & SCHMITT GERAL	2.914115481
097	004	WILLOW LN	R15	MOFFORD SCOTT R	1.583116286
107	010	TECHNOLOGY CTR DR	HB	GRANOLA TOO LLC	0.399155846
097	007	WILLOW LN	R-1	MOFFORD SCOTT R	0.145331953
096	042	WILLOW ST	R-1	HANNON EDWIN F JR	0.702925064
096	041	TURNPIKE ST	R15	FLORIO FRANCIS J	0.424995531
096	048	WILLOW ST	I	MANN RICHARD A JR	1.657230565
096	024	WILLOW ST	R-1	HANNON EDWIN F JR	3.064000786
106	003	TECHNOLOGY CTR DR	HB	TW CONROY LLC	13.09566638
096	052	TECHNOLOGY CTR DR	HB	TW CONROY 4 LLC	18.17470417
096	004	TURNPIKE ST	NB	COUNTRY LANE INC	6.085286084
096	015	WILLOW ST	R15	BEATTY KURT W	0.151897854
096	016	WILLOW ST	R15	MAHONEY KEVIN	0.026168924
096	003	TURNPIKE ST	NB	NEVIL JACK D	2.128833436
096	051	TURNPIKE ST	I	ROMAN CATHOLIC ARCHBISHOP	3.873631701
084	048	YORK ST	R15	CASSIDY JOHN J	0.246936261
084	046	PAGE ST	R-1	ZEPF GEORGE L	1.057676949
084	045	PAGE ST	R-2	WHITE ALMA D	1.224762995
084	007	PAGE ST	R-1	DAY GEORGE J JR	0.915421657
096	002	TURNPIKE ST	NB	LOVETT CURTIS & NEVIL JACK D	1.568860667
084	004	SANDER LN	R15	KALVAITIS GUENTER	0.106370795
084	042	PAGE ST	R15	BURR MARYANN	0.171555449
084	040	PAGE ST	R-1	GALLAGHER STEPHEN R	1.111737975
084	038	PAGE ST	R-1	PETRILLI ENRICO	0.874905902
084	035	PAGE ST	R-1	FEENEY ROSE P LE	0.890055112
083	020	CARSON DR	R15	LUONGO BEN A TRUSTEE	3.380776739
084	001	CARSON DR	R15	RAYMOND C GREEN	0.59528639
084	033	PAGE ST	R-1	HOUGHTON WALTER J	0.994221213
083	019	CARSON DR	R15	RAYMOND C GREEN	0.576873679
083	031	CARSON DR	R15	LUONGO BEN A	0.047750461
095	025	LINDELOF AV	I	TERADYNE INC	3.159836427
083	021	FREELY DR	R15	RAYMOND C GREEN	0.604914745
083	033	FREELY DR		RAYMOND C GREEN	1.046444495
083	017	FREELY DR	R15	RAYMOND C GREEN	1.579025545
083	018	CARSON DR	R15	RAYMOND C GREEN	1.573202218
083	022	FREELY DR	R15	RAYMOND C GREEN	0.579896812
083	023	FREELY DR	R15	RAYMOND C GREEN	0.566058855
083	011	FREELY DR	R15	RAYMOND C GREEN	1.435166934
083	025	FREELY DR	R15	RAYMOND C GREEN	0.586985841
095	028	HAWES WY	I	TERADYNE INC	0.679867678
083	001	YORK ST	R-1	GIBSON EUGENA	17.23689438

Appendix G
Inventory of Vacant Unprotected Lands

MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
083	002	DEADY AV	R-1	GIBSON EUGENA	13.69215018
083	024	FREELY DR	R15	RAYMOND C GREEN	0.561133231
083	016	FREELY DR	R15	RAYMOND C GREEN	0.846150033
083	015	FREELY DR	R15	RAYMOND C GREEN	0.853955264
083	012	FREELY DR	R15	RAYMOND C GREEN	0.647152543
083	014	FREELY DR	R15	RAYMOND C GREEN	1.646861334
083	013	FREELY DR	R15	RAYMOND C GREEN	1.350928239
095	031	TURNPIKE ST	I	MOR JIM D	0.041632183
094	036	PAGE ST	I	TERADYNE INC	28.12749852
095	010	PAGE ST	NB	532 PAGE STREET LLC	0.025827336
095	007	PAGE TR	R-1	N STOUGHTON VILLAGE ASSOC	0.874807434
083	003	PAGE ST	R-2	GIBSON EUGENIA L M &	9.078946902
071	001	GLEN ECHO BV	R15	GIBSON FAMILY TRUST	0.676953267
071	002	WASHINGTON ST	R-1	CROWD ALFRED ADM	3.482073217
082	034	GLEN ECHO BV	R15	GIBSON EUGENIA L M ETAL	14.17843198
083	005	PAGE ST	R-1	ROMAN CATHOLIC ARCH	3.748819042
083	004	PAGE ST	R15	ROMAN CATHOLIC ARCH	6.884819101
071	003	PENOBSCOT ST		GORDON BRUCE J	2.056885011
105	003	TECHNOLOGY CTR DR	HB	SOUTH SHORE DEVELOPMENT ASSOC	8.144195762
070	104	GLEN ECHO BV		GIBSON EUGENIA L M ETAL	18.88714418
071	004	PENOBSCOT ST	R-1	CAPOZZOLI GERALD	0.47533042
071	005	INDIAN HILL PK	R-1	GORDON BRUCE J	0.557906977
071	007	PEMAQUID ST	R-1	WILLIAMS FRANK JR & DENISE	0.141034675
082	056	PONDVIEW LN	R15	RT 138 RLTY CORP & 139/A CORP	0.707108069
094	031	PAGE ST	IND	AGUIAR LANDSCAPE INC	1.045381186
070	100	PENOBSCOT ST	R-1	HAMPSON THOMAS F	0.350497131
070	092	DEADY AV	R-1	DANAHY CLAIR M	0.215599772
082	057	PONDVIEW LN	R15	RT 138 RLTY CORP & 139/A CORP	0.596782474
070	094	DEADY AV	R-1	CAPOZZOLI GERALD	0.107037897
070	098	PENOBSCOT ST	R-1	HAMPSON THOMAS F	0.054739919
070	128	GLEN ECHO BV	R15	GIBSON EUGENIA L M	9.103907762
070	129	GLEN ECHO BV	R15	GIBSON EUGENIA L M ETAL	0.036576437
070	130	GLEN ECHO BV	R15	HARRY LILLY M ET AL	0.062702633
070	101	DEADY AV	R-1	DEVOE MARK S	0.136805683
070	090	DEADY AV	R-1	FREEMAN JOHN J	0.192426232
094	004	TURNPIKE ST	R15	BAAJ WADAH A	12.30576323
094	015	TURNPIKE ST	R-1	GIOIOSO FRANCESCO & FERRANTE TR	2.135772412
070	084	DEADY AV	R-1	HAVLIN FRANCIS J	0.118355795
082	048	GLEN ECHO BV	R15	HASHEM BISHI I TR	1.366932885
094	040	PAGE ST	I	MURPHY EDMUND J TRUSTEE	4.344494577
070	083	DEADY AV	0	HAVLIN FRANCIS J	0.055304219
082	043	GLEN ECHO ST	R-1	SMYTH STEPHEN J	0.602183388
094	028	PAGE ST	I	GIOIOSO FRANCESCO & FERRANTE	4.453717313
070	082	DEADY AV	R-1	BATCHELDER CATHERINE M	0.243971045
082	036	GLEN ECHO BV	R15	GARDNER DOROTHY M	0.048935745
070	070	DEADY AV	0	FREEMAN JOHN J	0.398081504
070	131	SUMMIT RD	R-1	HAVLIN FRANCIS J	0.006951446
070	081	DEADY AV	R-1	FELLOWS FRED C	0.175377002
070	069	SUMMIT RD	R-1	BARRY ROBERT P	0.659467727
070	073	SUMMIT RD	R-1	YOUNG JANET R	0.183619662
070	074	SUMMIT RD	R-1	HAVLIN FRANCIS J	0.193464137
070	068	SUMMIT RD	R-1	GOTTWALD WILLIAM E	0.659969388

Appendix G
Inventory of Vacant Unprotected Lands

MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
082	039	GLEN CT	R-1	GIBSON EUGENIA L M	0.154441684
094	006	TURNPIKE ST	R-1	HASHEM BISHER I	0.383870782
070	075	DEADY AV	R-1	GIBSON EUGENIA L M ETAL	0.284025141
070	067	SUMMIT RD	R-1	GOTTWALD WILLIAM E	0.683083161
070	080	DEADY AV	R-1	KEAN WILLIAM & MAUREEN	0.114020159
070	076	SUMMIT RD	R-1	KEAN WILLIAM & MAUREEN	0.148220647
070	005	YORK ST	R-1	VAZZA STEPHEN F TRUSTEE	0.288785971
094	027	PAGE ST	I	GIOIOSO FRANCISCO & FERRANTE	2.272152268
094	005	TURNPIKE ST	R-1	HASHEM BISHER I	0.359344463
104	002	TECHNOLOGY CTR DR	HB	TW CONROY 3 LLC	2.657718098
070	078	GLEN RD	R-1	KEAN WILLIAM & MAUREEN	0.109268264
070	060	SUMMIT RD	R-1	GIBSON EUGENIA L M ETAL	0.523993678
058	002	WASHINGTON ST	GB	LINDBERG EILEEN & REYNOLDS R	7.315283966
070	077	GLEN RD	R-1	KEAN WILLIAM E	0.119303066
070	063	SUMMIT RD	R-1	REGAN JAMES	0.110889401
045	046	JOYCE DR	R-1	ROHTSTEIN JACK M &	0.050261841
068	098	HEELAN AV	R15	DIGIAMPIETRO ORLANDO A	0.209372606
016	026	GREENWOOD AV	R-1	KNOBLOCK LEONARD L JR	0.179197049
002	074	EASTWOOD RD	R-1	GUIDI YOLA B	0.174045061
016	030	LAKWOOD DR	R15	NEVILLE WILLIAM A	0.181293612
002	101	BURRWOOD AV	R-1	WOLFE JOHN	3.007893571
016	239	GREENWOOD AV	R15	MURPHY GLEN S	0.182501515
002	055	LAKWOOD DR	R-1	GEANEY JOSEPH A	0.087252572
016	071	MAPLEWOOD RD	R-1	GEORGE JOSEPH C	0.113149005
066	249	BROADWAY	R-8	DINOLO SALVATORE R	0.035579316
077	113	SECOND ST	R-2	RUSH WALTER L	0.645484956
076	007	FANO DR	IND	DISTEFANO ALBERT N	1.767995132
064	095	BRICKEL RD	R-8	TOSE JONATHAN M	0.237499156
070	054	DEADY AV	R-1	GIBSON EUGENIA L M ETAL	0.156005661
070	062	GLEN RD	R-1	DINOLO PAUL S	0.234862627
094	043	PAGE ST	I	J F WHITE CONTRACTING CO	6.419211563
070	051	DEADY AV	R-1	HOLBROOK CHARLES F ESTATE OF	0.058111938
070	050	DEADY AV	R-1	HOLBROOK CHARLES F ESTATE OF	0.41019269
094	017	TURNPIKE ST	R-1	GIOIOSO FRANCES CO	0.561755985
070	055	GLEN RD	R-1	MCRANE HATTIE D	0.626482429
082	070	CONNIE LN	R15	ABDUL BAAJ TRUSTEE	0.611921544
070	061	GLEN RD	R-1	DINOLO DANIEL S	0.225028612
070	059	FARNHAM ST	R-1	GIBSON EUGENIA L M ETAL	0.182985296
070	058	GLEN ST	R-1	DROBNIS, STEVEN B	0.689809597
070	056	DEADY AV	R-1	GIBSON EUGENIA L M ETAL	0.499549787
070	057	GLEN ST	R-1	DROBNIS, STEVEN B	3.645611096
070	049	DEADY AV	0	GIBSON EUGENIA L M ETAL	0.053362845
082	004	GLEN ECHO ST	R-1	KAUFMAN NEIL B	0.191747399
070	047	DEADY AV	R-1	GIBSON EUGENIA L M ETAL	0.053688445
094	022	MAPLE ST	I	FREEMAN SALLY E & WILEY FRED W	4.876194435
094	051	PAGE ST	I	CRUGNALE JOHN & MARIA PIA	1.77716247
082	031	GROVE RD	R-1	GIBSON EUGENIA L M	0.57248147
094	001	TURNPIKE ST	RC	SUBERU SULEMAN	1.29001668
094	019	TURNPIKE ST	I	ROMAN CATHOLIC ARCHBISHOP	4.99708257
082	003	GLEN ECHO ST	R-1	COAN RAYMOND J	0.743288864
082	112	BEATRICE LN	R15	MEDEIROS EDWARD J TRUSTEE	7.820765374
070	020	LILLIAN RD	R-1	CIULLA JOHN J	1.330777702

Appendix G
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MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
082	089	GLEN ECHO BV	R15	MASTANDREA JOAN K	0.384383161
082	090	GLEN ECHO BV	R15	GIBSON EUGENIA L M ET AL	0.66384498
070	034	PINE ST	R-1	SWIDERSKI JESSE J	9.207555529
094	044	PAGE ST	I	ALGONQUIN GAS TRANS CO	0.116033718
103	001	PAGE ST	I	EDWARDS TERRY L	0.453411321
082	026	GLEN ECHO BV	R15	GIBSON EUGENIA L M ET AL	0.129772248
082	002	PINE ST	R-1	DAHLIN WARREN F	0.373808082
082	025	GLEN ECHO BV	R15	POWERS EDWARD L ADM	0.080071711
082	024	GLEN ECHO BV	R15	POWERS EDWARD L ADM	0.045191518
082	022	GLEN ECHO BV	R15	TAGGART JON S	0.098778014
104	004	PAGE ST	HB	SCHMITT GERARD L TRUSTEE	3.524775707
082	006	PINE ST	R-1	DAHLIN WARREN F	0.481899346
082	020	GLEN ECHO BV	R15	DOYLE JOSEPH E	0.243759908
082	001	PINE ST	R-1	DAHLIN WARREN F	1.8048432
082	018	IRWIN ST	R-1	DOYLE JOSEPH E	0.107712394
070	023	LILLIAN RD	R-1	WARNOCK ROBERT J	0.108745344
082	123	GLEN ECHO BV	R15	GIBSON EUGENIA L M ET AL	0.052423052
094	048	PAGE ST	I	O'DUGGAN DEBORAH C TRUSTEE	0.640371452
094	046	PAGE ST	I	ALGONQUIN GAS TRANS CO	0.052719599
094	052	OLD PAGE ST	I	SHANTON FRANK	1.057663302
070	022	LILLIAN RD	R-1	WARNOCK ROBERT J	0.041245637
082	116	PLEASANT ST	R15	SHAW STEWART C	0.364600689
070	031	PINE ST	R-1	CONNORS DONALD P	0.245111174
082	120	HILLSIDE AV	R15	CLIFFORD RUSSELL	0.116247427
057	103	YORK ST	R8	NEW ENGLAND SINAI HOSPITAL	0.171283053
070	032	PINE ST	R-1	SWIDERSKI JESSE J	0.101930766
094	049	PAGE ST	IND	O'DUGGAN DEBORAH C TRUSTEE	0.408303302
081	010	PINE ST	R-1	DAHLIN WARREN F	0.230036824
093	001	MAPLE ST	I	MODERN CONTINENTAL	1.268737441
093	011	MAPLE ST	I	MODERN CONTINENTAL CON CO INC	5.219120242
081	009	GLEN ECHO ST	R-1	DAHLIN WARREN F	0.356176991
093	005	PAGE ST	IND	T L EDWARDS INC	4.196221037
069	119	YORK ST	R-1	DALY CHARLOTTE A	0.159583348
093	008	OLD PAGE ST	IND	J F WHITE CONTRACTING CO	5.983786695
069	121	YORK ST	R-1	MCEWAN MARION B ETAL	0.061552816
103	005	PAGE ST	I	T L EDWARDS INC	1.712569088
069	107	DARLING WY	R15	PINE BUILDERS INC	0.635532769
093	013	MAPLE ST	IND	MODERN CONTINENTAL CON CO INC	0.440679657
081	029	HILLSIDE AV	R-1	TUCKER THOMAS	0.452304337
045	064	PEARL ST	R-1	WHITE JEAN F	0.657469358
103	004	PAGE ST	I	T L EDWARDS INC	0.746423816
093	003	PAGE ST	IND	T L EDWARDS INC	8.697087549
069	103	DARLING WY	R15	PINE BUILDERS INC	1.146947549
103	002	PAGE ST	I	EDWARDS TERRY L	0.044038695
093	014	TURNPIKE ST	I	MODERN CONTINENTAL CONSTRUCTIO	0.974809286
045	015	PEARL ST	R-1	SMEDILE VINCENT P	0.038053836
103	003	PAGE ST	I	T L EDWARDS INC	0.399104548
081	060	TURNPIKE ST	I	K & K EXCAVATION COMPANY INC	6.636533263
045	016	MOREAU ST	R-1	LERNER NEIL R	0.041639409
103	008	PAGE ST	IND	T L EDWARDS INC	5.340589298
045	017	MOREAU ST	R-1	KELLY GERARD C & KATHLEEN	0.04211171
045	018	MOREAU ST	R15	GUERRETTE LAWRENCE J JR	0.04334755

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MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
045	019	MOREAU ST	R-1	BANNISTER DONALD J	0.04265102
045	020	MOREAU ST	R-1	MCDONOUGH PAUL	0.043816363
032	023	MOREAU ST	R-1	FALASCA HAROLD J	0.04655058
045	059	PEARL ST	R-1	DIFABIO GRACE J TRUSTEE	0.017905517
103	007	PAGE ST	I	T L EDWARDS INC	0.485003466
069	060	CHARLES AV	R-1	WILL FRANCIS	2.123025436
032	020	CROSS ST		PINE STREET REALTY TRUST	0.273694544
045	057	PEARL ST		DIFABIO GRACE J TRUST ETAL	0.016357104
045	056	PEARL ST		DIFABIO GRACE J TRUST ETAL	0.017277945
032	021	PEARL ST	R-1	YEBBA ANTHONY & NICHOLAS TR	1.585527847
032	022	CROSS ST	R-1	YEBBA ANTHONY & NICHOLAS TR	2.537158727
081	058	OLD MAPLE ST	IND	ZOPPO ASSOCIATES	6.3212361
045	035	DUGGAN ST	R-1	CONILLE PHARAMOND	0.036701438
093	017	PAGE ST	I	T L EDWARDS INC	17.88277492
032	003	ISLAND ST	I	NIDEC COPORATION	0.055154994
045	088	PEARL ST	R-8	MULLEN ROBERT E	0.64122474
081	059	TURNPIKE ST	I	NORTHEAST REALTY TRUST	1.95965507
081	050	PLEASANT ST	R-1	ODENWELLER MICHAEL F	1.922327618
045	210	GONSALVES WY	R15	LENER RUTH B	0.047350017
081	055	OLD MAPLE ST	RB	CECKO MICHAL	2.557622905
093	018	PAGE ST	IND	T L EDWARDS INC	3.259896583
057	120	CHARLES AV	R8	MARINELLI LIVIO P	0.359178473
092	021	TURNPIKE ST	I	MESSINA FRANCIS X &	13.37513544
069	021	EWING DR	R-8	BETELETTI THOMAS M	0.063727772
045	212	GONSALVES WY	R-1	LITWACK LEWIS	0.09454572
018	006	ERIN RD	RM	FLORENCE DAVID J TRUSTEE	3.263669606
045	214	GONSALVES WY	R-1	SWARDLICK MARVIN H & DEBRA W	0.092404863
081	062	TURNPIKE ST	I	TODESCO ALBERT & TODESCA PAUL	4.150678557
045	199	JOYCE DR	R-1	RIVERS ADDIE	0.108451228
031	022	ISLAND ST	I	COLUMBO-ISLAND STREET LLC	17.92438771
045	198	JOYCE DR	R-1	LUI KAI MAN	0.027143185
045	187	JOYCE DR	R-1	NESTOR STEPHEN F JR	0.026324526
045	195	JOYCE DR	R-1	KAUFMAN JOYCE	0.11866528
032	006	ISLAND ST	I	PINE STREET REALTY TRUST	3.92641978
081	063	OLD MAPLE ST	I	MODERN CONTINENTAL	7.023701994
092	020	TURNPIKE ST	I	FALCONE LOUIS T & MESSINA F X	13.48061128
057	076	THOMAS ST	R-	GREEN WILLIAM W	0.06583786
045	180	PEARL ST	R-8	GOULSTON GERALD D	0.257297238
017	036	ERIN RD	RM	FLORENCE DAVID J TRUSTEE	1.823835204
069	031	CHARLES AV EX	R15	BURKE JOHN R	0.027624884
031	017	ISLAND ST	I	STAULA GENEVIEVE R	5.660815792
080	046	PLEASANT ST	R-2	FINLAYSON ROBERT D	0.081591217
044	063	PEARL ST	R-	BISHOP GORDON M ETAL	0.679836848
031	037	TOSCA DR		MINDICK T & MINDICK S TRUSTEES	3.037420976
003	130	SHARON ST	R-1	COBB CORNER LIMITED PARTNSHP	0.662619745
044	062	PEARL ST	R-	ZIENKO ANGELYN J	0.100955732
003	132	SHARON ST	R-1	MARINELLI LIVIO P	0.910124535
068	166	LOWE AV EX	R-1	OVERSTREET ROBERT L	0.050815774
068	035	CENTRAL DR	R15	TRICONI LINDA W	0.074613108
080	095	OLD MAPLE ST	R-2	FINLAYSON ROBERT D	0.060351459
044	060	DONAHUE WY	RC	GOULSTON DAVID WILLIAM	0.382688284
044	193	PEARL ST	R-	THOMAS ANDREW	0.751490587

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MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
080	032	PLEASANT ST	RC	H & R CONSTRUCTION CORP	0.084276325
031	019	ISLAND ST	I	STAULA DOMINIC J	5.280943619
080	043	SUNRISE TR	RB	CEDRONE MICHAEL TRUSTEE	0.622633618
092	006	PAGE ST	IND	T L EDWARDS INC	3.839720765
068	113	HOLMES AV	R-1	EARLEY THOMAS F & THOMAS J TR	0.569155606
003	120	SHARON ST	R15	UNITED STATES TRUST CO	0.419655216
031	026	ISLAND ST	I	SAWYER HAROLD M & KENNETH A	5.307246079
092	007	TURNPIKE ST	IND	AGGREGATE INDUSTRIES INC	2.53083621
068	030	CENTRAL DR	RU	HUDSON MARGARET M	0.129507743
056	094	CENTRAL ST	RU	FREITAS RICHARD TR	2.890677565
031	021	ISLAND ST	I	COLUMBO-ISLAND STREET LLC	1.023721605
080	054	PLEASANT ST	R15	SCHULTZ WILLIAM R	0.220087629
044	132	COLUMBIA ST	R-	BATISTA MARIA	0.137880524
056	098	CENTRAL ST	RU	BISHOP ARTHUR B	0.741639778
080	056	PLEASANT ST	R-1	SCHULTZ WILLIAM R	0.168963763
031	033	TOSCA DR	I	MINDICK TEVY & SHIMSHON	0.497953107
068	143	OAKLAND ST	R-1	DAGGETT JOANNE	0.049514542
080	066	ROBERT RD	R15	NOLAN TERENCE E	0.169136949
092	019	TURNPIKE ST	I	FALCONE JOSEPH V & BARBARA B	7.0848839
031	056	BUCKLEY RD	I	BERISH STEPHEN	1.247090947
031	023	ISLAND ST	I	WILL ALEXANDER A & CARY D	1.74481504
003	138	CENTRAL ST	R15	RONCI JOYCE C LUCE ROBERT G TR	0.087858156
003	139	CENTRAL ST	R15	RONCI JOYCE C LUCE ROBERT TR	0.084028211
080	014	PLEASANT ST	R-1	MCKINNON MICHAEL F JR	0.144648788
017	017	CAMMILE AV	R15	LAMB JOHN	0.032160825
068	190	EDGEWOOD AV	R15	KALWEIT OTTO R	0.091393801
017	069	MILL ST	R-1	CALDWELL ALAN S TRUSTEE	0.443587335
017	068	MILL ST	R-1	KENNEDY THOMAS G TRUSTEE	0.600916617
003	078	ORIOLE RD	R-1	HILL STANLEY T	0.054668586
017	067	MILL ST	R15	KENNEDY THOMAS G TRUSTEE	0.772671985
031	057	BUCKLEY RD	I	BERISH STEPHEN	1.164797712
031	055	BUCKLEY RD	I	BERISH STEPHEN	1.058718588
003	143	ETHYL WY	R	DEFELICE EDWARD TRUSTEE	0.108457425
017	064	MILL ST	R-1	KENNEDY THOMAS G TRUSTEE	2.36456859
044	172	RECORD ST	R-	LEONARD ROBERT W & ELAINE G	0.025144924
068	261	CENTRAL ST	R15	ROXBURGH AGNES P & SUCCESSORS	0.063189278
017	066	MILL ST	R15	KENNEDY THOMAS G TRUSTEE	0.605741513
092	017	PAGE ST	I	MESSINA FRANCIS X &	8.51860284
044	170	RECORD ST	R-	LEONARD ROBERT W & ELAINE G	0.143714936
092	018	TURNPIKE ST	I	STOUGHTON CRUSHED STONE	7.231424073
017	084	MILL ST	I	KENNEDY THOMAS G TRUSTEE	14.49610104
017	065	MILL ST	R-1	KENNEDY THOMAS G TRUSTEE	0.626732747
080	012	MAGEE AV	R-1	SAVINI STEVEN W	0.176908279
031	054	BUCKLEY RD	I	BERISH STEPHEN	1.001279692
056	025	CENTRAL ST	GB	RUGGIERO MARY R	0.216263641
044	014	STATION ST	R-	LAMEIRAS, KENNETH	0.118941736
080	017	EDGEWOOD AV	R15	MUHAMMAD ETHEL M	0.176603224
056	087	CENTRAL ST	R8	WARD RICHARD N &	0.220757758
031	058	BUCKLEY RD	I	BERISH STEPHEN	1.040163563
044	178	RECORD ST	R8	STATKUS KENNETH G	0.08235626
017	022	HENRY ST	R-1	POLILLIO ANTHONY E JR & GEO D	0.529282212
056	023	CENTRAL ST	GB	RUGGIERO MARY	0.383096742

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MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
031	053	BUCKLEY RD	I	BERISH STEPHEN	1.907066373
068	252	CENTRAL ST	R-8	COHENNO LILLIAN M	0.018469859
031	059	BUCKLEY RD	I	BERISH STEPHEN	1.013489794
030	012	ISLAND ST	I	KENNEDY THOMAS G TRUSTEE	7.595429578
080	019	EDGEWOOD AV	R15	UNKNOWN	0.068782306
080	023	EDGEWOOD AV	R-1	DAVIS DONALD A	0.096455234
080	022	EDGEWOOD AV	R-1	MOORE CAROL ANNE TRUSTEE	0.089492798
017	029	CENTRAL ST	R-1	HEINBERG JERI A	0.033294228
080	021	EDGEWOOD AV	R-1	MOORE CAROL ANNE TRUSTEE	0.089752009
044	185	CENTRAL ST	R-8	DIBENEDITTO ANTHONY J	0.026585038
056	177	PHILLIPS AV	GB	RILEY JOANNE	0.051362852
080	020	EDGEWOOD AV	R-1	COSTA MANUEL A	0.10085716
031	060	BUCKLEY RD	I	BERISH STEPHEN	1.111007991
003	040	ROBIN CR	R-1	LETOWSKI GEORGE W	0.101622467
068	215	PLEASANT ST	R-1	NEE THOMAS L	0.297781514
068	234	CENTRAL ST	R-1	DONAHUE JAMES J	0.651632832
068	258	BRITTON AV	R15	MAHONEY PAUL S TRUSTEE	0.971848237
056	028	CLOTILDA ST	GB	ANTONELLI M & A & SULLIVAN J	0.308224564
031	052	BUCKLEY RD	I	BERISH STEPHEN	0.923871662
092	016	TURNPIKE ST	I	SIMEONE S, LUONGO M &	4.033434055
017	096	CENTRAL ST	R-1	STOUGHTON GRAVEL CORP	6.386505469
092	014	TURNPIKE ST	I	SIMEONE S LUONGO M &	1.404356975
031	028	ISLAND ST	I	ANDERSON CARL	0.360696343
056	181	PHILLIPS AV	RU	DAGOSTINO SAMUEL VINCENT	0.132926637
068	259	BRITTON AV	R15	MAHONEY PAUL S TRUSTEE	0.958137165
031	049	MADISON AV	I	GRENON ERNEST W III	1.196524949
056	009	WELCH AV	GB	HENDERSON RALPH T	0.210424757
031	051	BUCKLEY RD	I	BERISH ROBERT P & KATZ MYRNA L	0.566201351
091	043	CENTRAL ST	R20	MESSINA F X & FALCONE L T TRST	7.861111363
091	020	TURNPIKE ST	I	SIMEONE ASSOCIATED LIMITED PRT	3.032121449
068	238	LAMBERT AV	R-8	GRANT JOSEPH M LAURA E &	0.389479946
003	003	WESTWOOD RD	R15	MCGRATH VIRGINIA A L E	0.114377504
003	005	WESTWOOD RD	R15	LEPRO ELIZABETH	0.059972136
068	260	BRITTON AV	R15	MAHONEY PAUL S TRUSTEE	1.113646422
031	048	MADISON AV	I	GRENON ERNEST W III	0.923802548
092	015	TURNPIKE ST	I	SIMEONE S LUONGO M &	1.398747799
031	050	MADISON AV	I	GRENON ERNEST W III	0.942431345
003	008	WESTWOOD RD	R-1	KAMELL FRANK B	0.109541178
003	011	EASTWOOD RD	R-1	BRACONI ALICE M & BETSY TR	0.167202744
068	237	LAMBERT AV	R-8	GRANT JM & LE & CV	0.112407217
079	081	TURNPIKE ST	R-2	BELLAY ROBERT S	1.498399997
003	012	EASTWOOD RD	R-1	HERRICK ARTHUR ET UX	0.10906903
044	248	PEARL ST	R-8	JAKIELASZEK MICHAEL & JANE	0.129569466
002	066	EASTWOOD RD	R-1	WARD MARGARET	0.145929818
079	050	BASSICK CR	R-1	COSTELLO EDWARD T	0.757832658
002	007	WESTWOOD RD	R15	JOHNSON ANDREW P	0.153833693
002	067	EASTWOOD RD	R-1	JOHNSON WILSON W	0.081759449
002	068	EASTWOOD RD	R-1	JOHNSON WILSON W	0.179719847
030	015	ISLAND ST	I	KENNEDY THOMAS G TRUSTEE	0.183208397
030	014	ISLAND ST	I	DISTEFANO ALBERT N	0.353333111
002	022	EASTWOOD RD	R-1	BRACONI BESTY TRUSTEE	0.11387746
002	070	EASTWOOD RD	R15	BRACONI BETSY J TRUSTEE	0.264368157

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MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
030	036	MADISON AV	I	KARA HENRY G	0.910315443
002	006	BAYWOOD AV	R-1	ANTHONY VYONNE M	0.206310405
030	035	MADISON AV	I	GRENON ERNEST W III	0.937343626
002	089	WILDWOOD RD	R-1	BRACONI BARRY W	0.658493203
002	071	EASTWOOD RD	R-1	COLBURN EUGENE J	0.085850717
002	023	RIDGEWOOD AV	R-1	BRACONI BESTY TRUSTEE	0.115533868
002	047	LAKEWOOD DR	R-1	BRACONI BETSY TR	0.337991423
002	073	EASTWOOD RD	R-1	BRACONI ALICE M & BETSY TR	0.263963952
002	005	BAYWOOD AV	R-1	ANTHONY ARTHUR N	0.200949787
002	044	CEDARWOOD RD	R-1	CONROY DONALD P	0.17982413
002	065	EASTWOOD RD	R-1	BRACONI BETSY TRUSTEE	0.249447739
055	120	WARREN AV	RU	YOUNG LEONARD D	0.097784086
002	004	BAYWOOD AV	R-1	RUSSO ANTHONY F	0.135982784
002	075	EASTWOOD RD	R-1	BRACONI ALICE M & BETSY TR	0.173912908
002	076	EASTWOOD RD	R-1	GUIDI YOLA B	0.240260473
002	025	RIDGEWOOD AV	R-1	COOK ROLAND C	0.176036205
043	070	SIMPSON ST	R-8	COBB WILLIAM T	0.059483086
067	171	CENTRAL ST	R-8	BARBER LESTER W	0.180198711
002	086	WILDWOOD RD	R-1	BRACONI ALICE M & BETSY TR	0.092378708
002	085	WILDWOOD RD	R-1	BIXBY CAROL O	0.283288372
002	064	EASTWOOD RD	R-1	BRACONI ALICE M & BETSY TR	0.165148191
002	012	BAYWOOD AV	R15	JONES MICHAEL J	0.113864585
043	083	SIMPSON ST	R-8	SAWYER CLIFTON N	0.055029111
043	082	SIMPSON ST	R-8	NEVILLE CAROL A	0.117855387
002	063	EASTWOOD RD	R-1	COULOMBE DONALD M	0.082127773
043	093	CUSHING ST	R-8	CAMARA JOSE F	0.0256541
002	026	RIDGEWOOD AV	R-1	SCANLON MARY C	0.172318746
016	186	HILLWOOD DR	R-1	STAULA LOIS M	0.115212345
091	060	LARSON RD	R-2	LEHAN JAMES M ETAL	0.712334273
002	062	LAKEWOOD DR	R-1	COULOMBE DONALD M	0.223289089
016	010	LAKEWOOD DR	R-1	MCWHINNIE WOODROW E	0.256920552
043	094	CUSHING ST	R-8	LABBE ALFRED J	0.178376545
016	232	HILLWOOD AV	R15	LISOWSKI KURT A &	0.198874354
002	082	LAKEWOOD DR	R-1	PUTIGNANO MICHAEL J	0.173253218
016	187	HILLWOOD AV	R15	LEONARD KEVIN M	0.229381465
016	059	CENTRAL ST	RC	ANDRESEN MILDRED A	0.049377225
002	027	RIDGEWOOD AV	R-1	SCANLON MARY C	0.11882691
016	004	ARBORWOOD RD	R-1	PADDEN SHIRLEY S	0.246595652
016	229	FERNWOOD RD	R-1	REILLY MARY A	0.291773311
016	137	ELMWOOD AV	R-1	MARINELLI LIVIO P	0.258247665
067	158	LEWIS RD	R-8	POLILLIO ANTHONY E JR	0.239360401
002	028	RIDGEWOOD AV	R15	NORTON DAVID C	0.113121731
016	231	HILLWOOD AV	R-1	LEONARD MARY C L.E.	0.115581801
002	080	LAKEWOOD DR	R-1	VULAKH ALEX	0.116260779
016	005	ARBORWOOD RD	R-1	ROCHE SUSANNE M	0.202299108
016	226	FERNWOOD RD	R-1	HUTTUNEN WAINO	0.228825702
016	180	SPRINGWOOD AV	RC	BARBER EDWARD C	0.112875844
030	024	CENTRAL ST	I	BERISH ROBERT P	0.214747559
002	053	CEDARWOOD RD	R-1	RUBIN BETH J	0.152662651
055	026	PEARL ST	RU	PERSICO ROBERT	0.134591774
016	056	CENTRAL ST	R-1	POWERS JOSEPH W	0.197788025
002	059	EASTWOOD RD	R-1	MARINELLI LIVIO P	0.124792577

Appendix G
Inventory of Vacant Unprotected Lands

MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
055	149	BRITTON AV	RU	SILVA ARTHUR F SR	0.141843312
055	148	BRITTON AV	RU	SILVA ARTHUR F SR	0.175784911
002	042	CEDARWOOD RD	R-1	BAKER HOWARD E	0.276373664
002	103	ARBORWOOD RD	R-1	FITZGERALD JOHN E	0.143435202
055	147	BRITTON AV	RU	SILVA ARTHUR F SR	0.176313488
043	050	CENTRAL ST	I	SAVINI ALMANDO S	0.272021073
091	094	LARSON RD	R20	FALCONE JOSEPH V & BARBARA B	0.352819459
067	082	SWAN ST	R-8	WILKINSON BERNARD F	0.368768586
016	061	CENTRAL ST	R15	ANDRESEN MILDRED A	0.185778666
002	147	LAKWOOD DR	R-1	NAPIERKOWSKI PETER	0.162831479
030	049	CANTON ST	RC	RUGGIERO CRINO J	3.551361293
067	142	PLEASANT ST	R-8	RUSSELL BRADFORD C	0.765298182
016	238	GREENWOOD AV	R-1	MURPHY GLEN S	0.111295581
079	038	CENTRAL ST	R-1	OSTROFF DAVID E	0.221138336
016	133	PINEWOOD AV	R15	HURLEY GLORIA A	0.111492367
002	107	LAKWOOD DR	R15	OH JOON SIK &	0.210991601
016	068	MAPLEWOOD RD	R-1	SETTLER JAMES JR	0.120322856
030	105	CENTRAL ST	R15	YEOMANS PATRICIA C	0.283233294
016	001	ARBORWOOD RD	R-1	WOLFE JOHN	0.111688019
016	157	PINEWOOD AV	R15	LAVERGHETTA PAUL F'	0.116112227
079	066	CENTRAL ST	R-1	DOHERTY SEAN M	0.03790143
055	158	LINCOLN ST	RU	PRATT FORREST C	0.465346248
002	038	CEDARWOOD RD	R-1	SCHIAPPA ROBERT	0.104418574
043	021	CANTON ST	I	JET-LINE SERVICES INC	0.087190963
002	034	LAKWOOD DR	R-1	EWING EARL C	0.19431772
002	037	LAKWOOD DR	R15	SCHIAPPA ROBERT	0.142694885
016	130	MAPLEWOOD RD	R15	SNYDER RICHARD F	0.118474106
079	031	LINCOLN ST	R-1	OHARE JOHN J	0.919587673
016	129	MAPLEWOOD RD	R15	SOUSA ORLANDO F	0.056340631
067	083	LINCOLN ST	R-8	MANNING TIMOTHY J III	0.487935344
055	030	PEARL ST	RU	GLASSFORD DOROTHY A	0.085070457
002	035	LAKWOOD DR	R-1	SCHIAPPA ROBERT	0.177313623
016	119	BASSWOOD RD	R-1	LYNCH KEVIN	0.058230942
016	175	SPRINGWOOD AV	R-1	MCDERMOTT CLAIRE	0.113848661
016	120	BASSWOOD RD	R-1	BRACONI ALICE M & BETSY TR	0.114448616
079	077	CENTRAL ST	R-2	CERUTI ESTHER L	0.992224247
067	058	LINCOLN ST	RU	AVELAR JOSE M	0.063884481
055	144	BRITTON AV	RU	ALEXOPOULOS FRANK J TRUSTEE	0.73216091
016	192	LAKWOOD DR	R15	VOSOLO NUNZIO A	0.110306073
067	095	LINCOLN ST	R-8	ANDO JOHN P SR	0.239268968
016	247	WILLOWOOD AV	R15	GOULSTON GERALD D TRUSTEE	0.149236966
016	173	SPRINGWOOD AV	R-1	FRAHER KAREN	0.109846071
043	034	SIMPSON ST	R-8	LJDJ LIMITED PARTNERSHIP	0.464215554
016	115	BASSWOOD RD	R-1	CRIVELLARO LOUIS J TRS	0.112595708
067	220	CHURCHILL AV	R-8	CHURCHILL KENNETH & MARY LE	0.110130926
043	022	CANTON ST	I	GILL HELEN F	3.653833783
016	111	BASSWOOD RD	R-1	GOTT RALPH E	0.11117162
067	094	LINCOLN ST	R-8	ANDO JOHN P SR	0.029593576
016	249	WILLOWOOD AV	R-1	GOULSTON GERALD D	0.136003148
016	152	SPRINGWOOD AV	R15	COHEN IRMA	0.121485756
067	222	CHURCHILL AV	R-8	GOULSTON STEPHEN	0.12860791
016	109	BASSWOOD RD	R15	DUMAS KENNETH P	0.055315126

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MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
016	076	OAKWOOD AV	R15	ANDERSON DONALD S	0.173779669
067	218	LINCOLN ST	R-8	CHURCHILL KENNETH M	0.218715542
016	217	HILLWOOD AV	R-1	STAULA DOMINIC J	0.217957875
091	085	LURIE CR	R20	FALCONE LOUIS T TR	1.052611817
016	107	OAKWOOD AV	R-1	BELL HOWARD F	0.056366562
067	150	LEWIS RD	R-8	HARRIS WILLIE K	0.079559844
030	098	PRATTS CT	R15	KLIPP CARIN J	0.083668634
016	201	SPRINGWOOD AV	R15	MULLIN WAYNE H JR	0.052629333
002	156	BAY RD	R-1	TOBIN RICHARD L	0.138797484
067	043	LINCOLN ST	R-8	DEANE PAUL C	0.296188779
043	007	CANTON ST	R-1	DIAS JAIME S	0.201078312
016	199	SPRINGWOOD AV	R15	MULLIN WAYNE H JR	0.058481743
079	109	CENTRAL ST	R20	DDT CORPORATION	0.693170327
016	148	SPRINGWOOD AV	R15	COOK EDGAR A	0.114209025
016	094	OAKWOOD AV	RC	HARVEY JAMES R	0.190064727
055	210	CLAPP ST	RU	FISHER JOHN P	2.059826816
067	023	GROVE ST	R-8	BANDELI SORAYA G	0.17522063
091	086	LURIE CR	R20	FALCONE LOUIS T JR	0.908207974
043	003	CANTON ST	RC	HEBREW REHABILITATION	31.85082111
016	149	SPRINGWOOD AV	R15	COOK EDGAR A	0.060754045
067	235	LINCOLN ST (REAR)	R15	CAMPANARIO JOSEPH A	3.950417758
067	036	PLEASANT ST	R-8	MENDONCA JOSEPH R	0.052800451
016	088	PINEWOOD AV	R-1	HASENFUSS PETER	0.118367913
067	025	GROVE ST	R-1	SHEEHAN EDWARD W	0.350856402
079	111	CENTRAL ST	R-2	OAKES JEANNETTE K	0.068850521
067	242	LINCOLN ST	R15	AMATO STEVEN G	0.071933107
067	243	HOLBROOK AV	R-8	CAMPANARIO JOSEPH A	0.474394416
091	088	LONGYEAR DR	R20	FALCONE LOUIS T JR	0.614893656
067	014	PORTER ST	RU	ROMEIRO DAVID M	0.015693791
067	013	PORTER ST	RU	ROMEIRO DAVID M	0.028648542
055	194	LIPSKY WY	RU	KELLY CONSTANCE L	0.156283196
091	089	LONGYEAR DR	R20	FALCONE LOUIS T JR	0.827884616
055	191	PEARL ST	RU	FREITAS MARIA A	0.158540756
067	255	WALNUT ST	R-8	CLINE ERVING H & BEATRICE C TR	2.177734545
055	220	CLAPP ST	RU	KRECHMER, JOSHUA & SIMA	0.115462161
043	002	CANTON ST	R-1	HEBREW REHABILITATION	1.763763067
091	001	CENTRAL ST	R-2	OMEARA JOHN J	0.34248821
091	090	LONGYEAR DR	R20	FALCONE LOUIS T	0.512559287
030	083	PRATTS CT	R-1	GILL CHARLES & WAYNE & LYONS M	0.754121377
030	082	PRATTS CT		SOUTHWORTH WALTER B	0.797935794
091	092	LURIE CR	R20	FALCONE LOUIS T JR	0.455669859
067	248	HOLBROOK AV	R-8	CLINE ERVING H & BEATRICE C TR	0.133133954
078	090	TANGLEWOOD DR	R-2	RO-COR CORPORATION	13.24588593
090	086	LONGYEAR DR	R20	FALCONE LOUIS T JR	1.498106281
066	192	WALNUT ST	R-8	MICHAEL TONY	0.04436531
090	087	LONGYEAR DR	R20	FALCONE LOUIS T JR	0.86173817
066	118	SEAVER ST	R-8	MCGARVEY JOHN P	0.446373868
066	185	HOPEDALE PK	R-8	CLINE ERVING H & BEATRICE C TR	1.417018754
067	311	HOLBROOK AV	R-8	FARRINGTON JOHN P	0.295768475
066	197	WALNUT CT	R-8	CLINE ERVING H & BEATRICE C TR	1.04718739
066	187	HOLBROOK AV	R-8	CLINE ERVING H & BEATRICE C TR	0.862752939
066	190	HOPEDALE PK	R-8	CLINE ERVING H & BEATRICE C TR	1.825854718

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MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
066	183	WALNUT ST	R-8	SILVA OSCAR M	0.043985477
090	090	CENTRAL ST	R20	FALCONE LOUIS T JR	0.609415185
066	181	WALNUT ST	R-8	LEONARD CHARLES T	0.252233746
066	105	PROSPECT ST	R-8	YAITANES JAMES	0.030429756
066	188	JOHNSON AV	R-8	CLINE ERVING H & BEATRICE C TR	0.49491097
078	134	HOLLYTREE RD	R-2	ROCOR CORPORATION	5.672721225
029	019	PRATTS CT	R15	SLANEY WILLIAM D	1.17162234
042	038	SIMPSON ST	R-1	HEBREW REHABILITATION	3.401897474
066	189	HOPEDALE PK	R-8	CLINE ERVING H & BEATRICE C TR	0.636314376
029	021	PRATTS CT	R20	FORREST MADELINE V	0.442460109
054	180	ROSE ST	CBD	GAY LESLIE W	0.176202542
029	005	WEST ST	R-1	NIELSON TERKEL L J	0.286740391
042	043	SIMPSON ST	R-1	HEBREW REHABILITATION	10.7011649
078	112	CHRISTIE MURPHY DR	R20	SAMIOTES CHARLES G	4.883952429
078	115	JAMES MASSEY LN	R20	ANASTOS HEIDII	1.287702666
015	040	CHEMUNG ST	R-1	SNYDER RICHARD P	0.071724034
015	025	HOWLAND TR	R-1	BOWN RICHARD J	0.126927493
042	042	SIMPSON ST	R-1	LINDELOF JAMES A	2.880017812
042	079	STODDARD ST	R-8	KELLEY GERTRUDE E	0.048002216
054	308	PLEASANT ST	CBD	THOMAS WAYNE E & LINDA J	0.111232237
042	041	SIMPSON ST		HEBREW REHABILITATION	0.662550763
090	107	CENTRAL ST	R-2	WALSH DAVID J	0.089317685
029	003	WEST ST	R15	RAYMOND RICHARD & KENNETH M HEALEY TRS	0.561863112
042	039	SIMPSON ST	R-1	HEBREW REHABILITATION	1.282859761
066	168	PROSPECT ST	R-8	SHOCKLEY DOREEN C	0.047201244
015	042	CHEMUNG ST	R-1	PASQUINE FRANCIS JR	0.128507071
042	040	SIMPSON ST	R-1	HEBREW REHABILITATION	2.415823758
078	114	JAMES MASSEY LN	R20	INTOCCIA CONSTRUCTION CO INC	1.270221897
054	338	CAPEN ST	RU	RITZ MICHAEL P JR	0.430708559
066	128	CHESTNUT ST	R-8	FREDERICKS AMOS	0.429084294
042	022	DRAKE AV	R-1	HEBREW REHABILITATION	3.205187189
066	137	WALNUT ST	R-8	SULLIVAN PAUL M	0.635101784
090	096	CENTRAL ST	I	STEVENS JULIA A	0.01945163
078	022	WILLIAM KELLEY RD	R20	LELSLIE BASIL M	0.009248255
054	122	SCHOOL ST	RU	NALLY THOMAS F HEIRS OF	0.03260175
078	021	E VANSTON RD	R20	ARGERSINGER CHARLA J	0.0140489
029	002	WOODPECKER RD	RC	MARINELLI LIVIO P	0.590668523
001	035	BAY RD	RC	KELLIHER YVETTE B	0.050743536
029	045	ELM ST		R F P REALTY INC	1.066292817
042	028	DRAKE AV	R15	MCCORMICK WILLIAM P JR	0.144387209
066	039	CAPEN ST	RU	RITZ MICHAEL P JR	0.073220101
029	046	ELM ST		R F P REALTY INC	0.525740761
029	001	WOODPECKER RD	R15	RAYMOND RICHARD & KENNETH HEALEY TRS	0.577533776
066	142	PIERCE ST	R-8	FREDERICKS BLANCHE M	0.260294389
090	150	GARJIAN DR	R-2	GARJIAN SEBOUH S	2.040131456
029	044	ELM ST		R F P REALTY INC	0.572915985
066	037	CAPEN ST	RU	WEED JONATHAN F	0.15772225
029	047	ELM ST		R F P REALTY INC	0.586935912
029	048	ELM ST		R F P REALTY INC	0.545771765
054	065	SUMMER AV	RU	MACALUSO JOSEPH B LE	0.017342654
054	372	WASHINGTON ST	CBD	BAYBAX PARTNERS LLC	0.003990247
015	120	WOODPECKER RD	R15	MARINELLI LIVIO P	0.572893924

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MAP	LOT	STREET NAME	ZONE 1	OWNER	.ACREAGE
090	100	CENTRAL ST	R-2	ZURKA HENRY J	1.343224165
029	049	ELM ST		R F P REALTY INC	0.555047054
042	118	DRAKE AV	R-8	PULJANOWSKI JOHN P	0.555328247
042	006	SCHOOL ST	R15	DONNELLY STEVEN J	2.583612119
042	124	SCHOOL ST	R-8	HAMDEED ALI A	0.334411089
090	148	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.486596282
090	149	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.586109884
029	043	ELM ST		R F P REALTY INC	0.577541096
090	099	CENTRAL ST	R-2	MADORE DAVID E	0.577945695
090	151	CONNELL DR	R-2	GARJIAN SEBOUH S	2.352073441
029	051	ELM ST		R F P REALTY INC	0.558917261
029	050	ELM ST		R F P REALTY INC	0.603880626
090	147	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.453228986
054	407	MORTON ST	I	GOUVEIA ISABEL	0.200591436
090	098	CENTRAL ST	R-2	CAMPBELL ALEXANDER	0.532314158
090	152	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.443683081
090	146	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.45752448
054	386	WASHINGTON ST	CBD	BAYBAX PARTNERS LLC	0.201487434
042	149	GREEN ST	R15	BORGES LEONARD L	0.181100553
090	162	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.469060163
078	003	CHRISTIE MURPHY DR	R20	SAMIOTES CHARLES G	4.786683918
090	153	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.602040929
078	009	CURTIS AV	R20	DOYLE JOHN J	0.387661127
090	097	CENTRAL ST	R20	TISO ALBERT C &	1.220847355
090	145	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.462965654
090	163	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.472476526
078	149	CURTIS AV	R-2	TIBETS FREDERICK P	0.486799787
090	161	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.333413815
066	238	BRITTON ST	R-8	DINOLO SALVATORE R	0.205081308
090	144	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.464256488
090	157	CONNELL DR	R-2	GARJIAN SEBOUH S	0.749158765
090	164	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.477162341
090	160	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.349998201
078	006	CURTIS AV	R-2	GERSIN ALVIN	0.540883506
029	088	WOODPECKER RD	R15	SIMEONE SALVATORE ETAL TRS	0.475020051
078	043	PARK ST	R-2	GESNER JAMES L TRUSTEE	1.180854047
090	154	BOGEY DR	R-2	GARJIAN SEBOUH S	0.373159933
066	002	PARK ST	RU	ROGERS MARGARET C	0.173899694
090	159	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.33695615
090	143	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.464215547
090	165	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.483132021
090	155	BOGEY DR	R-2	GARJIAN SEBOUH S	0.396780234
042	155	GREEN ST	R15	QUATTRUCCI STEPHEN W	0.071638348
029	089	WOODPECKER RD	R15	SIMEONE SALVATORE ETAL TRS	0.491034776
090	158	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.331633493
066	242	BRITTON ST	R-8	GAY KENNETH P	0.24767894
089	164	CENTRAL ST	R-2	ORNELLAS JOHN E	0.749305957
090	142	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.463533038
089	079	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.632162733
090	156	CONNELL DR	R-2	GARJIAN SEBOUH S	0.335606848
089	094	BOGEY DR	R-2	GARJIAN SEBOUH S	0.354261197
089	090	CONNELL DR	R-2	GARJIAN SEBOUH S	0.854201263

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089	089	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.342233852
077	049	CURTIS AV	R-2	LYONS KENNETH P	0.125232505
089	095	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.363928671
077	030	CHRISTIE MURPHY DR	R20	SAMIOTES CHARLES G	0.904542027
054	010	WATER ST	R-8	CAMPBELL ROBERT G JR	0.021445828
053	108	WASHINGTON ST	GB	BURGESS LOUISE LE	0.253861385
077	027	PROSPECT ST	R-8	REGO JOSE A	0.122984425
089	088	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.339893514
077	048	CURTIS AV	R-2	MCCORMACK WILLIAM C	0.270888725
089	093	BOGEY DR	R-2	GARJIAN SEBOUH S	0.36899123
089	080	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.475753763
089	096	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.335315075
089	087	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.437170077
065	082	BRITTON ST	R-8	HANNON MARY C LE	0.207739007
053	122	PAUL ST	R-8	KELLEY KENNETH W	0.069789189
053	036	WATER ST	R-8	COPELLO ANDREW M	0.207718102
089	097	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.331013521
028	022	WEST ST	R-1	CRAWFORD ERNEST R	0.180085115
065	103	BOYLSTON ST	R-8	FRAZEN DENISE V	0.037557815
089	092	CONNELL DR	R-2	GARJIAN SEBOUH S	0.41356511
089	091	CONNELL DR	R-2	GARJIAN SEBOUH S	0.542515671
089	081	GARJIAN DR	R-2	GARJIAN SEBOUH S	0.477857755
065	043	SUMNER ST	R-8	BAHR MARIANNE G	0.092929273
053	123	PAUL ST	R-8	KELLEY KENNETH W	0.111258628
077	043	PARK ST	R-2	JACQUES PAUL R	1.22537497
089	086	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.445556808
028	003	WOODPECKER RD	R15	SIMEONE SALVATORE ETAL TRS	0.466352735
089	098	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.344582274
065	101	BOYLSTON ST	R-8	HUSSEY DANIEL S	0.108615615
028	004	WOODPECKER RD	R15	SIMEONE SALVATORE ETAL TRS	0.603115575
053	106	WASHINGTON ST	GB	ALEXOPOULOS GEORGE F & FRANK J	0.215333593
065	042	SUMNER ST	R-8	BAHR MARIANNE G	0.002931731
053	117	PAUL ST	GB	KITTERY-BRETON LAURA & BRIAN J TRS	0.138741901
077	032	SUBURBAN PK	R-2	SAMIOTES CHARLES G	0.275151001
089	099	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.334790713
089	085	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.34322415
065	099	BOYLSTON ST	R-8	HUSSEY DANIEL S	0.027043719
053	137	CRESCENT AV	R-8	BATTE VIRGINIA T	0.158002537
089	162	CENTRAL ST	R-2	WEBB DANNY	0.782860216
077	044	CURTIS AV	R-2	SAMPSON WILLIAM A	0.047067592
077	033	ALDER ST	R-2	SAMIOTES CHARLES G	0.056121013
089	100	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.32424484
028	005	WOODPECKER RD	R15	SIMEONE SALVATORE ETAL TRS	0.642385694
089	084	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.34335274
065	123	PROSPECT ST	R-8	VENTURA ALVARO S R	0.032142515
077	042	CURTIS AV	R-2	HUBLER BEVERLY	0.049549566
065	097	PARK ST	R-8	BAKER JAMES E	0.018378096
053	098	BROCK ST	I	J F MCNAMARA & SONS INC	0.650736357
089	101	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.32680392
053	037	SPRING ST	R-8	LACIVITA PAUL F	0.156986021
053	097	BROCK ST	I	RAUDONAITIS ELENA	0.023267545
089	102	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.323499946

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Inventory of Vacant Unprotected Lands

MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
065	116	PARK ST	R-8	JARDIN JANE F	0.020370437
028	006	WOODPECKER RD	R15	SIMEONE SALVATORE ETAL TRS	0.477603967
053	047	LOTHROP ST	R-8	LACIVITA PAUL F	0.305534098
065	048	SUMNER ST	R-8	RUGGERIO BRANDISON	0.020286769
053	153	CRESCENT AV	R-8	BATTE VIRGINIA T	0.014830254
089	103	FAIRWAY DR	R-2	GARJIAN SEBOUH S	0.352807114
077	092	WILLIAM KELLEY RD	R20	NEVILLE JACK	0.402463673
065	050	SUMNER ST	R-8	RUGGIERO BRANDISON V	0.018172
028	007	WOODPECKER RD	R15	SIMEONE SALVATORE ETAL TRS	0.445487055
065	025	SUMNER ST	R-8	ROLFSEN CHRIS	0.041474995
089	032	SECOND ST	R-2	COLARUSSO CARL J	0.480656736
077	036	PARK ST	R-2	RECUPERO THOMAS A	0.887809455
077	020	PARK ST	RB	FERNANDES JEFFREY B	0.462032268
041	060	TREMONT ST	R-8	THOMPSON GEORGE W	0.379919706
053	196	MORTON ST	R-8	CREEDEN JOSEPH V JR	1.052578308
028	008	WOODPECKER RD	R15	SIMEONE SALVATORE ETAL TRS	0.429704959
041	081	BEACON PK	R-1	NEIMAN STEFAN	1.279496326
077	108	FIRST ST	I	BERRY NELSON H	5.883230734
053	021	WINTER ST	R-8	THOMPSON GEORGE W	0.196042266
089	142	TURNPIKE ST	I	CRANE HELEN B & WARREN A	19.1031451
053	054	MORTON ST	R-8	MCNAMARA ELLEN C & MALONE MARY	0.194689197
053	043	BLACKSTONE ST	R-8	FOSTER EDGAR G JR	0.129059352
065	184	BIRCH ST	R-2	FOLEY JOHN J III	0.121670513
065	205	BIRCH ST	R-2	SILVA EDMUND & EVELYN	0.092840274
065	206	BIRCH ST	R-2	BERARDI MICHAEL J	0.093593514
053	053	MORTON ST	R-8	MCSWEENEY ELLEN C	0.202305572
053	061	MORTON ST	R-8	MCSWEENEY ELLEN C	0.020477952
077	111	B ST	R-2	CLINE ERVING H & BEATRICE C	0.75142336
053	052	MORTON ST	R-8	MCSWEENEY ELLEN C	0.196736492
077	129	B ST	R-2	CLINE ERVING H & BEATRICE C	3.14543361
053	051	MORTON ST	R-8	MCSWEENEY ELLEN C	0.21819007
053	009	BLACKSTONE ST	R-8	DANILCHUK THOMAS C	0.957265654
053	015	BEACON PK	R-2	WENSKEVICH WALTER J	0.550809657
065	199	VAUGHN CT	R20	ANDO COSMA L	0.621207194
077	102	PARK ST	R20	JONES PAUL	0.17709422
077	004	PARK ST	R-2	DAVIS LESTER	0.656618691
077	009	HAYNES RD	R20	MACNEIL NEIL B	0.029566691
077	104	PARK ST	R-2	JONES PAUL	0.402659698
053	011	BEACON PK	R-2	CHESTNUT SOPHIE G	0.429583076
065	136	HAYNES RD	R-2	KROWSKI JOHN	0.127649904
053	178	WASHINGTON ST	GB	OVERTSTREAM INC	0.593059111
065	170	FRANKLIN ST	R20	ANGELUS MICHAEL K TRUSTEE	0.165939016
065	008	SUMNER ST	R-8	VANBUSKIRK MARY E	0.527707819
053	204	DINO DR	R-8	ALVES MARIA T	0.208098269
065	166	FRANKLIN ST	R20	ANAHORY CARLOS A	0.150604095
089	073	TURNPIKE ST	R-2	VIOLA CHARLENE M	0.369500879
053	209	DINO DR	R-8	RUSSO DOROTHY M	0.256378305
089	064	SIXTH ST	R-2	VIOLA CHARLENE M	0.489306551
053	177	WASHINGTON ST	GB	MARIANO ANTONIO	0.19057437
089	134	TURNPIKE ST	R20	GAMBRAZZIO ROBERT K	0.46635463
089	137	CORBETT RD	R2	SCAGNOLI-LIEBER MARY TRUSTEE	0.110283288
053	176	WASHINGTON ST	GB	MARIANO ANTONIO	0.141111325

Appendix G
Inventory of Vacant Unprotected Lands

MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
089	063	SIXTH ST	R-2	VIOLA CHARLENE M	0.163564866
053	175	WASHINGTON ST	GB	MARIANO ANTONIO	0.138907748
089	006	FIFTH ST	R-2	DOYLE JOHN J JR & JOHN J SR	0.377387644
053	174	WASHINGTON ST	GB	MARIANO ANTONIO	0.133152424
089	004	SIXTH ST	R-2	VIOLA CHARLENE M	1.155229009
053	173	WASHINGTON ST	GB	MANN RALPH H JR	0.137140377
089	007	FIFTH ST	R-2	DOYLE JOHN J JR & JOHN J SR	0.364668912
077	144	THIRD ST	R-2	ARENBURG ELDRIDGE	0.109354973
028	014	WEST ST	R-2	HUES JACQUELINE	1.763668284
053	005	MORTON ST	R20	HAMILTON DANA T	0.085898671
053	004	MORTON ST	R20	HOOPER WILFRED F	0.085349182
089	159	TURNPIKE ST	R-2	DLUZNEISKI ROBERT J	0.0080793
077	146	PARK ST	R-2	VILLA DEBORAH A	0.117635007
077	121	FOURTH ST	R-2	IRELAND FRANK B	0.939065509
077	123	FOURTH ST	R-2	FELOS ANTHONY P	0.161714051
089	157	BISBEE RD	R20	KEEFE DIANE & KEEFE JAMES J	0.071549754
077	120	FIFTH ST	R-2	FELOS ANTHONY P	0.326695982
064	087	BRICKEL RD	R-8	TOSE JOHATHAN M	0.239996137
064	088	BRICKEL RD	R-8	TOSE JONATHAN M	0.245729871
077	148	PARK ST	R-2	VILLA DEBORAH A	0.039978897
064	089	BRICKEL RD	R-8	TOSE JONATHAN M	0.249757249
076	087	FIFTH ST	R-2	OSTRANDER ELAINE T & FELOS A	0.503631464
064	090	BRICKEL RD	R-8	TOSE JONATHAN M	0.243430885
064	091	BRICKEL RD	R-8	TOSE JONATHAN M	0.245535639
064	092	BRICKEL RD	R-8	TOSE JONATHAN M	0.246834359
076	079	FOURTH ST	R-2	FELOS ANTHONY P	0.16242212
064	093	BRICKEL RD	R-8	TOSE JONATHAN M	0.232889607
064	094	BRICKEL RD	R-8	TOSE JONATHAN M	0.234932353
027	038	WEST ST	R-2	ROSS CHARLES	0.357717139
064	096	BRICKEL RD	R-8	TOSE JONATHAN M	0.176705406
076	086	FIFTH ST	R-2	FAUNCE FRANK E JR	0.164588897
064	097	BRICKEL RD	R-8	TOSE JONATHAN M	0.213032661
076	085	FIFTH ST	R-2	FAUNCE FRANK E JR	0.170629692
088	061	SEVENTH ST	R-2	LEWIS CYRIL S	0.162365274
088	071	SEVENTH ST	R-2	GUARINO MAUREEN	0.167701458
088	062	SEVENTH ST	R-2	MORRILL ELDON F	0.166798208
027	036	WEST ST	R-2	CALLAHAN JOSEPH MICHAEL	2.457324375
076	103	SIXTH ST	R-2	MORRILL ELDON F	0.166859396
076	105	SIXTH ST	R-2	O'NEIL MICHAEL P	0.166986039
076	008	FANO DR	IND	DISTEFANO ALBERT N	1.443791487
076	106	SIXTH ST	R-2	O'NEIL MICHAEL P	0.178623612
076	091	SIXTH ST	R-2	JARDIM JOAO F	0.384069147
088	054	ASH ST	R-2	POLILLIO GEORGE & MARY P LE	1.135080774
052	064	PLAIN ST	R-8	CABRAL D M & B M TRUSTEES	0.147805847
052	065	PLAIN ST	R-8	MESERVE EDWARD N	0.088217412
076	009	FANO DR	IND	DISTEFANO ALBERT N	1.197783002
088	052	ASH ST	R-2	POLILLIO GEORGE & MARY P LE	1.443184308
088	053	ASH ST	R-2	POLILLIO GEORGE & MARY P LE	0.335154687
088	091	NINTH ST	R-2	MAXWELL JAMES	0.160183619
076	010	FANO DR	IND	DISTEFANO ALBERT N	0.978133639
052	029	PLAIN ST	R20	NALLI MELISSA	0.180816548
064	136	SUMNER ST	R-2	RACE KAREN	0.055633355

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Inventory of Vacant Unprotected Lands

MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
088	090	NINTH ST	R-2	MAXWELL JAMES	0.152293813
076	054	PARK ST	R-2	KAMINSKAS THOMAS	0.508396451
088	092	TENTH ST	R20	RYDER EVELYN A	0.566401673
076	032	PARK ST	R20	KAMINSKAS THOMAS	0.466326722
040	071	HUNT DR	R20	TILDEN CORP	1.021696789
076	011	FANO DR	IND	DISTEFANO ALBERT N	1.247112969
088	048	EIGHTH ST	R20	SPECIALTY MANAGEMENT SERVICES	0.317675118
076	053	SEVENTH ST	R-2	MASTROCOLA L & MCNAMARA C TRST	0.339942623
040	116	PLAIN ST	R20	TILDEN CORP	0.759409819
076	052	PARK ST	R-2	BRISSETTE JULIE A	0.144907404
076	033	SEVENTH ST	R-2	MASTROCOLA L & MCNAMARA C TRST	0.223726395
027	005	EVERETT CR	R-2	POLILLIO KAREN A	0.491308489
076	003	SUMNER ST	R-1	PARKER JAMES	0.263926124
076	034	SEVENTH ST	R-2	SHEEHAN EDWARD W	0.179132612
076	012	FANO DR	IND	DISTEFANO ALBERT N	1.838617882
076	035	SEVENTH ST	R-2	SHEEHAN EDWARD W	0.163505099
088	093	NINTH ST	R-2	HARDING GEORGE & BARBARA LE	0.253651351
064	014	SUMNER ST	R-2	MCCORMICK JANE M BAILEY	6.413719562
076	005	SUMNER ST	R-2	COFFEY JAMES R	0.080179135
076	129	ASH ST	RA	HARGREAVES GORDON H	0.053519614
088	042	PARK ST	R20	STASIEWICZ MARCK	0.38629624
076	125	EIGHTH ST	R20	DENAPOLI MICHAEL J	1.111216471
052	196	MORTON ST	R-1	CZERWONKA DEAN H	0.222174549
076	134	ASH ST	R-2	ANGELOS JED	0.159084272
040	123	WALES AV	R-1	WALES AVENUE NOMINEE TRUST	0.624020912
076	137	ASH ST	R-2	CALLAHAN PAUL F SR & JOAN L	4.762835676
088	039	NINTH ST	R-2	BRIGGS MARY F	0.159725576
088	032	NINTH ST	R-2	HOLBROOK CHAS F ESTATE OF	0.17188871
088	033	NINTH ST	R-2	HOLBROOK CHAS F ESTATE OF	0.163455258
088	144	CAMPANELLI PARK WY	I	CAMPANELLI MICHAEL ETAL	7.455110768
040	124	WALES AV	R-1	WILLIAMS RONALD TRUSTEE	0.594292698
088	034	NINTH ST	R-2	HOLBROOK CHAS F EST OF	0.164617116
027	011	EVERETT CR	R-2	POLILLIO JOSEPH N	0.446467284
088	035	NINTH ST	R-2	HOLBROOK CHAS F ESTATE OF	0.157987269
052	173	COMMONWEALTH AV	R15	OBELSKY SHELDON L	0.248424135
088	036	NINTH ST	R-2	HOLBROOK CHAS F ESTATE OF	0.167321865
064	063	WASHINGTON ST	I	LIPSKY BESSIE	9.175546427
075	093	CEDAR ST	R20	GRANGER ANTHONY	1.976079665
088	007	CLARK ST	R-3	A & A CONTRACTING INC	2.90892355
075	098	ASH ST	R-3	KRISANNE JOYCE	0.251843164
088	006	CLARK ST	R-3	A & A CONTRACTING INC	3.589857225
076	143	ASH ST	R-2	MIRET WILLIAM P	0.48436154
076	117	ASH ST	R30	COHENNO BRADFORD F & MARTIN G	16.12768133
063	065	WASHINGTON ST	I	LIPSKY BESSIE	2.84592403
027	019	EVERETT CR	R-2	UNIACKE ROBERT H	0.02305735
076	019	SUMNER ST	R20	LYNCH THELMA M	0.033680722
026	119	WEST ST	R	CHRISTIAN FELLOWSHIP	1.069215792
087	015	JONES AV	R-3	A & A CONTRACTING INC	4.17140977
052	187	ELLSWORTH AV	R15	PAQUIN DANIEL J	0.271083209
052	186	ELLSWORTH AV	R15	MACDONALD WALTER J JR	0.259104434
063	001	WASHINGTON ST	I	LIPSKY BESSIE ET AL TR	15.74844789
099	005	SOUTH ST	I	PREVETT HELEN L	29.94341869

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Inventory of Vacant Unprotected Lands

MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
099	009	SHUMAN AV	I	SCHIFFMANN JOHN R TR	0.249426086
051	135	MCPHERSON RD	R-1	PEAGLER BEVERLY A	0.415511187
087	013	MCDONALD ST	R-3	A & A CONTRACTING INC	2.929927778
051	167	WASHINGTON ST	I	LIPSKY BESSIE	9.521062068
039	040	JEFFREY WY	R30	RUSCITO ALDO	3.260834072
075	136	CEDAR ST	R-1	HANSEN HELEN H	1.708633302
087	014	CLARK ST	R-3	A & A CONTRACTING INC	1.07111225
051	084	KEITH TR	R-1	GARZA SYLVIA C	0.101971514
087	025	CAMPANELLI PARK WY	I	HOBOKEN WOOD FLOORING CORP	0.260616041
051	168	WASHINGTON ST		LIPSKY BESSIE	11.64542377
026	052	PLAIN DR	R-2	CAIN RICHARD G	0.058441826
039	032	JEFFREY WY	R15	RUSCITO ALDO TRUSTEE	0.588933064
039	033	JEFFREY WY	R30	RUSCITO ALDO	1.588074195
051	081	KEITH TR	R15	MCNULTY PHILIP A	0.054569188
026	058	PLAIN DR	R-2	WOODARD MATTHEW P	0.027900515
051	079	KEITH TR	R-1	KULLEN SEAN P	0.030529483
039	055	PLAIN ST	R20	CUSHING ROBERT G &	1.790883831
075	082	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.446869414
039	034	JEFFREY WY	R30	RUSCITO ALDO TRUSTEE	2.870693733
075	081	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.342203902
075	080	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.350172614
075	067	SOFIA RD	R-1	COLARUSSO CARL F TR	0.330061725
075	076	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.36710978
039	057	PLAIN ST	R-3	CUSHING ROBERT G	3.482456776
075	079	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.365312074
039	035	JEFFREY WY	R30	RUSCITO ALDO TRUSTEE	2.59183981
075	077	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.381277969
063	015	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.338667168
039	063	PLAIN ST	R20	WILLIAMS RADCLIFFE D	1.054184837
075	078	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.366724482
099	011	SOUTH ST	I	PREVETT HELEN L	0.463285473
063	014	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.343250808
075	062	SOFIA RD	R-1	BOUTILIER ARTHUR E AND	0.030066627
075	022	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.345304071
063	013	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.34268153
062	010	WASHINGTON ST	R-1	LIPSKY BESSIE	4.987912559
063	012	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.409832933
026	126	PLAIN ST	R-2	RUSSO JOHN C & CATHERINE	0.4602464
075	024	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.398272571
026	071	PLAIN ST	R20	HERRERA NICOLAE P	0.769149905
075	023	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.353195635
063	005	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.35147916
075	051	ANDERSON RD	R-1	BUCKLIN WARNER L	0.108604171
063	006	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.363498335
039	058	PLAIN ST	R-3	CUSHING KEVIN JAMES	0.394589288
075	025	FITZPATRICK ST	R15	CONVEYANCING CONCEPTS INC	0.17148477
075	021	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.356906499
063	010	LEONA DR	R-1	CONVEYANCING CONCEPTS INC	0.364106669
075	026	FITZPATRICK ST	R15	CONVEYANCING CONCEPTS INC	0.354170757
051	157	MORTON ST	R-1	PHILLIPS ELSIE LE	0.174612932
062	006	WASHINGTON ST	I	LIPSKY BESSIE	7.522559619
039	068	PLAIN ST	R-2	RUSSO JOHN C	2.644784493

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MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
075	052	ANDERSON RD	R-1	BUCKLIN WARNER L	0.046002514
026	128	PLAIN ST	R-2	RUSSO JOHN C	0.187757226
063	007	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.352830519
026	015	GILBERT DR	R20	CAVE PHILIP A & BEVERLY A	0.099056158
075	027	FITZPATRICK ST	R15	CONVEYANCING CONCEPTS INC	0.339913698
075	020	FITZPATRICK ST	R15	CONVEYANCING CONCEPTS INC	0.339143419
063	009	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.355881375
026	129	PLAIN ST	R-2	RUSSO JOHN C	0.734942073
026	134	WEST ST	R20	ROGERS HENRY J	0.113397171
075	028	FITZPATRICK ST	R15	CONVEYANCING CONCEPTS INC	0.338258604
051	012	MORTON ST	R-1	DIBBERN EVELYN CLARA	0.007598443
075	016	LEONA DR	R15	CONVEYANCING CONCEPTS INC.	0.369874648
075	019	FITZPATRICK ST	R15	CONVEYANCING CONCEPTS INC	0.342323679
063	008	ORCHARD RD EX	R-2	CONVEYANCING CONCEPTS INC	0.347509624
075	029	FITZPATRICK ST	R15	CONVEYANCING CONCEPTS INC	0.356982432
075	018	LEONA DR	R15	CONVEYANCING CONCEPTS INC	0.341737736
063	004	LEONA DR	R15	CONVEYANCING CONCEPTS INC	0.347176459
062	025	WASHINGTON ST	R15	LIPSKY BESSIE	4.117310525
075	017	LEONA DR	R15	CONVEYANCING CONCEPTS INC.	0.469095125
075	030	FITZPATRICK ST	R15	CONVEYANCING CONCEPTS INC	0.349571338
051	005	MORTON ST	R15	MCDERMOTT PAUL	0.116267693
063	003	LEONA DR	R15	CONVEYANCING CONCEPTS INC	0.424538705
026	137	WEST ST	R-2	LESSA KENNETH J	0.054854567
051	018	FOREST RD	R-1	GAUDET JOSEPHINE C	0.464436031
075	031	FITZPATRICK ST	R15	CONVEYANCING CONCEPTS INC	0.350486143
075	007	LEONA DR	R15	CONVEYANCING CONCEPTS INC	0.341043237
051	015	FOREST RD	R-1	FUBEL NELLIE F	0.12537381
075	015	LEONA DR	R15	CONVEYANCING CONCEPTS INC	0.41177844
075	006	FITZPATRICK ST	R15	CONVEYANCING CONCEPTS INC	0.353278985
075	008	JULIE LN	R15	CONVEYANCING CONCEPTS INC	0.655849126
051	023	FOREST RD	R15	MARINI LINDA N	0.084847866
075	014	LEONA DR	R15	CONVEYANCING CONCEPTS INC	0.451905752
099	014	SOUTH ST	RA	URBAN STANLEY B & STEFANIE TRS	3.841063861
075	005	FITZPATRICK ST	R15	CONVEYANCING CONCEPTS INC	0.352640459
026	154	GRACE LN	R30	PELLEGRINO NICOLA F &	0.076221627
075	013	JULIE LN	R15	CONVEYANCING CONCEPTS INC	0.457591026
075	012	JULIE LN	R15	CONVEYANCING CONCEPTS INC	0.433549343
098	004	CENTRAL ST	R30	URBAN STANLEY B & STEFANIE TRS	1.920870296
025	081	WEST ST	R20	ODAY ROBERT M	2.764697123
075	009	JULIE LN	R15	CONVEYANCING CONCEPTS INC	0.50397681
051	020	FOREST RD	R-3	RUSSO DEAN A	2.780958171
099	015	SOUTH ST	RA	URBAN STANLEY B & STEFANIE TRS	0.393793048
075	010	JULIE LN	R15	CONVEYANCING CONCEPTS INC	0.408435686
038	031	WEST ST	R30	HORAN EDWARD T	7.837318218
025	007	PLAIN ST	RA	IVALDI CHARLES F	0.221976872
075	011	JULIE LN	R15	CONVEYANCING CONCEPTS INC	0.418764173
098	006	SOUTH ST	RA	MACINTYRE JOHN R	4.84779457
074	044	SUMNER ST	R-1	BARKSDALE FREDERICK W	0.285126821
098	005	SOUTH ST	RA	URBAN STANLEY B & STEFANIE TRS	0.773412934
086	058	PARK ST	R-3	PERRY JOHN CLYDE JR	0.054118219
098	003	CENTRAL ST	RA	PETERSEN ALFRED J &	3.623577594
050	006	WASHINGTON ST	R-3	MEDEIROS DENNIS	0.983722422

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MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
098	001	PARK ST	NB	R K PINE TREE PLAZA LLC	4.181732133
098	002	CENTRAL ST	RA	STRAM BARBARA A	0.61655705
074	060	DALY DR	R-1	NOE VINCENT F	0.180492613
062	069	ROACH RD	R15	LANG ROBERT T	0.197573672
050	007	WASHINGTON ST	R-3	DOWD ARTHUR D JR TRUSTEE	0.546639129
050	008	WASHINGTON ST	R-3	DOWD ARTHUR D JR TRUSTEE	7.777265972
086	013	THOMPSON CT		WONG WILLIAM	0.562081206
025	047	KING ST	R-3	DYKEMAN GEORGE R	3.022858874
074	129	SUMNER ST	R15	HCRI MASS PROPERTIES TRUST	1.137972214
086	049	PARKVIEW AV	R-3	ONEIL MICHAEL R	4.076879196
074	128	SUMNER ST	R1	HCRI MASS PROPERTIES TRUST	2.096329653
025	031	BAY RD	R-3	SULLIVAN ROBERT L	6.450200145
025	049	KING ST	R-3	DYKEMAN LOUIS E JR	1.460758647
086	032	CAMDEN ST	GB	ONEIL MICHAEL R & GINA M TRST	0.507371287
086	039	CAMDEN ST	R30	BARNIE FLORENCE E TRUSTEE	0.796443756
062	009	WASHINGTON ST	I	LIPSKY BESSIE	1.123625732
086	031	ARLINGTON ST	R-3	ONEIL MICHAEL R & GINA M TRST	0.958145243
086	038	CAMDEN ST	R30	BARNIE FLORENCE E TRUSTEE	0.161380072
086	037	CAMDEN ST	R-3	ONEIL MICHAEL R & GINA M TRUST	0.34329367
086	035	CAMDEN ST	R30	BARNIE FLORENCE E TRUSTEE	1.038804481
038	028	WEST ST	R-3	SNOW SUZANNE	2.321747199
062	011	WASHINGTON ST	R-1	LIPSKY BESSIE	0.992504249
086	028	ARLINGTON ST	R-3	ONEIL MICHAEL R & GINA M TRST	1.515056223
086	068	ARLINGTON AV	R-3	ONEIL MICHAEL R & GINA M TRUST	0.420827961
062	012	WASHINGTON ST	GB	KOURAFAS JAMES	0.746688999
086	030	ARLINGTON ST	R30	BARNIE FLORENCE E TRUSTEE	0.628201088
061	010	WASHINGTON ST	GB	KOURAFAS JAMES	4.623711265
086	036	CAMDEN ST	R-3	ONEIL MICHAEL R & GINA M TRST	0.060390714
086	069	ARLINGTON AV	R-3	ONEIL MICHAEL R & GINA M TRUST	0.340221403
086	027	ARLINGTON ST	R30	ONEIL MICHAEL R & GINA M TRST	0.636169352
086	029	BRUCE ST	R30	BARNIE FLORENCE E TRUSTEE	0.049409981
086	070	ARLINGTON ST	R-3	STRAFFIN DAVID O	0.390526985
086	026	ARLINGTON AV	R-3	ONEIL MICHAEL R & GINA M TRUST	0.740132142
061	070	WASHINGTON ST	R15	GODDARD HEALTH SERVICES	27.34711833
061	071	WASHINGTON ST	R15	GODDARD HEALTH SERVICES	4.760244317
086	071	ARLINGTON AV	R-3	ONEIL MICHAEL R & GINA M TRUST	1.544593
086	073	ARLINGTON AV	R-3	ONEIL MICHAEL R & GINA M TRST	0.97809358
073	021	SUMNER ST		GODDARD HEALTH SERVICES	55.37755877
086	072	ARLINGTON ST	R-3	ONEIL MICHAEL R & GINA M TRST	0.092021902
024	006	BAY RD	R-3	CARRARA DENISE	3.012985901
085	001	PARK ST	R-3	SZMKIEWICZ STEPHEN	3.63122943
061	060	ATKINSON AV EX	R15	KOURAFAS JAMES	1.271063737
010	001	BAY RD	R-3	CONNOLLY LINDA M	1.811274726
010	005	HIGHLAND ST	R30	SLAFSKY SYLVIA TRUSTEE	39.16712223
061	061	ATKINSON AV EX	R15	KOURAFAS JAMES	0.031131067
073	022	BENSON RD	R-1	CUSHING FRANCIS A	0.069536922
010	002	BAY RD	R-3	PELLIGRINO BEVERLY ANN	1.864439725
073	019	BENSON RD	R-1	GRUBENSKAS PAULA	0.122791787
061	063	WASHINGTON ST	GB	BERTOLI PAUL TRUSTEE	1.011823892
024	044	HIGHLAND ST	R30	MOON EDWARD B	2.749842662
061	065	WASHINGTON ST	GB	BERTOLI PAUL TRUSTEE	1.018441803
061	068	WASHINGTON ST		GODDARD HEALTH SERVICES	2.489301085

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MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
061	067	WASHINGTON ST	GB	GODDARD HEALTH SERVICES INC	0.591231949
037	031	WEST ST	R-2	MCNAMARA CHARLES H JR	0.91726718
024	022	HIGHLAND AV	R-3	STANFORD HEPEN	0.17888868
024	021	HIGHLAND AV	R-3	HERTZ MOE	0.076603353
024	020	HIGHLAND AV	R-3	BURG S	0.109149335
024	019	HIGHLAND AV	R-3	BARABEE ETHEL	0.177692192
024	018	HIGHLAND AV	R-3	HALLIDAY DAVID ET UX	0.087360571
024	017	HIGHLAND AV	R-3	BARABEE ETHEL	0.091923712
024	016	HIGHLAND AV	R-3	MCTARNAHAN GRACE	0.352184056
061	079	KELSEY DR	R-3	GODDARD HEALTH SERVICES	0.37487543
024	025	HIGHLAND AV	R-3	BOLLINGER GEORGE W	0.105652436
024	014	HIGHLAND AV	R-3	MCTARNAHAN GRACE	0.584635571
024	026	HIGHLAND AV	R-3	MCTARNAHAN GRACE	0.110774008
024	028	HIGHLAND AV	R-3	BOLLINGER GEORGE W	0.309868132
024	034	CHANDLER ST	R-3	BOLLINGER GEORGE W	1.343526653
024	040	LINWOOD ST	R-3	MCTARNAHAN GRACE	0.125549689
024	013	HIGHLAND AV	R-3	COREY BEATRICE E	0.846002781
024	029	HIGHLAND AV	R-3	MCTARNAHAN GRACE	0.326552082
024	036	CHANDLER ST	R-3	BOLLINGER GEORGE W	0.508895819
061	080	KELSEY DR	R30	GODDARD HEALTH SERVICES INC	0.339124458
024	038	LINWOOD ST	R-3	MCTARNAHAN GRACE	0.054003525
037	002	WEST ST	R-3	BEUCLER JOHN W	0.472072932
024	030	HIGHLAND AV	R-3	MABEE WILLIAM E	0.202101581
061	081	SPRUCE ST	R-3	GODDARD HEALTH SERVICES INC	0.34359318
024	012	HIGHLAND AV	R-3	SILCK C A	0.168137842
060	004	WASHINGTON ST	R30	MALLOY JOHN G	13.05840927
024	043	FREDERICK ST	R-3	MALCOLM RALPH R	0.316553729
024	011	HIGHLAND AV	R-3	SILCK C A	0.079488055
061	082	SPRUCE ST	R-3	GODDARD HEALTH SERVICES INC	0.363913441
061	084	EVERGREEN RD	R-3	GODDARD HEALTH SERVICES INC	0.343167148
024	042	FREDERICK ST	R-3	MCTARNAHAN GRACE	0.11170371
024	033	CHANDLER ST	R-3	BOLLINGER GEORGE W	0.437844654
023	061	HOLLIS ST	R-3	MEADE JAMES	0.411832033
023	036	HIGHLAND AV	R-3	LUNA JOSEPH M	0.134393969
061	083	SPRUCE ST	R-3	GODDARD HEALTH SERVICES INC	0.343292381
060	032	EVERGREEN RD	R-3	GODDARD HEALTH SERVICES INC	0.340962303
023	040	CHANDLER ST	R-3	DEAN ALBERT	1.098476517
023	042	CHANDLER ST	R-3	DYKEMAN HOWARD	0.213310253
024	032	CHANDLER ST	R-3	SHIELDS CHARLES	0.245387577
060	033	EVERGREEN RD	R-3	GODDARD HEALTH SERVICES INC	0.336953796
060	039	WASHINGTON ST	R30	EXTRA SPACE OF STOUGHTON LLC	13.59332074
060	031	EVERGREEN RD	R-3	GODDARD HEALTH SERVICES INC	0.348301147
023	043	CHANDLER ST	R-3	PARENT WALTER	0.220841725
060	034	EVERGREEN RD	R-3	GODDARD HEALTH SERVICES INC	0.337483839
023	084	HENRY ST	R-3	DEAN ANNIE	0.459134864
023	044	CHANDLER ST	R-3	MCTARNAHAN CORDELIA	0.351614166
060	028	SYCAMORE RD	GB	GODDARD HEALTH SERVICES INC	0.362420904
023	063	FREDERICK ST	R-3	GOLDEN GEORGE W JR	0.116834318
060	035	EVERGREEN RD	R-3	GODDARD HEALTH SERVICES INC	0.332969883
023	037	HIGHLAND ST	R30	EGGLESTON ARTHUR W	0.141904378
060	030	SYCAMORE ST	GB	GODDARD HEALTH SERVICES INC	0.3638475
023	082	HOLLIS ST	R-3	BRIGHAM GERTRUDE E	0.120047074

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MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
023	038	HIGHLAND ST	R30	MCTARNAHAN GRACE	0.290897609
023	049	LINWOOD ST	R-3	MORGAN E C	0.316037217
060	036	EVERGREEN RD	R-3	GODDARD HEALTH SERVICES INC	0.337767387
023	081	HOLLIS ST	R-3	FOSTER LEROY L	0.225882168
023	052	LINWOOD ST	R-3	MOLANDER ESTELLE	0.291599525
023	045	LINWOOD ST	R-3	KAHAN LEO	0.526383596
060	027	SYCAMORE RD	GB	GODDARD HEALTH SERVICES INC	0.363062669
023	039	HIGHLAND ST	R30	EGGLESTON ARTHUR W	0.161658002
023	080	HOLLIS ST	R-3	POOLE LUCY E	0.127734708
060	037	EVERGREEN RD	R-3	GODDARD HEALTH SERVICES INC	0.331019223
023	065	FREDERICK ST	R-3	VAUGHAN MILLIE E	0.250061267
023	086	HOLLIS ST	R-3	BENNETT EDITH S	0.255992777
023	053	FREDERICK ST	R-3	JENKINS PAUL B	0.270567606
023	079	HOLLIS ST	R-3	ROLLINS MARIE C	0.172476665
023	046	HIGHLAND ST	R30	EGGLESTON ARTHUR W	0.182625893
060	038	EVERGREEN RD	GB	GODDARD HEALTH SERVICES INC	0.385638762
023	066	HOLLIS ST	R-3	PARKER MARION E	0.219565837
023	078	HOLLIS ST	R-3	HAWKINS CLARA E	0.104031131
023	087	HOLLIS ST	R-3	SNELL EDNA M	0.111418243
060	026	SYCAMORE RD	GB	GODDARD HEALTH SERVICES INC	0.35775309
023	067	HOLLIS ST	R-3	DURYEA WILLIS M ET AL	0.461467722
023	077	HOLLIS ST	R-3	COLE MARIA H	0.106379048
023	088	HOLLIS ST	R-3	FITZPATRICK GEORGE H	0.123648284
023	055	LINWOOD ST	R-3	MCLEAN LEYDA A	0.22536814
023	102	HENRY ST	R-3	JARDIN SANDRA RUTH	0.289350003
023	076	HOLLIS ST	R-3	JAMES EDITH V	0.128050118
023	068	HOLLIS ST	R-3	FINN DAVID L	0.508280696
023	056	LINWOOD ST	R-3	CONNELL CHARLES E	0.108179176
023	090	HENRY ST	R-3	SPELLMAN JAMES A	0.472784382
023	048	HIGHLAND ST	R30	EGGLESTON ARTHUR W	0.12383422
023	113	HIGHLAND ST	R30	SHEA JOHN J	10.80319375
060	025	SYCAMORE RD	GB	GODDARD HEALTH SERVICES INC	0.447747157
023	058	HIGHLAND ST	R30	MEAD JAMES	0.508122613
009	004	BAY RD	R30	MONACO ALFONSO	0.677893439
023	103	HENRY ST	R-3	MCTARNAHAN CORDELIA	0.110376173
060	023	WASHINGTON ST	GB	GODDARD HEALTH SERVICES INC	0.348669418
023	069	HIGHLAND TR	R-3	HOBBS WILLIAM C	0.121661994
023	057	HIGHLAND ST	R30	EGGLESTON ARTHUR W	0.152768505
023	091	HENRY ST	R-3	MAC ARTHUR HOWARD	0.297948821
023	070	HIGHLAND TR	R-3	JACOBS LOUIS ESTATE	0.250726482
023	060	FREDERICK ST	R-3	MCTARNAHAN CORDELIA	0.107165122
023	092	HENRY ST	R-3	FINN JOSEPH D	0.519300899
023	105	HENRY ST	R-3	MCTARNAHAN GRACE KABER	0.10157134
023	071	HOLLIS ST	R-3	MCTARNAHAN CORDELIA	0.234207231
023	072	HOLLIS ST	R-3	KENNEDY JOHN J	0.116546377
023	075	HOLLIS ST	R-3	MCTARNAHAN GRACE	0.121564478
023	074	HIGHLAND ST	R30	MEAD JAMES	0.863713145
023	093	HENRY ST	R-3	THOMPSON HAROLD E	0.484914907
023	059	HIGHLAND ST	R30	EGGLESTON ARTHUR W	0.123661753
036	015	WEST ST	R-3	MCNAMARA J & MCSWEENEY E TRST	40.06505499
023	107	HENRY ST	R-3	DOBSON CONSTRUCTION CO INC	0.546492749
023	073	HIGHLAND ST	R30	EGGLESTON ARTHUR W	0.180456267

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MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
009	007	BAY RD	R30	COAN J MICHAEL	1.962422344
023	095	HOLLIS ST	R-3	HARVEY FRED G	0.118452557
023	033	HIGHLAND ST	R30	FERNANDEZ JOSE M	2.075684305
023	108	HENRY ST	R30	ROUNDS ADELLA L	0.697541953
009	006	BAY RD	R30	COAN J MICHAEL	0.261268695
036	007	WEST ST	R-3	WILLIAMS DAVID	1.992070989
009	008	BAY RD	R30	WIDROW JULIE R	0.290334428
023	110	HIGHLAND ST	R30	ALLEN TIMOTHY P	0.52850926
009	010	BAY RD	R30	COAN J MICHAEL	1.608709396
036	008	WEST ST	RA	RUDNICK GEORGE	1.027874271
060	041	WASHINGTON ST	GB	EXTRA SPACE OF STOUGHTON LLC	1.406545372
023	013	HIGHLAND ST	R30	LAFLAMME PAUL R & MARGUERITE	16.92342384
036	009	WEST ST	RA	RUDNICK GEORGE	1.034302675
036	010	WEST ST	RA	RUDNICK GEORGE	1.085406608
060	006	WASHINGTON ST	GB	MCNAMARA JAMES P SR TR	6.311077666
035	046	WEST ST	R-3	RUDNICK GEORGE	8.005339396
060	005	WASHINGTON ST	GB	REX PROPERTIES LLC	1.925676457
009	013	BAY RD	R3	WOODWARD RICHARD W	0.707796325
035	017	HIGHLAND ST	R30	MACDONALD MILDRED L TR	0.852070071
008	017	BAY RD	R-3	PARSONS IRVING	11.01345609
008	016	BAY RD	R-3	PARSONS IRVING	19.99806591
035	053	PALISADES CR	R30	WAINWRIGHT RICHARD L TR	0.520511821
008	008	BAY RD	R30	DURLING RALPH E	6.140560414
035	070	HAYWARD DR	R30	JOHNSON EARL F JR	0.195984499
008	015	PHOENIX LN	R30	PARSONS I & SILVA A F TRUSTEES	0.895056013
035	061	PALISADES CR	RA	BARBOSA ARMANDO R	1.01536051
035	060	PALISADES CR	R30	VOLPE SISTO	0.926093393
035	058	PALISADES CR	RA	HAMBURGER STEPHEN TRST	0.925007992
035	093	LAKE DR	R-3	CONNOLLY LEESA P	0.09848067
008	014	PHOENIX LN	R30	PARSONS I & SILVA A F JR TRST	0.941860952
035	084	JACOBS TR	R30	RILEY BRIAN J	0.120445642
035	002	HIGHLAND ROCK DR	R-3	ZAMPINE LISA M & PAUL P SR	1.046645247
035	057	LAKE DR	R-3	MCEWAN EDWARD J	0.151168313
008	018	EAGLE ROCK RD	R30	PARSONS I & SILVA A JR TRSTEE	0.910147999
008	013	PHOENIX LN	R30	PARSONS I & SILVA A F TRUSTEES	0.936100521
035	086	LAKE DR	R30	RILEY BRIAN J	0.109322399
035	090	LAKE DR	R30	MARSHALL ROBERT A	0.084370745
008	012	BAY RD	R-3	PARSONS IRVING	1.033287404
007	001	BAY RD	R30	HEALEY K M & RAYMOND R TRSTEEES	0.44908798
035	079	REBECCA LN	R30	NOEPEL ROY E	0.119490336
034	022	LAKE DR	R-3	RILEY BRIAN J	0.045542133
007	003	BAY RD	R3	MARINELLI LIVIO P & LOUISE E	9.767802802
035	076	AMES DR	R30	KUHN JOHN	0.221644381
034	024	REBECCA LN	R30	DALMUS RUTHE	0.119573207
034	021	LAKE DR	R-3	BUZZANGA MAFALDA R	0.051507766
035	075	HAYWARD DR	R-3	CHRISTENSEN EMMA	0.096904869
034	006	AMES DR	R30	WHITE CAROL P	0.123947351
034	007	AMES DR	R30	AMERICA MARIA A TRUSTEE	0.124309504
034	003	AMES DR	R-3	CHRISTENSEN EMME	1.146969636
034	009	AMES DR	R30	AMERICA MARIA A TRUSTEE	0.236760574
007	002	BAY RD	R30	EARLE THEONIS H	2.670160934
034	012	AMES DR	R-3	DAILEY RICHARD C TRUSTEE	0.119036311

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MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
034	014	AMES DR	R-3	NOONAN PAUL D	0.118470877
034	015	AMES DR	R-3	SCHOFIELD MARK T & NADINE A	0.114473795
007	007	TURNSTONE TR	R30	MCCARTER DAVID W TR	1.173949436
007	030	EAGLE ROCK RD	R30	GILMAN EDWARD	0.635116464
007	029	EAGLE ROCK RD	R30	ETLING RICHARD F	0.900637434
007	028	EAGLE ROCK RD	R30	ETLING RICHARD F	1.384756463
007	037	TURNSTONE TR	R30	MCCARTER DAVID W TR	0.642068428
007	038	TURNSTONE TR	R30	PARSONS GERALDINE D.	1.047399784
006	008	PATRICK'S RUN	R30	ROSSO ADRIAN D TRUSTEE	4.189255742
020	004	EAGLE ROCK RD	R30	MAHAR NATALIE D TRUSTEE	1.054852557
006	014	LANE'S END	R30	COSTA RALPH DOUGLAS	1.186887701
006	024	BAY RD	R	MARINELLI LIVIO P	4.203166563
006	025	BAY RD	R	SHEEHAN RONALD D	0.525027995
055	064	AVALON ST	RU	CHAPLES ROBERT W	0.19327526
055	228	CLIFFORD AV	RU	LEAHY HENRY L	0.002363853
097	013	WILLOW ST	I	GARBER PAUL & GARBER HAROLD	4.656881684
097	012	WILLOW ST	I	GARBER HAROLD & HARRIET TRST	2.21918504
095	013	PAGE ST	R-1	GIBSON EUGENIA L M	7.753746555
095	014	PAGE ST			
095	018	PAGE ST		R C ARCHBISHOP OF BOSTON	
095	001	BILLINGS RD	R15	139/A CORP AND 139 REALTY CORP	
070	103	DEADY AV	RC	SPICHKIN ANDREY	
094	034	PAGE ST	I	GAGLIARDI ANTONIO	
082	038	GLEN COURT			
104	003	PAGE ST		STOUGHTON REDEVELOPMENT AUTH	
082	040	GLEN COURT			
082	046	GLEN ECHO ST.			
092	022	TURNPIKE ST	I	COSTCO WHOLESALE CORP	
056	106	WASHINGTON ST	GB	DINO WILLIAM H & VICTOR	
002	092	LAKEWOOD DR	RC	BIXBY JAMES O	
094	002	TURNPIKE ST	RC	DORMAN JAMES	
082	096	ROCKY KNOLL DR	R15	PATEL SHAILESH D	
082	032	GROVE RD	R-1	GIBSON EUGENIA L M & JOANNA L	
082	093	ROCKY KNOLL DR.			
082	108	PLEASANT ST		MAPLEWOOD CEMETARY ASSOC TRUST	
081	028	HILLSIDE AV	RC	CHORNOVAS KLAVDIOS	
081	030	HILLSIDE AV	RC	NUNNALLY REGINALD	
069	124	YORK ST	R-8	NEW ENGLAND SINAI HOSPITAL	
093	004	PAGE ST	I	COMMONWEALTH OF MASS	
069	122	YORK ST	R-8	NEW ENGLAND SINAI HOSPITAL	
069	077	PINE ST	RC	MUNROE JOHN B	
081	061	TURNPIKE ST	R-1	BOSTON EDISON CO	
057	115	WASHINGTON ST			
057	116	WASHINGTON ST			
056	099	CENTRAL ST	R-	R C ARCHBISHOP OF BOSTON	
079	070	TURNPIKE ST	R20	THE MODERN CONTINENTAL	
056	105	WASHINGTON ST	GB	DINO GUNER	
056	109	WASHINGTON ST	GB	DINO WILLIAM & VICTOR	
056	112	HALLIDEN ST	GB	DINO WILLIAM & VICTOR	
056	110	WASHINGTON ST	GB	DINO WILLIAM & VICTOR	
056	111	WASHINGTON ST	GB	DINO WILLIAM H & VICTOR	
044	140	COLUMBIA ST	NB	GOULSTON GERALD D	

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MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
056	081	CENTRAL ST	RU	AHAVATH TORAH SYNAGOGUE	
044	141	COLUMBIA ST	NB	GOULSTON GERALD D	
056	082	CENTRAL ST	RU	AHAVATH TORAH SYNAGOGUE	
056	083	CENTRAL ST	RU	AHAVATH TORAH SYNAGOGUE	
044	152	STATION ST	NB	GOULSTON GERALD D TRUSTEE	
017	070	MILL ST	RM	CALDWELL ALAN S TRUSTEE	
044	276	LACIVITA CT		STOUGHTON HOUSING AUTHORITY	
044	275	STATION ST	R-8	STOUGHTON HOUSING AUTHORITY	
091	019	CENTRAL ST	I	MASS BAY TRANS AUTHORITY	
002	021	EASTWOOD RD	R-1	BRACONI BETSY TRUSTEE	
043	106	PEARL ST	R-8	NORFOLK COUNTY	
002	018	RIDGEWOOD AV			
002	048	CEDARWOOD RD	RC	TEMKIN FAMILY LTD PARTNERSHIP	
002	013	BAYWOOD AV	R15	RECCA JOSEPH &	
002	049	CEDARWOOD RD			
016	224	FERNWOOD RD	R-1	LEONARD RICHARD D	
055	132	HAMPTON ST	RU	ALEXOPOULOS GEORGE F	
030	106	PRATTS CT	RC	ANGELOS MARY J	
043	006	CANTON ST	GB	PAULINO JOSEPH S & DIAS JAMES	
067	254	HOPEDALE PK	R-	CLINE ERVING H & BEATRICE C TR	
078	089	TAMARACK DR	RB	LOURO-LOPES DALIA M	
090	063	CENTRAL ST	I	LEVINE RICHARD J & LYNDA S	
054	098	SUMMER ST	RU	SELBY WILLIAM J	
066	218	PROSPECT ST	R-8	STOUGHTON POST	
042	127	SCHOOL ST	R-8	FERNANDES AVELINO	
078	002	PROSPECT ST	R-2	STOUGHTON POST 89 INC	
054	054	PERRY ST	RU	NIR GABRIEL	
054	433	PERRY ST	RU	DINOLO AND ANGELOS INC	
029	053	ELM ST			
041	106	SCHOOL ST	RB	FORGER GEORGE R	
077	025	PROSPECT ST	R-8	STOUGHTON POST 89 INC	
077	026	PROSPECT ST	R-8	STOUGHTON POST 89 INC	
053	151	CRESCENT AV	R8	BROCKTON EDISON CO	
053	142	CRESCENT AV	R8	BROCKTON EDISON CO	
065	150	SUBURBAN PK	R-2	BEATON JOHN J	
065	015	SUMMER ST	R8	BROCKTON EDISON CO	
065	226	SUMNER ST	R20	BROCKTON EDISON CO	
076	083	PARK ST	I	OSTRANDER E & FELOS A JR TRST	
064	133	SUMNER ST	R-2	HERLIHY DANIEL J	
076	017	SUMNER ST	R-2	MACLELLAN JUDITH	
076	013	FANO DR	IND	DISTEFANO ALBERT N	
088	028	PARK ST	GB	GERBER HERBERT J	
039	029	JAMIE LN			
064	002	SUMNER ST	R-1	THE CONSERVATION COMMISSION	
039	030	JAMIE LN	RC	CRAMER STEPHEN D	
026	121	WEST ST	R-2	CLONINGER JOHN	
087	011	PARK ST	R-3	COMMONWEALTH OF MASS	
051	170	WASHINGTON ST	I	MEEHAN BRIGID TRUSTEE	
087	004	PARK ST	R30	BROCKTON EDISON CO	
051	173	WASHINGTON ST	I	GILL STANLEY J TR	
063	011	ORCHARD RD EX	R-2	GOLDSTEIN NORMAN C	

Appendix G
Inventory of Vacant Unprotected Lands

MAP	LOT	STREET NAME	ZONE 1	OWNER	ACREAGE
099	006	SOUTH ST	I	TEMPLE BETH EMUNAH	
099	013	SOUTH ST	R30	FONTAINE JOHN J	
051	026	FOREST RD	R-1	HENDERSON FRANCIS E	
026	153	GRACE LN	R30	MURPHY KEVIN H	
063	002	SUMNER ST	R15	BROCKTON EDISON CO	
025	023	BAY RD	R30	DRY POND ASSOC	
025	024	BAY RD	R-3	DRY POND ASSOC	
086	051	PARKVIEW AV	R30	BROCKTON EDISON CO	
074	091	CHASE RUN			
074	093	CHASE RUN			
025	032	BAY RD	R-3	SULLIVAN ROBERT L	
086	034	CAMDEN ST	R-3	UNKNOWN	
086	066	PARK ST	NB	R K PINE TREE PLAZA LLC	
086	067	PARK ST	GB	TOGAR RLTY LTD LIABILITY CO	
061	009	WASHINGTON ST	GB	TUCCI ALBERT A TR.	
061	004	WASHINGTON ST	GB	MASS BAY TRANS AUTHORITY	
061	064	WASHINGTON ST			
061	002	WASHINGTON ST			
061	089	WASHINGTON ST	GB	MASS BAY TRANS AUTHORITY	
023	054	LINWOOD ST	RA	BAKER DAVID A	
035	067	LAKE DR	RA	COSTA VALARIE L	
034	026	LAKE DR	RA	DALMUS RUTHE	

APPENDIX H

Town of Stoughton

10 Pearl Street • Stoughton, MA 02072 • (781) 341-1300 • FAX (781) 344-5048

POLICY OF NON-DISCRIMINATION ON THE BASIS OF DISABILITY

The Town of Stoughton does not discriminate on the basis of disability in the admission or access to, or treatment of employment in, its programs or activities.

Michael Pazyra, Veterans Agent, Town Hall, 10 Pearl Street, Stoughton, MA 02072 has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator.

EQUAL EMPLOYMENT OPPORTUNITY STATEMENT

The Town of Stoughton does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provisions of services.

A True Copy, Attest:

Janice M. Fleming
Acting Town Clerk

March 2, 2007

RECEIVED BY

MAR 16 2007

HORSLEY & WITTEN, IN

Town of Stoughton



10 Pearl Street
Stoughton, Massachusetts 02072

Tel. (617) 341-1300

Office of the Town Clerk

HANDICAPPED NONDISCRIMINATION REQUIREMENTS

GRIEVANCE PROCEDURE

- A. A formal complaint in writing must be filed with the Towns Section 504 Coordinator designated to handle compliance with federal handicapped regulations.
- B. Within 10 days, the Coordinator will either (1) resolve the complaint through reasonable accomodation, (2) dismiss the complaint as not relevant to the handicapped regulations, or (3) refer the complaint to the self-evaluation team for review. The complainant, the self-evaluation team and the Handicapped Coordinating Committee must be notified or whichever action is taken, either in writing or by other appropriate formal notification.
- C. If complainant is dissatisfied with the coordinator's action, within ten days they may file the formal complaint with the self-evaluation team.
- D. Within ten days of formal notice to the complaint, the self-evaluation team will meet to review the complaint. The Section 504 Coordinator shall not participate as a member of the team. The complainant must be notified of such meeting and may be present with counsel if they so choose.
- E. Within ten days of their meeting the self-evaluation team (without the Section 504 coordinator) will either (1) resolve the dispute through reasonable accommodation, (2) dismiss the complaint as not relevant to the handicapped regulations; or (3) devise a plan for the needed structural or program changes to reach compliance and immediately notify the Handicapped Coordinating Committee of such plans. The complainant, the Section 504 coordinator and the Handicapped Coordinating Committee must be notified, either in writing or by other appropriate formal notification.
- F. If the complainant is not satisfied with the self-evaluation team actions, within ten days they may file a formal complaint with the Handicapped Coordinating Committee.
- G. Within ten days of formal notice of the complaint, the Handicapped Coordinating Committee will meet to review the complaint. The complainant must be notified of such meeting and may be present with counsel if they so choose.

A True Copy, Attest: James H. Fleming March 2, 2007

Acting Town Clerk

ANGELO A. KYRIAKIDES ARCHITECT, A.I.A.
169 PORTLAND STREET — BOSTON, MASSACHUSETTS 02114 (617) 367-1230

19 May 1996

Town of Stoughton
10 Pearl Street
Stoughton, Massachusetts 02072

Attn: Mr. Philip J. Farrington, Town Manager

Re: Stoughton 504 Open Space Evaluation.

Dear Mr. Farrington,

Enclosed please find for your use a copy of the 504 Open Space Evaluation for the Town of Stoughton Conservation Commission.

The eighteen page report on the accessibility of the open space and recreational areas as outlined in our proposal are included within this evaluation report. Existing conditions at all of these facilities have been reviewed against the relevant accessibility standards of the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (AAB). For all conditions found to be non-compliant, recommendations have been made.

Please do not hesitate to call should you require further assistance in this matter.

Respectfully submitted,
ANGELO A. KYRIAKIDES, ARCHITECT AIA PC

Angelo A. Kyriakides
President

cc: Ms. Dori Frankel, Chairperson Stoughton Conservation Commission

STOUGHTON 504 OPEN SPACE EVALUATION
Stoughton Conservation Commission
Stoughton, Massachusetts

MEADS MEADOW: (Gay Street)

General: The site is a low laying meadow area adjacent to Washington Street (Rt. 138) and Gay Street.

The meadow is flooded during the winter months allowing for skating.

It should be noted that there is no organized town sponsored activities at this site.

Site Access: Dirt shoulder along Gay Street.

Site Parking: The dirt shoulder along gay street allows for off street parking but due to its condition and constant erosion it can not be considered handicapped accessible.

Site Facilities: None

Recommendation: This site should be left in its natural state. The dirt shoulder should be paved and metal handrails and benches installed to allow for handicapped access to the ice skating surface during the winter months.

STOUGHTON 504 OPEN SPACE EVALUATION

Stoughton Conservation Commission
Stoughton Massachusetts

CHUMUNG HILL AREA:

General: A large undeveloped wooded tract of land in the northwest section of the town surrounded by single family residential housing developments.

The wooded areas has numerous foot paths that lace the Chumung Hill area.

The hill behind the Hanson School is used for mountain biking thrill riders and sledding during the winter months.

There is no town sponsored organized activity at this site.

Site Access: Other than small foot paths none was noted.

There are no sidewalks along West Street that borders the Eastern edge of Chumung Hill.

Site Parking: N/A

Site Facilities: N/A

Recommendation: This site is densely wooded with extreme topographic contours and would not lend itself to be developed and made 504 accessible cost effectively.

It is our recommendation that this site be left in its natural state.

STOUGHTON 504 OPEN SPACE EVALUATION
Stoughton Conservation Commission
Stoughton, Massachusetts

AMES POND & BEACH AREA:

- General : A large body of water along the Stoughton Easton line used for swimming and fishing.
- Site Access The site is accessible from Highland Street through gates along paved and compacted stone dust walkways. Many of the walkways were greater than 1:20 which do not facilitate handicapped access.
- Site Parking: Parking is along the shoulder of Highland Street outside the fenced in recreational area. No designated handicapped parking was noted.
- Site Facilities: There was one facility on site that houses one unisex toilet and office area.
The picnic tables are not handicapped accessible.
The walkways accessing the facility are not wide enough to facilitate handicapped access to the toilet room or office area which again were not accessible once inside the facility.
- Recommendations: Provide designated handicapped parking spaces adjacent to the main entry gate.
Resurface, reconfigure and add handrails to those walkways that are greater than a 1:20 slope.
Re-design the toilet room facilities to be male and female handicapped accessible facilities unless otherwise allowed by the local board of health and the building department.
Provide accessible picnic tables.
Provide accessible drinking fountain.
Provide accessible public telephone.

STOUGHTON 504 OPEN SPACE EVALUATION

Stoughton Conservation Commission
Stoughton, Massachusetts

WOODS POND AREA:

General:

A large track of land gently sloping towards Woods Pond with an expansive wetland area around the pond itself.

This site was viewed from two locations, the end of Blackstone Street and from the Gibsons School site.

The site is a primary conservation area with no pedestrian or vehicular points of access.

There is no town sponsored activity at this site.

Site Access: N/A

Site Parking: N/A

Site Facilities: N/A

Recommendation: This area should be left in its natural state as a conservation area.

STOUGHTON 504 OPEN SPACE EVALUATION

Stoughton Conservation Commission
Stoughton, Massachusetts

BIRD STREET CONSERVATION AREA:

General: A large track of wooded land laced with low laying wetland areas located in the southwest corner of the town. The site contains a small monument and grass area that is open to the public during posted hours of daylight. The site is primarily an open conservation area with no designated paths or walkways or activities provided by or maintained by the Town of Stoughton.

Site Access: Access to the site is via Bird Street or West Street over a dirt access road or trail, both access points or either blocked by some form of pedestrian or vehicular barrier ie. boulders or a swing gate. There is no maintained handicapped access at either point of entry.

Parking Access: There is no designated handicapped parking at either point of entry and automobile traffic is prohibited for entering the conservation area itself.

Site Facilities: N/A

Recommendation: Handicapped access should be made to the limit of the monument site located within the conservation area and a handicapped drop off point and parking spot be developed at the Bird Street point of entry.

It is further recommended that this site remain as a natural undisturbed conservation area.

STOUGHTON 504 OPEN SPACE EVALUATION
Sloughton Conservation Commission
Sloughton, Massachusetts

SOUTH SCHOOL: (continued)

Recommendation: Provide handicapped access to the upper hard play activity area.

Provide a handicapped drop off point at the street.

Repave the upper walkway and hard play activity area.

Provide handicapped access to the baseball field from the upper hard play activity area.

children.

STOUGHTON 504 OPEN SPACE EVALUATION

Stoughton Conservation Commission

Stoughton, Massachusetts

JONES SCHOOL OPEN RECREATIONAL AREAS [Walnut Street]

General: The Jones School site is primarily an asphalt covered play ground with no soft space directly accessible from the school. There is a related tot lot immediately adjacent to the school site along Pierce Street that is used by the school children and the community.

Site Access: Access to the school site is from Park Avenue and Walnut Street; the hard play surface of the school is not accessible from Walnut Street due to the severe grade and is only accessible from Park Avenue. The hard play surfaces were fissured and irregular in finish. The tot lot is accessible from Pierce Street and by negotiating a stone dust walkway with a grade greater than 1:20 and no handrails.

Site Parking: Site parking is paved and available from Walnut Street and Park Avenue. Parking along Pierce Street is on a dirt shoulder at the side of the road. No designated handicapped parking was noted at any of the parking locations.

Site Facilities: Other than a sand table the tot lot equipment is not handicapped accessible. Picnic tables and general circulation throughout the tot lot is not handicapped accessible.

Recommendation: Resurface the hard play areas related to the Jones School.

Reconfigure the tot lot and it's equipment to facilitate handicapped access, provide handrails as needed.

Introduce additional pieces of playground equipment that would be handicapped accessible.

Provide picnic tables that would be handicapped accessible.

Pave the dirt shoulder along Pierce Street to facilitate Handicapped Parking and provide designated handicapped parking spaces and graphics..

STOUGHTON 504 OPEN SPACE EVALUATION
Stoughton Conservation Commission
Stoughton, Massachusetts

NORTH ELEMENTARY SCHOOL OPEN RECREATIONAL AREAS

General: The North School has a open play field that includes a baseball diamond and two hard play areas one of which is enclosed by a chain link fence the other a large asphalt area that is accessed by a cut directly into the street that services the school, access by motor vehicles onto the asphalt play area is controlled by a chain across the point of access. Access to the play area is by sidewalk from the street.
Both of the hard play surfaces and the open field or separated by a grade grater then 1:20 which prevents handicapped individuals from moving between those points with out some form of assistance

Site Access: Site access from the street over an irregular asphalt sidewalk, the grade of the sidewalk is greater then 1:20 it should be noted that no handicapped curb openings or handrails were observed along the sidewalks length that services the play area nor from the street to the access sidewalk.

Site Parking: Parking that services the site is across the street from the school, no posted handicapped parking was noted. The parking lot is fissured and irregular in finish.
No designated handicapped drop off points were noted at the sidewalk that services the hard play area.

Site Facilities: Asphalt play surfaces are fissured and irregular. Sidewalks are fissured and irregular. Existing grades accessing the various areas are greater then 1:20 with no handrails or prepared paths.
The tot lot does not have handicapped play equipment.

Recommendation: Repave the parking areas and provide designated handicapped parking in close proximity to the entry to the hard play area.
Provide a handicapped vehicular drop off at the entry to the hard play area.
Repave the sidewalks provide handrails at areas where the grade is greater then 1:20 and provide handicapped curb cuts along the sidewalk that services the hard play areas.
Repave the hard play areas.
Provide handrails and prepared walkways between activity areas that have a slope greater the 1:20.
Provide handicapped accessible play equipment at the tot lot.
Provide shade structures or trees throughout the site.

STOUGHTON 504 OPEN SPACE EVALUATION

Stoughton Conservation Commission
Stoughton, Massachusetts

WEST ELEMENTARY SCHOOL OPEN RECREATIONAL AREAS [Central Street]

- General:** The West Elementary School site is located to the north of the main athletic fields that service the Town of Stoughton. Its primary athletic / activity areas are locate in the rear of the building, these facilities consist of a narrow strip of asphalt pavement irregular in finish, approximately 50 feet in width the length of the school building and a small sand lot with playground equipment within it.
- Site Access:** Access to the facilities is over a steep drive off of Central Street through a busy and congested parking lot.
- Site Parking:** The site parking lot is irregular in finish, designated handicapped parking was not noted in the area of the sand play area or paved athletic area. Access to the school building is through a side door entry not well defined and was partially blocked by automobiles and service vehicles.
- Site Facilities:** The asphalt pavement in the activity area was fissured and irregular in finish and not handicapped friendly. The sand play area was not accessible nor was the play equipment within the sand play area.
- Recommendation:** Resurface the parking lot and provide handicapped graphics and designated handicapped parking areas at the entry to the building and the activity areas.
- Provide handrails along the walkway/drive where the grade is greater the 1:20 to facilitate handicapped access from the upper part of the site along Central Street to the lower activity areas.
- Provide access to the sand play areas and a surface that can be negotiated by wheelchairs to access the play ground equipment within the sand play area.

STOUGHTON 504 OPEN SPACE EVALUATION
Stoughton Conservation Commission
Stoughton, Massachusetts

STOUGHTON HIGH SCHOOL OPEN RECREATIONAL AREAS (Pearl Street)

General: This area consists of numerous athletic activity areas used by the Stoughton School Department and the Town of Stoughton. The areas are accessed by several streets and defined by three school areas, the Stoughton High School, West Elementary School and the Middle School.

Site Access: The site has several points of access, the primary ones being the parking lots of the schools in addition to roads that service the school areas. The parking lots are bituminous asphalt irregular in finish and not handicapped friendly. Several of the roads servicing the site are paved and have either dirt or grass shoulders not well defined sidewalks with handicapped points access.

Site Parking: Handicapped parking was not located near or well distributed for easy access to the numerous athletic areas.

Site Facilities: The facilities include but are not limited to the following:

- baseball fields
- softball fields.
- tennis courts. (not handicapped accessible)
- football field
- running & jogging track.
- numerous track and field activity areas.
- spectator areas and bleachers. (not handicapped accessible)

There were not toilet facilities noted at any of the above mentioned activities.

Recommendation: Resurface the parking lots and provide designated handicapped parking and graphics at several points of access to the site.

Provide handicapped access to the tennis courts and the spectator areas.

Provide handicapped accessible public toilets.