



2007

SHERBORN, MASS.

OPEN SPACE AND RECREATION PLAN



TOWN OF SHERBORN

OPEN SPACE AND RECREATION PLAN

2007

Table of Contents

Section 1	Plan Summary	4
Section 2	Introduction	
	A. Statement of Purpose	5
	B. Planning Process and Public Participation	6
Section 3	Community Setting	
	A. Regional Context	7
	B. History	10
	C. Population Characteristics	12
	D. Growth and Development Patterns	14
Section 4	Environmental Inventory and Analysis	
	A. Geology, Soils, and Hypsography	22
	B. Landscape Character	31
	C. Water Resources	32
	D. Vegetation	38
	E. Fisheries and Wildlife	40
	F. Scenic Resources	43
	G. Environmental Issues	45
Section 5	Inventory of Lands of Conservation and Recreation Interest	47
	A. Private Parcels	57
	B. Public and Non-Profit Parcels	59
Section 6	Community Vision	
	A. Description of Process	64
	B. Statement of Open Space and Recreation Goals	65
Section 7	Analysis of Needs	
	A. Summary of Resource Protection Needs	66
	B. Summary of Community Needs	68
	C. Management Needs	69

Section 8	Goals and Objectives	71
Section 9	Five-Year Action Plan	
	A. Vision	72
	B. Five-Year Action Plan	73
	C. Review of 1996 OSRP	80
Section 10	Public Comments	82
Section 11	References	93
Appendices	A. Public Participation	
	Public Meeting, January 26, 2006	
	Public Forum, February 28, 2006	
	Eagle Scout Survey 2006	
	B. Public Participation Publicity	
	C. Rare and Endangered Species	
	D. Handicapped Accessibility	
	E. Analysis Maps	

List of Maps

<u>Map Name</u>	<u>After Page</u>
Current Zoning	21
Developed Land	21
Developable Land	21
Surficial Geology	25
Soil Constraints on Septic Systems	27
Poor Filter and Hydric Soils	29
Agricultural Soils	29
Watersheds, Wetlands, and Surface Water	33
Aquifers	33
Rare Species Habitat	40
Scenic and Historic Resources	44
Open Space	47
Recreation Land	63
Proposed Action Plan	71

Appendix E

Aquifers and Developable Land
Aquifers and Soils
Protected Open Space and Rare Species Habitat
Scenic Resources and Protected Open Space

List of Tables

<u>No.</u>	<u>Table Name</u>	<u>Page</u>
3-1	U.S. Census Population and Density of Sherborn and Surrounding Towns	12
3-2	U.S. Census Ethnic Diversity of Sherborn	12
3-3	Median Income	13
3-4	Population and Number of Households	14
3-5	Number of Building Permits	15
4-1	Soil Constraints on Septic Systems	26
5-1	Inventory of Lands of Conservation and Recreation Interest	48
5-2	Private Parcels	58
5-3	Public and Non-Profit Parcels	60

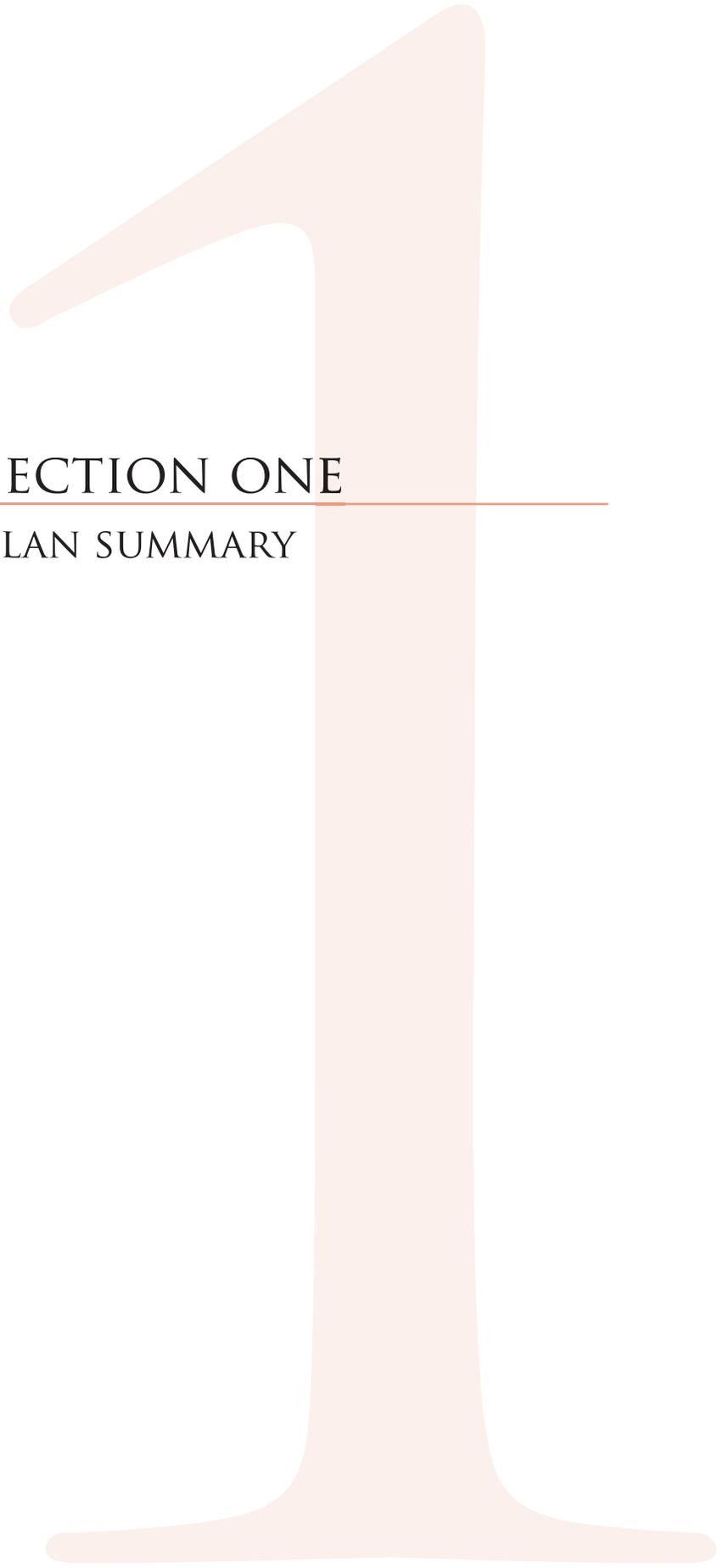
Appendix C

C-1	Rare and Endangered Plant Species in Sherborn
C-2	Rare and Endangered Animal Species in Sherborn



SECTION ONE

PLAN SUMMARY



Plan Summary

Documenting the community's desire to preserve the rural character of Sherborn – its small town qualities, its many scenic roads, the abundance of open space and opportunities for hiking, horseback riding or cross-country skiing on its many trails – is the primary aim of this Open Space and Recreation Plan. Sherborn's character is what makes the town an enjoyable place for its residents to live and raise families.

Sherborn has retained its rural character principally because lands have been acquired as protected open space and because the difficulty of establishing septic systems in Sherborn's soils (e.g., high groundwater, bedrock, wetland, dense soils) has tended to slow growth.

Approximately thirty percent of Sherborn's total area is currently undeveloped but developable under current zoning, assuming compliance with state and local septic and wetland regulations. This percentage includes lands temporarily protected by Chapter 61 programs. Section 8 of this report presents three broad goals that represent residents' expressed concerns and priorities for protecting Sherborn's resources, along with sixteen objectives formed to guide achievement of these goals. It also proposes a vision for Sherborn's open space in which existing open space is connected, forming bands that follow the northwest-to-southeast trend of Sherborn's valleys and ridges. Bands of open space alternate with bands of existing or future residential development.

Bringing about such a vision requires that Sherborn take creative, pro-active steps. Recommended actions include adopting the Community Preservation Act, acquiring and protecting additional open space, actively encouraging landowners to place conservation restrictions on their properties, and involving as many residents as possible in Sherborn's planning process by scheduling discussions and workshops.



SECTION TWO

INTRODUCTION

A. Statement of Purpose

Sherborn has long recognized the value of preserving its open space. In 1989 Sherborn adopted its first Open Space and Recreation Plan, which was then updated in 1996. This 2006 Open Space and Recreation Plan assesses progress that has been made in meeting open space and recreation goals during the last five years, and establishes goals and recommendations to address changes anticipated in the future.

The aim of the plan is to

- Plan for growth and development that is compatible with Sherborn's natural resources and its historically rural character and consistent with state and local laws and regulations.
- Involve as many residents as possible so that they will participate in the decision-making process.
- Meet the requirements of the Massachusetts Office of Environmental Affairs for an Open Space and Recreation Plan, thereby making Sherborn eligible to receive state and federal funds for land acquisition.
- Serve as all or a portion of the Open Space and Recreation and Cultural and Natural Resources elements of the Master, or General Plan, prepared by the Planning Board in accordance with MGL Ch. 41, s. 81-D.

B. Planning Process and Public Participation

This Open Space and Recreation Plan was developed by members of the Open Space and Recreation Plan Implementation Committee – Susie Wheelwright, Barbara Kantorski, Judy Cohn, Jon Derby, Michael Lesser, Jennifer Searle, and Sara Wragge, and two students from the Conway School of Landscape Design, Ian Hodgdon and Hannah Whipple.

To gather information and direction from community members, the students from the Conway School held individual meetings with six of the town's elected and volunteer officials, and one local landscape architect. A list of those individuals can be found in Appendix A.

A public workshop was held on January 26, 2006, and a public forum on February 28, 2006. To encourage participation, notices and articles appeared in local newspapers, and flyers were posted throughout the town. Copies are included in Appendix B.

During the sessions, moderated by the students, residents' concerns and ideas were solicited. The format for the public participation process is detailed in Appendix A. One public forum was video-taped and broadcast on local cable television.



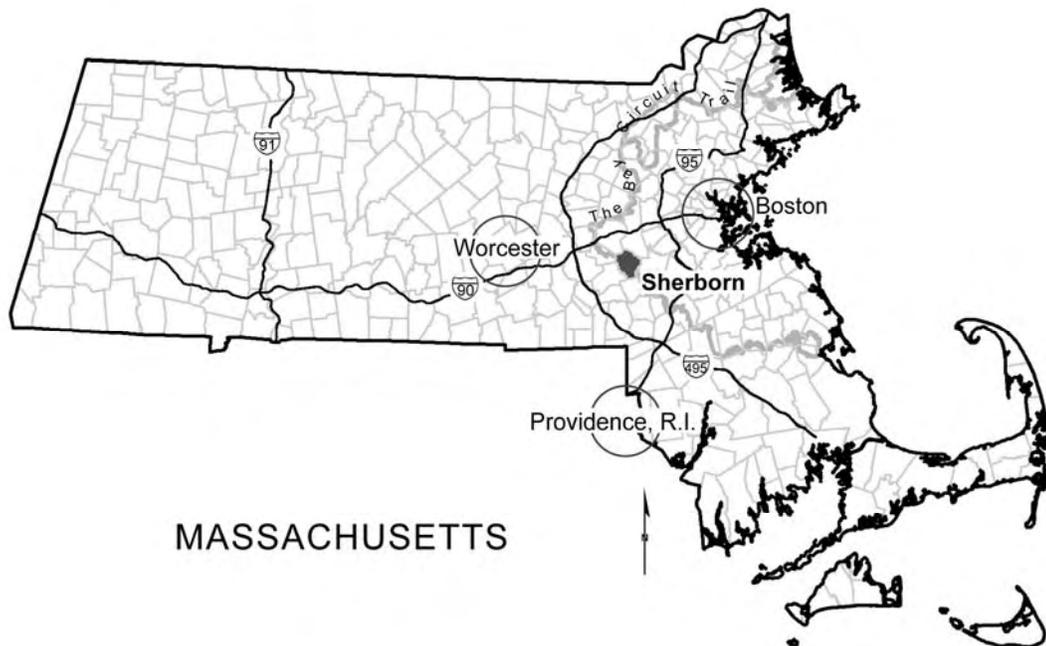
SECTION THREE

COMMUNITY SETTING

A. Regional Context

Sherborn, Massachusetts, is located in the southeast corner of Middlesex County between three growing metropolitan areas: Boston is eighteen miles northeast, Worcester is twenty-two miles west, and Providence is thirty miles south. Five miles long from north to south, and four miles from east to west, Sherborn has an area of sixteen square miles, or 10,328 acres.

Sherborn is one of fifty-two communities that host the Bay Circuit Trail, a band of trails and greenways surrounding the Boston metropolitan area. The idea for this outer “emerald necklace” dates back to 1929. Sherborn’s portion of the trail system was dedicated in 1993.



Three state numbered routes run through town (Routes 16, 27, & 115), and carry considerable amounts of commuter and commercial traffic to the larger commercial centers outside of town. When driving into Sherborn, the open fields lined with stonewalls, and single-family homes that distinguish Sherborn's character are immediately noted.

The lack of public water and public sewer has slowed development in Sherborn. Wetlands and ledge throughout town have limited the placement of private septic systems and, therefore, private wells, which must be a safe distance apart to maintain the quality of Sherborn's water supply.

Sherborn lies in the Charles River and Sudbury River watersheds. The Charles River, Dopping Brook, and several aquifers are shared by Sherborn and its surrounding communities. Sherborn's natural resources, such as rivers, wetlands, and ridgelines run north-south, east-west oriented roadways bisect these. This pattern must be acknowledged in planning for resource protection and when guiding appropriate development in the future. In particular, care must be taken to protect natural corridors where they cross developed areas.

Regional planning agencies link Sherborn with neighboring communities. These agencies support member towns on issues that go beyond their borders. The Metropolitan Area Planning Council (MAPC) and its sub-region group, Southwest Area Planning Council (SWAP) are two such agencies of which Sherborn is a member.

The MAPC has worked toward passage of the Open Space Bond Bill, the River Protection Bill, and the Transportation Bond Bill and has successfully lobbied for funding for the Capital Outlay Bill. These bills are designed to direct state funding to the Metropolitan Area.

As a town in the MAPC region, Sherborn is included in the MetroGreen element of MetroPlan 2000, MAPC's regional development plan for metropolitan Boston. This plan is compatible with MetroGreen and introduces towns to the concept of "smart growth."

In May 2002, more than 400 Metro Boston stakeholders gave the Metropolitan Area Planning Council the go-ahead to proceed with a new approach to regional planning. *MetroFuture: Making a Greater Boston Region* is MAPC's initiative to meld the insights of MetroPlan with the public's ideas about what the region's future should look like.

Sherborn, as a member of the Southwest Area Planning Council (SWAP), participated in the formulation of the Southwest Water Supply Protection Plan for the Upper Charles River Basin Communities (Bellingham, Dover, Franklin, Holliston, Medway, Milford, Millis, Sherborn, and Wrentham). The plan was adopted in 1993 to protect those communities solely reliant on local sources of drinking water.

Sherborn is part of the Northeastern region of the State Comprehensive Outdoor Recreation Plan (SCORP). SCORP is the regional version of an Open Space and Recreation Plan and was developed by the State.

A private community organization, the Sherborn Rural Land Foundation (SRLF) was founded in 1974 by a group of citizens for the purpose of acquiring, either through gift or purchase, property in or around Sherborn. Its focus has been to preserve land that has particular aesthetic or environmental value. The Foundation also acquires buildings that have historical or architectural significance. SRLF encourages gifts of easements and restrictions to protect undeveloped properties.

B. History

Since the time of European settlers in the mid-1600s, Sherborn has been a farming community. Although many soils proved too rocky for tilling, apple orchards thrived and supplied what was advertised as the largest refined cider mill in the world.

The portion of the Charles River Valley, from South Natick to the falls at Medway, kept the Indian name "Boggestow" for some time after the English General Court began making land grants in the 1640s. The town of Sherborn was incorporated in 1674.

In the twenty-five years between 1675 and 1700, Sherborn's first European settlers organized their local government, drew a Social Covenant, built a Meeting House, called their first minister, granted house lots, formed a town militia, hired a schoolmaster, established a saw mill, and acquired a gristmill.

Sherborn and the towns surrounding it were primarily farming communities, although cider mills and products such as willow baskets, tools, whips, and shoes contributed to the economy in the nineteenth century. Apple trees grew well in the rocky soils, and by the 1890s one of the town's cider mills was advertised as the largest refined cider mill in the world. Over forty thousand barrels of cider were pressed in one season. "Champagne" cider from the mills of Sherborn was shipped as far away as Europe and Texas. A railroad line was built into town to supply the large volume of apples needed. In the 1890s Sherborn was also the largest peach producer in the state.

Between 1830 and 1880, Brown's Meadow, Dirty Meadow, and Dunstable Meadow were developed into cranberry bogs. Saw and grist mills were able to operate on the small brooks and intermittent streams that ran through town, but little industry developed due to the lack of consistent water power.

Farm Pond, a major feature in Sherborn, is a "Great Pond," a legal term established by the Great and General Court in 1649 to indicate a natural pond that reserved fishing rights for all settlers. This statute remains in effect today; "Great Ponds," and therefore Farm Pond, must remain open to the general public for fishing. Farm Pond was also an important source for ice cutting. In the late 1800s, up to 3,000 tons of ice per year were cut and stored in several double-walled barns insulated with sawdust. Farm Pond was a water source for the Medfield State Hospital; for that reason the Sherborn 's Selectmen were given unusual powers to regulate access to it. Motorboats are not allowed. Today, Farm Pond remains a favored recreation spot where residents swim, fish, sail, and skate.

Historically, Sherborn's residents have responded to the need for preserving open space. When the Shell Oil Company wanted to run a pipeline through Sherborn in the 1920s, Walter Channing, a town resident negotiated an unusual arrangement whereby Shell Oil gave the land adjacent to the pipeline to the town. That land became the Town Forest, one of Sherborn's greatest assets. It also serves as part of the Bay Circuit Trail, Boston's outer "Emerald Necklace".

Sherborn experienced a substantial period of growth and construction from the mid 1950s to the early 1970s. In the 1950s, Main Street underwent a building boom as old homes were repaired and empty lots were developed. New residents valued the town's rural look and actively supported the purchase of land to protect open space and natural resources. Many parcels were acquired by the town for open space conservation and recreation from the mid-sixties through the mid-eighties. In the last decade, capital costs of new facilities, various operating costs and the constraints of Proposition 2 1/2, which limits property tax increases, have made it difficult for the Town to fund special projects of any kind. However, two parcels, Price Woodlands and Hidden Meadow, have been acquired with a combination of Town and private funds.

C. Population Characteristics

Sherborn is a predominantly well-educated, upper-middle class community with limited ethnic and economic diversity.

According to the 2007 town census, 4,528 citizens reside in Sherborn. Over 75% of its residents twenty-five years and older are college graduates.

Sherborn is considerably less populated than the surrounding towns with the exception of Dover, which has only a slightly higher population and density. Sherborn’s density is also the lowest in the area.

<u>Community</u>	<u>Population</u>	<u>Density (residents per square mile)</u>
Framingham	65,598	2,663.6
Natick	32,113	2,132.6
Ashland	15,528	1,179.3
Holliston	13,919	737.8
Medway	12,886	1,087.0
Medfield	12,397	845.8
Southborough	9,549	620.7
Millis	7,997	650.0
Dover	5,657	362.6
Sherborn	4,230	236.1

Table 3-1: 2004 U.S. Census Figures Population and Density Including Sherborn and Surrounding Communities.

<i>Ethnicity</i>	<i>Number of Individuals</i>
Black	16
American Indian	2
Asian	101
Hispanic	47
Other	11

Table 3-2: 2000 U.S. Census figures indicate Sherborn's limited ethnic diversity.

Half of Sherborn households report incomes in excess of \$100,000 annually. With one of the highest levels of household income in the state, Sherborn is considered an affluent or upper-middle class community. U.S. Census figures for Sherborn also indicated 98 persons living in poverty or at income levels below \$15,150 for a family of four.

Per-capita income:	\$ 58,055
Median household income:	121,693
Median family income:	136,211

Table 3-3: Median Income of Sherborn Residents.

U.S. and State census figures indicate enrollment at Pine Hill School dipped slightly from 489 in 1995 to 441 in 2003 and is now rising at 486. In 1995 the School Committee conducted long-range planning to meet the potential needs for a future increase in enrollment, and in 1999 the school underwent an expansion and renovation. The excellent school system in Sherborn (shared with Dover) is a primary reason many people choose to live in Sherborn

Due to increased participation in several team sports, there has been pressure on the Town to develop new recreational fields. Most recently Dover and Sherborn purchased a portion of the Medfield State Hospital property and developed it into recreational fields. Another result of the increase in use of Sherborn's recreational fields is the need for additional maintenance and upkeep. The Recreation Commission is developing a plan for expansion and increased maintenance of the Laurel Farm fields that will come before a future Town Meeting.

D. Growth and Development Patterns

Patterns and Trends

Census figures indicate a population growth of less than 1% over a nine-year period from 1995 through 2004.

Since its settlement in the 1600s Sherborn has been a farming community. The majority of Sherborn's soils were untillable so dairy farming and apple production became the main cash crops. During the 1890s, Sherborn had the world's largest refined cider mill and was the largest grower of peaches in the Commonwealth.

The surrounding growing metropolitan communities saw Sherborn as a peaceful rural community to live in. Farming began to decline as people moved to Sherborn while commuting to work in the city. The influx of new residents with high tech jobs has paralleled a great reduction of active farms.

Since 2004, Sherborn Census figures have leveled off and population growth is less than one percent per year.

<u>Year</u>	<u>Population</u>	<u>Households</u>
1995	4,352	1,446
2000	4,472	1,420
2004	4,552	1,499
2005	4,552	1,520
2006	4,545	1,522
2007	4,528	1,525

Table 3-4. Sherborn Census Figures of Population and Number of Households During a Nine-Year Period.

The number of new home building permits in the past five years has decreased when compared to the 55 building permits between 1995 and 2000. From 2000 to 2006 there were 44 permits, as shown below.

<u>Year</u>	<u>Permits</u>
2000	6
2001	8
2002	1
2003	5
2004	13
2005	8
2006	3

Table 3-5. Number of Building Permits

Zoning

Current zoning laws in Sherborn include business districts, multi-dwelling/elderly-affordable, and residential districts (see map *Current Zoning*).

Sherborn Zoning Districts

The Town of Sherborn is zoned with the following districts:

- Residence District A - 1 acre
- Residence District B - 2 acres
- Residence District C - 3 acres
- Residence District EA - 6 acres, Elderly-affordable
- Residence District M - 10 acres, Multi-dwelling
- Business District G - no minimum lot size, General
- Business District P - no minimum lot size, Professional
- Flood Plain District (overlay)
- Wireless Communications Overlay District
- Planned Unit Development (overlay)

Sherborn has no industrial districts and the majority of the town is broken into 1-, 2-, and 3-acre lot residential zones. The large lot sizes were legally upheld by the Commonwealth's judicial system in the 1970s due to the difficulty in siting septic systems in those areas of Sherborn with relatively impermeable soils or shallow bedrock and the necessity of maintaining sufficient distance between private on-site wells and septic systems to protect water quality.

The town requires that roadside lots within each zone have minimum road frontage requirements when developed. Frontages of 150 feet are required in the Residence A district (1-acre minimum lot size), 200 feet in Residence B (2-acre minimum lot size), and 250 feet in Residence C (3-acre minimum lot size). Minimum setbacks are uniform for front and rear with 60 and 30 feet, respectively, required in all three Residence districts. Side setbacks are 30 feet in the Residence A district and 40 feet in Residence B and C.

The Floodplain District is an overlay that prohibits residences in the floodplain but does allow certain other structures with a special permit from the Board of Appeals. Also, land within the floodplain can only be used to satisfy a portion of the minimum lot size requirements.

The Wireless Communications Overlay District encourages these facilities to be located within existing buildings or on existing structures such as electric transmission towers. Facilities outside the districts must be camouflaged.

The Planned Unit Development provision of the Zoning Bylaw allows property that is partially within the business districts to be developed as a planned unit. It provides some zoning relief such as decreased setbacks while also providing for limits on the types of development allowed (e.g., a maximum of fifty percent retail and no more than 2500 square feet per retail outlet) and requires public amenities to be provided as part of the development.

Current Zoning and Open Space

Goals concerning open space acquisition and protection may be adversely affected in two ways under current zoning laws. The first is the subdivision of larger parcels of property such as the land of private estates or farmlands. When these lots are sold for development, Sherborn's subdivision by-laws promote the spreading of uniformly -sized 1-, 2-, and 3-acre private lots across the landscape. A possible outcome is that Sherborn's traditional character, which includes large open fields, farms, mature woodlands and wetlands, may be altered under current zoning regulations.

The second change may be the gradual disappearance of the viewsapes enjoyed by those driving, running, walking, or biking on Sherborn's scenic roads. Sherborn, along with every other town in the Commonwealth, must permit Approval Not Required (ANR) development which allows landowners to divide roadside properties without subdivision review from the Planning Board. The roadside character at risk typically includes older homesteads and groups of residential buildings now located between the open lands, woodlands and farmlands and situated at a variety of distances from the town roads. ANR development parcels, when built to meet the

uniform legal frontage and setback requirements, may block this natural variety and the resulting scenic views along Sherborn's country roads. It should be noted that Massachusetts is the only state that permits this method of lot creation, and that a proposed land use reform act pending before the Massachusetts legislature would eliminate this practice, thereby making the approval of all lots subject to the Planning Board review and approval process which might produce a more appropriate and creative end result.

Open Space Subdivision by Special Permit

At the 1996 Town Meeting, residents approved an Open Space Zoning Special Permit By-Law, intended to allow flexibility in the design of new subdivisions in Sherborn. Under the existing zoning districts, building lots in the Residence A, B and C districts must contain at least one, two or three acres of land respectively. They must also have at least 150 feet, 200 feet or 250 feet of frontage on a public or private road. The open space by-law requires that a plan meeting these requirements first be filed to determine the number of lots that would be allowed under conventional zoning. Once that number is determined for the property, the actual lots can be laid out in a more flexible manner. Although smaller, the lots would still have to be a minimum of one acre in area and have at least 50 feet of frontage. The resulting design will provide for at least forty percent of the subdivision to be open space, with the opportunity for houses to be located to preserve vistas, open space, connected woodlands and woodland paths.

Current zoning laws include other special permit processes. Multi-dwelling District M and Elderly-Affordable District EA are "to provide for the demonstrated elderly housing needs of the town by making provision for appropriately located, especially designed and reasonably priced housing for occupancy by elderly persons who otherwise would not have such housing opportunities within the town. [They are also to] allow greater flexibility in land use planning for the development of tracts of land in terms of density, preservation of open spaces, [and] utilization of natural features" (Town of Sherborn, 2005 *Zoning By-Laws*).

Multi-dwelling projects are limited to land located no more than one mile by public way from the intersection of Main and Washington Streets, restricting such projects to locations readily accessible to shopping and other public facilities and services used by the elderly.

Multi-dwelling projects must retain twenty-five percent, or three acres, of their total land area as open and unbuilt. The preserved area must be in addition to lot setback requirements.

Regulations pertaining to subdivisions require that utilities be installed underground and that the scenic or natural qualities of the land be considered when reviewing plans for new developments. These regulations attempt to maintain the aesthetic qualities of Sherborn's land.

Agricultural activities and open space are allowable in all of Sherborn's districts. Included are produce farms, non-profit farms, farms for profit, and small commercial stables. Large commercial stables and commercial greenhouse-nurseries are also permissible in all districts. Under special uses relating to agriculture, horticulture and floriculture, such activities may take place with few restrictions on parcels over five acres in size. These uses may also take place on parcels smaller than five acres with a minimum setback of one hundred feet from any lot line for related buildings.

If build-out is reached, there may be a number of ecological consequences. Habitat will become greatly fragmented. Natural wildlife corridors will be bisected numerous times. The danger to aquifer degradation and supply from the increase of population is also a concern. Sherborn's aquifers may not be able to support the population.

Infrastructure

Sherborn's natural resources, green infrastructure, and development patterns have limited Sherborn's infrastructure. The town is accessed by three state numbered routes. Neither municipal water supply nor sewage disposal services exist. There is no public trash removal.

Transportation

The residents of Sherborn rely on the private automobile as their primary source of transportation. Sherborn is situated eighteen miles from Boston and is served by Routes 16, 27 and 115. The Massachusetts Turnpike (I-90) is just five miles to the north; Route 128 (also known as I-95) is eight miles to the east via Route 16, and I-495 is ten miles to the west via Route 16. Routes 16 and 27 are coterminous for a section through the town center, carrying a significant volume of through traffic at peak travel times. A portion of North Main Street has undergone recent improvements and additional traffic calming measures are currently being considered to slow traffic and improve safety and walkability in the town center.

There is no MBTA, private bus service or Sherborn taxi service. Commuter rail service is available in the neighboring towns of Ashland, Framingham, Natick, and Wellesley. Passenger and freight air service is available at Logan

International Airport in Boston (twenty miles to the northeast). Express bus service to Logan Airport is also available five miles away in Framingham.

Sherborn residents of all ages currently enjoy the opportunity to use the town's trail system for recreation and exercise and have indicated interest in greater opportunities to leave their cars at home and walk or bike to local destinations. The development of additional trails and trail connections will allow for additional travel options through town.

Water Supply

The residents of Sherborn obtain their water supply solely from ground water through on-site privately owned wells. There is no public water supply system operated either by the town or by any private water company. Older homes generally depend on shallow "point" or driven wells, which were installed in shallow sands, gravels and glacial tills overlying bedrock. Well depths of point wells are generally up to twenty feet. Shallow drilled wells are typically 30 to 75 feet in depth (Town of Sherborn 1996). Yield and quality of the shallow wells depend on the type of strata and land use around the wells. On-site water supply wells associated with new construction are usually drilled into fractured bedrock. The yield and well-depth are quite variable depending on the extent and intensity of the fractures, or by the chance of a particular well intersecting a strongly fractured rock or a large open fracture system. Well depths typically vary from 150 feet to 500 feet or more. Well yields may be as low as one-half gallon per minute or as high as twenty gallons per minute or greater (Town of Sherborn 1996).

The town's private on-site wells are fed in most cases by recharge via the water in overlying soils and also from a regional groundwater flow system of unknown source or extent.

The Sherborn Board of Health regulations require that all new wells provide a minimum yield of two gallons per minute at the well head. Water quality testing is required for a series of bacterial, chemical, and physical characteristics which include thirty-five volatile organic compounds and two heavy metals. Water quality must comply with U.S. Environmental Protection Agency and State standards for all parameters measured, or otherwise be treated to obtain approved water quality. If volatile organics or excessive heavy metals or sodium are detected, an instrument must be recorded at the Registry of Deeds, which runs with the property and provides notice to any future owners of the water quality characteristics and the need for proper operation and maintenance of a treatment system.

Due to the fragile nature of the water supply, the town's upper soils must be protected against contamination from septic systems, surface run-off, road salt, and hazardous chemicals. Present septic system standards and existing zoning currently provide mechanisms for sufficient treatment and dilution of wastewater contaminants, and for the separation of water supply and contaminated waters in the residential areas. The more densely developed business and commercial area is not as protected and some wells in the town's business center do not meet drinking water standards, requiring the use of bottled water or the installation of treatment systems.

The town does have seven wells that are classified as "non-transient, non-community" public water supplies and are, therefore, periodically monitored by the state. These include individual wells at the Town Offices and Pine Hill Elementary School, three wells at the Woodhaven elderly housing complex, and one well at Leland Farms affordable housing complex. Because of the scarcity of high yield aquifers, the entire town must be considered a water supply area and protected from contaminants. At the same time, the possibility that a municipal water system may be necessary in the long term obliges the town to take steps to protect the high yield aquifers on its northeastern, eastern, and southeastern borders; the moderate yielding aquifers on its northwestern and western boundaries and in the central area and Farm Pond.

Sewage

There is no central sewage system in Sherborn. All sewage is handled by subsurface disposal through individual on-site septic systems.

This reliance on subsurface disposal coupled with the town's dependence on individual wells requires strong measures to ensure that septic disposal does not contaminate water sources. Historically, the Sherborn Board of Health has adopted and enforced regulations considered more appropriately stricter than the State Environmental Code, Title 5, in order to protect water quality and quantity. Similarly, other towns have a range of their own local regulations.

Solid Waste Management

The town presently operates a recycling center with a solid waste transfer station off North Main Street near the Natick border. It handles about 2000 tons of refuse per year (Town of Sherborn 1996). This site could possibly contaminate the underlying aquifer. The waste is compacted and trucked to the Millbury Regional Facility for final disposal.

Sherborn also runs a recycling program that accepts metals, all types of paper, and all recyclable types of plastic and glass. During the spring of 2004 the Sherborn Swap Shop was constructed at the transfer station.

Long-Term Development Patterns

The population of Sherborn has aged in the last twenty years. The median age of Sherborn residents has climbed from thirty-two years in 1980 to over forty years in 2000. However, by 2010, the Metropolitan Area Planning Council projects a sizeable increase in the number of families with children and a slight decline in the older population.

The current Metropolitan Area Planning Council forecast into the year 2020 projects a population decline for Sherborn of two percent. This appears to be likely given that the population reached a high of 4,552 in 1980 and has decreased to 4,528 in 2007.

Currently 20 percent of Sherborn's land is developed (see map *Developed Land*). According to a build-out analysis by the MAPC, 50 percent of Sherborn's total land is developable. This theoretically leaves 30 percent of Sherborn available to a change of use to be determined later (see map *Developable Land*).

At the current pace of building, it would be well over 100 years before the town is fully built-out. However, as the housing market tightens in the eastern Massachusetts region, rising home values and increased development pressure may quicken the rate of growth.

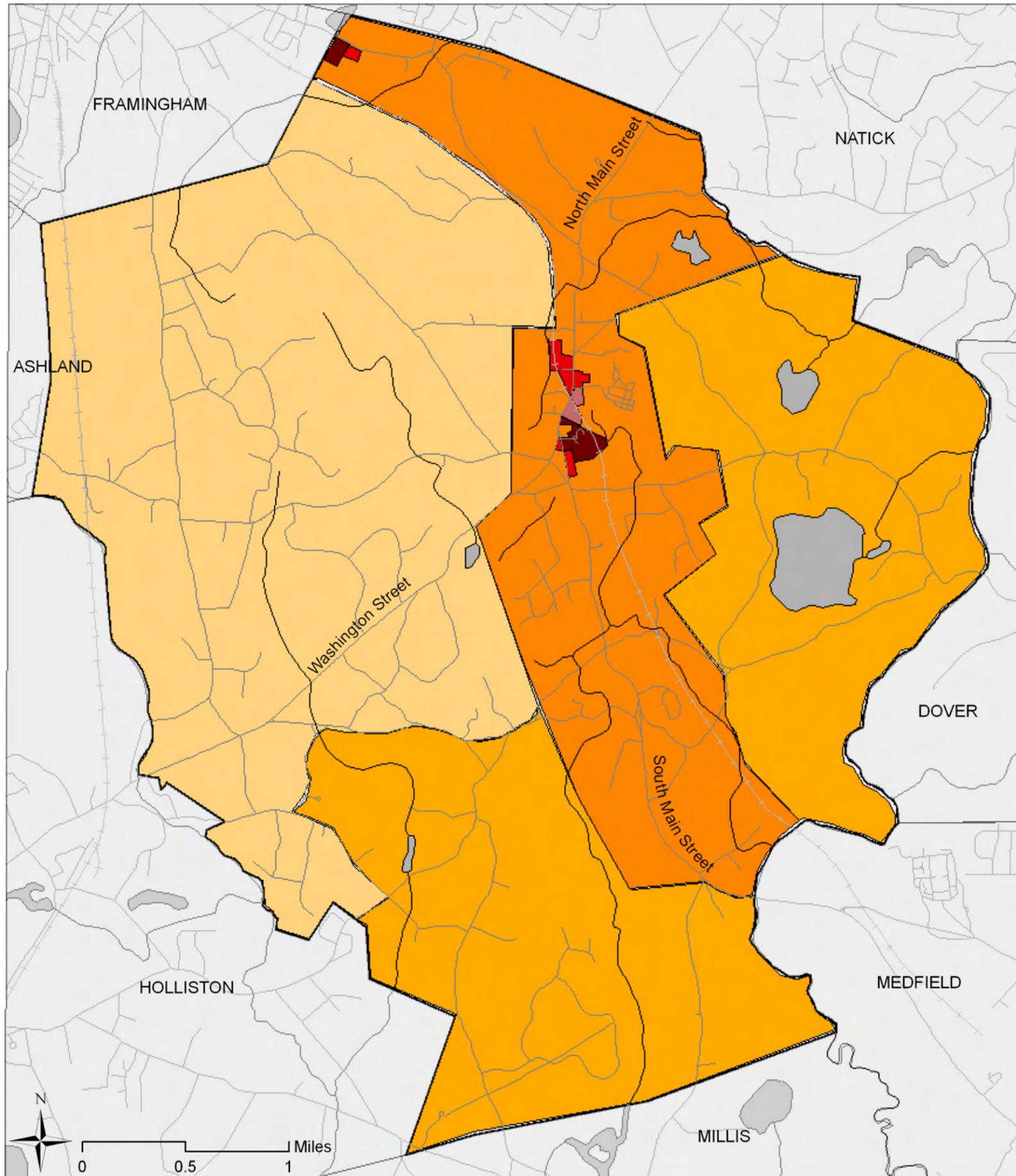
The slow growth rate of Sherborn may provide enough time to act on the open space priorities expressed by its citizens and to plan for protective measures as needed. Planning might include additions to the zoning by-laws to better preserve open space and protection of wildlife corridors and natural resources or supporting public acquisition by purchase or easement. Further development of trail systems and recreational fields and the preservation of Sherborn's rural character will benefit the community.

Current Zoning

Residential development in the Town of Sherborn is restricted by zoning to 1-, 2-, and 3-acre minimum lot size, due to the constraints on private wells and septic systems. The Town of Sherborn has no public sewer or water and must rely solely on private wells and septic systems. The center of town is predominantly zoned for business, with one multi-unit housing development.

Legend

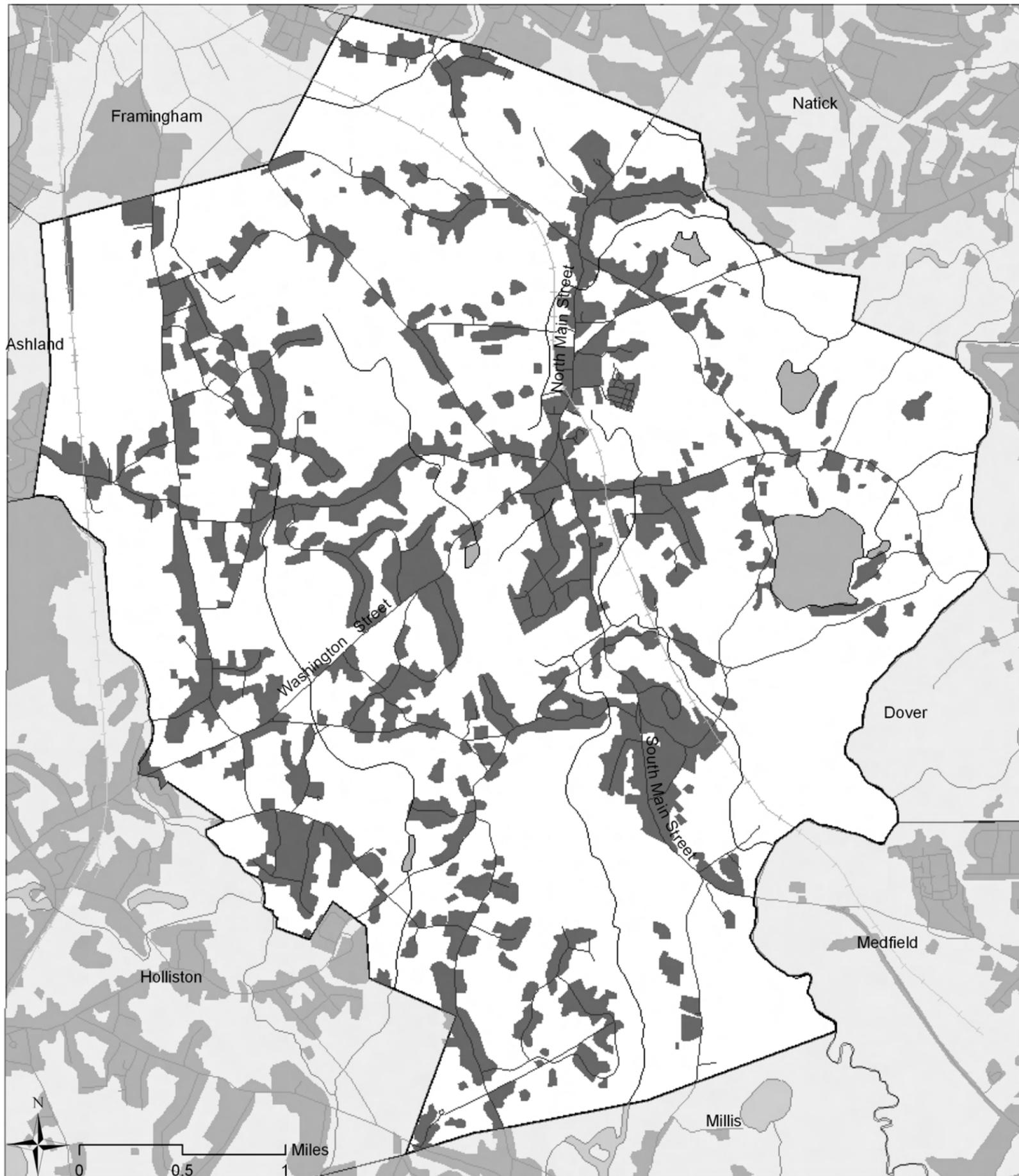
- Zone R-A: 1 Acre Residential
- Zone R-B: 2 Acre Residential
- Zone R-C: 3 Acre Residential
- Zone E-A: Elderly and Affordable
- Zone B-G: Business--General, No Restriction
- Zone B-P: Business--Professional, No Restriction



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Data Source: Sherborn Planning Department



Developed Land

Developed land currently constitutes 20% of the land in Sherborn. Development patterns generally occur along primary and secondary roads, the densest being in and near the town center along North Main and South Main Streets. The west of town is more densely developed than the east. Sub division development is scarce.

Legend

■ Developed Land

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Sherborn, MA

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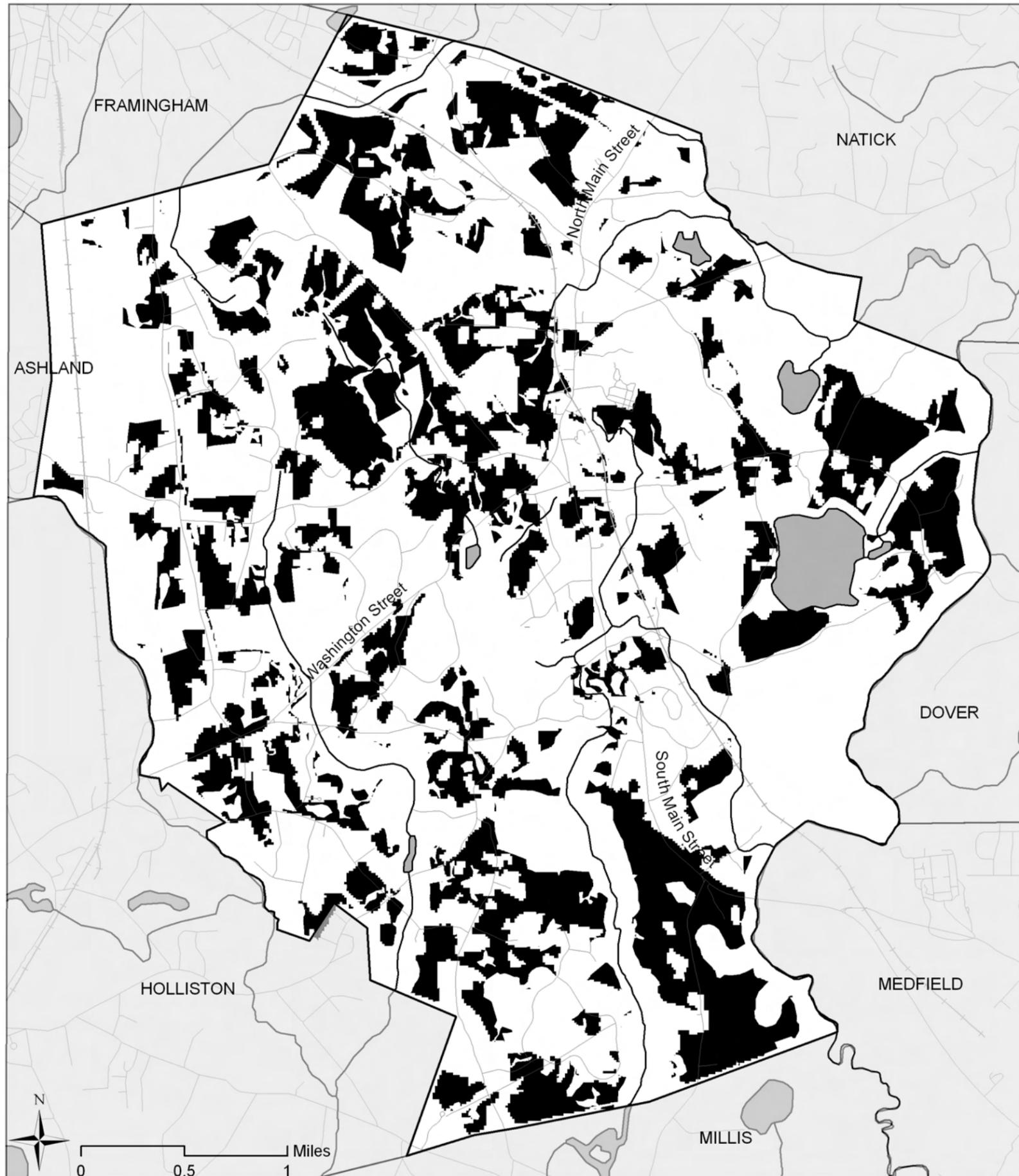
Data Source: MassGIS 1999 data

Developable Land

Approximately 30% of the land in Sherborn is potentially developable. Developable land consists of unbuilt, unprotected land that falls neither in wetlands nor in river protection zones. The Metropolitan Area Planning Council estimates the potential for an additional 4,541 residents in Sherborn on an additional 1,628 lots. These figures indicate that Sherborn could increase in density by about 150%.

Legend

 Developable Land



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Sherborn, MA

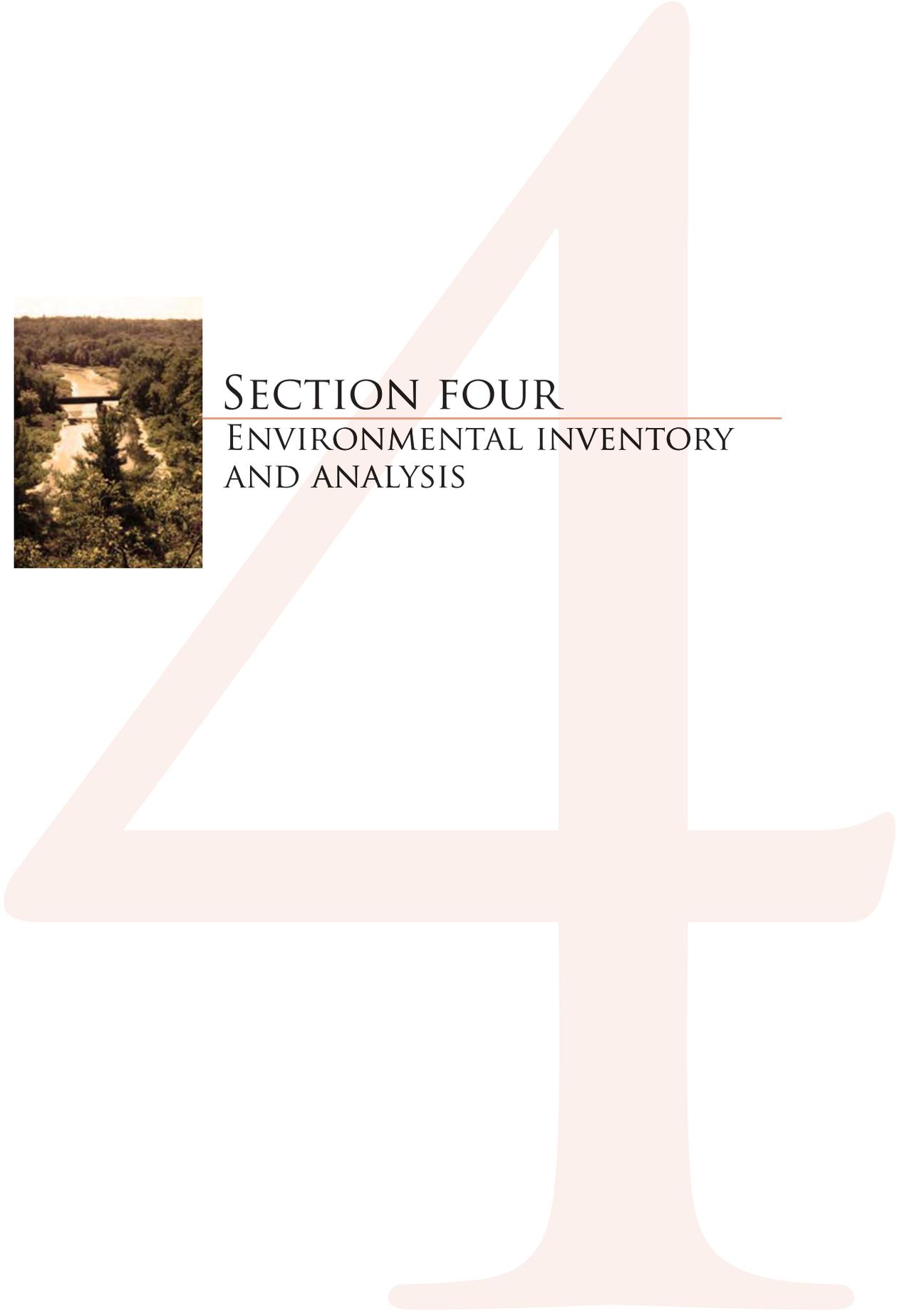
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Data Source: MassGIS; Metropolitan Area Planning Council



SECTION FOUR

ENVIRONMENTAL INVENTORY AND ANALYSIS



A. Geology, Soils and Hypsography

Bedrock Geology

Bedrock refers to the solid rock that underlies younger unconsolidated soils and sediments. Bedrock in Sherborn is composed of either igneous rock or metamorphic rock. Bedrock can constrain locations of building lots due to difficulties in siting houses and septic systems.

Sherborn's landform has been shaped by a complex succession of ancient tectonic episodes uplifting bedrock to the surface, long periods of gradual erosion, and more recently, glaciation. Clues to unraveling this geologic puzzle, which is always open to interpretation, can be found by carefully examining different exposures of ancient bedrock and younger unconsolidated sediments, and noting their differences and relationships.

The most recent glacial period, which ended with glacial melting as the climate warmed about 10,000 years ago, spread a veneer of loose or unconsolidated sediment throughout the area. These sediments have not yet hardened to become rock. The type and distribution of these surficial glacial sediments were in many cases controlled by bedrock outcrops. As a glacier passed over a bedrock outcrop, it would pluck off pieces and grind them, and the resulting deposited material would be composed of the minerals found in the bedrock.

In numerous locations throughout town, bedrock is exposed at the surface, such as on the crest of Pine Hill or along Coolidge Street. These outcrops are igneous or metamorphic in origin. Igneous rocks were formed when hot magmas cooled at or near the surface of the earth. There are many types of igneous rock, which are grouped according to the type of minerals present, the size of the crystals and how the rock was formed. Metamorphic rocks were once igneous, sedimentary or metamorphic rocks that were altered due to great changes in temperature, pressure or the chemical environment.

In central and western Sherborn, sedimentary rocks interbedded with volcanic rocks and then later metamorphosed to schist, gneiss and amphibolite. Examples of these rocks can be seen along the parking area at the 20 North Main office building and at Peter's Hill on Coolidge Street. These rocks were later intruded by granite, an igneous rock that cooled slowly below the earth's surface. Granites typically contain larger mineral crystals than volcanic rocks, which cooled more quickly preventing the formation of larger crystals (Dowse 1988).

A major regional fault, or fracture zone, runs north-northwest across Sherborn. The fault, which is now inactive, runs from where the railroad tracks cross the Charles River near Rocky Narrows, along the western

boundary of Great Rock Road and Pine Hill and beneath Indian Brook north of Lake Street. This ancient fault marks the western boundary of the Boston Basin, which is lower than the surrounding area to the west and north. Rocks to the east of the fault are younger than the metamorphics to the west, and include extensive volcanic rocks (the Mattapan Volcanics) deposited as ash fall tuffs (rhyolite). Interbedded with the volcanic rocks are sedimentary rocks which have been lightly metamorphosed (the Cambridge Argillite and Roxbury Conglomerate). These rocks were later intruded by younger intrusive igneous granites, such as the Dedham Granodiorite. The complex can be seen at Pine Hill and on Great Rock Road (Town of Sherborn 1996).

Exposures of the Milford Granite can be seen along Whitney Street, which was quarried for local foundations. This is the same granite that was extensively quarried a century ago in Milford and used to build Pennsylvania Station in New York and Union Station in Washington, D.C.

Surficial Geology

The surficial geology deposits derived from New England's glacial history determines overlaying soil composition. Glaciers over Sherborn scoured the surface of the land, picking up underlying dirt and stone, thus creating Sherborn's present landform.

The glaciers deposited till (hardpan), sand, gravel, silt, and clay as they melted. Approximately 50 to 60 percent of Sherborn is composed of glacial till. Sand and gravel deposits cover 20 to 30 percent of Sherborn's land area. Sand and gravel deposits are extremely permeable allowing for quick aquifer recharge and possible degradation from surface contaminants. Silt and clay deposits cover 15 to 20 percent of Sherborn. Glacial till, silt, and clay deposits are impermeable and will inhibit aquifer recharge and contamination.

In more recent geologic times, sheets of ice estimated at over one mile thick covered Sherborn. In many places in Sherborn, the glaciers left a layer of firmly packed dense glacial till (see map *Surficial Geology*), which is composed of an assortment of clay to cobble-sized material carried along and compacted at the base of the glaciers. This till is known locally as hardpan. Because it is relatively dense and impermeable, its presence is often not well suited for septic systems, wells, or aquifer recharge.

As the last glaciers paused and melted approximately 10,000 years ago, running melt-water sorted the ice's mixed load of debris into stratified sands and gravels (see map *Surficial Geology*). These outwash deposits are often highly permeable and can constitute valuable areas for reliable shallow aquifers and for septic systems. The two uses are not compatible due to possible contamination of aquifers from septic system leachate. Remaining

undeveloped outwash deposits in Sherborn require careful identification, delineation and protection for potential future municipal water needs as suggested by the Woodard and Curran 2003 Groundwater Protection Study for the Town of Sherborn.

Finer-grained clays and silts (see map *Surficial Geology*), were often carried by glacial melt-water further downstream and deposited in deeper, quieter waters. These silts and clays form impermeable hydric soils where wetlands frequently form. Some streams running beneath the glaciers left eskers, which are long undulating ridges of sand and gravel. These interesting geologic features are often mined for sand and gravel used in construction activities and road building. Examples of eskers can be found along Hollis Street and in the wetlands between Woodland and Goulding Streets.

Remnants of ice isolated from the retreating ice fronts were sometimes surrounded by sand and gravel outwash flowing off the melting ice sheets. These blocks of ice melted more slowly and left large depressions called kettles. Farm Pond and Duck Hollow Pond off Farm Road are kettles that intercepted groundwater. Smaller depressions made spots for the town's vernal pools. The irregular higher terrains around kettles are called hummocks or kames. Examples of hummocky terrain can be observed on Broadmoor land west of Little Farm Pond.

Deltas were also created as water carrying sands and silts flowed off the ice fronts. An ice-front delta possibly created the great sledding hill at Charlescote Farm off South Street.

At times, glacial melt-water was temporarily dammed by ice or transported debris, forming large glacial lakes. Glacial Lake Medfield once covered the lowlands of Sherborn, as well as towns to the south. The lake drained south and east through the Neponset River Valley. Eventually melt-water breached the dam, possibly causing sudden floods. The lake was drained. Sherborn was later under the ancestral Lake Charles, which drained to the northeast. Sherborn's present north-south surface water drainage systems reflect these past patterns of glacial melting during glacial advance and retreat. Remnants of these glacial lakes can be seen in the fine-grained lake bottom deposits along Western Avenue.

The surficial geology deposits derived from New England's glacial history determines overlaying soil composition and raises concerns for the ease of groundwater contamination. Glacial till, silt, and clay deposits are impermeable and will inhibit aquifer recharge and contamination. Sand and gravel deposits are extremely permeable allowing for quick aquifer recharge and possible degradation from surface contaminants.

Soils

Sherborn's soil types fall into four categories, based on the type of surficial deposits beneath them. The four categories have differing rates of percolation, water tables, depths and constraints of use.

Sherborn has approximately sixty soil classifications, which fall into four categories (see map *Surficial Geology*). Each category corresponds roughly to a category of surficial geologic deposit: soils located in glacial till; well drained soils in areas of alluvium and sand and gravel deposits; soils in wetlands overlaying lake bottom deposits; and poor filter soils over silt and clay deposits.

Soils that developed from glacial till are upland soils, five or more feet deep, with hardpans fifteen to forty inches below the surface. They are characterized by high water tables during wet times of the year. Soils in this category include Scituate, Ridgebury, Woodbridge, and Paxton.

Hollis soils, with depths of ten to twenty inches to bedrock, are thin mantles of sand, with many stones and boulders. Hollis soils have high seasonal water tables and building on these soils is difficult due to the abundance of bedrock. Deeper Charlton soils occur so closely to the thin Hollis soils that the Natural Resources Conservation Service maps the two as a single series (Rock Outcrop Complex) Natural Resources Conservation Service 1924). Charlton Soils are deep, permeable and have few constraints. Up to 50 percent of the Rock Outcrop Complex is comprised of Charlton soils (Town of Sherborn 1996).

Wet soils (hydric soils), typically formed over areas of swamp deposit, occur along rivers, streams, intermittent streams and marshes (see map *Poor Filter and Hydric Soils*). They are wet all or much of the year and may be mucky, saturated or ponded. Soils in this category include Ridgebury, Scarborough, Saco, Swansea and Freetown.

Poor filter soils, formed over sand and gravel deposits, are excessively or somewhat excessively drained (see map *Poor Filter and Hydric Soils*). They consist of loose, friable (easily crumbled), sandy loams or loamy sands, are very permeable and frequently lie over Sherborn's aquifers. Many of these soils are found in the northeast corner of town, in the area surrounding Farm Pond. Soils in this category include Hinckley, Merrimac and Sudbury. Soils in this category are important for agriculture and represent fairly easily developed soils (see map *Agriculture Soils*). Most of these soils have poor filter capacity.

Surficial Geology

Approximately 50 to 60% of Sherborn is composed of glacial till. Till is relatively dense and impermeable. It is not well suited for septic systems, wells, or aquifer recharge.

Alluvium, sand and gravel deposits cover 20 to 30% of Sherborn. These deposits are highly permeable and are suitable soils for septic systems. However, their high permeability also allows insufficient filtering of contaminants.

Lake bottom, silt and clay deposits form 15 to 20% of Sherborn. These are impermeable hydric soils where wetlands frequently form. These deposits are not well suited for septic systems.

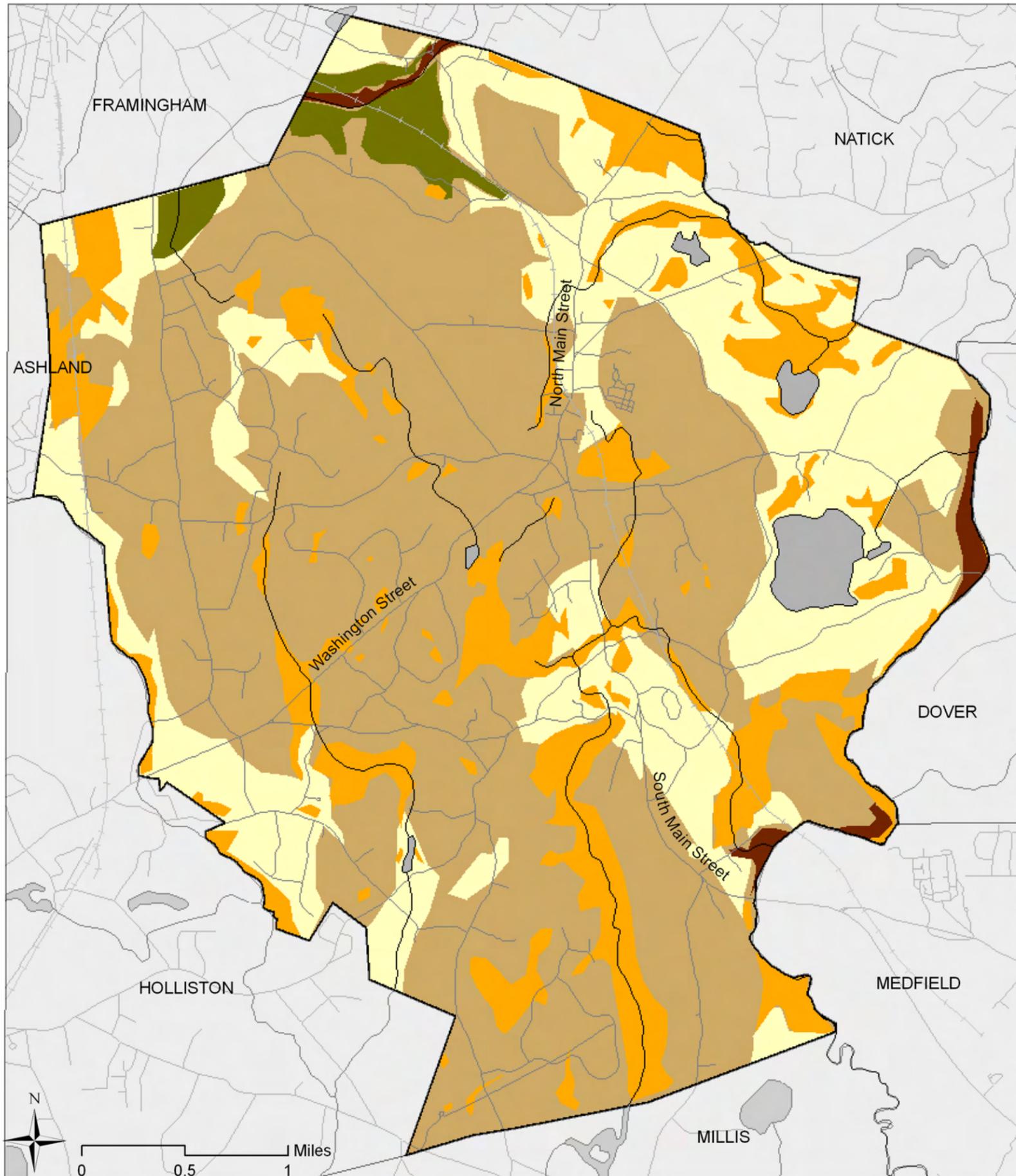
Legend

-  Glacial Till
-  Alluvium
-  Sand and Gravel Deposits
-  Silt and Clay Deposits
-  Lake Bottom Deposits

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Data Source: Middlesex County Soil Survey 1991;
Woodard and Curran



Soils: Constraints on Septic Systems

Much of Sherborn has constrained soils, with seasonal high water, hardpan, and bedrock close to the surface making the siting of septic systems difficult (see map *Soil Constraints on Septic Systems*).

In evaluating suitability for septic systems, soils have been classified as highly constrained, constrained, possibly constrained, or unconstrained as shown in Table 4-1. Constraints in this table do not take into account recent changes in Title 5 regulations governing septic systems (Town of Sherborn).

Highly Constrained	20%
Constrained	40%
Moderately Constrained	10%
Partially Constrained	10%
Unconstrained	20%

Table 4-1. Septic Constraints. See map *Soil Constraints on Septic Systems*.

Highly constrained soils (20 percent of Sherborn) consist of wet soils. Soils that are constrained (40 percent) include regions constrained due to high water caused by the presence of hardpan and shallow depth to bedrock. Moderately constrained soils (10 percent) are located in areas of hardpan and bedrock but to a lesser degree than constrained soils. In both regions, while severe constraints exist in many areas, it is possible, though difficult; to find areas where septic system leach fields can be installed. Partially constrained soils (10 percent), which indicate Hollis-Charlton Rock Outcrop Complex, are deep and highly permeable. About half these soils are suitable for septic systems. Finally, highly permeable unconstrained soils represent 20 percent of Sherborn soils.

The difficulty of siting septic systems in Sherborn has been a major factor in its slower growth rate than surrounding towns with public sewer and town water. Sherborn relies solely on private wells for each household and, as studies (Lycott 1989 and Woodard and Curran 2003) have identified few high yield aquifers, the development of a public water supply is problematic. Therefore protection of groundwater is of primary importance to the health and welfare of Sherborn's population.

When new Title 5 state standards were adopted in 1995, towns retained the option to maintain stricter local standards administered by the local Board of Health. Sherborn's stricter standards are felt by a majority of its citizens to represent an appropriate approach to the protection of groundwater, which is their number one open space priority. The local Board of Health reviews its regulations frequently and holds public hearings on possible changes to those regulations. These hearings, always well attended, feature a review of the

current science on the subject and have not resulted in major changes to the board's regulations.

The right to maintain stricter local standards cannot be changed by the Massachusetts Department of Environmental Protection (D.E.P.). To change it would require an act of the state legislature. A statewide "uniform code" that would affect all towns is desired by the building industry. Enactment of a uniform code would require Sherborn to abide by all changes stipulated in present and future Title 5 regulations.

Title 5 Changes

The 1995 state Title 5 regulations, administered by local Boards of Health include the following significant changes:

- Once groundwater is contaminated it is too late-remediation is very expensive and may not be technically feasible.
 - Concern about virus survivals in soils with slow perc rates that do not allow soil to dry completely.
 - Contaminated drinking water in the downtown area is a good example of what can happen when the soil's carrying capacity is exceeded.
 - Sherborn's regulations have been "working" for a long time and the scientific evidence to support change is incomplete.
2. As of January 1, 1996, soil inspections, classifications, and percolation tests were to be conducted by State-certified Soil Inspectors. Testing need not be done in spring during times of seasonal high water. (Sherborn still requires that testing be done between November 1 and April 30.)
 3. Innovative and alternative products and systems are being evaluated by the DEP and when found acceptable are either approved for general use or limited to use in repair/replacement systems.
 4. Shared systems are allowed with more than one house sharing the same leach field. However, new Title 5 regulations stipulate that for a new house site to be approved for a shared system, or for any of the alternative systems to be approved, each individual lot must be able to support a conventional leach field.
 5. In areas where there is a well and a septic system on the same lot (which is virtually all of Sherborn), the maximum nitrate loading would permit no more than a four-bedroom house on a 40,000-square-foot lot (a so-called "builders acre") and a three-bedroom house on a 30,000-square-foot lot. A three-bedroom system is the smallest permitted under the town's code.

Soil Constraints on Septic Systems

Two-third of Sherborn's soils constrain septic systems because of shallow depth to bedrock and deposits of impermeable glacial till. These constraints prevent installation of septic systems, or require expensive engineered systems. Unconstrained soils are suitable for septic systems; development tend to occur in these areas first.

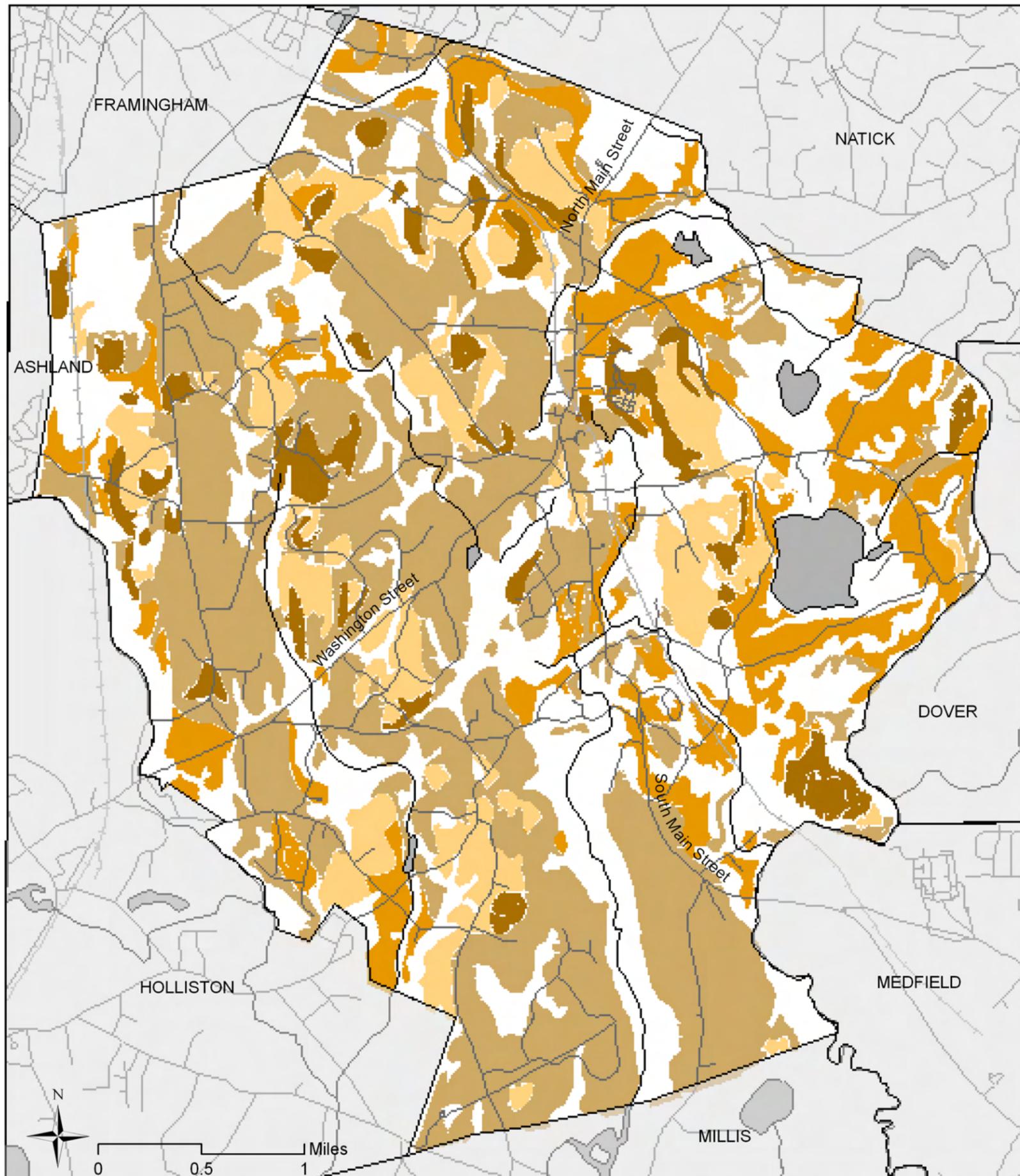
Legend

-  Highly Constrained:
Wet conditions year-round
-  Constrained:
Seasonal high water table, glacial till
-  Moderately Constrained:
70% bedrock
30% well drained
-  Partially Constrained:
50% bedrock outcrop
50% well drained
-  Unconstrained:
Well drained

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Data Source: Middlesex County Soil Survey 1991



Increasing allowable percolation rates could potentially increase the number of buildable lots in Sherborn. Given Sherborn's reliance on groundwater for drinking purposes, a lower maximum perc rate has been judged appropriate. An increase in percolation rate will not lessen restrictions relating to high-water table, however, as new Title 5 regulations still require leach fields to be installed four feet above the level of seasonal high water. (Sherborn requires five feet above the maximum high ground water for new construction.)

Only in remedial situations, such as failed septic systems, can alternatives such as composting toilets be used in soils that do not support conventional leach fields. As long as the use of new systems is restricted to remedial situations and sites that are already capable of supporting conventional systems, no increase in development will result from alternative technologies. Should the D.E.P. drop the requirement that lots be able to support conventional leach fields before alternative and shared systems will be approved, such alternative systems would allow development of previously unsuitable lots.

Soils: Poor Filter and Hydric

Poor filter soils constitute approximately 20 percent of Sherborn. These soils lie over groundwater recharge areas and are important areas to protect from pollution.

On map *Poor Filter and Hydric Soils*, poor filter soils are indicated in greenish-yellow. Poor filter soils are highly permeable, typically have a high infiltration rate due to sandiness, and overlay a substratum of sand or gravel. Sandy soils are unable to retain nutrients, including those released from septic systems. Nutrients flow through these soils into the groundwater, polluting the aquifer below. Poor filter soils constitute 20 percent of Sherborn, with the highest concentration around Farm Pond in the northeast quarter of town and on the western border of town along Dopping Brook (Town of Sherborn 1996).

On map *Poor Filter and Hydric Soils*, hydric soils are indicated in maroon. Hydric soils are composed of silts and clays and as a result are wet throughout the year. Wetlands throughout Sherborn are composed of hydric soils due to water perching on top of the impermeable silt and clay.

Best practices would have septic systems avoid poor filter soils and hydric soils. Septic systems should be avoided in poor filter soils where they are located over principal groundwater aquifers and potential municipal water supplies. Farm Pond is a possible future municipal water supply. According to the 2003 Woodard and Curran report, Farm Pond should be protected and opportunities to enhance recharge should be pursued. Septic systems should also be avoided in hydric soils which prevent the proper functioning of septic systems by inhibiting percolation of leachate.

Soils: Agricultural

Some of Sherborn's soils are suitable for agricultural use (see map *Agricultural Soils*). Approximately half of Sherborn's agricultural soils lie over the town aquifer recharge areas where conventional crop treatments could pollute groundwater supplies. Soils suitable for agriculture are composed of very-fine sandy loam to loamy sand. These agricultural soils should be protected and preserved for future productive use of Sherborn's land.

Some of the soils in Sherborn are suitable for agriculture. Prime farmlands of very-fine sandy loam to loamy sand have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. Prime farmlands are not prone to severe erosion or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding. Prime farmland has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops, and is also available for these uses. The land could be cropland, pastureland, forestland or other land, but not underwater or built upon. It can produce "sustained" high yields of crops when treated and managed according to acceptable farming methods.

Important farmland is farmland that fails to meet the requirements of prime farmland but is of statewide importance for the production of food, feed, fiber or forage crops. Important farmland can "economically" produce high yields of crops when treated and managed according to acceptable farming methods. Conventional and acceptable farming methods within the town include the use of fertilizers and pesticides.

Conflicts may arise because approximately 50 percent of Sherborn's prime and important agricultural soils lie over poor filter soils and the town's aquifer recharge areas. Excessive use of crop treatments could pollute areas of the town's underground drinking water supplies.

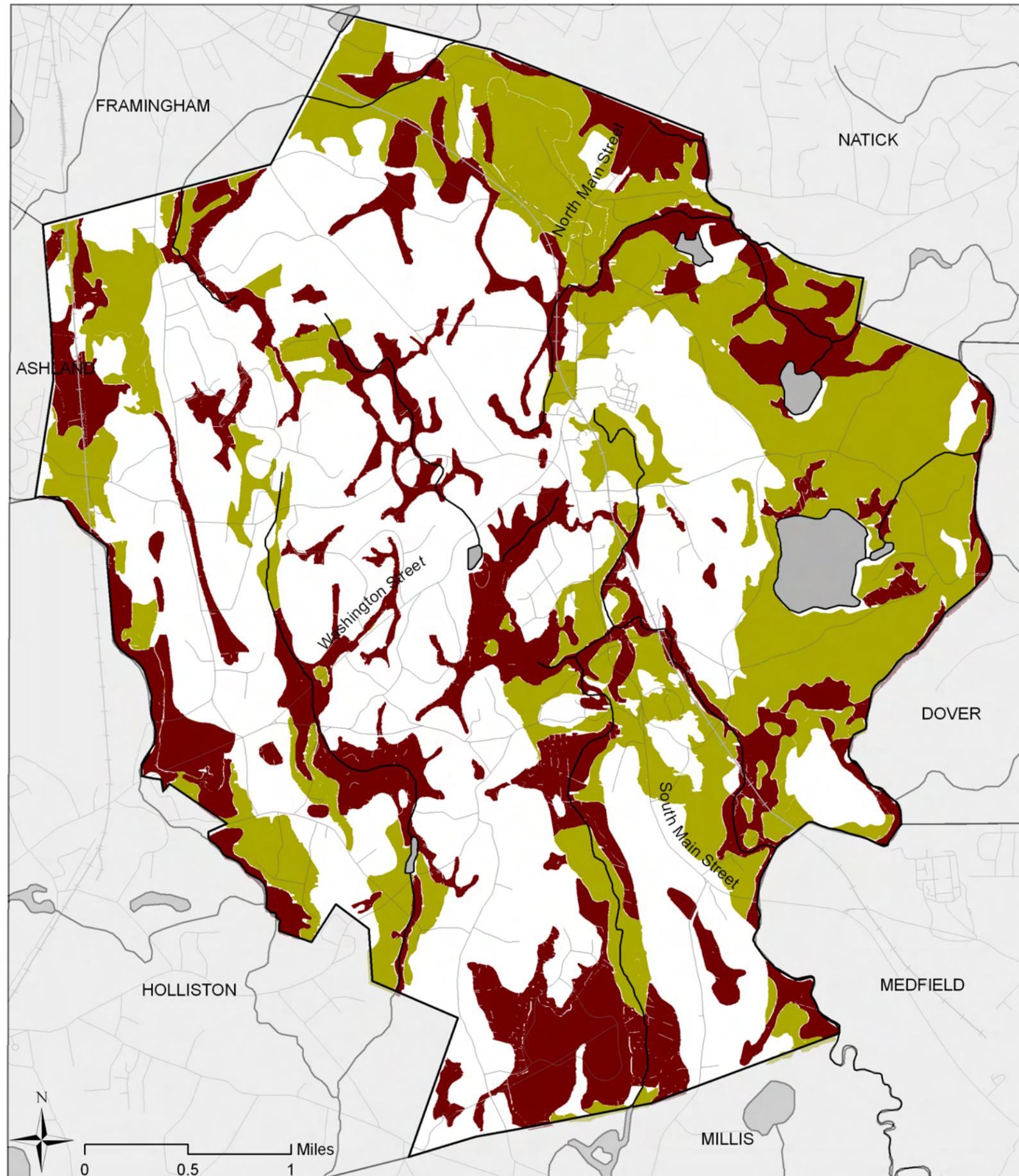
Poor Filter and Hydric Soils

Poor filter soils are highly permeable sand and gravel deposits. Sources of pollution --petrochemicals, pesticides, and failed septic systems--may allow contaminants into ground water.

Hydric soils composed of silts and clays are wet throughout the year due to their impermeability. These soils are distributed along lowlands, wetlands, and slow moving water. Hydric soils inhibit aquifer recharge.

Legend

-  Poor Filter Soils
-  Hydric Soils



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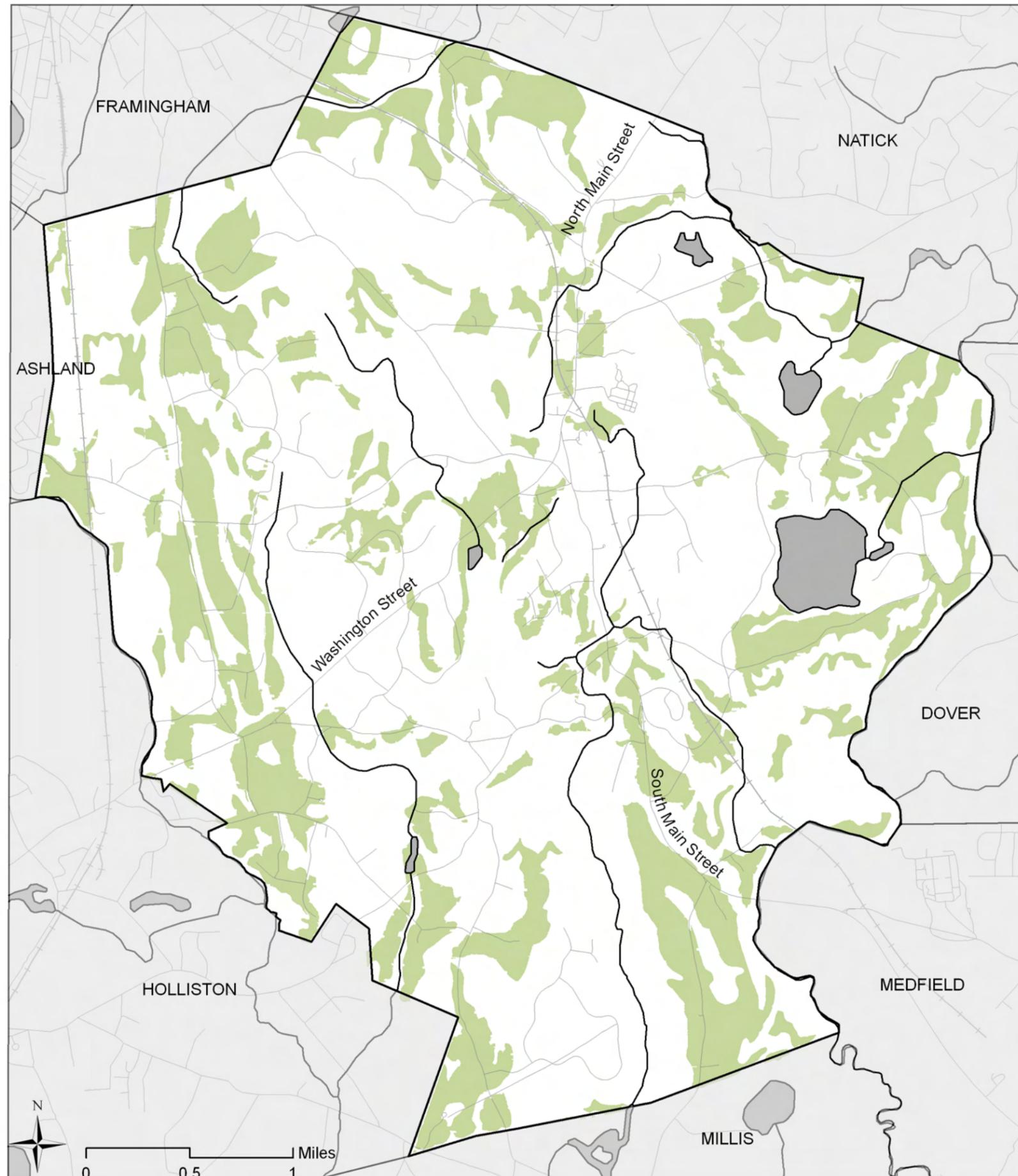
Data Source: Woodard & Curran; Middlesex County
Soil Survey 1991

Agricultural Soils

One-third of Sherborn's soils are suitable for agriculture. Soils suitable for agriculture are composed of very fine sandy loam to loamy sand. Open space over these soils could serve as future agricultural resources if preserved.

Legend

 Soils Suitable for Agriculture



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Data Source: Woodard and Curran; Middlesex Soil
Survey 1991

Hypsography

Glacial activity left Sherborn with a varied landform of low rocky hills separated by gentle valleys and wetlands. The landscape holds a mosaic of clues to the geologic history of the area.

Sherborn's east and west border is delineated by the Charles River and Dopping Brook, respectively. These two rivers and many others in Sherborn follow a north-south orientation, a result of gouging by the north-south advance and retreat of glaciers. The scouring of these glaciers also produced the rolling hills and rock outcrops located in Sherborn. Farm Pond and Little Farm Pond, both major recreational resources in Sherborn, were also products of the glaciers.

B. Landscape Character

The combination of woodlands, open fields and farms characterizes Sherborn's rural qualities. An abundance of surface water has provided the town with brooks, wetlands and ponds for recreation and wildlife habitat.

The rich diversity of Sherborn's rural character has kindled the town's drive towards preservation. The “quiet times in the woods,” “walking through a six foot high hay field,” “the orchards and apple stands,” and “the working farms which still remain in town” are just a few of the town's cherished qualities that were described during a January 26, 2006, public workshop (see Appendix A). Cherished qualities include favorite scenic views (map *Scenic and Historic Resources*), compiled from the participants at the January 26, 2006, public workshop.

Although difficult to imagine, in 1850 Sherborn's hills were as “bare as a billiard ball” (Town of Sherborn 1996). Since that time, oak, pine, birch, hickory, beech and maple trees have returned and half of Sherborn's total acreage is forested. Almost a fifth of Sherborn is open land, with many farm fields surrounded by dry-laid stone walls. These farms, among them the Dowse Orchards, Sunshine Farm, Greenwood Farm, Charlescote Farm, Braun's Herb Farm, and the Stannox Farm, dot the narrow country roads and are a large part of Sherborn's rural character.

Apple orchards thrived in Sherborn during the 1890s. Sherborn's hills allowed for air movement, limiting the frost pockets that could destroy apple blossoms in the early spring. This air circulation and rocky soil provided good apple harvests that provided a major source of income. A cider mill was constructed and became “the largest refined cider mill” in the world. Some of these orchards survive today at Dowse Orchards.

Surface water is abundant across Sherborn's landscape. The forested and emergent wetlands, the brooks, the swamp and marshland, and the two natural ponds, Farm Pond and Little Farm Pond, provide ideal wildlife habitat and many recreation opportunities for the town's residents.

C. Water Resources

Watersheds

Sherborn's water resources add aesthetic, recreational and environmental value. Two watershed basins that include many ponds and eight brook sub-basins drain toward the town's boundaries.

Sherborn is divided into two watershed areas consisting of eight brook basins (see map *Watersheds, Wetlands, and Surface Water*). Eighteen percent of the land area lies in the Sudbury River Watershed, while eighty-two percent lies in the Charles River Watershed.

The Dopping, Bogastow, Dirty Meadow, Sewall and Indian Brooks flow to the south and east, feeding the Charles River, which forms the southeast boundary of the town as it flows northeast to Boston harbor. Beaver Dam Brook flows to the north, feeding the Sudbury River, which in turn feeds the Concord and Merrimack, eventually emptying along Massachusetts' northern border into the Atlantic Ocean. Beaver Dam Brook is a first order stream so any contaminants entering the brook will eventually affect water quality downstream. Protection of all water resources in Sherborn will help to keep water within the Sudbury/Assabet/Concord (SuAsCo) and Charles River watersheds clean.

Surface Water

Five ponds and the Charles River make up the major surface water bodies in Sherborn (see map *Watersheds, Wetlands, and Surface Water*). Farm Pond and Little Farm Pond are glacial kettle ponds formed when glaciers receded from the area 10 to 14 thousand years ago.

Farm Pond (124 acres) has at its southwest corner a popular town recreational facility offering swimming, fishing and boating. The pond measures a maximum depth of 60 feet. No power boats are allowed and skating is popular during colder winters.

Little Farm Pond (22 acres) has two-thirds of its shoreline protected as part of the Massachusetts Audubon Society's Broadmoor Sanctuary. Around Little Farm Pond there are opportunities for hiking, viewing wildlife, boating and fishing.

Ward Parks Pond, a small pond managed by Sherborn's Board of Selectman, is located in the center of town and provides limited habitat for wildlife. Water quality has been an issue due to adjacent land uses.

Lower and Upper Mill Ponds are part of the Leland Reservation, also managed by Sherborn's Conservation Commission. These two ponds were once home to saw mills. Today, the two ponds and associated wetland regions offer excellent wildlife habitats, as well as recreational uses such as hiking and ice-skating in the winter.

The Charles River forms Sherborn's southeast boundary with the neighboring towns of Medfield and Dover. Much of the Sherborn bank of the river is protected as public land, Trustees of Reservations land or by conservation restriction on private property. The water quality is excellent along this stretch of river and offers ideal canoeing both upstream and downstream. Two locations allow access to the river: the Dover side at Farm Road/Bridge Street Bridge, and along Route 27 South on the Medfield side of the bridge.

Aquifers and Recharge Areas

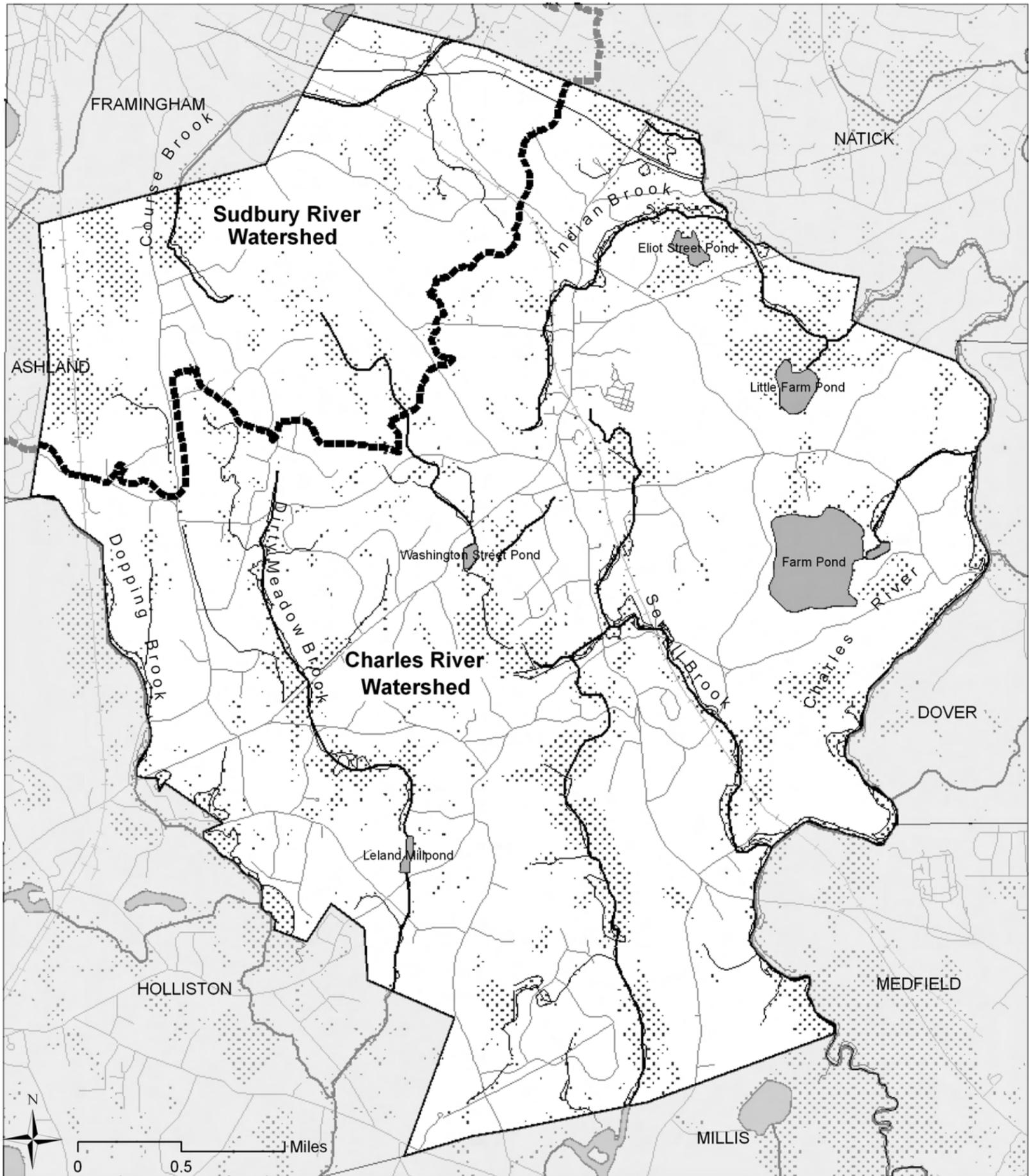
Sherborn relies on individual wells to supply its water and regards protection of groundwater as one of its highest priorities (see map *Aquifers*). The whole town of Sherborn is considered an aquifer recharge area. Cooperation among area communities in protecting groundwater is coordinated on a region-wide basis.

There are three major risks to aquifers shared by the town of Sherborn. The Casella Waste Transfer Facility, just across the Holliston border, could possibly contaminate our shared aquifer. The area near the Framingham border where a fire station, Framingham's highway department garage, and the ADESA auto auction facility are all located, is a threat to Course Brook (Woodard and Curran). Other potential concerns include the Cadillac Paint site on the border with Ashland and Framingham's General Chemical on Leland Street. Two solid waste facilities located across from each other in Sherborn and Natick are located above an aquifer overlain by poor filter soils and pose a potential risk.

Indian Brook forms a section of the town's northeast border, while Dopping and Bogastow Brooks form portions of the west and southwest borders. Over the years, the Indian Brook aquifer has been contaminated by town salt storage (Town of Sherborn 1996). Consequently, there is concern regarding the quality of this water source.

A 1989 study by Lycott Engineering reviewed existing maps and performed limited field investigation to identify aquifers and recharge areas. The Lycott Study states:

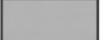
“Based on the results of this study, the Town of Sherborn may have to rely on more than one water resource area if a water supply is desired in the



Watersheds, Wetlands, and Surface Water

Two watersheds divide Sherborn and drain to areas outside the town's boundaries. About 82% of Sherborn lies in the Charles River Watershed and 18% in the Sudbury River Watershed. Wetlands in Sherborn are protected from development under the Massachusetts Wetlands Protection Act, as well as Sherborn's Wetland Protection Act, for their value as wildlife habitat, flood, and sedimentation control. Surface water in Sherborn remains generally clean and clear of pollutants.

Legend

-  Watershed Divide
-  Wetlands
-  Ponds
-  Rivers and Brooks

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Conway School of Landscape Design

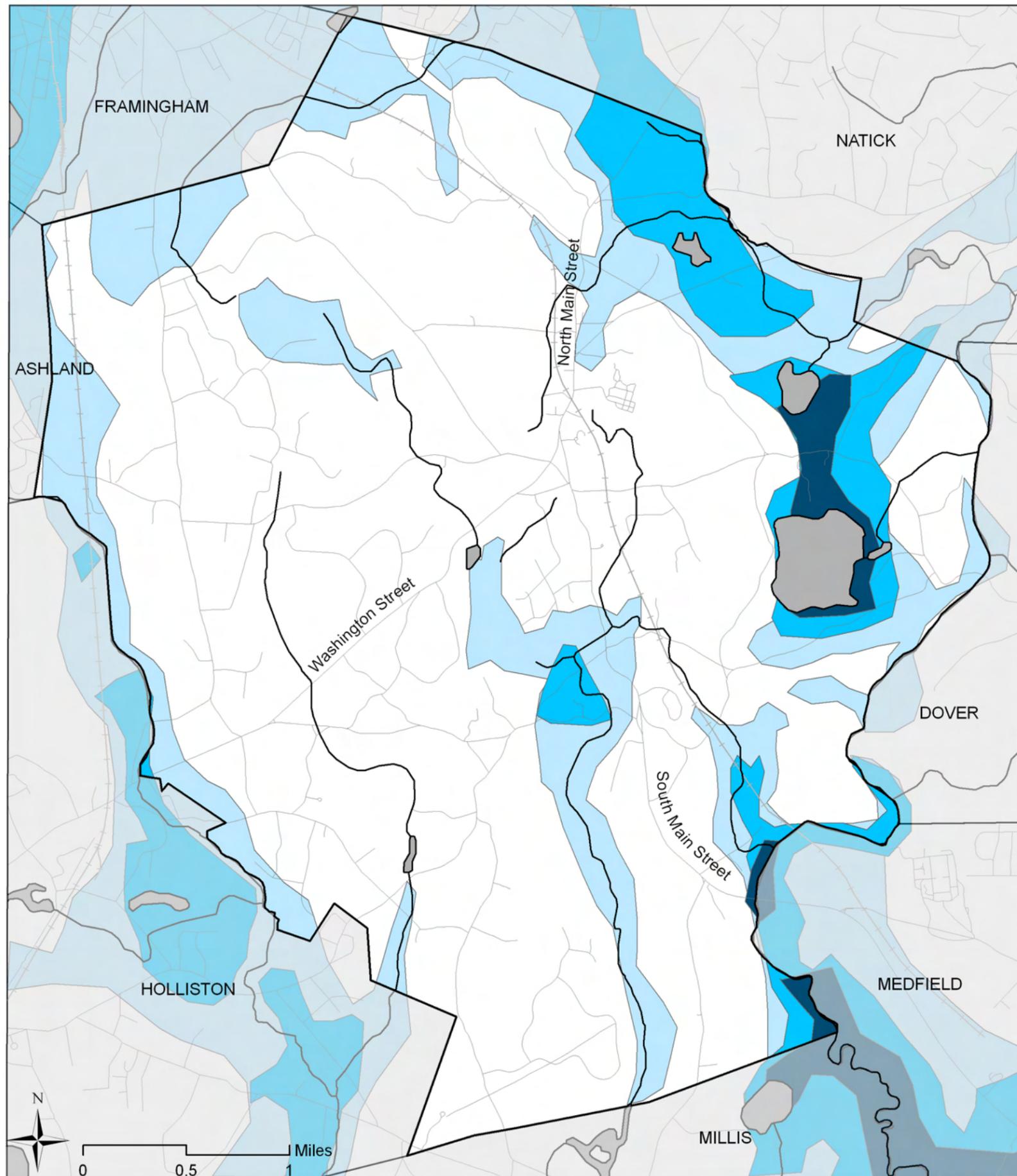
Data Source: MassGIS

Aquifers

The southeastern area of town along the Charles River and the area around Farm Pond are the two highest yielding aquifers in Sherborn. These aquifers, however do not yield enough water to support a public supply for the town, restricting the future development of any town-wide public water system.

Legend

-  High Yield Aquifer (>300 gal/min)
-  Medium Yield Aquifer (100-300 gal/min)
-  Low Yield Aquifer (<100 gal/min)



Open Space and Recreation
Plan Update 2006
Sherborn, MA

Prepared By:
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Data Source: MassGIS; Woodard & Curran

future. Because only a few areas within Sherborn may be capable of sustaining moderate-to-high yields, thus limiting the quantity of homes that could be connected to a town system and because all of Sherborn presently utilizes private water wells, protection of all groundwater in the Town of Sherborn is critical.”

Sherborn’s northeastern and western regions were identified as likely to support wells yielding between 50 and 250 gallons of water per minute. These aquifers are found within deposits of sand and gravel. According to the study, most of Sherborn serves as an aquifer recharge area, with wetlands and sand and gravel deposits contributing the most recharge, and glacial till contributing less recharge.

The town regards protecting its groundwater as a very high priority. Sherborn passed a Groundwater Protection By-Law in 1992 that requires the removal of underground storage tanks more than twenty years old, and established a registration system for businesses using oil and hazardous materials. The By-Law was amended in 2006. Sherborn has a continuing interest in preventing heavy development – especially those activities requiring the use of petrochemicals and other toxic substances. It is possible that aquifer recharge zones may constitute "nitrogen sensitive zones" under the newly revised Title 5 regulations. Septic systems in nitrogen sensitive zones are subject to standards limiting the amount of nitrogen and organic matter leaching into the soil.

In 1991, Sherborn evaluated its road salting practices. The study group recommended procedures to reduce unnecessary salting.

In 1993, the Metropolitan Area Planning Council issued a study of water supplies, *Southwest Water Supply Protection Plan*, for nine communities, including Sherborn, in the Upper Charles River Basin. Cooperating communities were requested to coordinate actions of Planning, Zoning and Health Boards to protect municipal water supplies that cross town lines. Although Sherborn does not have a municipal water supply, protection zones for the public water supplies of Millis, Medfield and Holliston extend into Sherborn. In addition to cooperating with other communities, the plan encourages Sherborn to continue enforcing its Groundwater Protection By-Law, and to educate residents about threats to individual wells and measures to protect the groundwater supply.

In 2003, Woodard and Curran, a consulting and operations firm, performed a groundwater protection study for the town of Sherborn. The study presented the existing hydrogeological conditions, both assets and vulnerabilities, through a series of maps.

Among the key findings of the hydrogeological study are the following:

- The southeastern area of town along the Charles River has one of the highest yielding aquifers in Sherborn. As such, it warrants strong protection and use controls.
- Another favorable aquifer area is in the vicinity of Farm Pond. It too should be protected, and opportunities to enhance recharge should be pursued.
- The downtown area does not include high yield aquifers, but non-residential land uses and activities on this location should be monitored to minimize the potential for groundwater degradation.
- The Dopping Brook/Bogastow Brook aquifer along the town line with Holliston is “thin” and not rated as highly productive. Nonetheless, the activities and land uses both in Sherborn and across the town line should be monitored to minimize potential groundwater degradation.
- A watershed divide is located across the northern corner of the town separating the SuAsCo watershed from Charles River basin. Flows from the SuAsCo watershed generally travel out of town to Framingham.
- The northeastern portion of town near the Natick town line has an aquifer rated as a moderate yield that could serve the town’s future needs. However, proximity to both Natick and Sherborn landfills may compromise the viability of this potential source. Monitoring of groundwater quality in this area is important.

Overall, it will be helpful to Sherborn to examine the possible establishment of an “aquifer protection overlay district” in its zoning rules as a means to designate the highest yield aquifer areas in the town that warrant additional protection and land use controls.

Flood Hazard Areas

Areas in Sherborn that are subject to flooding lie along the Charles River and in locations on several of its brooks. Sherborn rarely has been subject to flooding, due to adequate flood storage capacity in its floodplains and wetlands. Areas within the 100-year floodplain are regulated and require the protection of flood storage capacity.

Principal floodplains within Sherborn lie along the Charles River, the lower portion of Sewall Brook, Dopping Brook and the tributaries of Boggastow Brook. Serious effects from floods have been limited in Sherborn due to the ability of floodplains and wetland areas to store flood waters.

Flooding results when the headwaters no longer have the ability to retain water due to an increase in impervious surfaces, lack of vegetative cover or loss of flood storage area. Preserving the flood preventive aspects of the Charles River headwaters – its floodplains and wetlands – is vitally important to protecting the lower portions of the river from flooding. The Army Corps of Engineers owns or has easements on 250 acres in Sherborn along Dopping and Sewall Brooks. These lands, which have no dams or other flood control structures, are maintained as part of a program to protect important natural flood storage areas in the headwater region of the Charles River.

Areas within the 100-year floodplain fall under the jurisdiction of the Sherborn Conservation Commission. Development in the floodplain is not prohibited, but under the Massachusetts Wetlands Protection Act building in the floodplain requires creating a flood storage area that fully compensates for flood storage replaced by development.

Wetlands

Approximately 20 percent of Sherborn's land is occupied by wetlands, which are protected resource areas in Massachusetts (see map *Watersheds, Wetlands, and Surface Water*). Wetlands are valuable to both humans and other species and fulfill a number of important functions. Sherborn's wetland protection by-law allows the Town to control activities that may have a significant effect on wetland values. The protected values include public and private water supply, groundwater, flood control, erosion control, storm damage, water pollution, and wildlife.

Wetlands are found throughout Sherborn in low-lying areas and areas of poor drainage. Sherborn's wetlands are important as animal habitat, for flood control, for filtering out pollutants, for some types of recreation and as legally protected open space. Sherborn's wetlands are emergent wetlands, forested wetlands, scrub-shrub wetlands, river corridors, and vernal pools.

Important wetland areas in Sherborn include Broadmoor (owned by the Massachusetts Audubon Society), the Charles River, Dirty Meadow Brook, Dopping Brook, and Sewall Brook. Map 4-5 shows wetlands identified by the National Wetlands Inventory (NWI) in 1979. The NWI map does not necessarily identify all legally protected wetlands. Map 4-3 shows hydric soils,

which are saturated during significant months of the year. The hydric soils map indicates areas that could likely be delineated as wetlands.

As mentioned above, the Army Corps of Engineers has purchased wetland areas surrounding the headwaters of Sewall Brook to protect flood storage capacities in this brook basin and reduce the potential effects of flooding along the Charles River. These areas provide additional benefits as important habitats for wetland wildlife.

Sherborn's wetlands roughly form a series of bands that follow the northwest-to-southeast trend of valleys and ridges in the town. Prior to the passage of the Massachusetts Wetland Protection Act some wetlands were filled for development purposes. Now wetlands are protected open space. Under the Wetlands Protection Act, wetland areas are the jurisdiction of the town Conservation Commission, which is responsible for protecting them. In 1981 Sherborn added a Wetlands Protection By-Law to its General By-Laws, and in 1994 regulations were promulgated by the Conservation Commission to implement and enforce the Wetlands By-Law. Imbedded in the wetlands regulations is the rebuttable presumption that all alterations to the buffer zone of a wetland will have adverse impact. The regulations also establish that the first 50 feet laterally outward from a wetland boundary is a No-Alteration Zone.

Sherborn may have over 100 vernal pools, or isolated wetlands, which fill with water only during the wettest times of the year. Vernal pools are critical habitat for frogs and other amphibians. Sherborn has six state-certified vernal pools.

While some towns have adopted bylaws that require new building lots to contain a certain percentage of upland, Sherborn currently has no such requirement.

D. Vegetation

Sherborn's variety of open fields, woodland and wetland vegetation constitute approximately 80 percent of the town and offer great recreational opportunities, as well as ideal habitats for wildlife. Many open lands are reverting to forest. Ten rare plant species have been identified in Sherborn; there have been two recent sightings of plant species of special concern. Invasive exotics are proliferating and threaten to dominate some of Sherborn's landscapes.

By 1850, Sherborn's land area was almost entirely deforested. Today approximately 5,500 acres are forested, representing over half of Sherborn's 10,328 acres. Non-forested wetlands, including the areas of Farm Pond and Little Farm Pond, equal approximately 1,000 acres. Open fields, meadows and farmland constitute approximately 1,700 acres.

The upland areas of the town are primarily red oak, white oak and white pine forests, yet also include hemlock, red maple, black birch, pignut hickory, white ash, American beech, American hop hornbeam and black oak. The understory vegetation includes witchhazel, American chestnut, lowbush blueberries, flowering dogwood and poison ivy. The larger trees of the upland forests offer excellent canopy for woodland wildlife and relatively clear understories through which the town's network of trails can easily be enjoyed.

Sherborn's once prolific marsh hay meadows and cranberry bogs have for the most part become forested wetlands that now support such trees as red maple, hemlock, elm, swamp oak, willow and black gum. The drier sandy edges of these low wet areas may also support white pine. The shrubs highbush blueberry, sweet pepperbush, speckled alder, swamp azalea and spicebush are prevalent in the understories.

Open wetland area edges are vegetated with buttonbush, poison sumac, winterberry and rose. The emergent wetland species include cattail, cowslip, and sedge rush. Purple loosestrife and phragmites, invasive exotics, are found in Sherborn's wetlands.

Sherborn's forests are fragmented by fields, roads and developed areas. The town's inactive pasturelands are reverting to forest through the natural process of plant community succession. Common juniper, eastern red cedar, meadow sweet, grasses, wildflowers and lowbush blueberry grow in the open areas, while the edge plant communities include poplar, gray birch, dogwoods, raspberry and blackberry. These edge regions provide an excellent source of food and cover for wildlife. Where protected open fields are valued for their scenic qualities, maintenance to keep these areas open will need to

be ongoing. The town has contracted with private farmers to hay some town fields in an ongoing attempt to maintain them as fields.

There are eleven rare plant species known to be native to Sherborn that are included in the Massachusetts Division of Fisheries and Wildlife National Heritage & Endangered Species Program: Andrews' bottle gentian (*Gentiana andrewsii*), adder's-tongue fern (*Ophioglossum vulgatum*), Britton's violet (*Viola Brittoniana*), bush's sedge (*Carex bushii*), dwarf bulrush (*Lipocarpus micrantha*), lion's foot or cankerweed (*Prenanthes serpentaria*), long's bulrush (*Scirpus longii*), purple milkweed (*Asclepias purpurascens*), resupinate bladderwort (*Utricularia resupinata*), river bulrush (*Scirpus fluviatilis*), and wild senna (*Cassia hebecarpa*). (See Appendix C.)

It is apparent that some of Sherborn's native vegetation is adversely affected by the invasive plant species such as purple loosestrife and bittersweet. If unchecked, invasive exotic species out-compete native vegetation, reduce habitat and dominate the landscape. Once invasive plants are established, on-going maintenance is required for their control. The following is an up-to-date list of invasive exotic species identified in Sherborn: multi-flora rose (*Rosa multiflora*), common buckthorn (*Rhamnus cathartica*), Japanese knotweed (*Polygonum cuspidatum*), *Phragmites*, purple loosestrife (*Lythrum salicaria*), garden loosestrife (*Lysimachia vulgaris*), Japanese honeysuckle (*Lonicera japonica*), yellow iris (*Iris pseudacorus* L.), winged euonymus (*Euonymus alatus*), leafy spurge (*Euphorbia esula*), autumn olive (*Elaeagnus umbellata*), Oriental bittersweet (*Celastrus orbiculatus*), Norway maple (*Acer platanoides*), and goutweed (*Aegopodium* L.).

Poison ivy is problematic when it conflicts with human recreational use of town trails. One section of the David Doering Trail, near the Pine Hill School region of the Town Forest, has an abundance of this plant species, limiting its use. Appropriate control measures will need to be implemented to allow continued use of these outdoor resources. Re-routing the trail to avoid the trouble spots is another option as poison ivy berries are a major source of winter food for thirty-five or more species of birds and mammals.

E. Fisheries and Wildlife

Sherborn's waters, wetlands and uplands provide homes to numerous species of animals, which in turn are the basis of many recreational opportunities for Sherborn's residents.

The Sherborn Conservation Commission is active in promoting wildlife habitat and related recreational opportunities through its cooperation with the Sherborn Forest and Trail Association. *Sherborn Walks 1991*, by Arthur Schnure, a guide to exploring publicly accessible lands in Sherborn, highlights conservation areas, hiking trails and the wildlife that depend on these areas.

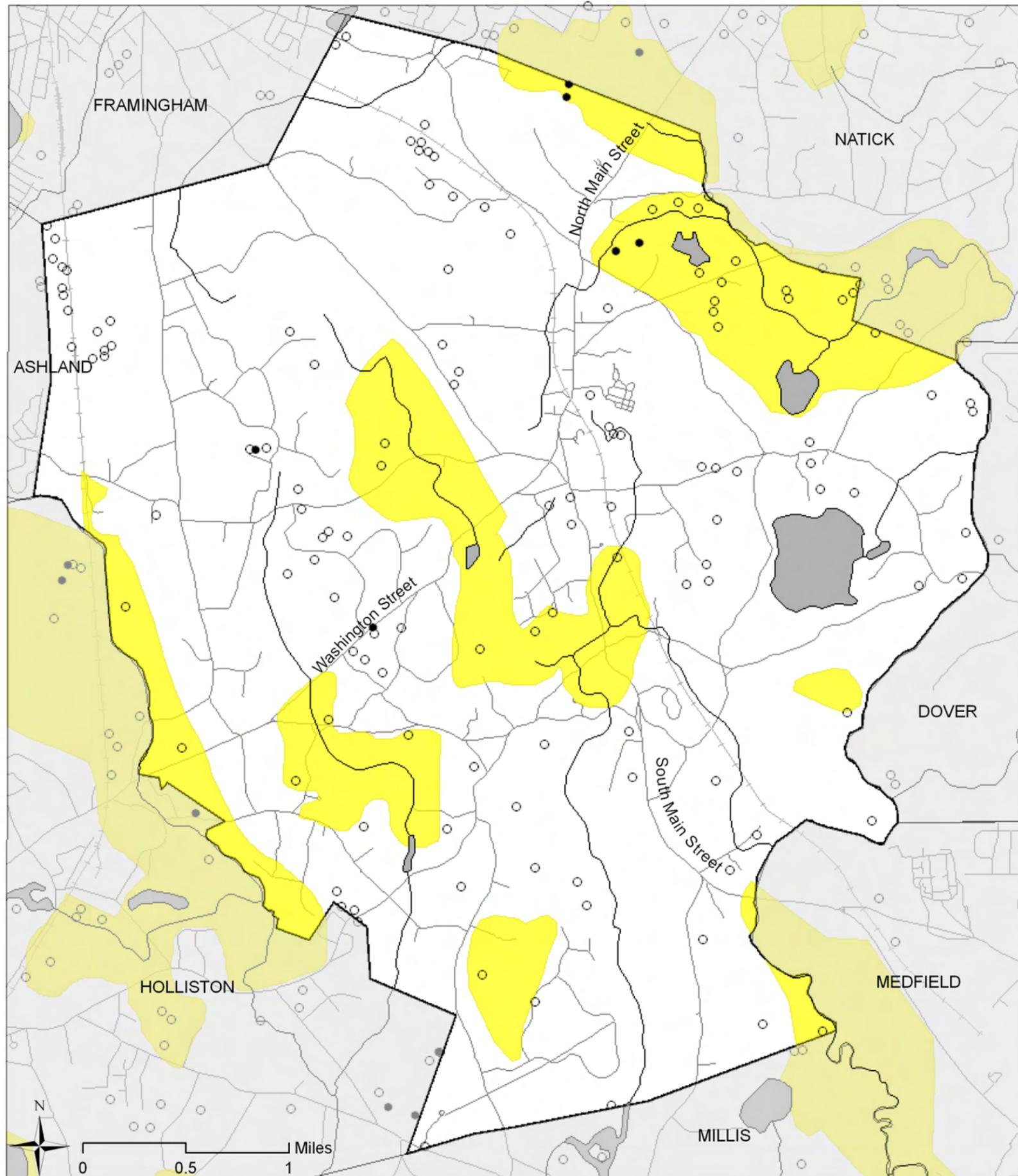
The Sherborn Open Space Committee recently established a weblog, **Your Neighbors Are Wild**, to encourage residents to enter sightings of mammals, birds, and reptiles and to enjoy reading about others' wildlife encounters. This effort, with regular and ongoing public participation, will collect data that may be helpful in natural resource planning at the local and regional level. To make an entry or read others' go to <http://members.aol.com/sherbornblog/> and follow the instructions.

Wildlife species in Sherborn's natural areas include mammals, birds, amphibians, fish and insects. Typical upland wildlife include white-tailed deer, raccoon, cottontail rabbit, opossum, striped chipmunk, gray squirrel, red squirrel, woodchuck, fisher, wild turkey, red fox, gray fox, skunk and coyote. Animals that thrive in wetland areas include mink, muskrat, otter, beaver, wood duck, kingfisher, herons, bittern, and species of snake, turtle, salamander, frog and toad.

No public land is open to hunting but hunting is allowed on private land with the permission of the landowner. Fishing is popular along the banks of Farm Pond, Little Farm Pond, the Charles River and Boggastow Brook. Brown trout and brook trout are stocked by the State Division of Fisheries and Wildlife in Boggastow Brook and northern pike is stocked in the Charles River.

Endangered Animal Species

The Commonwealth of Massachusetts has designated eight high priority sites of rare species habitats and exemplary natural communities: around Dopping Brook, near Indian Brook, along Sherborn's border with Natick, along Sherborn's border with Dover, near Sherborn's border with Holliston, around Dirty Meadow Brook, along the southern portion of the Charles River, and near the center of town. Estimated habitats of rare wetlands wildlife also have been designated at Dopping Brook, at Indian Brook, at the wetland areas



Rare Species Habitat

Estimated regions of rare species habitat and vernal pools are areas of special concern when planning open space. These areas are critical in the conservation of biodiversity.

Legend

- Potential Vernal Pool Locations
- State Certified Vernal Pools
- Rare Species Habitat
Estimated areas identified by the Natural Heritage and Endangered Species Program

Open Space and Recreation
Plan Update 2006
Sherborn, MA

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Data Source: MassGIS; Natural Heritage and Endangered Species Program

crossing the eastern half of Maple Street and at the wet areas east of Nason Hill Road (see map *Rare Species Habitat*).

Within the town of Sherborn there have been eleven rare animal species sighted which are included in the Massachusetts Division of Fisheries and Wildlife National Heritage & Endangered Species Program. The eleven endangered animal species include Barrens Metarranthis moth (*Metarranthis apiciaria*), blue-spotted salamander (*Ambystoma laterale*), brook floater or swollen wedgemussel (*Alasmidonta varicosa*), four-toed salamander (*Hemidactylium scutatum*), Hentz's redbelly tiger beetle (*Cicindela rufiventris hentzii*), Jefferson salamander (*Ambystoma jeffersonianum*), oak hairstreak (*Satyrium favonius*), purple tiger beetle (*Cicindela purpurea*), twelve-spotted tiger beetle (*Cicindela duodecimguttata*), Blanding's turtle (*Emydoidea blandingii*) and wood turtle (*Clemmys insculpta*). (See Appendix C.)

While planning for its future growth, Sherborn must consider the importance of protecting the habitats of these state-listed species, a measure vital to their conservation.

Vernal Pools

Vernal pools are critical areas for the survival of many species of insects and amphibians (map *Rare Species Habitat*). Certifying vernal pools is an important step toward protecting them.

Vernal pools are isolated, seasonally wet depressions in the land that are critical to the survival of many amphibian and insect species. These animal species migrate to and from vernal pools during seasonal breeding cycles. Disturbances in and around their breeding grounds reduce the likelihood of their survival.

Sherborn has six state-listed vernal pools, identified through 2005. As many as 100 vernal pools are believed to exist at various locations around Sherborn, but these have not been certified. All vernal pools need special attention when human activity is proposed. Under Sherborn's wetlands regulations, the first 100 feet laterally outward from the edge of a vernal pool, whether the pool is certified or potential, is identified as vernal pool habitat, and is protected as a resource. Going out laterally from the edge of the habitat is the vernal pool buffer zone, where disturbances are strongly discouraged.

The Massachusetts Surface Water Quality Standards in accordance with the state and federal Clean Water Acts protect certified vernal pools from being filled or used for wastewater discharge. They are not protected under state wetland protection regulations. Protecting larger areas of land around vernal

pools through conservation easements or acquisition is necessary to protect the species that depend on them for their survival.

Wildlife Corridors

Wildlife corridors permit movement and migratory needs of animal species. These corridors also provide buffers between human and wildlife activities.

The random patchwork of Sherborn's currently protected lands does not necessarily match the migratory patterns that many species require to survive. The size of these buffers varies depending on species, but it can be generalized that wider corridors are more effective for more species than narrower corridors. If protected, these wildlife corridors might also be used for trails linking existing areas of open space.

F. Scenic Resources

Favorite scenic resources help to define Sherborn's rural character. Most favored views are of fields, woods and wetlands seen from scenic roads. Sixty-four percent of the favorite views are of open lands not fully protected.

Twenty-five participants at a public workshop, held January 26, 2006, identified a total of twenty-five favorite scenic places and views. The majority of the favorite views can be seen from roads, either when walking, biking, running or riding in a car. Results from this workshop can be found in Appendix A.

These scenic resources, including the designated scenic roads of the town, are located on map *Scenic and Historic Resources*.

Most of the favorite views can be seen from along Sherborn's twenty-five scenic roads, designated under the Massachusetts Scenic Road Act and by a vote of Sherborn Town Meeting. Views from Bullard Street and South Main Street are exceptions. These streets are not eligible to be designated scenic roads because they are state-numbered roads.

The scenic resources of Sherborn occur largely where there is little or no residential development. The larger parcels of land, privately and publicly owned open spaces, fields, protected woodlands, and wetlands are what visually attract most people. The exceptions are the regions of the village center, where the clustered older homes and public buildings are appreciated for their historic significance and architecture.

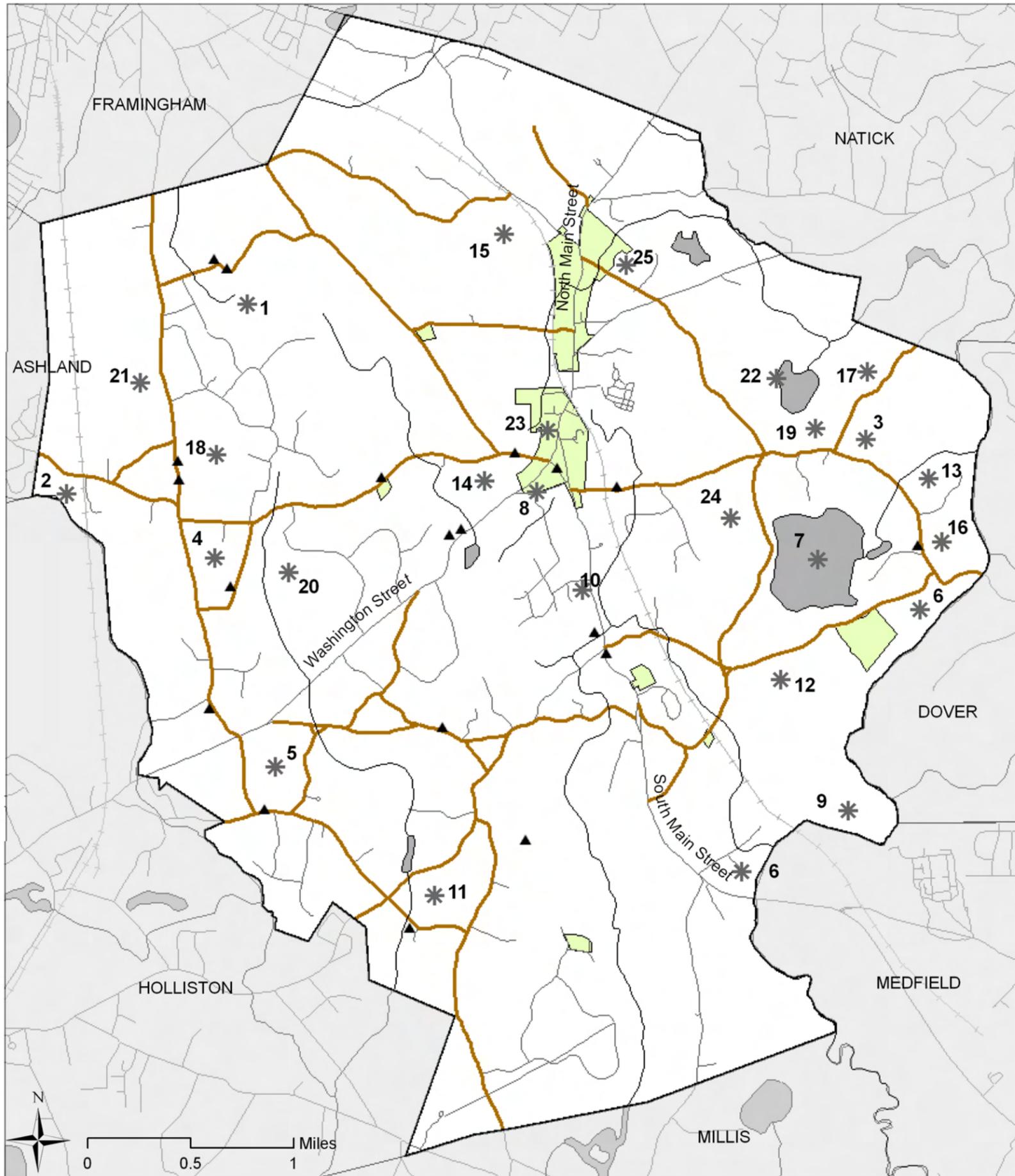
The state Department of Conservation and Recreation has designated areas along the Charles River corridor in Sherborn as scenic landscapes. These areas are included in the Massachusetts Landscape Inventory, which places strong emphasis on the value of open land, historical land use and agriculture while taking into account the importance of natural features and scenic beauty.

Scenic resources also define how Sherborn's residents view their town's character. These valuable, visual resources are a very important part of Sherborn's rural landscape. The most popular views from the survey completed on January 26 are those of open lands stretching over stone walls and across fields to distant woodland edges. It should be noted that protection is required if these views are to be preserved. Thirty-six percent of the favorite scenic views have temporary protection and include privately owned Chapter 61, 61A and 61B lands. Twenty-eight percent have no protection and changes that could dramatically affect their scenic character are possible.

The Scenic Road Act protects views only within a road's legal right of way, which in most instances includes stone walls and mature trees. The act requires a public hearing to be held by the Planning Board before trees are removed or stone walls disturbed. Areas outside the right-of-way are not afforded this nominal degree of protection.

Scenic and Historic Resources

The most popular scenic resources are large open fields seen from Sherborn's 25 designated scenic roads. Many historical houses are scattered throughout Sherborn, most of which are located in the center and in the west of town. The center of Sherborn has been designated a historic district by the state.



Favorite Scenic Views

As identified by Sherborn Residents
January 26, 2006 workshop

1. View on Mayo's curve
2. Schiavi Farm
3. Willis Farm
4. Western Avenue field
5. SRLF land
6. The Charles River
7. Farm Pond
8. Washington Street
9. King Philip's Overlook
10. South Main Street
11. Fields at Mill and Hollis Street
12. Forest Street cornfield
13. View of Charlescote Farm
14. First open field on Maple Street
15. Peter's Hill
16. Farm fields
17. South Street
18. View of Hidden Meadow
19. Duck Hollow Pond
20. Farm on Pleasant Street
21. Barber Reservation
22. Little Farm Pond
23. View west from outcrop
24. Mt. Misery
25. Former Price property

Legend

-  State Designated Historical Buildings
-  State Designated Historical District
-  State Designated Scenic Roads
-  Favorite Scenic Views of Sherborn residents (Jan. 26, 2006)

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G. Environmental Issues

During the 1980s, oil and gasoline leaks, road salt and failing septic systems constituted significant threats to Sherborn's environment. A Ground-Water Protection By-Law, passed in 1992 and updated in 2006, required removal of older underground petrochemical storage tanks. The entire town of Sherborn has been identified as a "working aquifer"; potential threats to Sherborn's groundwater include landfill locations in high yielding aquifer areas, inappropriate or uncontrolled use of the former Medfield State Hospital site, and other point-source contaminations from through-way systems and residential/small business uses.

Oil spills, leaking underground storage tanks, road salt and septic systems constitute the most significant point-source environmental problems identified in Sherborn. In 1980, 42,000 gallons of oil spilled from the Shell Pipeline as a result of a four-inch hole caused by corrosion. In 1992, Shell informed the Town that it had suspended use of the pipeline and had no plans to resume use.

Between 1980 and 1989, fifteen incidents of spills or releases of oil or hazardous materials were recorded in a state database for Sherborn. These ranged from five gallons of gasoline to 4,000 gallons of heating oil. Klein's Garage, a former gasoline station on Main Street, was listed on the database due to soil and groundwater contamination that was first reported in 1985. As of 1995, this site has been cleaned up (Town of Sherborn 1996). This information has not been verified with the DEP or other agencies.

Sherborn's Groundwater Protection By-Law established a schedule for underground storage tank removal. Sherborn has registered its underground tanks, with a 1995 count of six gasoline or diesel tanks and approximately thirty oil tanks. According to the Fire Chief, significant progress has been made and no underground oil tanks remain. Four underground gasoline storage tanks are currently registered in the Town of Sherborn but the newly amended Groundwater Protection By-law has set a deadline for their removal.

Due to the widely dispersed private wells throughout Sherborn, there are no single wellhead areas to be protected; rather, the whole town should be treated as a working aquifer and protected accordingly. Possible threats to the water supply include failed septic systems, underground oil tanks, pollutants introduced by through-going systems such as roadways, railways, power lines and pipe lines, and activities in bordering towns that share Sherborn's aquifers.

The Town landfill, which is closed and capped, is located just south of Natick near Route 27. The landfill is located over an important aquifer and is surrounded by monitoring wells. Tests performed in 1988 found most levels acceptable; however, concentrations of arsenic, chromium and lead were found (Lycott Environmental, 1989). Subsequent results of tests of the six monitoring wells have been acceptable but annual testing of the monitoring wells should be a priority. Natick's landfill lies just north of the town line and is also over the same aquifer. According to the *SouthWest Water Supply Protection Plan*, the Lycott Study identified an abandoned landfill on Woodland Street now left as undisturbed wetland surrounded by houses.

The former Medfield State Hospital and its wastewater disposal beds are located over an aquifer Sherborn shares with the town of Medfield. The Woodard and Curran Study identified the importance of this high yield area. Inappropriate or uncontrolled reuse of the former hospital site could pose a threat to water quality and yield available to Sherborn in the future. Medfield State Hospital also owns, subject to specific conditions spelled out by the state legislature in 1898, limited water rights to Farm Pond, which makes the future use of the former hospital grounds of interest to long range planning in Sherborn.

Previous problems with groundwater quality from highway salt and leaking petroleum tanks have been noted in the downtown area (Town of Sherborn 1996).

The site of the former Cadillac Paint and Varnish Company located in Ashland, MA, near the Sherborn town line has undergone massive site clean up and testing since operations ceased in 1985. Drinking water exposure to contaminants on site has exceeded the Massachusetts limits. Groundwater flow from this site has not been determined and therefore the potential exists that contaminants may have reached the bedrock aquifer in Sherborn.

New development could cause sedimentation and disruption to nearby wetlands but potential erosion problems are regulated by the Building Department, the Board of Health, the Conservation Commission and the Planning Board. Intensive development in the area of Farm Pond could result in pollution to both the aquifer and to the pond itself.



SECTION FIVE

INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST

Lands of Conservation and Recreation Interest

Open space is a general term that refers to the status of the land. It may include conservation lands, agricultural lands, parks, and recreation land as well as any lands of conservation interest that are undeveloped. Protected lands are public parcels that are permanently committed for conservation purposes. Unprotected lands can be municipal (when not committed for conservation purposes), and private land enrolled in Chapter 61, 61A, or 61B, or other private lands, which, due to low-intensity use, add to the quality of open space in Sherborn.

The following is an inventory of public and private lands that are important to Sherborn due to their current open space and/or recreational use (Table 5-1, Inventory of Lands of Conservation and Recreation Interest). Though open space or recreational use is not available on those private sites identified, these parcels are important to the town. Undeveloped private lands provide scenic qualities, enhance the community's rural character, and contribute to protecting Sherborn's natural resources.

Lands totaling 46.5 percent (4,643.43 acres) of Sherborn are protected to some degree (see map *Open Space*). However, the temporary protection afforded by Chapter 61 programs, representing 35.5 percent (1648.41 acres) of the total protected lands, can easily be lost as these lands can be sold and the use changed. Sherborn's municipally owned land makes up 16 percent (742.94 acres) of its total protected land and is not protected in perpetuity.

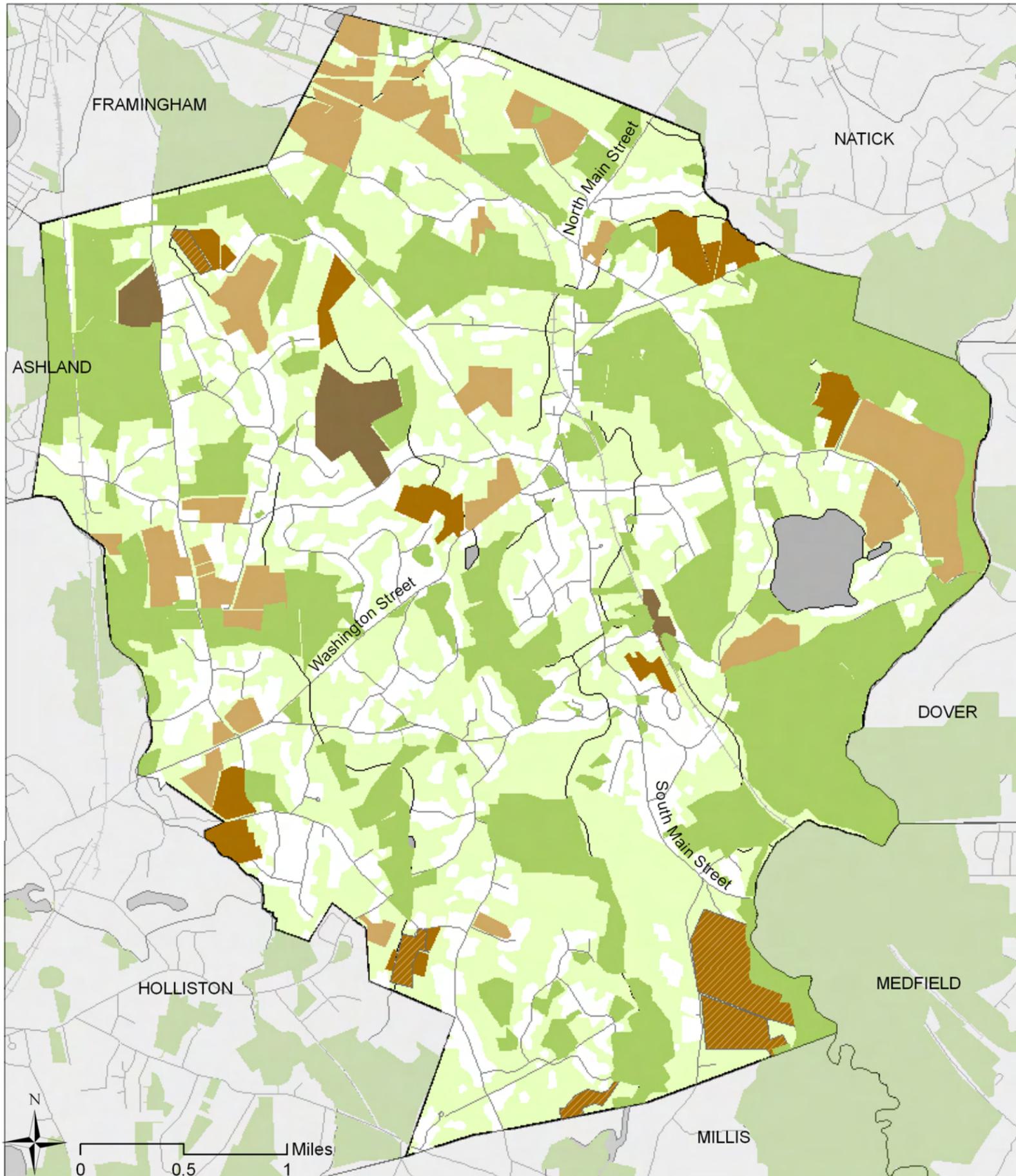
Lands most protected, such as Conservation Commission lands, Town Forest lands, the Massachusetts Audubon Sanctuary, Trustees of Reservations lands, Army Corps of Engineers lands and those private lands with conservation restrictions, constitute 43 percent of the total acres of protected land in Sherborn (or 20 percent of Sherborn's area). The rest of Sherborn's protected lands have limited protection, including Town municipal lands, lands owned by the Sherborn Rural Land Foundation, religious organization lands and lands privately owned under Chapter 61 programs for forestry, agriculture and recreation.

Open Space

About 80% of Sherborn remains undeveloped. This abundance of open space is the predominant feature that gives Sherborn its rural character.

Only about half of that 80%, or 30% of all Sherborn's land, is protected. Protected open space consists of municipal, state, and federal land, as well as land protected by easements, land trusts and other non-profits. It does not include land in Chapter 61.

Approximately 16% of the land in Sherborn is protected under Chapter 61. Chapter 61 provides only temporary protection and this land is vulnerable to development.



Legend

- Undeveloped Land
- Protected Open Space
- Chapter 61: Forestry
- Chapter 61A: Agricultural
- Chapter 61B: Recreation
- Chapter 61 & 61A

Open Space and Recreation Plan Update 2006 Sherborn, MA

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Data Source: Sherborn Assessors Office, MassGIS,
Matt Neutra (Sherborn Resident)

Table 5-1 Inventory of Lands of Conservation and Recreation Interest

MAP	LOT	OWNER	ZONE	ADDRESS	ACRES	PROTECTION	CURRENT USE	CONDITION	RECREATION POTENTIAL	PUBLIC ACCESS
1	2	TOWN OF SHERBORN	R-B	WESTERN	9.20		TRAILS	FAIR	LOW	NO
1	3	PRIVATE OWNER	R-B	WESTERN	33.44	CH-61B	TRAILS	GOOD	HIGH	YES
1	3A	RURAL LAND / UPPER CHARLES	R-B	WESTERN	55.37	CONS RES	MULTI-USE	EXCELLENT	HIGH	YES
1	8	CONSERVATION COMMISSION	R-B	WESTERN	45.54	CON COM	UNDEVELOPED	UNKNOWN	LOW	YES
1	13	PRIVATE OWNER	R-B	BRUSH HILL	12.00	CH-61A	UNKNOWN	UNKNOWN		
1	13B	PRIVATE OWNER	R-B	BRUSH HILL	11.29	CH-61A	UNKNOWN	UNKNOWN		
1	13C	RURAL LAND	R-B	BRUSH HILL	10.34	SRLF	UNKNOWN	UNKNOWN		
1	23	PRIVATE OWNER	R-B	BRUSH HILL	49.80	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
1	32	NY CENTRAL / CSX	R-B	WESTERN	20.80		MOST ABANDONED	FAIR	HIGH	YES
1	33	MASS DEPT OF CORRECTIONS	R-B	PROSPECT	22.34		UNDEVELOPED	UNKNOWN		
2	11	TOWN OF SHERBORN	R-B	STEVENS	2.00		UNDEVELOPED	GOOD	LOW	YES
2	12	TOWN OF SHERBORN	R-B	HARRINGTON RIDGE	2.00		UNDEVELOPED	GOOD	LOW	YES
2	13	TOWN OF SHERBORN	R-B	HARRINGTON RIDGE	2.19		UNDEVELOPED	GOOD	LOW	YES
2	78A	PRIVATE OWNER	R-B	WILD MEADOW	1.06	CH-61A	AGRICULTURE	EXCELLENT	MODERATE	NO
2	79	PRIVATE OWNER	R-B	WILD MEADOW	9.45	CH-61A	AGRICULTURE	EXCELLENT	MODERATE	NO
2	79Y	PRIVATE OWNER	R-B	WILD MEADOW	2.52	CH-61A	AGRICULTURE	EXCELLENT	MODERATE	NO
2	80	TOWN OF SHERBORN	R-B	HARRINGTON RIDGE	3.01		UNDEVELOPED	GOOD	MODERATE	YES
2	92	CONSERVATION COMM (HIDDEN MEADOW)	R-B	WESTERN	41.50	CON COM	TRAILS	EXCELLENT	HIGH	YES
2	95	PRIVATE OWNER	R-B	MAPLE	21.55	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
2	96A	TOWN OF SHERBORN	R-B	MAPLE	1.00		OLD CEMETERY			
2	121	CONSERVATION COMMISSION	R-B	WHITNEY	3.10	CON COM	TRAILS	FAR	MODERATE	YES
2	123	PRIVATE OWNER	R-B	WHITNEY	15.00		EQUESTRIAN	GOOD	HIGH	NO
2	126	PRIVATE OWNER	R-B	WHITNEY	27.86		PROPOSED 40B	GOOD	HIGH	NO
2	128	CONSERVATION COMM (BARBER RES.)	R-B	WHITNEY	30.00	CON COM	MULTI-USE	EXCELLENT	HIGH	YES
2	128A	CONSERVATION COMM (BARBER RES.)	R-B	WHITNEY	26.00	CON COM	MULTI-USE	EXCELLENT	HIGH	YES
2	132	CONSERVATION COMM (BARBER RES.)	R-B	WESTERN	18.00	CON COM	MULTI-USE	EXCELLENT	HIGH	YES
2	132A	CONSERVATION COMM (BARBER RES.)	R-B	WESTERN	106.70	CON COM	MULTI-USE	EXCELLENT	HIGH	YES
2	138A	CONSERVATION COMM (BARBER RES.)	R-B	WHITNEY	9.17	CON COM	MULTI-USE	EXCELLENT	HIGH	YES
2	156	RURAL LAND / UPPER CHARLES	R-B	WESTERN	24.55	CONS RES	MULTI-USE	EXCELLENT	HIGH	YES
3	8	RURAL LAND	R-B	PLEASANT	50.91		TRAILS	EXCELLENT	HIGH	YES

MAP LOT	OWNER	ZONE	ADDRESS	ACRES	PROTECTION	CURRENT USE	CONDITION	RECREATION POTENTIAL	PUBLIC ACCESS
3	9 PRIVATE OWNER	R-B	PLEASANT	51.27	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
3	16 PRIVATE OWNER	R-B	WESTERN	5.00	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
3	16A PRIVATE OWNER	R-B	WESTERN	2.93	CH-61A	AGRICULTURE	EXCELLENT	LOW	NO
3	18 PRIVATE OWNER	R-B	WESTERN	6.00	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
3	19 PRIVATE OWNER	R-B	WESTERN	4.300	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
3	23 CONSERVATION COMM (SCHOOL HSE LOT)	R-B	WESTERN	60.00	CON COM	TRAILS	EXCELLENT	HIGH	YES
3	23A CONSERVATION COMM (SCHOOL HSE LOT)	R-B	WHITNEY	5.75	CON COM	TRAILS	EXCELLENT	HIGH	YES
3	23B ARMY CORP OF ENGINEERS	R-B	WHITNEY	6.63	AC6E	FLOOD CONTROL	GOOD	LOW	YES
3	24 TOWN OF SHERBORN	R-B	WESTERN	27.00		PLAYING FIELDS	GOOD	HIGH	YES
3	36 PRIVATE OWNER	R-B	WESTERN	17.36		TRAILS	FAIR	MODERATE	NO
3	36A ARMY CORP OF ENGINEERS	R-B	BROOK	10.46	AC6E	FLOOD CONTROL	GOOD	LOW	NO
3	36A PRIVATE OWNER	R-B	WESTERN	6.33	CH-61A	AGRICULTURE	GOOD	LOW	NO
3	82C CONSERVATION COMMISSION	R-B	WASHINGTON	6.33	CON COM	TRAILS	GOOD	LOW	YES
3	88 PRIVATE OWNER	R-B	WASHINGTON	26.00	CH-61A	AGRICULTURE	GOOD	LOW	NO
3	91A PRIVATE OWNER	R-B	WESTERN	5.01	CH-61	FORESTRY	GOOD	LOW	NO
3	100 PRIVATE OWNER	R-B	WESTERN	14.00	CH-61A	AGRICULTURE	GOOD	HIGH	NO
4	1 RURAL LAND FOUNDATION	R-B	WESTERN	16.78	SRLF	AGRICULTURE	EXCELLENT	MODERATE	YES
4	14A PRIVATE OWNER	R-B	HOLLIS	17.83	CH-61	FORESTRY	GOOD	LOW	NO
4	14C PRIVATE OWNER	R-B	HOLLIS	2.01	CH-61	FORESTRY	GOOD	LOW	NO
4	16 PRIVATE OWNER	R-B	HOLLIS	14.95	CH-61	FORESTRY	GOOD	LOW	NO
5	1 PRIVATE OWNER	R-A	KENDALL	2.106	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
5	3 PRIVATE OWNER	R-A	KENDALL	4.846	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
5	7 PRIVATE OWNER	R-A	KENDALL	37.50	CH-16A	AGRICULTURE	GOOD	MODERATE	NO
5	10 MDC AQUEDUCT	R-A	COOUDGE	2.10		AQUEDUCT / TRAIL	EXCELLENT	HIGH	YES
5	10A MDC AQUEDUCT	R-A	COOUDGE	39.20		AQUEDUCT / TRAIL	EXCELLENT	HIGH	YES
5	47 PRIVATE OWNER	R-A	COOUDGE	23.47	CH-61A	AGRICULTURE	GOOD	MODERATE	NO
5	55 PRIVATE OWNER	R-A	COOUDGE	16.00			UNKNOWN	MODERATE	NO
5	56 CONSERVATION COMM (PETERS HILL)	R-A	COOUDGE	13.56	CON COM	TRAILS	GOOD	HIGH	YES
5	56A CONSERVATION COMM (PETERS HILL)	R-A	COOUDGE	6.43	CON COM	TRAILS	GOOD	HIGH	YES
5	56B CONSERVATION COMM (PETERS HILL)	R-A	COOUDGE	2.15	CON COM	TRAILS	GOOD	HIGH	YES
5	56C CONSERVATION COMM (PETERS HILL)	R-A	COOUDGE	2.38	CON COM	TRAILS	GOOD	HIGH	YES

MAP	LOT	OWNER	ZONE	ADDRESS	ACRES	PROTECTION	CURRENT USE	CONDITION	RECREATION POTENTIAL	PUBLIC ACCESS
5	56F	CONSERVATION COMM (PETERSHILL)	R-A	ROCKWOOD	4.94	CON COM	TRAILS	GOOD	HIGH	YES
5	56G	CONSERVATION COMM (PETERSHILL)	R-A	ROCKWOOD	4.66	CON COM	TRAILS	GOOD	HIGH	YES
5	57	CONSERVATION COMM (PETERSHILL)	R-A	COOLIDGE	4.20	CON COM	TRAILS	GOOD	HIGH	YES
5	63	PRIVATE OWNER	R-B	PROSPECT	11.36	CH-61A	AGRICULTURE	EXCELLENT	MODERATE	NO
5	70	RURAL LAND	R-B	PROSPECT	4.00	SRLF	FOREST	FAIR	LOW	YES
5	74A	PRIVATE OWNER	R-B	PROSPECT	17.97			UNKNOWN	LOW	NO
5	76	PRIVATE OWNER	R-B	PROSPECT	41.68	CH-61A	AGRICULTURE	GOOD	HIGH	NO
5	79	PRIVATE OWNER	R-B	PROSPECT	36.14			GOOD	MODERATE	NO
5	81	CONSERVATION COMM	R-B	PROSPECT	17.71	CON COM	TRAILS	GOOD	MODERATE	YES
5	85	MASS DEPT OF CORRECTIONS	R-B	PROSPECT	7.90		UNDEVELOPED	UNKNOWN	LOW	NO
5	88	TOWN OF SHERBORN	R-B	PERRY	0.50		OLD CEMETERY	EXCELLENT	LOW	YES
6	20	TOWN FOREST	R-B	HUNTING	22.50	TOWN FOREST	TRAILS	GOOD	HIGH	YES
6	29	PRIVATE OWNER	R-B	HUNTING	23.10	CH-61		UNKNOWN	MODERATE	NO
6	37	PRIVATE OWNER	R-B	GREEN	33.00	CH-61A	ORCHARD	EXCELLENT	MODERATE	NO
6	39	PRIVATE OWNER	R-B	GREEN	22.30		TRAILS	EXCELLENT	MODERATE	NO
6	45	PRIVATE OWNER	R-B	HUNTING	35.38			UNKNOWN	HIGH	NO
6	46	PRIVATE OWNER	R-B	HUNTING	17.25			UNKNOWN	HIGH	NO
6	48	PRIVATE OWNER	R-B	HUNTING	17.26			UNKNOWN	HIGH	NO
6	49	PRIVATE OWNER	R-B	HUNTING	25.00			EXCELLENT	HIGH	NO
6	50	PRIVATE OWNER	R-B	HUNTING	23.50	CH-61	FORESTRY	EXCELLENT	HIGH	NO
6	65	TOWN OF SHERBORN (QUARRY POND)	R-B	MCGREGOR	12.70		POND / TRAILS	EXCELLENT	HIGH	YES
6	66	PRIVATE OWNER	R-B	WILDWOOD	20.00	CH-61B	TRAILS	EXCELLENT	HIGH	NO
6	72A	CONSERVATION COMM (CUDDY PROP.)	R-B	MAPLE	23.01	CON COM	TRAILS	EXCELLENT	HIGH	YES
6	73	PRIVATE OWNER	R-B	MAPLE	17.61		TRAILS	EXCELLENT	HIGH	NO
6	82	CONSERVATION COMM	R-B	BRUSH HILL	37.54	CON COM	TRAILS	GOOD	MODERATE	YES
6	83	CONSERVATION COMM	R-B	BRUSH HILL	35.41	CON COM	TRAILS	GOOD	MODERATE	YES
6	89	TOWN FOREST	R-B	PROSPECT	107.00	TOWN FOREST	TRAILS	GOOD	HIGH	YES
7	2	PRIVATE OWNER	R-B	MAPLE	70.00	CH-61B	TRAILS	EXCELLENT	HIGH	NO
7	21A	CONSERVATION COMM (BAILEY TRAIL)	R-B	OLD ORCHARD	2.12	CON COM	TRAILS	EXCELLENT	HIGH	YES
7	28	CONSERVATION COMM (BAILEY TRAIL)	R-B	OLD ORCHARD	2.06	CON COM	TRAILS	EXCELLENT	HIGH	YES
7	33	CONSERVATION COMM (BAILEY TRAIL)	R-B	OLD ORCHARD	20.09	CON COM	TRAILS	EXCELLENT	HIGH	YES

Section 5 Lands of Conservation and Recreation Interest

MAP	LOT	OWNER	ZONE	ADDRESS	ACRES	PROTECTION	CURRENT USE	CONDITION	RECREATION POTENTIAL	PUBLIC ACCESS
7	38A	CONSERVATION COMM (BAILEY TRAIL)	R-B	OLD ORCHARD	29.46	CON COM	TRAILS	EXCELLENT	HIGH	YES
7	36	CONSERVATION COMM (BAILEY TRAIL)	R-B	OLD ORCHARD	2.50	CON COM	TRAILS	EXCELLENT	HIGH	YES
7	37	CONSERVATION COMM (BAILEY TRAIL)	R-B	WASHINGTON	6.60	CON COM	TRAILS	EXCELLENT	HIGH	YES
7	49	PRIVATE OWNER	R-B	WASHINGTON	18.53		UNDEVELOPED	GOOD	MODERATE	NO
7	61	CONSERVATION COMM	R-B	GREENWOOD	3.20	CON COM	TRAILS	GOOD	LOW	YES
7	75	RURAL LAND	R-B	RUSSETT HILL	3.56	SRLF	WETLANDS	GOOD	LOW	YES
7	75A	ARMY CORP OF ENGINEERS	R-B	RUSSETT HILL	1.62	AcOE	FLOOD CONTROL	GOOD	LOW	NO
7	77A	ARMY CORP OF ENGINEERS	R-B	RUSSETT HILL	0.31	AcOE	FLOOD CONTROL	GOOD	LOW	NO
7	79A	ARMY CORP OF ENGINEERS	R-B	RUSSETT HILL	0.50	AcOE	FLOOD CONTROL	GOOD	LOW	NO
7	80A	ARMY CORP OF ENGINEERS	R-B	RUSSETT HILL	0.54	AcOE	FLOOD CONTROL	GOOD	LOW	NO
7	88A	ARMY CORP OF ENGINEERS	R-A&B	WASHINGTON	12.63	AcOE	FLOOD CONTROL	GOOD	LOW	NO
7	88B	CONSERVATION COMM	R-A	WASHINGTON	3.94	CON COM	WETLANDS	GOOD	LOW	YES
7	89	ARMY CORP OF ENGINEERS	R-B	THOROUGHRED	10.60	AcOE	FLOOD CONTROL	GOOD	LOW	NO
7	89A	ARMY CORP OF ENGINEERS	R-B	THOROUGHRED	3.74	AcOE	FLOOD CONTROL	GOOD	LOW	NO
7	89B	CONSERVATION COMM	R-A&B	THOROUGHRED	7.60	CON COM	WETLANDS	GOOD	LOW	YES
7	91	PRIVATE OWNER	R-B	WASHINGTON	15.70	CH-61A	EQUESTRIAN	EXCELLENT	HIGH	NO
7	92	PRIVATE OWNER	R-B	WASHINGTON	10.92	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
7	132	PRIVATE OWNER	R-B	WASHINGTON	11.19	CH-61	FORESTRY	GOOD	MODERATE	NO
7	132A	PRIVATE OWNER	R-B	MAPLE	20.00	CH-61	FORESTRY	GOOD	MODERATE	NO
7	171	CONSERVATION COMM	R-B	RUSSETT HILL	5.10	CON COM	WETLANDS	GOOD	LOW	YES
7	179A	ARMY CORP OF ENGINEERS	R-B	DEERFIELD	0.30	AcOE	FLOOD CONTROL	GOOD	LOW	NO
7	180A	ARMY CORP OF ENGINEERS	R-B	DEERFIELD	0.41	AcOE	FLOOD CONTROL	GOOD	LOW	NO
7	181	CONSERVATION COMM	R-B	DEERFIELD	8.56	CON COM	WETLANDS	GOOD	LOW	NO
7	182	ARMY CORP OF ENGINEERS	R-B	GOULDING, WEST	13.66	AcOE	FLOOD CONTROL	GOOD	MODERATE	NO
7	183	ARMY CORP OF ENGINEERS	R-B	DEERFIELD	11.28	AcOE	FLOOD CONTROL	GOOD	LOW	NO
7	184	ARMY CORP OF ENGINEERS	R-B	IVY	4.67	AcOE	FLOOD CONTROL	GOOD	LOW	NO
8	2	TOWN OF SHERBORN	R-C	WOODLAND	5.00		WETLANDS	GOOD	LOW	YES
8	12	TOWN FOREST	R-B	WOODLAND	1.40		WETLANDS	GOOD	LOW	YES
8	17A	RURAL LAND / UPPER CHARLES	R-B	WOODLAND	4.08	SRLF / UCRCT	WETLANDS	GOOD	LOW	YES
8	26	RURAL LAND / UPPER CHARLES	R-B	WOODLAND	5.90	SRLF / UCRCT	WETLANDS	GOOD	LOW	YES
8	27	PRIVATE OWNER	R-C	MILL ST	17.00		UNDEVELOPED	UNKNOWN	LOW	NO

MAP	LOT	OWNER	ZONE	ADDRESS	ACRES	PROTECTION	CURRENT USE	CONDITION	RECREATION POTENTIAL	PUBLIC ACCESS
8	29	RURAL LAND / UFFER CHARLES	R-C	WOODLAND	35.13	SRF / UCRCT	WETLANDS	GOOD	LOW	YES
8	38	CONSERVATION COMMISSION	R-C	WOODLAND	14.00	CON COM	WETLANDS	GOOD	LOW	YES
8	42	RURAL LAND	R-C	ASH	4.86	SRF	WETLANDS	GOOD	LOW	YES
8	46	RURAL LAND	R-C	ASH	6.19	SRF	WETLANDS	GOOD	LOW	YES
8	52	CONSERVATION COMM	R-C	HOLLIS	5.05	CON COM	UNDEVELOPED	GOOD	LOW	YES
8	58	CONSERVATION COMM (MILL POND)	R-C	MILL	32.00	CON COM	POND / TRAILS	EXCELLENT	HIGH	YES
8	60	CONSERVATION COMM (LELAND RES.)	R-C	MILL	13.60	CON COM	HAYFELD	EXCELLENT	HIGH	YES
8	61B	PRIVATE OWNER	R-C	HOLLIS	9.06	CH-61A	AGRICULTURE	GOOD	MODERATE	NO
8	62	PRIVATE OWNER	R-B	MILL	16.90		UNDEVELOPED	GOOD	LOW	NO
8	100	TOWN OF SHERBORN	R-B	PARKS	10.47		WETLANDS	GOOD	LOW	YES
8	134	PRIVATE OWNER	R-C	NASON HILL	9.25	CH-61A	AGRICULTURE	POOR	LOW	NO
9	2	PRIVATE OWNER	R-C	NASON HILL	24.36		UNDEVELOPED	FAIR	MODERATE	NO
9	7	CONSERVATION COMM	R-C	SPYWOOD	19.10	CON COM	WETLANDS	GOOD	LOW	YES
9	12	CONSERVATION COMM	R-C	SPYWOOD	3.76	CON COM	WETLANDS	GOOD	LOW	YES
9	42	PRIVATE OWNER	R-C	HOLLIS	3.53	CH-61	FORESTRY	EXCELLENT	HIGH	NO
9	42A	PRIVATE OWNER	R-C	HOLLIS	3.01	CH-61 & CH-61A	FORESTRY	EXCELLENT	HIGH	NO
9	42B	PRIVATE OWNER	R-C	HOLLIS	3.04	CH-61	FORESTRY	EXCELLENT	HIGH	NO
9	42C	PRIVATE OWNER	R-C	HOLLIS	0.89	CH-61	FORESTRY	EXCELLENT	HIGH	NO
9	43	PRIVATE OWNER	R-C	HOLLIS	16.42	CH-61A & CH-61	AGRICULTURE/FORESTRY	EXCELLENT	HIGH	NO
9	44B	PRIVATE OWNER	R-C	MILL	0.89	CH-61	FORESTRY	EXCELLENT	HIGH	NO
10	2	TOWN OF SHERBORN (LAUREL FARM)	R-A	NO MAIN	6.00		SPORTS FIELDS	POOR	HIGH	YES
10	3	TOWN OF SHERBORN (LAUREL FARM)	R-A	NO MAIN	26.01		SPORTS FIELDS	POOR	HIGH	YES
10	5	PRIVATE OWNER	R-A	ROCKWOOD	85.00	CH-61A	AGRICULTURE	EXCELLENT	HIGH	YES
10	13	CONSERVATION COMM (PETERS HILL)	R-A	COOLIDGE	13.40	CON COM	TRAILS	GOOD	HIGH	YES
10	13A	CONSERVATION COMM (PETERS HILL)	R-A	COOLIDGE	1.20	CON COM	TRAILS	GOOD	HIGH	YES
10	16	PRIVATE OWNER	R-A	COOLIDGE	8.30	CH-61A	AGRICULTURE	FAIR	LOW	NO
10	17	PRIVATE OWNER	R-A	NO MAIN	9.00	CH-C1A	AGRICULTURE	FAIR	LOW	NO
10	31A	TOWN OF SHERBORN	R-A	ELIOT	1.03		TRAILS	FAIR	HIGH	YES
10	43A	CONSERVATION COMM (PRICE WOODLANDS)	R-A	LAKE	16.94	CON COM	TRAILS	EXCELLENT	HIGH	YES
10	43C	CONSERVATION COMM (PRICE WOODLANDS)	R-A	MORSE	0.76	CON COM	TRAILS	EXCELLENT	HIGH	YES
10	52	PRIVATE OWNER	R-A	ELIOT	3.50	CH-61	FORESTRY	GOOD	MODERATE	NO

MAP	LOT	OWNER	ZONE	ADDRESS	ACRES	PROTECTION	CURRENT USE	CONDITION	RECREATION POTENTIAL	PUBLIC ACCESS
10	53	PRIVATE OWNER	R-A	ELIOT	6.00	CH-61	FORESTRY	GOOD	MODERATE	NO
10	54	PRIVATE OWNER	R-A	ELIOT	17.00	CH-61	FORESTRY	GOOD	MODERATE	NO
10	58A	ARMY CORP OF ENGINEERS	R-C	ELIOT	2.70	ACoE	FLOOD CONTROL	GOOD	LOW	NO
10	58C	MASS AUDUBON SOCIETY (BROADMOOR)	R-C	ELIOT	9.73	MASS AUDUBON	SANCTUARY	EXCELLENT	HIGH	YES
10	58D	MASS AUDUBON SOCIETY (BROADMOOR)	R-C	ELIOT	0.56	MASS AUDUBON	SANCTUARY	EXCELLENT	HIGH	YES
10	63	PRIVATE OWNER	R-A	NO MAIN	11.24	CH-61A	AGRICULTURE	GOOD	MODERATE	NO
10	69A	TOWN OF SHERBORN	R-A	NO MAIN	0.50		OLD CEMETERY			
10	80	PRIVATE OWNER	R-A	EVERETT	38.83	CH-61	FORESTRY	GOOD	MODERATE	NO
10	103	TOWN FOREST	R-A	MAIN	3.50	TOWN FOREST	TRAILS	GOOD	HIGH	YES
10	107	TOWN OF SHERBORN	R-A	ROCKWOOD	2.69		UNDEVELOPED	GOOD	LOW	YES
10	108	TOWN OF SHERBORN	R-A	ROCKWOOD	2.01		UNDEVELOPED	GOOD	LOW	YES
11	27	PRIVATE OWNER	R-A	NO MAIN	69.80		EQUESTRIAN / TRAILS	GOOD	HIGH	PARTIALLY
11	60B	CONSERVATION COMM	R-A	FARM	6.92	CON COM	WETLANDS	GOOD	LOW	YES
11	64D	MASS AUDUBON SOCIETY (BROADMOOR)	R-A	LAKE	5.64	MASS AUDUBON	SANCTUARY	EXCELLENT	HIGH	YES
11	102	CONSERVATION COMM	R-A	PECKHAM HILL	1.01	CON COM	UNDEVELOPED	GOOD	LOW	YES
11	103	RURAL LAND	R-A	PECKHAM HILL	1.00	SRLF	UNDEVELOPED	GOOD	LOW	YES
11	107	CONSERVATION COMM	R-A	PECKHAM HILL	6.60	CON COM	TRAILS	GOOD	MODERATE	YES
11	139C	CONSERVATION COMM	R-A	SO MAIN	6.03	CON COM	WETLANDS	GOOD	LOW	YES
11	140A	TOWN OF SHERBORN / YE OLDE POUND	R-A	SO MAIN	0.03					
11	148	RURAL LAND	R-A	IVY	1.17	SRLF	POND / TRAILS	GOOD	MODERATE	YES
11	149	RURAL LAND	R-A	IVY	1.00	SRLF	POND / TRAILS	GOOD	MODERATE	YES
11	172	CONSERVATION COMM (PLAYGROUNDS)	R-A	CEMETERY	4.50		PLAYGROUND	FAIR	HIGH	YES
11	174	TOWN OF SHERBORN / PINE HILL SCHOOL	R-A	PINE HILL	10.70		SCHOOL / SPORTS	FAIR	HIGH	YES
11	174A	TOWN OF SHERBORN / COURTS & FIELDS	R-A	CEMETERY	167.00		TENNIS / SPORTS	GOOD	HIGH	YES
12	12	CONSERVATION COMM	R-A&B	GOULDING, WEST	9.17	CON COM	TRAILS	GOOD	HIGH	YES
12	24	CONSERVATION COMM	R-A	BRIDLE PATH	1.25	CON COM	WETLANDS	GOOD	LOW	YES
12	46A	CONSERVATION COMM	R-A	BRIDLE PATH (OFF)	12.08	CON COM	UNDEVELOPED	GOOD	LOW	YES
12	48	ARMY CORP OF ENGINEERS	R-A	GOULDING, WEST	6.50	ACoE	FLOOD CONTROL	GOOD	LOW	YES
12	59C	RURAL LAND FOUNDATION	R-A	SO MAIN	1.13	SRLF	FOREST	FAIR	LOW	YES
12	69	TOWN OF SHERBORN	R-A	WOODLAND	1.10		FOREST	GOOD	LOW	YES
12	86	PRIVATE OWNER	R-C	WOODLAND	23.66			EXCELLENT	LOW	NO

MAP	LOT	OWNER	ZONE	ADDRESS	ACRES	PROTECTION	CURRENT USE	CONDITION	RECREATION POTENTIAL	PUBLIC ACCESS
12	84	PRIVATE OWNER	R-C	MILL	20.64			EXCELLENT	LOW	NO
12	112	CONSERVATION COMM	R-A	SO MAIN	1.00	CON COM	WETLANDS	GOOD	LOW	YES
12	113	CONSERVATION COMM	R-A	SO MAIN	2.00	CON COM	WETLANDS	GOOD	LOW	YES
12	117	CONSERVATION COMM	R-A	GOULDING, EAST	4.28	CON COM	WETLANDS	GOOD	LOW	YES
12	119	PRIVATE OWNER	R-A	GOULDING, EAST	14.23	CH-61	FORESTRY	GOOD	LOW	NO
12	124	CONSERVATION COMM	R-A	GOULDING, EAST	1.17	CON COM	WETLANDS	GOOD	LOW	YES
12	125	CONSERVATION COMM	R-A	GOULDING, EAST	1.60	CON COM	WETLANDS	GOOD	LOW	YES
12	161A	PRIVATE OWNER	R-C	FOREST	45.78	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
12	163	TRUSTEES OF RESERVATIONS	R-A	SO MAIN	18.25	TTOR	FOREST	GOOD	HIGH	YES
12	163A	TRUSTEES OF RESERVATIONS	R-C	SO MAIN	6.00	TTOR	FOREST	EXCELLENT	HIGH	YES
12	190	TOWN OF SHERBORN	R-A	SO MAIN	1.00		OLD CEMETERY		LOW	YES
12	191	TOWN OF SHERBORN	R-A	SO MAIN	0.39		GREEN ISLAND	FAIR	LOW	YES
12	191A	CONSERVATION COMM	R-A	SO MAIN	0.78	CON COM				
12	192	TOWN OF SHERBORN (FARM POND)	R-C	LAKE	11.74		TOWN BEACH	EXCELLENT	HIGH	YES
12	193	TOWN FOREST	R-C	FARM	96.30	TOWN FOREST	TRAILS	EXCELLENT	HIGH	YES
12	194	TOWN FOREST (ROCKY NARROWS)	R-C	FOREST	153.00	TOWN FOREST	TRAILS	EXCELLENT	HIGH	YES
12	195	TRUSTEES OF RES. (ROCKY NARROWS)	R-C	FOREST	4.61	TTOR	MEADOW	EXCELLENT	HIGH	YES
13	1D	TRUSTEES OF RES. (ROCKY NARROWS)	R-A	SO MAIN	9.20	TTOR	TRAILS	EXCELLENT	HIGH	YES
13	4B	TRUSTEES OF RES. (ROCKY NARROWS)	R-A	SO MAIN	6.87	TTOR	TRAILS	EXCELLENT	HIGH	YES
13	5	TRUSTEES OF RES. (ROCKY NARROWS)	R-A	SO MAIN	33.66	TTOR	TRAILS	EXCELLENT	HIGH	YES
13	18	PRIVATE OWNER	R-C	SO MAIN	74.80	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
13	19	PRIVATE OWNER	R-C	NAISON HILL	107.93	TTOR / CH-61A	AGRICULTURE	EXCELLENT	MODERATE	NO
13	20	PRIVATE OWNER	R-C	BULLARD	38.96			UNKNOWN	MODERATE	NO
13	20A	PRIVATE OWNER	R-C	BULLARD	29.12	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
13	21	PRIVATE OWNER	R-C	BULLARD	36.75			UNKNOWN	MODERATE	NO
13	21A	PRIVATE OWNER	R-C	BULLARD	51.01	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
13	21B	PRIVATE OWNER	R-C	NAISON HILL	82.91		AGRICULTURE	EXCELLENT	HIGH	NO
13	37	CONSERVATION COMM	R-C	SPYWOOD	3.66	CON COM	FOREST	GOOD	LOW	YES
13	39	CONSERVATION COMM	R-C	BOGASTOW BROOK	3.46	CON COM	TRAILS	GOOD	MODERATE	YES
13	49A	ARMY CORP OF ENGINEERS	R-C	BOGASTOW BROOK	1.47	AGEE	FLOOD CONTROL			
13	47	CONSERVATION COMM	R-C	BOGASTOW BROOK	4.10	CON COM	WETLANDS	GOOD	LOW	YES

MAP LOT	OWNER	ZONE	ADDRESS	ACRES	PROTECTION	CURRENT USE	CONDITION	RECREATION POTENTIAL	PUBLIC ACCESS
13	49 CONSERVATION COMM	R-C	BOGASTOW BROOK	3.02	CON COM	WETLANDS	GOOD	LOW	YES
13	50 CONSERVATION COMM	R-C	BOGASTOW BROOK	3.06	CON COM	WETLANDS	GOOD	LOW	YES
13	50A ARMY CORP OF ENGINEERS	R-C	BOGASTOW BROOK	1.43	ACoE	FLOOD CONTROL	GOOD	LOW	NO
13	51 CONSERVATION COMM	R-C	BOGASTOW BROOK	3.11	CON COM	WETLANDS	GOOD	LOW	YES
13	51A ARMY CORP OF ENGINEERS	R-C	BOGASTOW BROOK	1.45	ACoE	FLOOD CONTROL	GOOD	LOW	NO
13	52 CONSERVATION COMM	R-C	BOGASTOW BROOK	3.01	CON COM	WETLANDS	GOOD	LOW	YES
13	52A ARMY CORP OF ENGINEERS	R-C	BOGASTOW BROOK	1.13	ACoE	FLOOD CONTROL	GOOD	LOW	NO
13	56 CONSERVATION COMM	R-C	BOGASTOW BROOK	4.25	CON COM	WETLANDS	GOOD	LOW	YES
13	57A CONSERVATION COMM	R-C	BOGASTOW BROOK	7.25	CON COM	TRAILS	GOOD	MODERATE	YES
13	61A CONSERVATION COMM	R-C	BOGASTOW BROOK	4.99	CON COM	TRAILS	GOOD	MODERATE	YES
13	66 PRIVATE OWNER	R-C	BULLARD	125.00	CH-61A & CH-61	RICULTURE & FOREST	EXCELLENT	HIGH	NO
13	69 PRIVATE OWNER	R-C	SO MAIN	79.00	CH-61A & CH-61	RICULTURE & FOREST	EXCELLENT	HIGH	NO
14	3A ARMY CORP OF ENGINEERS	R-C	BOGASTOW BROOK	0.48	ACoE	FLOOD CONTROL	GOOD	LOW	NO
14	5 PRIVATE OWNER	R-C	BOGASTOW BROOK	27.84	CH-61 & CH-61A	RICULTURE & FOREST	GOOD	LOW	NO
14	6 ARMY CORP OF ENGINEERS	R-C	BULLARD	3.07	ACoE	FLOOD CONTROL	GOOD	LOW	NO
14	9 CONSERVATION COMMISSION	R-C	BOGASTOW BROOK	3.34	CON COM	WETLANDS	GOOD	LOW	YES
15	1 PRIVATE OWNER	R-C	SOUTH	3.97	CH-61	RICULTURE & FOREST	EXCELLENT	HIGH	NO
15	2 PRIVATE OWNER	R-C	SOUTH	33.33	CH-61	RICULTURE & FOREST	EXCELLENT	HIGH	NO
15	8 PRIVATE OWNER	R-C	FARM	168.64	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
15	8A PRIVATE OWNER	R-C	FARM	30.14	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
15	10 PRIVATE OWNER	R-C	SOUTH	75.10		UNDEVELOPED	EXCELLENT	MODERATE	NO
15	10A PRIVATE OWNER	R-C	SOUTH	17.52		AGRICULTURE	EXCELLENT	HIGH	NO
15	11 MASS AUDUBON SOCIETY (BROADMOOR)	R-C	SOUTH	273.63	MASS AUDUBON	SANCTUARY	EXCELLENT	HIGH	YES
15	12 MASS AUDUBON SOCIETY (BROADMOOR)	R-C	SOUTH	3.40	MASS AUDUBON	SANCTUARY	EXCELLENT	HIGH	YES
15	13A MASS AUDUBON SOCIETY (BROADMOOR)	R-C	SOUTH	0.66	MASS AUDUBON	SANCTUARY	EXCELLENT	HIGH	YES
15	14 MASS AUDUBON SOCIETY (BROADMOOR)	R-C	SOUTH	0.63	MASS AUDUBON	SANCTUARY	EXCELLENT	HIGH	YES
15	15 PRIVATE OWNER	R-C	FARM	3.02	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
16	1 PRIVATE OWNER	R-C	FOREST	7.38	CH-61A	AGRICULTURE	GOOD	HIGH	NO
16	16 PRIVATE OWNER	R-C	FARM	35.58	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
16	17 TRUSTEES OF RESERVATIONS	R-C	FARM	6.00	TTOR	HAYFIELD	EXCELLENT	HIGH	YES
16	17A TRUSTEES OF RESERVATIONS	R-C	FARM	7.98	TTOR	HAYFIELD	EXCELLENT	HIGH	YES

MAP	LOT	OWNER	ZONE	ADDRESS	ACRES	PROTECTION	CURRENT USE	CONDITION	RECREATION POTENTIAL	PUBLIC ACCESS
16	20	PRIMATE OWNER	R-C	FOREST	38.46			EXCELLENT	HIGH	NO
16	20A	TRUSTEES OF RESERVATIONS	R-C	FOREST	59.68	TTOR	TRAILS	EXCELLENT	HIGH	YES
16	20B	PRIMATE OWNER	R-C	FOREST	60.58		UNDEVELOPED	EXCELLENT	HIGH	NO
16	20D	TRUSTEES OF RESERVATIONS	R-C	FOREST	1.24	TTOR	TRAILS	EXCELLENT	HIGH	YES
16	21	PRIMATE OWNER	R-C	FARM	3.02	CH-61A	AGRICULTURE	EXCELLENT	HIGH	NO
16	24	TRUSTEES OF RES. (ROCKY NARROWS)	R-C	FOREST	36.00	TTOR	TRAILS	EXCELLENT	HIGH	YES
16	28	TOWN OF SHERBORN (LITTLE FARM POND)	R-C	FARM	125.50		FISHING	GOOD	MODERATE	YES
16	29	TOWN OF SHERBORN	R-C	FARM	0.50		OLD CEMETERY			
17	1	TRUSTEES OF RES. (ROCKY NARROWS)	R-C	FOREST	24.20	TTOR	TRAILS	EXCELLENT	HIGH	YES
17	2	TRUSTEES OF RES. (ROCKY NARROWS)	R-C	FOREST	14.20	TTOR	WETLANDS	GOOD	MODERATE	YES

A. Private Parcels

Land in Chapter 61, 61A, and 61B

The value Sherborn citizens place on private landholdings, many under Chapter 61, is documented in their responses in the Public Participation surveys and discussions (see Appendix A). Chapter 61, 61A, and 61B status allows owners of large parcels a lower valuation in return for managing their forest land with a plan approved by the Department of Conservation and Recreation or for maintaining active farmland. As land values rise, often this means a farmer can continue to farm and forested land can remain undeveloped, thereby continuing to share with the public the benefits of clean water and air, local farm products, wildlife habitat and scenic views.

It must be noted however that the protection provided is temporary. Chapter 61, 61A and 61B lands, representing 15.6 percent of Sherborn, are vulnerable to a change of use. Chapter 61, 61A and 61B lands can be sold with payment of back-taxes, at which time the Town has a 120-day right-of-first-refusal to purchase the land.

Unprotected land on private property in areas of possible wildlife corridors, rare and endangered species habitats, aquifer recharge areas and trail connections should be monitored by the town for protection through various conservation methods; acquisition, gift, or easement.

Conservation Restrictions

Privately owned land with conservation restrictions or easements attached to a deed (4.9 percent of Sherborn) represent lands with secure, long-term protection. The Massachusetts Audubon Society, the Trustees of Reservations, the Army Corps of Engineers, North East Forestry Foundation Inc., Sherborn Rural Land Foundation, and the Town of Sherborn hold these easements.

Table 5-2 identifies types of lands protected, area in acres, and percentage of town land. The exact degree of legal protection is unclear for many of the lands categorized as protected. None of Sherborn's protected land was purchased with public grant money.

Table 5-2

Type of Land	Area in Acres	% of Town
Conservation Restriction Privately owned lands with conservation restrictions or easements attached to a deed represent land protection in perpetuity.	511.25	4.95%
Chapter 61 Program Privately owned lands in tax-abatement programs are temporarily protected and are the most vulnerable to a change of use, which could occur at any time.	1,614.33	15.6%

B. Public and Non-Profit Parcels

Approximately 62.4 percent, or 2,901 acres, of Sherborn’s protected land consists of public and non-profit owned property. Slightly more than 10 percent of these lands could be sold. These lands are important for passive recreational use.

Lands of conservation and recreation interest include public and non-profit property. These are detailed in Table 5-3, which itemizes parcels owned by the federal government, the State, the Town, and non-profit organizations.

In 1993, a Town Forest Management Plan was developed by the Town Forest Committee. The Plan allowed for selective harvesting of trees to generate funds for maintenance of the 617 acres of the Town Forest. In 1994, a warrant article was proposed to prohibit logging and other disruptive activities in the Town Forest but it was withdrawn before Town Meeting. A Town Forest Study Committee was appointed. In March of 1995, the Town Forest Study Committee distributed a town-wide questionnaire to determine how residents want to manage the Town Forest. Many residents feel strongly about preserving the Town Forest undisturbed.

The State considers conservation lands and Town Forest lands to be protected in perpetuity. A change of use would require approval of Town Meeting and the State Legislature.

Table 5-3

Type of Land	Area in Acres	% of Town
Conservation Forests, wetlands, trails, playgrounds, fields, and ponds under the jurisdiction of Sherborn's Conservation Commission are unlikely to be developed. A change of use requires the approval of the Conservation Commission and Town Meeting as well as approval by a two-thirds vote of the State Legislature. They are not protected in perpetuity, but are unlikely to be developed.	759.23	7.35%
Town Forest Land under the control of the Town Forest Committee is protected in the same way conservation lands are protected. They are not protected in perpetuity, but are unlikely to be developed.	225.3	2.18%

Table 5-3 Cont.

Type of Land	Area in Acres	% of Town
Municipal The Town Offices, Library, Pine Hill School, Highway Department, Laurel Farm athletic fields, and town parks may be sold or developed.	982.82	9.5%
Non-profit Sherborn Rural Land Foundation, established privately in 1974, has a mission to preserve land that has particular aesthetic or environmental value. It is also within its power to develop portions of open space and set the remaining undeveloped land aside. The undeveloped land is not legally protected in perpetuity. The Trustees of Reservations Rocky Narrows and Grandfather's Field are protected in perpetuity. The Massachusetts Audubon Broadmoor Sanctuary could be sold or portions developed, although it is extremely unlikely.	757.85	7.33%
Federal Army Corps of Engineers' land could be sold or portions developed, although it is extremely unlikely.	95.58	0.92%
State The amount of land the Commonwealth of Massachusetts owns in Sherborn can be sold or developed. Part of this State-owned land is of the former Sudbury aqueduct that delivered water from Framingham's Farm Pond to Boston.	70.54	0.68%
Religious Organizations Lands owned by Sherborn's religious organizations are not conservation lands or for recreational use, but are a part of defining the town's character and are valuable for their scenic and often historic qualities. They can be sold or modified.	9.68	0.09%

Recreation Facilities

Sherborn's residents avail themselves of a wide range of recreational opportunities in town (map *Recreation Land*).

The trail system throughout Sherborn (map *Recreation Land*) provides a network more extensive than the town's streets and is used for walking, horseback riding and cross-country skiing. The Bay Circuit Trail is a Boston-wide resource from Newburyport on the North Shore to Duxbury on the South Shore. Sherborn's section, dedicated in 1993, is a 10.5-mile trail that links Ashland with the Charles River at Route 27, covering in that distance a great diversity of landscape and some of Sherborn's most beautiful places.

While many of Sherborn's trails are open to the public, significant links cross on private property. *Sherborn Walks*, by Arthur Schnure 1991, is a trail guide for passive recreation users in Sherborn. It uses text and illustrations to describe the many trails on public land throughout Sherborn's open spaces.

The Statewide Comprehensive Outdoor Recreation Plan (SCORP) survey conducted for the last plan notes that the Northeastern Region, of which Sherborn is a part, has a modest percentage of the state's total recreational land. Also cited is a much higher usage/density of that land for passive and trail-based activities in the Northeast Region than in other regions. Also noted in SCORP is a need for more bikeways in the region. Similar usage patterns and needs have been expressed in Sherborn. Frequent use by Sherborn citizens of public open space land for passive pursuits such as walking and cross country skiing is noted in a recent survey of open space users completed in 2006 as an Eagle Scout project by Elliot Goldman for the Conservation Commission. The survey in its entirety is included in Appendix A. Also Sherborn's desire for an expanded bikeway/walkway system is one of the top ten priorities resulting from the Needs and Goals 2006 survey conducted at the first public meeting.

The most popular spot in Sherborn during the warmer months is Farm Pond where residents swim and sail. Many of the town's children learn to swim at Farm Pond. The swim team has over 100 members and offers children the opportunity for competitive swimming. Sherborn's Yacht Club sponsors several two-week sailing camps during the summer months and organizes sailing races every Sunday during the summer. In addition, a Marathon Swim and a Sand Castle Competition are annual events held at Farm Pond sponsored by Friends of Farm Pond.

The Town of Sherborn owns the only public access to Farm Pond. Only non-motorized boats are allowed on Farm Pond and boats are inspected for invasive species before entering. The only protection for Farm Pond's water is a 100-foot buffer zone required by the Sherborn Conservation Commission. With certain caveats spelled out by the state legislature in 1898, the water rights to Farm Pond belong to the former Medfield State Hospital.

Municipally owned Laurel Farm, a reclaimed gravel pit on the northeast side of town, is the site of four soccer fields, two baseball diamonds and a lacrosse field. All these fields receive heavy use by both youth and adult leagues in spring and fall. The Recreation Commission believes new fields and a management plan are needed at Laurel Farm and has in the planning stages a redevelopment plan that would include investment by a private soccer club in return for a lease from the town and an agreement to share the facility, a proposal that will come before Town Meeting at some point in the future.

A parcel of the former Medfield State Hospital land was purchased by the Dover-Sherborn Regional High School by a recent vote of Town Meeting in both towns to provide additional playing fields. Also land on Western Avenue was donated to the town several years ago by the Fessenden family for two additional soccer fields and a baseball diamond, now in use and known as Fessenden Fields.

The Pine Hill Elementary School borders the Town Forest and Pine Hill Cemetery and offers a number of recreational opportunities. The playground at the end of the parking lot was recently expanded and renovated with funds donated by the Community School Association. The playing fields get heavy use from both schoolchildren and youth league soccer teams. The David Doering Nature Trail and outdoor classroom/stage abuts the school grounds. The Michael Lisnow Bird Garden was created just outside the school windows by members of the Boggestow Garden Club. Parent volunteers working under the auspices of the Broadmoor Audubon Sanctuary use both the nature trail and bird garden for outdoor, hands-on lessons about nature and the environment.

In the center of town, adjacent to Pine Hill Elementary School, are four public tennis courts and four baseball diamonds. Known as Jamison Fields, organized sports in this area include Little League, Pony League baseball and adult league softball. In the fall these fields are used for “Sunday Soccer”, the program for the town’s littlest players. The tennis courts have lighting for night play and are available throughout the spring, summer and fall.

A spot of special interest nearby is the Ward Parks Pond Recreation Area, now overseen by Sherborn's Board of Selectmen following a recent Town Meeting vote that transferred control from the Conservation Commission to the Selectmen in recognition that the area is now used primarily for active recreation. The nearby playground was built by volunteers in the spring of 1993 and is completely maintained by Playground Committee volunteers. The playground is designed for children between the ages of two and twelve and is handicapped accessible. Several years ago volunteers built a Skate Park where older children and teens enjoy skateboarding and rollerblading.

Canoeing along the Charles River is an age-old way to spend an afternoon. It was a means of transportation for the Indians; today the Massachusetts Audubon Society and the Forest and Trail Association offer canoe trips. Public launching of small boats is possible at the Dover and Medfield bridges. Access to the Rocky Narrows Reservation for camping and picnics is possible from the river. Parking is limited at the Charles River launches.

The Sassamon Trace Golf Course, though technically located in Natick, is on land partly in Sherborn and provides a welcome opportunity for local golfers.

Accessibility Compliance

In October of 1993, the Americans with Disabilities Act (ADA) Evaluation Committee made a report to the Board of Selectmen. In their Self Evaluation they reviewed the accessibility of Sherborn's most frequently used active recreational site, Farm Pond. Since this review, one accessible parking space has been created and a handicapped accessible toilet has been added at the bathhouse. In 1996, a ramp was added to provide wheelchair access to the water and a specially -designed wheelchair for use at Farm Pond was recently purchased by the town to facilitate access.

In 1993, the volunteer-constructed playground at the Ward Parks Pond Recreation Area was built in compliance with ADA regulations. In addition, the lower fields at Pine Hill provide accessible and protected spectator viewing sites at baseball diamonds.

Because of its small size, Sherborn does not have all of the recreational facilities and equipment required in the federal Compliance Guidelines for the Section 504 Self Evaluation. As the need arises, ongoing recreational programs are customized to accommodate the specific requirements of handicapped individuals. It should be noted that the town makes Farm Pond available to three schools whose students are handicapped and/or emotionally disturbed: the Life Experience School in Sherborn, the Walker School in Needham and the Educational Cooperative in Wellesley.

Of further note are the findings in Elliot Goldman's recent survey (see Appendix A) regarding use of public open space that 90% of the 225 citizens surveyed were satisfied with accessibility and parking (see Question 5).

A Handicapped Accessibility Survey, 504 Self Evaluation, was conducted with the assistance of a disabled town resident. This survey and supporting materials are included in Appendix D.

Recreation Land

Farm Pond, the Charles River, Sherborn's extensive trail system, tennis courts, playgrounds, soccer fields, and baseball diamonds are all recreational opportunities that Sherborn has to offer its residents. Some existing trails, including a portion of the Bay Circuit Trail, run through Chapter 61 land.

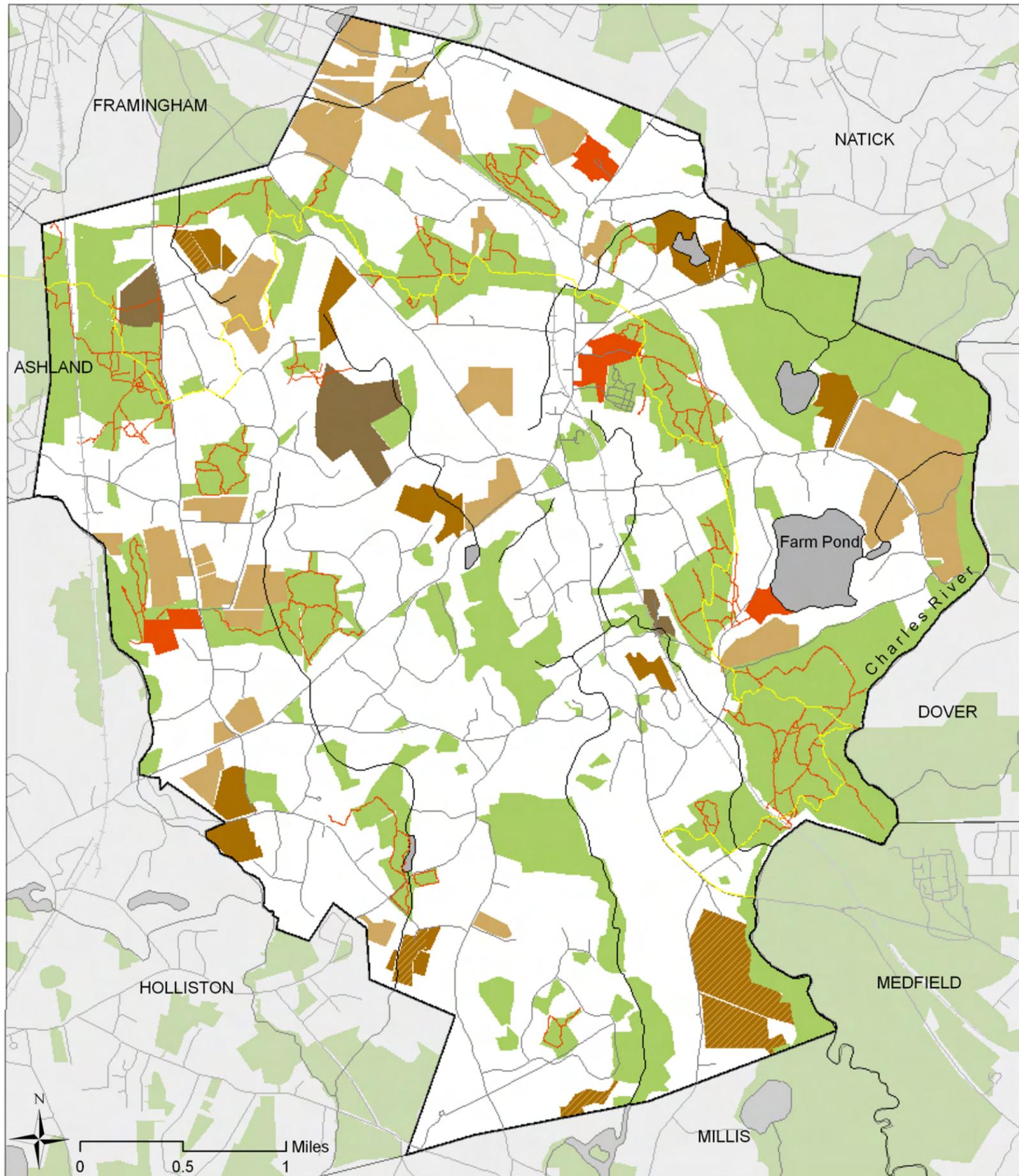
Legend

-  Active Recreation Land
-  Trails
-  Bay Circuit Trail
-  Protected Open Space
-  Chapter 61
-  Chapter 61a
-  Chapter 61b
-  Chapter 61 & 61a

Open Space and Recreation Plan Update 2006 Sherborn, MA

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Data Source: MassGIS, Matt Neutra (Sherborn Resident), Sherborn Assessors Office





SECTION SIX

COMMUNITY VISION

A. Description of Process

Residents attended one public workshop and one public forum where they shared their concerns and visions for their town. During a series of exercises, participants identified Sherborn's unique characteristics, mapped scenic resources and trail links, and prioritized community needs and goals.

Two students from the Conway School of Landscape Design undertook the updating of data and resource mapping for the Open Space and Recreation Plan. The students also facilitated a public workshop on January 26, 2006, and a public forum on February 28, 2006. Flyers, posters and newspaper articles were used to encourage all residents to attend.

Twenty-six participants at the public workshop shared their favorite characteristics of Sherborn and their concerns and needs for the town. Participants filled out surveys to prioritize community needs and goals, and they also identified favorite scenic views and trail links on individual maps of Sherborn. Responses recorded at the public workshop are included in Appendix A.

During the February 28, 2006, public forum, the Conway students presented an analysis of Sherborn's resources, conclusions based on these analyses, and goals and objectives to residents and board members. The main discussion following the presentation was directed at developing action items to meet the objectives. Sections 8 and 9 include these goals and objectives as well as specific action items identified at the forum.

B. Statement of Open Space and Recreation Goals

In reviewing the goals identified by participants at the Open Space and Recreation Plan workshops and forum, a vision of Sherborn emerged. Residents place high importance on the rural character and natural resources of their town. They see preservation of open space as a key to maintaining those values. The following broad and general goals reflect this vision.

- Preserve Sherborn's natural resources.
- Preserve Sherborn's rural character.
- Maintain scenic views enjoyed from public areas and roads.
- Continue to build and maintain greenbelts and trail systems.
- Enhance active and passive recreation opportunities available to residents of all ages and interests.
- Create a pedestrian-friendly town center.

Residents hope to see dedicated involvement on the part of town boards, organizations, schools and individual citizens to use all tools available to retain the character of their home town.

Sherborn will inevitably experience change throughout its future and that change should be in a desirable direction. Detailed planning can help accomplish this.



SECTION SEVEN

ANALYSIS OF NEEDS

A. Summary of Resource Protection Needs

Thirty percent of Sherborn's lands are potentially developable. Resource protection needs include aquifers, groundwater recharge areas, farmland, rare and endangered species habitat, and greenbelts.

Aquifers, Groundwater, and Recharge Areas

New or continuing inappropriate uses in aquifer areas could threaten the future groundwater supply for Sherborn and other neighboring towns that tap shared aquifers. The Sherborn solid waste transfer station and the Natick landfill, which are both located over a shared aquifer, present a potential risk to that medium-yield aquifer. The site of the former Medfield State Hospital is also an area of concern. The potential risks that may be posed by inappropriate or uncontrolled reuse of the site could limit the quality and potential yield of the aquifer. In the past fifteen years, oil and gasoline spills and leaks have resulted in contamination of groundwater.

Heavy development around Farm Pond could lead to pollution of Sherborn's most important swimming and recreational area. Large numbers of septic systems, especially poorly functioning ones, would be highly undesirable, given the poor filtering capacity of the surrounding soils. Clearing large acreage of forested land that forms Farm Pond's small watershed would result in sedimentation and reduction of water quality. Use of pesticides, herbicides and fertilizers around Farm Pond is extremely undesirable due to the area's role in aquifer recharge.

The lack of readily available high-yielding aquifers within the town makes the development of a town-wide public water supply system unlikely. The residential population relies on individual private wells. Thus, most of the town needs to be treated as an aquifer recharge area and should be protected accordingly (Lycott Study 2003). Possible risks to the water supply include septic systems; underground oil tanks; heavy use of chemicals, fertilizers, and road salt; and through-going systems such as roadways, railways, power lines, and pipe lines.

Farmland

As in many communities, farmland already cleared and is easily developed. Loss of land for crops, pasture and orchards represents a loss of open space, locally grown farm products, and a key aspect of Sherborn's rural character.

Rare and Endangered Species Habitat

Sherborn's existing open space is home to a variety of plant and animal species. Unprotected wildlife habitats include many of Sherborn's estimated 150 uncertified vernal pools and portions of five areas that are estimated to be habitat for state-listed rare and endangered species. Areas that ideally should be protected include five desirable wildlife corridors between Sherborn's protected lands.

Wetlands

Though wetlands are protected in Sherborn under both the Massachusetts Wetland Protection Act and Sherborn's Wetlands By-Law in some cases the current 100-foot buffer may not provide adequate protection.

Greenbelts

Acquiring natural corridors connecting currently protected open space is important for facilitating wildlife movement and preventing habitat fragmentation.

These corridors would also serve as a link for existing public and private trails. With permission of the owners, miles of trails on private land may be, and often are, used for horseback riding, hiking, birding, cross-country skiing and running. Private trails are important links to the system of trails on public protected land and should be acquired by gift, purchase or easement where possible.

B. Summary of Community Needs

Community needs in Sherborn include increasing and improving recreational opportunities for all residents, maintaining the town's character, and upgrading its handicap accessibility at public facilities.

Recreation

To promote the well being of its residents, Sherborn needs to improve and increase both passive and active recreational facilities and opportunities. Improving the town's walkability, especially in and around the downtown area, is a priority of Sherborn residents. Inadequate playing fields, in terms of both quality and quantity, are also of high concern. Additional soccer fields have been requested by Sherborn residents and the Recreation Commission.

Town Character

Its rural, open character is what makes Sherborn an attractive, enjoyable place to live. To maintain this character, Sherborn needs to preserve farmland, open spaces, and scenic areas. The village character of its historic town center and the scenic qualities of Sherborn's roads should also be preserved. Taking thoughtful steps now can ensure that future development is compatible with Sherborn's character.

Handicap Accessibility

Most parking areas on Sherborn public lands are sufficient to provide handicapped accessible spaces. The Open Space Committee has noted that sections of Sherborn's extensive trail system with suitable topography provide an opportunity for a phased design of trails for use by people who use wheelchairs or are visually impaired.

C. Management Needs

Management needs in Sherborn include increased coordination between committees, up-to-date maps, creation of a maintenance plan for active recreation areas, the creation of a downtown design committee, designated responsibility for improving handicap accessibility and consideration of low impact development techniques in planning.

Coordination

To improve land acquisitions for protecting open space, increased coordination between committees and organizations overseeing open space is suggested. Committees and private groups involved with open space include the Conservation Commission, Town Forest Committee, the Open Space Committee, the Recreation Commission, the Planning Board, the Board of Selectmen, the Sherborn Forest and Trail Association, the Farm Pond Advisory Committee, the Sherborn Rural Land Foundation, and the Land Acquisition Committee.

Up-To-Date Maps

Maintaining up-to-date maps of water resources, including aquifers, rivers, wetlands, vernal pools, and recharge areas will help with future reports. Residents have stated that water protection is of highest importance. Up-to-date maps scaled to fit over working maps, available to assessor and planning offices, would help quicken report production.

A digitized up-to-date map of developed lots would be extremely useful. This information is highly useful in visualizing land protection needs, making this type of map essential for decisions regarding open space protection.

Maintenance

A management plan for the stewardship of existing open space, with a focus on active recreation lands, would be extremely useful. Presently, Community Maintenance and Development is responsible for maintaining town facilities, including active recreation lands. Existing funding levels are inadequate to meet current maintenance needs. Public responsibility and involvement in the stewardship of public recreation land should be encouraged along with simultaneous efforts to seek new funding for the maintenance of public lands.

Downtown Design Committee

Creating and budgeting a Planning Board subcommittee to assure rural downtown design would help to preserve the small-scale ambiance of downtown that Sherborn residents appreciate so much. Problems of infrastructure and future downtown open space point to the need for a design committee. A core of design professionals could address problems of building rehabilitation, parking, water, septic, circulation and green space, while assuring appropriate retention of Sherborn's character.

Handicap Accessibility

A goal for improving handicapped accessibility would benefit all of Sherborn's residents. Sherborn has upgraded its facilities for handicapped accessibility. The upgrade of trails, especially at Farm Pond, will improve access to Sherborn's open space for all its residents, including not only the handicapped but also the very young and the very old.



SECTION EIGHT

GOALS AND OBJECTIVES

Goals and Objectives

Goals and objectives have been derived from the 1996 Open Space and Recreation Plan, the 2001 General Plan, public workshops and forums, input from town boards, and analysis conducted by the Conway School of Landscape Design Team.

The following list presents open space goals along with their more specific objectives. The numerical sequence of these goals is not intended to be a rank order but is included for cross-reference use. The actions to achieve these goals and objectives are listed in Sherborn's Five-year Action Plan (Section 9).

Recognizing the community's desire to protect and acquire land for resource protection, preservation of rural character, and recreational opportunities and providing ways to reach these goals, is the overall objective of this Open Space and Recreation Plan.

1. Protect Sherborn's Natural Resources

- 1-A. Protect groundwater quality and quantity to ensure a safe drinking water supply
- 1-B. Preserve, extend and create wildlife corridors
- 1-C. Protect habitat diversity for wildlife, especially for endangered species

2. Preserve Sherborn's Rural Character

- 2-A. Preserve scenic areas and views
- 2-B. Preserve Sherborn's historically agricultural heritage
- 2-C. Promote active farms and backyard agriculture
- 2-D. Encourage an attractive, pedestrian-friendly town center
- 2-E. Discourage sprawling suburban development patterns

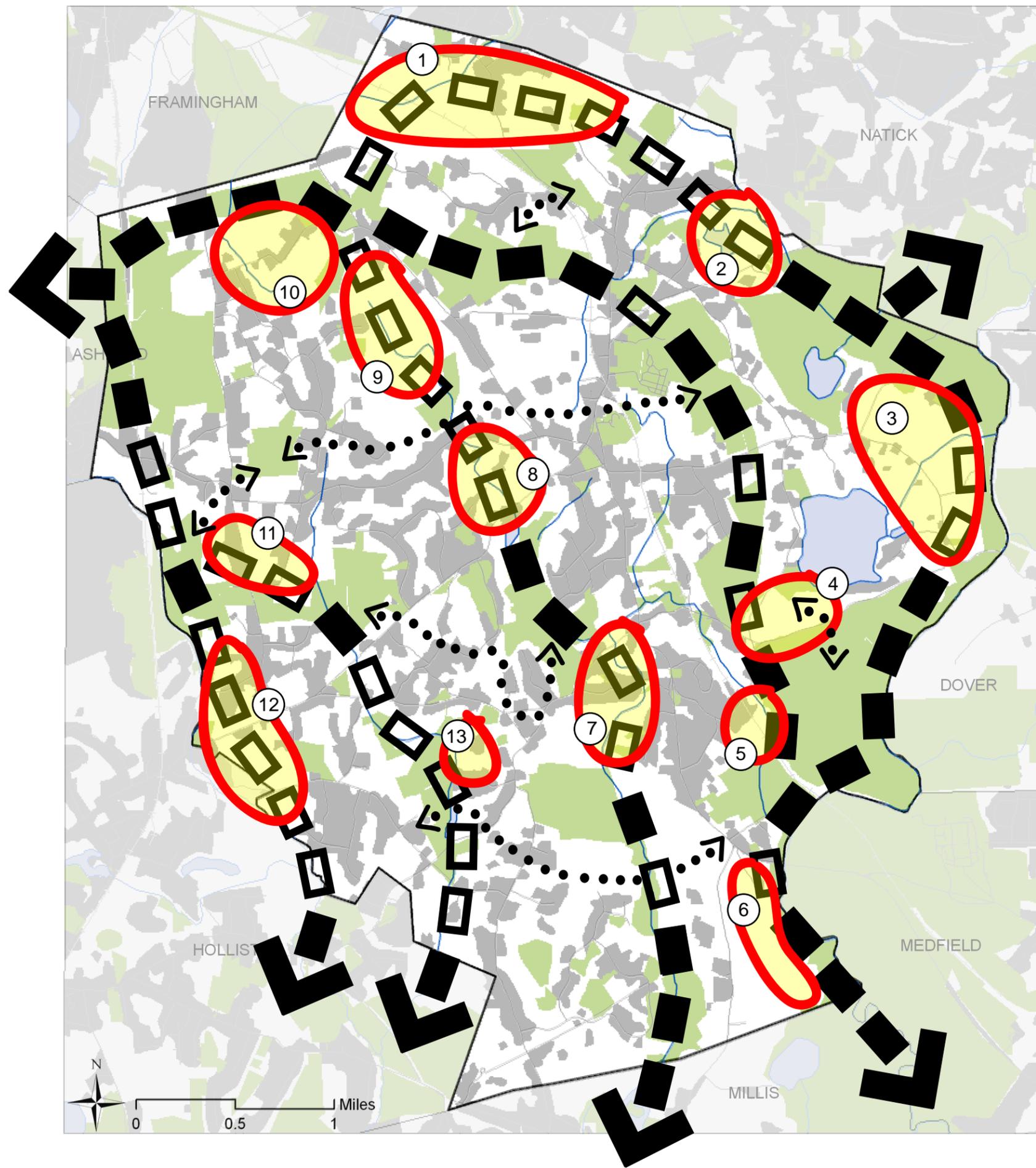
3. Enhance Recreational Opportunities, Passive and Active

- 3-A. Improve town walkability
- 3-B. Improve knowledge of passive recreational resources
- 3-C. Acquire easements to trails on private land
- 3-D. Extend and create new trails and trail links
- 3-E. Expand active recreation fields
- 3-F. Create a management and maintenance plan to improve recreation lands
- 3-G. Improve handicap accessibility to public facilities



SECTION NINE

FIVE-YEAR ACTION PLAN



Legend

- Proposed Corridor
- Unprotected Segment of Corridor
- Potential Trail Link
- Critical Area for Protection
- Existing Protected Open Space
- Existing Developed Land

Reasons for Protection

All identified areas are unprotected land linking existing open space.

1. Unprotected habitat
2. Unprotected habitat
3. Unprotected aquifer
Poor filter soils overlay aquifer
Unprotected scenic area
4. Unprotected aquifer
Poor filter soil overlaying aquifer
5. Unprotected aquifer
6. Unprotected aquifer
7. Unprotected aquifer
Unprotected habitat
8. Unprotected habitat
Unprotected scenic area
9. Unprotected habitat
10. Unprotected scenic area
11. Unprotected scenic area
12. Unprotected habitat
13. Unprotected habitat

Proposed Action Plan

Corridors of open space run north-south through Sherborn, following the natural river ways and form of the land. These corridors provide habitat and permit movement for wildlife, as well as providing various opportunities for human recreation.

Critical areas of concern are unprotected resources including rare and endangered species habitat, Aquifer protection zones, and scenic areas. Along with these specific areas, the whole town of Sherborn should be treated as an aquifer recharge area and protected accordingly.

Potential trail links have been identified by Sherborn residents and assessed by the Conway School of Landscape Design Team. These links generally run east-west, connecting to areas throughout the larger identified corridors.

**Open Space and Recreation Plan Update 2006
Sherborn, MA**

Prepared By:
Ian Hodgdon
Hannah Whipple
Conway School of Landscape Design

A. Vision For Sherborn

The *Action Plan* depicts a vision for the open space of Sherborn. A vision plan represents a statement of a desired future that can guide and direct dedicated people to carry out the many tasks necessary to bring about their goals.

Proposed corridors of protected open space run north-south through Sherborn, following the natural river ways and the form of the land. These corridors provide habitat and permit movement for wildlife; they also provide various opportunities for human recreation. Potential trail links generally run east-west, connecting to areas throughout the larger identified corridors.

Critical areas of concern have been identified for protection through an extensive analysis of Sherborn's resources. Maps of these analyses can be found in Appendix E.

B. Five-Year Action Plan

This Five-Year Action Plan identifies specific tasks for accomplishing each objective in order to reach the Open Space and Recreation goals of Sherborn. Also included is a schedule for completing each task and the groups recommended for implementing them. All of the following goals, objectives, and actions are subject to funding and appropriation.

Key to Groups responsible for implementing action items

AHRC	Ad-Hoc Road Committee
BOH	Board of Health
BOS	Board of Selectmen
CC	Conservation Commission
CMD	Community Maintenance and Development
FPAC	Farm Pond Advisory Committee
GPC	Ground Water Protection Committee
HC	Historical Commission
HDC	Historic District Commission
LAC	Land Acquisition Committee
OSC	Open Space Committee
PB	Planning Board
RC	Recreation Committee
SF	Sherborn Farmers
SFTA	Sherborn Forest and Trail Association
SL	Sustainable Lifestyles
SRLF	Sherborn Rural Land Foundation
TFC	Town Forest Committee
TR	Town Residents
TW	Tree Warden
WAC	Western Avenue Committee
ZBA	Zoning Board of Appeals

Objective	Actions	When	By Whom
<p>1-A. Protect groundwater quality and quantity to ensure a safe drinking water supply</p>	<ol style="list-style-type: none"> 1. Enact bylaws and regulations to protect groundwater. 2. Support Sherborn's more appropriate than Title 5 septic regulations. 3. Acquire and protect open space in sensitive aquifer recharge areas. 4. Continue to explore regulatory and other methods of minimizing chemical and pesticide use on both public and private land. 5. Continue to educate residents about groundwater protection and the importance of regular testing of well water. 6. Monitor activities along town borders impacting groundwater. 7. Support regional water protection by working with the Southwest Area Planning (SWAP) sub-region. 8. Monitor adherence to groundwater protection legislation and regulations proposed by the state. 9. Protect Farm Pond and reacquire water rights. <ol style="list-style-type: none"> a. Review and implement control mechanisms to minimize chemical, pesticide, herbicide, and fertilizer use in areas immediately surrounding Farm Pond. b. Educate residents regarding proper protection of the Farm Pond watershed. 		<p>PB, GPC, BOH</p> <p>BOH</p> <p>LAC, CC, SRLF</p> <p>BOS, GPC, SL, FPAC</p> <p>GPC, CC, FPAC</p> <p>GPC, WAC, CC, BOS GPC, CC</p> <p>GPC</p> <p>BOH, BOS, FPAC, CC, GPC, TR</p>

Objective	Actions	When	By Whom
1-B. Preserve, extend, and create wildlife corridors	<ol style="list-style-type: none"> 1. Protect parcels of land connecting existing protected open space both in Sherborn, and in neighboring towns. 2. Incorporate wildlife corridor protection principals into land use decisions to foster biodiversity. 3. Use zoning and other land use policies and regulations to provide incentives to preserve open space when development occurs. 		<p>LAC, CC, SRLF, PB</p> <p>LAC, CC, PB</p> <p>PB</p>
1-C. Protect wildlife (flora and fauna) habitat diversity, especially for rare and endangered species	<ol style="list-style-type: none"> 1. Protect parcels containing rare and endangered species habitat. 2. Protect parcels connecting already protected open spaces. 3. Create a plan for the removal of exotic invasive species by volunteers. 4. Continue to educate residents on the importance of biodiversity. 		<p>LAC, SRLF, CC</p> <p>LAC, SRLF, CC, OSC</p> <p>CC, TFC</p> <p>CC, OSC</p>
2-A. Preserve scenic areas and views	<ol style="list-style-type: none"> 1. Protect land valued as highly scenic, as well as land in the viewshed of highly scenic properties. 2. Adhere to Scenic Road Act. 3. Support new road tree policy and regeneration. 4. Update bylaws to preserve visual resources at new development sites through site design and layout. 		<p>LAC, PB, CC, SRLF, TR TW, PB</p> <p>TW, PB</p> <p>PB</p>

Objective	Actions	When	By Whom
2-B. Preserve Sherborn's historically agricultural heritage	<ol style="list-style-type: none"> 1. Create educational programs on agricultural practices at working farms. 2. Lease town-owned land for farming. 3. Encourage Community Supported Agriculture. 3. Encourage greater coordination between town and existing farms and farmers for future planning. 4. Hold farm events and activities, such as a grange festival. 		<p>OSC, SL, SF</p> <p>SF, BOS, LAC SF, OSC, SL</p> <p>SF, OSC, PB</p> <p>SF, TR, SL</p>
2-C. Promote active farms and backyard agriculture	<ol style="list-style-type: none"> 1. Encourage Community Supported Agriculture. 2. Create a buy local campaign and publicize the availability of locally grown produce. 3. Create agricultural education programs. 4. Hold annual farm events and activities, such as a grange festival. 5. Consider establishing an Agriculture Commission. 		<p>SF, OSC, SL</p> <p>SF, OSC, SL</p> <p>SF, OSC, SL</p> <p>SF, TR, SL</p> <p>BOS, OSC</p>
2-D. Encourage an attractive and pedestrian-friendly downtown	<ol style="list-style-type: none"> 1. Create a Design Review Committee to be involved with development during early phases. 2. Link trails to town center. 3. Incorporate traffic-calming devices downtown. 4. Maintain sidewalks and improve crosswalks. 5. Encourage parking areas behind businesses and green spaces in front. 		<p>PB, OSC</p> <p>SRLF, LAC, PB, SFTA PB, BOS, AHRC</p> <p>PB, AHRC, BOS, CMD OSC, PB</p>

Objective	Actions	When	By Whom
2-E. Discourage sprawling suburban development patterns	1. Promote village development patterns consistent with Sherborn’s historically rural character through flexible zoning. <ul style="list-style-type: none"> a. Encourage use of open space subdivision bylaw. b. Create incentives for this type of development. 2. Educate developers and prospective land owners on culture and character of the town.		PB PB, BOS, OSC, TR
3-A. Improve town walkability	1. Link trails to town center. 2. Maintain sidewalks and improve crosswalks. 3. Educate residents about existing trails. 4. Contact and educate landowners regarding the creation of trails over private land. 5. Obtain trail easements. 6. Continue to support the Upper Charles Rail Trail.		PB, SFTA, OSC, LAC, SRLF BOS, CMD, PB SFTA, CC, OSC SFTA, OSC LAC, CC, PB, SRLF PB, BOS, SFTA, OSC
3-B. Improve knowledge of passive recreational resources	1. Educate residents about passive recreational resources. 2. Improve signage and trail markers.		OSC, SFTA, CC CC, SFTA, OSC
3-C. Work to retain access to trails on private land	1. Educate landowners on limited liability for recreational use of land. 2. Obtain trail easements. 3. Encourage deeded trail easements as a condition of sale. 4. Work cooperatively with landowners.		SFTA, OSC SFTA, LAC, SRLF SFTA, SRLF, TR SFTA, TR, OSC

Objective	Actions	When	By Whom
3-D. Extend and create new trails and trail links	<ol style="list-style-type: none"> 1. Include trail requirements in subdivision regulations. 2. Educate residents about existing trails. 3. Contact and educate landowners regarding the creation of trails over private land. 4. Obtain trail easements. 5. Continued to support the Upper Charles Rail Trail. 6. Continue to develop a volunteer program for trail upkeep. 		<p>PB</p> <p>SFTA, CC, OSC</p> <p>SFTA, CC, OSC</p> <p>LAC, CC, PB, SRLF</p> <p>PB, BOS, SFTA, OSC</p> <p>SFTA, OSC, CC</p>
3-E. Expand active recreation fields	<ol style="list-style-type: none"> 1. Through a best use analysis (of both existing protected land and potential future protected land), identify possible locations for new playing fields. 2. Continue to coordinate with surrounding towns for regional playing fields. 		<p>RC, LAC</p> <p>RC</p>
3-F. Create a management and maintenance plan for the improvement of recreation lands	<ol style="list-style-type: none"> 1. Develop a realistic and effective maintenance budget. 2. Create a committee responsible for the management of playing fields. 3. Educate residents on supporting maintenance and management of fields. 4. Coordinate groups and organizations to help with playing field improvements through volunteer work and fund raising. 		<p>RC, CMD, BOS</p> <p>RC</p> <p>RC</p> <p>RC, TR</p>
3-G. Improve handicap accessibility to public facilities	<ol style="list-style-type: none"> 1. Incorporate handicap accessibility into any new or renovated recreational facilities. 		<p>RC, FPAC</p>

Prioritized Land Acquisition or Protection Guidelines

1. Land important to protecting groundwater quality and quantity.
2. Land connecting existing protected open space.
3. Land that preserves or extends the trail system in Sherborn and to neighboring towns.
4. Land that preserves scenic areas and views.
5. Land with active or passive recreation potential.
6. Destination points.
7. Land that will improve the design of downtown.
8. Land needed to increase the pedestrian friendliness of downtown or to improve traffic patterns.
9. Land that contributes to Sherborn's rural atmosphere, including farmland.
10. Land that preserves wildlife and plant habitat diversity.

C. Review of 1996 Action Plan

The 1996 Action Plan was directed at general goals with specific objectives. All seven goals identified in the 1996 Open Space and Recreation Plan are ongoing, with a varying degree of completed, outstanding, and ongoing action items. Listed below are the seven goals of the 1996 Open Space and Recreation Plan with a brief summary of their status.

1. Preserve Sherborn's natural resources.

Land at Hidden Meadows and Price Woodlands has been acquired and protected, preserving habitat as well as important aquifer resources. Five vernal pools have been certified, and several Conservation Restrictions have been accepted. A groundwater study by Woodard and Curran has been conducted. A map of town conservation lands and wetlands has been produced and education on resource protection is ongoing.

2. Keep Sherborn rural and sparsely developed.

A zoning change to allow an age-restricted housing development at Sunshine Farm has allowed farming to continue on a portion of the land. Using private donations, the Sherborn Rural Land Foundation continues to expand protected lands by acquiring parcels and securing permanent restrictions. A SRLF project with the Upper Charles Conservation Trust expanded access and added acreage at the Barber Reservation.

3. Maintain scenic views enjoyed from public areas and roads.

Successes include approval of a tree management manual and some replacement and regeneration of public street trees. The development of Approval Not Required (ANR) lots continues to be a problem, due to the fact that Massachusetts law permits them, unlike many other states. An ANR lot is one that has the street frontage and land area required for the zone in which it is located. No review by the local planning board of site placement or layout occurs as the approval of the board is not required.

4. Continue to build and maintain Sherborn's greenbelts and trail system.

Continuing support and involvement in the Bay Circuit Trail and the Upper Charles Rail Trail have contributed to expanding Sherborn's regional trail system.

5. Enhance active and passive recreational opportunities available to residents of all ages, interests, and abilities.

Progress has been made with the gift of Fessenden Fields and the town vote to purchase with Dover part of the former Medfield State Hospital parcel for Dover-Sherborn Regional High School fields. At Farm Pond a new raft donated by the Friends of Farm Pond has been added and swimming lesson

offerings have been increased. A private organization of trail users, the Sherborn Forest and Trail Association has remained active in promoting volunteer maintenance and stewardship of trails as well as providing community activities which enhance enjoyment and appreciation of publicly owned properties. Together the Open Space Committee and the Sherborn Forest and Trail Association sponsor several guided public walks yearly throughout Sherborn's trail system.

6. Address Sherborn's municipal land use needs.

A General Plan (Master Plan) was prepared by the Planning Board and approved by the town in 2001 detailing municipal land use needs. Municipal improvements for traffic and pedestrian safety, green space preservation, and downtown beautification have been achieved with the completion of the North Main Street project. Replanting of street trees using public funds and a generous gift from the two garden clubs and in accordance with the recently - adopted Sherborn Tree Management Policy Manual has further enhanced the appearance of the downtown area.

7. Protect and acquire land for open space, recreation, and resource protection.

Hidden Meadows, Price Woodlands and Fessenden Fields have been successfully protected, and several conservation restrictions have been accepted. Land for new athletic fields has been acquired with the town of Dover on the former Medfield State Hospital property. Several recent acquisitions have been made possible using a combination of public money and private donations through the Sherborn Rural Land Foundation and the Upper Charles Conservation Trust. A prioritized list of lands of public interest has been created and is updated periodically by the Land Acquisition Committee.



SECTION TEN

PUBLIC COMMENTS

Section 10. Public Comments



Town of Sherborn

SHERBORN, MASSACHUSETTS 01770

TOWN OFFICES: 19 Washington Street • Phone (508) 651-7850 • Fax (508) 651-7854

March 30, 2007

Sherborn Open Space Committee
Town Offices
19 Washington Street
Sherborn, MA 01770

The Board of Selectmen have received and reviewed the Open Space and Recreation Plan prepared by your committee.

The Board of Selectmen commends you for a job well done.

Sincerely

A handwritten signature in black ink, appearing to read "James W. Murphy". The signature is fluid and cursive, written over the printed name.

James W. Murphy
Chairman
Board of Selectmen

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

January 11, 2007

Susie Wheelwright, Chairman
Sherborn Open Space Committee
19 Washington Street
Sherborn, MA 01770

Dear Susie,

On behalf of the Planning Board, I wish to commend the Open Space Committee and the Conway School of Design for preparing the excellent draft Open Space and Recreation Plan update. The Plan provides a valuable resource to help guide decisions by several Town boards and commissions on project applications. It will also encourage positive efforts to expand and link open space in Sherborn, expand recreation resources, and protect natural and cultural resources.

We have comments as follows:

Plan Summary

This section states that 30% of Sherborn's land is developable. This should be clarified to say that 30% of Sherborn's total land area is currently undeveloped but developable under current zoning assuming compliance with state and local septic system and wetland regulations.

Regional Context

The reference to the SWAP subregion of MAPC should be "Southwest Area Planning" group. This reference appears in several locations throughout the document.

Environmental Inventory and Analysis

On Page 39 (at the end of the section on Aquifers and Recharge Areas) there is a statement that it would be helpful to examine the establishment of "aquifer protection overlay districts." In light of the Town's long-standing policy to maintain the same strict standards Town wide in order to protect groundwater throughout the town, including the

decision in 2006 not to establish such districts as part of the revised Groundwater Protection bylaw, you may wish to reconsider this recommendation.

On Page 42, there is a statement that Sherborn's wetland bylaw was changed in 1994 to prohibit building within 100 feet of a protected wetland. This should be clarified since all activities within 100 feet of a wetland require Conservation Commission approval (in compliance with the Wetlands protection Act), but there is not a prohibition on building within 100 feet of a wetland. Conservation Commission has adopted a 50-foot "no-build" zone.

On Page 43, there is a statement expressing concern about a potential Supreme Court decision to require compensation to landowners prevented from developing their property and that "uplands bylaws" require that each lot in a subdivision "contain at least half-acre of non-wetland." We would suggest that this entire paragraph be removed and replaced with one that states that some Town's have adopted bylaws that require new building lots to contain a certain percentage of uplands since it varies from town-to-town and is not always a half-acre.

On Page 44 (and Appendix C) there is a reference to ten rare and endangered plants in Sherborn. The latest list of such species on the web site of the State's Natural Heritage and Endangered Species Program lists 11 such plants (Dwarf Bulrush is the missing one). Similarly, the list of rare and endangered animals (see Page 46) is reduced to 11 from 12. The Elderberry Long-Horned Beetle and Spotted Turtle have been removed and Blanding's Turtle has been added.

On Page 45, an Open Space Committee blog is mentioned. It may be useful to include the URL for the blog in the report.

On Page 51, the Groundwater Protection Bylaw, passed in 1992, is mentioned. It would be useful to mention that an update to that bylaw was passed in 2006.

Lands of Conservation and Recreation Interest

On Page 55, it is stated that 35.5% of protected lands could be developed since they are not permanently protected. The number of acres this represents should be included in parentheses. The number of acres should also be added to the 16% that is municipally-owned.

Analysis of Needs

On Page 65, there is a statement that underground oil tanks pose a threat to groundwater. However, earlier in the report it was stated that all underground oil tanks have been removed. In preparing the update of the Groundwater Protection Bylaw last year, we learned that there were 4 remaining underground tanks at two sites. Two have since been removed but we are unsure of the status of the other two. The Groundwater Protection Bylaw requires that they be removed by April. This should be clarified.

Five-Year Action Plan

Item 1-A, #2 recommends considering a groundwater/aquifer protection overlay district. Again, this is contrary to current town policy to maintain a single Town-wide standard for groundwater protection.

Item 2-C, you may wish to consider adding a recommendation for the Town to consider establishing an Agriculture Commission, which could be responsible for implementing many of the recommendations in 2-B and 2-C.

Item 2-E, #2 suggests lobbying to prohibit Approval Not required lots. We ask that this recommendation be removed.

Maps

The description on the "Current Zoning" map should have the word "district" added at the end so that it reads "one multi-unit housing development district."

On the "Scenic and Historic Resources" map, Goulding Street East is not shown as a scenic road, though it was designated several years ago.

The Rare Species Habitat map is not the updated version. It should be replaced by the new map, which differs considerably.

If you have any questions about these comments, please contact me or Town Planner Gino Carlucci.

Sincerely,



Tom Urmston, Chairman



Town of Sherborn
Conservation Commission

~~P.O. Box 186~~, Sherborn, MA 01770
19 WASHINGTON ST.

February 28, 2007

Sherborn Open Space Committee
Susie Wheelwright, Chairperson
19 Washington Street
Sherborn, MA 01770

Dear Open Space Committee members,

On behalf of the Sherborn Conservation Commission I would like to submit the attached comments and recommendations on the 2007 revised Sherborn Open Space Plan. These comments are the result of lengthy discussion by the Commission at a special meeting held on February 1, 2007. It is the Commission's hope that this input will be helpful and constructive.

The Conservation Commission is enormously grateful to the Open Space Committee, and Mrs. Wheelwright in particular, for the countless hours and months of work and research conducted in order to make an updated Open Space Plan a reality for Sherborn. This vital tool will hopefully steer future development away from costly mistakes by providing the necessary underlying knowledge of the Sherborn's unique resources.

With sincere thanks

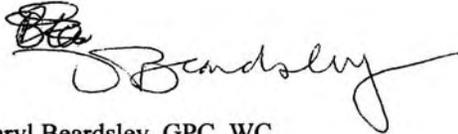
Jean M. Bednor
Agent for the Sherborn Conservation Commission

To: Sherborn Open Space Committee
From: Sherborn Groundwater Protection Committee (GPC)
Sherborn Water Commissioners (WC)
Date: January 9, 2007
Re: Draft Update to the Sherborn Open Space Plan

Members of the Groundwater Protection Committee and Sherborn Water Commissioners would like to thank the Open Space Committee for the opportunity to review and submit comments on the recent draft of the forthcoming Open Space Plan update. We hope the comments on groundwater-related matters (as provided separately in writing and verbally) were useful. Please do not hesitate to contact us if you have any additional questions or require clarification of our comments. The work that you and others have put into this plan is much appreciated.



Blair Van Brunt, GPC Chairwoman



Daryl Beardsley, GPC, WC



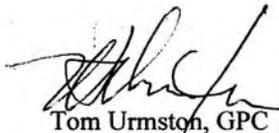
Roger Demler, WC



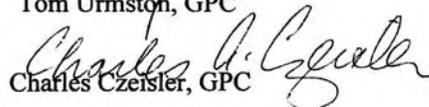
Aaron Fishman, GPC, WC



Steve Kurz, GPC



Tom Urmston, GPC



Charles Czerstler, GPC



Town of Sherborn

SHERBORN, MASSACHUSETTS 01770

TOWN OFFICES: 19 Washington Street • Phone (508) 651-7850 • Fax (508) 651-7854

February 1, 2007

To: Susie Wheelwright, Open Space Committee

From: Frank Jenkins, Land Acquisition Committee

Subject: Draft Open Space Committee Report

I have reviewed your draft report and submitted comments to you just before Christmas, 2006. Overall, I found it to be very complete, comprehensive, on-target and will be useful to the town as it plans its open space. It also complements the general plan prepared by the Planning Board and approved at its meeting.

I was concerned that with the extensive development in Holliston and Ashland, right on our border, safety was not stressed as much as it should be. With Sherborn as a crossroads of these more developed communities – and more rapidly developing – we can easily be overwhelmed with traffic and accidents on all our roads as creative drivers find back roads to transit through town to avoid the numbered highways.

I also agree with the comments made by the BOS which caution us in how we “go on the record” with your views toward controlled development and protection of our rural character. And we should find ways to finance our open space initiatives from sources other than residential taxes. To achieve your vision and enjoy it, all the taxpayers must be able to afford it.

You guys did a masterful job and should be commended. This finalized document will serve the town well for many years to come.

George F. Fiske, Jr.
P.O. Box 190
Sherborn, MA 01770

March 11, 2007

Susie Wheelwright
Open Space Committee
Town Hall
Sherborn, MA 01770

Dear Susie:

By way of this letter, I am communicating unanimous support by the Sherborn Rural Land Foundation and the Historic District Commission for the most recently drafted OPEN SPACE PLAN for the Town of Sherborn.

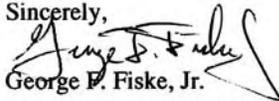
Members from both of these entities have participated in the discussions and development of this document. We are impressed with the time and effort the Open Space Committee put into developing this important guide for the future of our community. The resulting document addresses many of the more important issues facing the town and identifies the actions necessary to continue to preserve its best characteristics.

The Sherborn Rural Land Foundation is particularly interested in the preservation of open space for passive recreational use and for encouraging agricultural productivity. Of particular importance are: acquiring parcels that connect existing protected properties creating improved access, preserving scenic vistas and providing for wildlife habitat.

The Historic District Commission endorses the goal of improving the flow of pedestrian traffic in the center of town. This will add to the ambiance of our historic village and create better ways for the public to access places of business.

We are pleased to support the plan's Goals & Objectives and believe they are both reasonable and achievable.

Sincerely,



George F. Fiske, Jr.
Sherborn Rural Land Foundation, President
Historic District Commission, Chair

To: Open Space committee

From: Town Forest Committee re: Open Space and Recreation Plan Update

We would like to see more emphasis on accessibility to trails as this is one of our concerns. You do cover handicap access but we think there needs to be well-planned parking access in a few more places. This would be very helpful to those who do not live close enough to the less familiar trails. How do you plan to do signage for the handicap spots? It is important to let folks know they exist.

We are puzzled that we are listed as an implementing group for action but are not given a responsibility in the pages that follow.

Sherborn is indeed fortunate to have as much open space as we do. You do a good job protecting these assets.

Sherborn Town Forest Committee

David Killeen, Chair

John Hill, Jr.

Margaret Robinson, Secretary

11/20/06



The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Deval L. Patrick
GOVERNOR

Timothy P. Murray
LIEUTENANT GOVERNOR

Ian A. Bowles
SECRETARY

Tel: (617) 626-1000
Fax: (617) 626-1181

July 20, 2007

Barbara Kaptorski
Open Space and Recreation Plan Implementation Committee
Town Offices
19 Washington St.
Sherborn, MA 01770

Re: Open Space and Recreation Plan

Dear Barbara:

Thank you for submitting Sherborn's Open Space and Recreation Plan to this office for review for compliance with the current Open Space and Recreation Plan Requirements. I am pleased to write that the plan has been approved, and will allow Sherborn to participate in DCS grant rounds through July 2012.

The Plan was very well done, and reflected the high level of dedication and thoroughness you and the committee attached to this project. The narrative did not simply report on each required element (population, soils, etc.) but also commented on how it affected conservation and recreation issues in the town. For example, the plan noted the potential problem presented when agricultural soils lie over the aquifer recharge areas, or how invasive plant species can negatively impact native plants. Even the Action Plan section reviewed progress made since the last report (often overlooked in other plans).

I have only a few suggestions. First, the narrative in the Inventory section stated that "Protected lands are public parcels that are permanently committed for conservation purposes." Well, not exactly. Protected lands are any parcels (private or public) that have been dedicated by deed or conservation restriction to Article 97 purposes. One of these days I'll read or write a more elegant explanation, but Article 97 purposes include conservation and recreation purposes, as mentioned in the beginning of this paragraph on page 49, as well as water department land, town forests, private lands encumbered by a conservation restriction. Also, before you go to final print, please reconsider publishing the table that lists the private landowner names. It may only serve to put the realtors on notice, and the publicity could turn landowners sour on meeting to permanently protect their lands. That list is a valuable resource that should be kept and periodically updated, but perhaps not printed in the final report. The action plan map could simply show the general areas targeted for protection.

Congratulations on a great job. Please call me at (617) 223-1745 if you have any questions or concerns about the plan.

Sincerely,

Jennifer Jillson Soper
Regional Planner

cc: James W. Murphy, Board of Selectmen
John Bednor, Conservation Commission
Parks & Recreation Committee
Conway School of Landscape Design



Metropolitan Area Planning Council

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

Serving 101 cities and towns in metropolitan Boston

July 10, 2007

Susie Wheelwright, Chair
Sherborn Open Space Committee
137 Hunting Lane
Sherborn, MA 01770

Dear Ms. Wheelwright:

The Metropolitan Area Planning Council has reviewed the Sherborn Open Space and Recreation Plan date 2006. The plan is well-written and thorough and contains an excellent discussion of regional open space resources. The plan appears to meet the guidelines of the Division of Conservation Services. I would like to note that the Five Year Action Plan in our review copy did not include any designation by year for any of the action items although the table has space for this information.

This thorough plan should serve the Town well as it continues to protect open space in the future.

Thank you for the opportunity to review this plan.

Sincerely,

Marc D. Draisen
Executive Director

Cc: Melissa Cryan, Division of Conservation Services
Grace Shepard, MAPC Representative, Town of Sherborn

REFERENCES

References

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Sherborn Planning Board, Zoning Map. 2002

APPENDICES

Appendix A. Public Participation

Town officials interviewed by Conway students, January 26, 2006.

Thomas Wirth, Landscape Architect, author, 1975 Master Plan.
Jean Bednor, Conservation Commission Agent, Environment and Natural
Resource Conservation, Rare and Endangered Species.
Daryl Beardsley, Groundwater Protection Committee.
Gino Carlucci, Town Planner.
Warren Wheelwright, Jr., Board of Selectmen.

Public Workshop, January 26, 2006

The meeting was facilitated by Ian Hodgdon and Hannah Whipple, Conway School of Land Design.

A total of 25 town residents participated in the workshop meeting. Designed to collect information from the residents of Sherborn, the format included opportunities for people to think about and record what to them makes Sherborn special, community needs, and concerns and visions of the town's future. Participants were divided into groups of approximately six people each. Questions were discussed in small groups and responses were recorded in front of all attendees. Participants also mapped scenic views and potential walkways/bikeways.

List of attendees

Susie Wheelwright (Open Space Committee)
Chris Brown (Advisory Board)
Michael Lesser
Michael Guthrie (Recreation Commission)
Dick Young (Conservation Commission)
Art Schnure
Warren Wheelwright (Board of Selectmen)
Jean Bednor
Dennis Luttrell (Town Administrator, non-resident)
Mary Barbara Alexander
Robin D. Perera
Doug Collins (Recreation Commission)
Tom Wirth
Grace Shepard (Advisory Board)
Jim Shepard
Judy Cohn (Open Space Committee)
Peg Robinson (Town Forest Committee)
George Fiske
John Beatty

Barb Kantorski (Open Space Committee)
Mark Linehan
Tom Urmston (Planning Board)
Ron Steffek
Edie Steffek
Daryl Beardsley (Groundwater Protection Committee)
Tina Freedgood

Open Discussion Results Worded by Residents

Are there any new community needs?

To become less reliant on cars - Improve town walkability
Cooperation between organizations
Street tree replanting where appropriate
Involvement of younger citizens and newcomers
Public responsibility toward stewardship of land
Control invasive species (plant & animal)
Recreational facilities – safer, expand, upgrade
Administrative plan for the maintenance and funding of existing recreational facilities
Improve access and signage on existing trails
Develop town center business district -“village feel”
Senior and affordable housing
More information on public open space (public awareness)
Analyze and determine best uses for existing open space
Improved parking for recreation (passive and active) areas
Pass CPA 1%

What makes Sherborn special?

Scenic farms
Woods
Water resources
Buffers between houses
Scenic oasis within metropolitan reach
Architectural diversity
Passive and active recreational opportunities
Natural feeling
Town identity
Feeling safe while out enjoying nature
Abundant open space and trails
Unique character
Low-density population and zoning
Lack of commercial development
Rural look and feel – fields, forests, stone walls
Daffodil trail

Orchards
Ledges
Quietness
Historic houses
Working farms
Viewscapes and scenic places
Wildlife
Farm Pond - purity
Connection to the earth
Diverse topography
Slow growth
Hands-on town government
Charles River

Open Space and Recreation Workshop January 26, 2006 7:30 - 9:00pm Upstairs at Sherborn
Town Hall 19 Washington Street

Facilitated by: Ian Hodgdon & Hannah Whipple Conway School of Landscape Design 413.369.4044 x7

“The factors that affect open space are identified and examined during the planning process, and strategies the community may use to protect and enjoy its character, natural resources and open spaces are written. Protecting open space can provide profound economic benefits by helping to avoid the costly mistakes of misusing or overwhelming available resources. An open space and recreation plan is a blueprint for how to obtain the benefits of development without losing valued environmental assets.”

<http://www.mass.gov/envir/dcs/openspace/default.htm>

AGENDA

Introduction	7:30 - 7:45
Discussion on what makes Sherborn special	
Community Needs and Goals	7:45 - 8:10
Focus on outstanding goals from past plan	
Discuss any new community needs	
Survey/Break	8:10 - 8:25
15 min. break to fill out survey	
Help yourselves to refreshments	
Map exercise - Favorite views and Where would you like to go	8:25 - 8:50
Locate favorite views (from where) on personal maps	
Locate where you would like to see a walking/bike trail on personal maps	
Concluding Remarks	8:50 - 9:00
What's next?	
Public presentation of revised Open Space and Recreation Plan	
Date: to be announced	

Open Space and Recreation Needs and Goals Survey

Please fill out during the break (8:20 - 8:35)

Rate each in order of importance to you on a scale from 1-5

1. least important 5. most important

Outstanding Goals

- _____ Identify and protect land linking open space (greenbelts)
- _____ Preserve topographic diversity
- _____ Promote open space through zoning and other land use regulations.
- _____ Improve handicap accessibility to publicland and recreational facilities

Ongoing Goals

- _____ Design and install bikeway/walkway system
- _____ Implementation of management plan for public land
- _____ Ground water protection and conservation.
- _____ Protect wildlife and plant habitat diversity.
- _____ Protect land at risk to development.
- _____ Protect and promote working farms.
- _____ Preserve scenic roads and views.
- _____ Enhance recreational resources (passive and active).
- _____ Protect and acquire land for open space recreation and resource protection.
- _____ Access to open space – on public and private lands.
- _____ Create a pedestrian friendly town center.

Additional Comments

New Community Needs

Name and email (optional)

Sherborn, MA

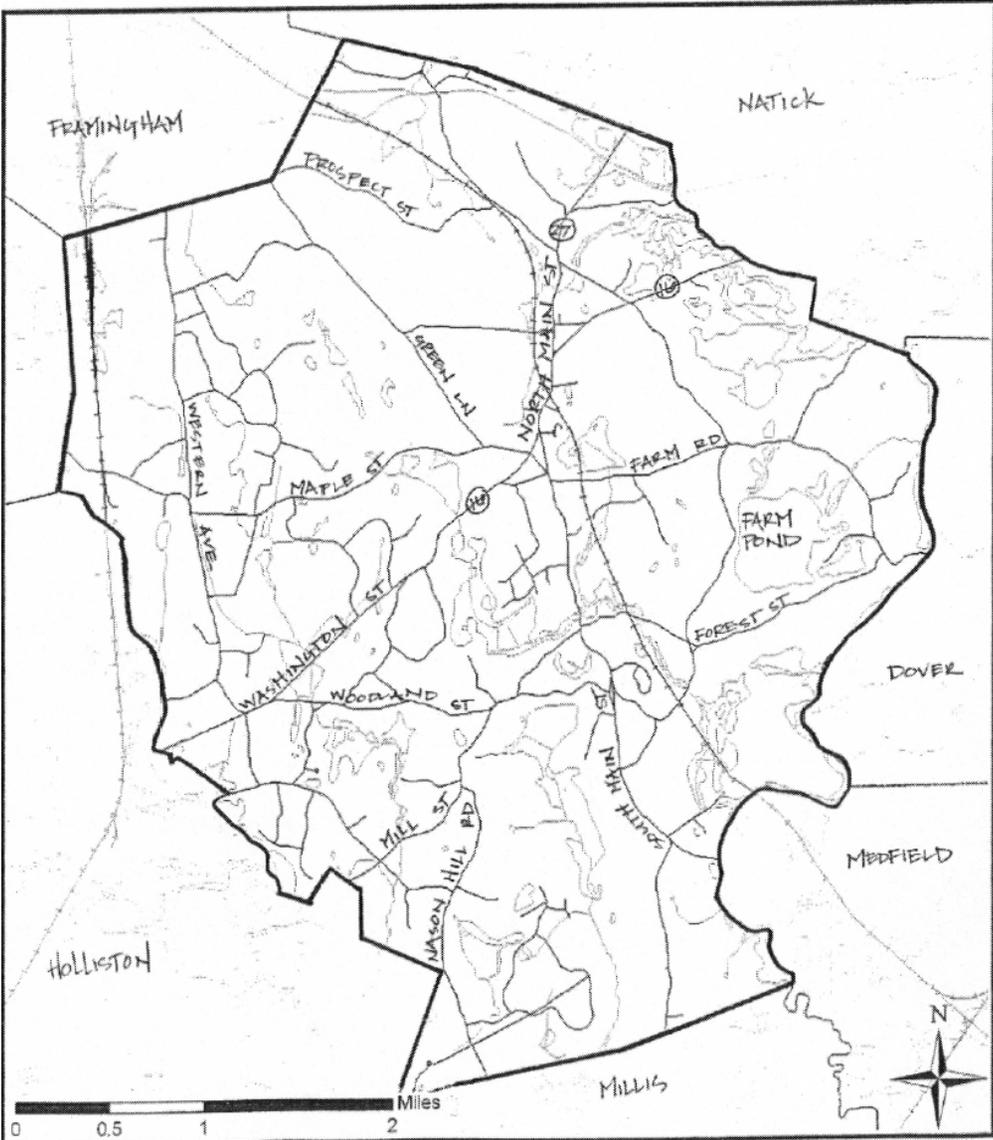
Favorite Views - please use these stickers
 Locate your favorite views using a sticker to mark where you see this view from.
 Draw an arrow from the sticker to the focal point.
 Key the sticker by writing a number on it and describing the view
 Use the space provided below.

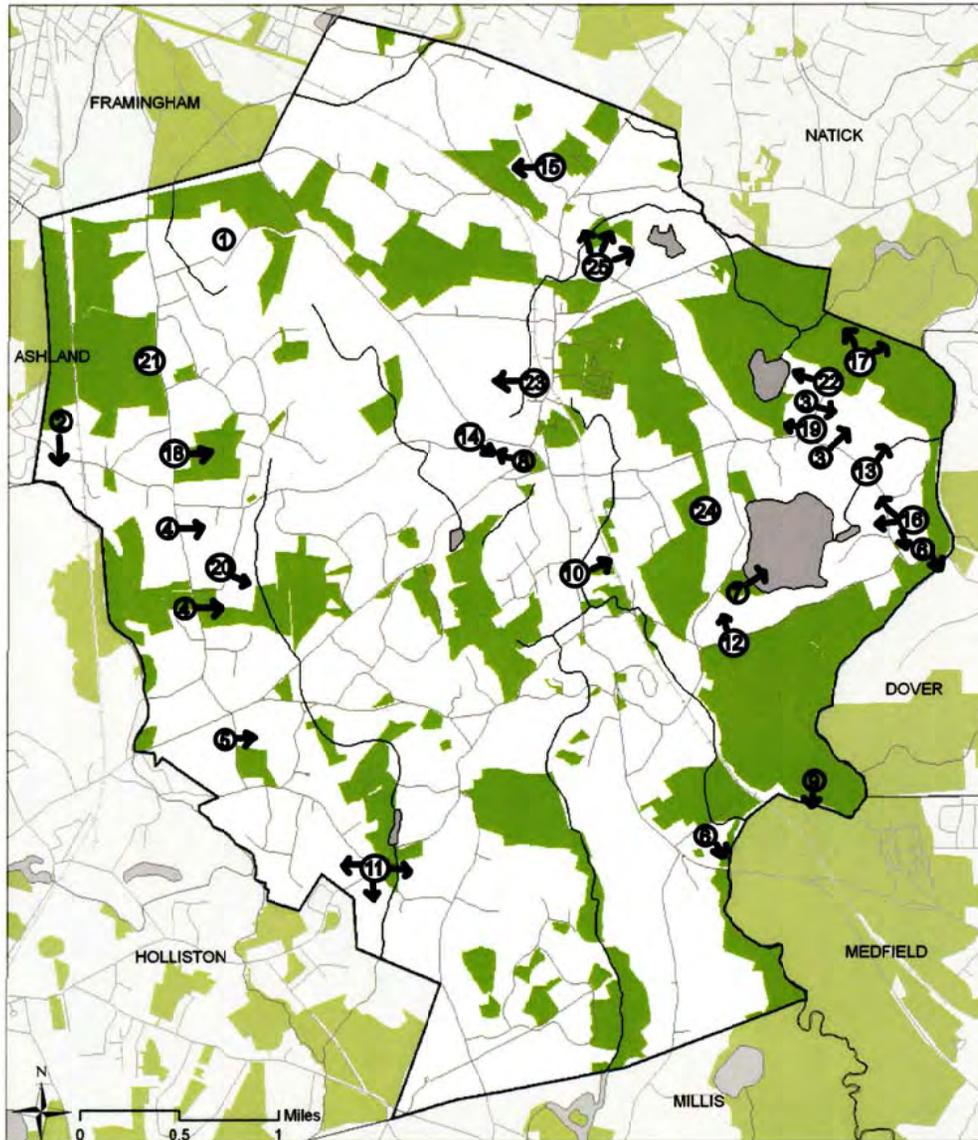
- 1.
- 2.
- 3.

Where would you (or your children) like to be able to walk/bike from safely? - Please use these stickers
 Locate the departure and destination points using stickers.
 Connect the stickers with pencil following the desired trailway.
 Key each sticker by writing a number on it and describing the departure and destination points.
 Use the space provided below. (you may also use this space to describe what the problems are with the current trailways used.)

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Circle the area in which you live with pencil.



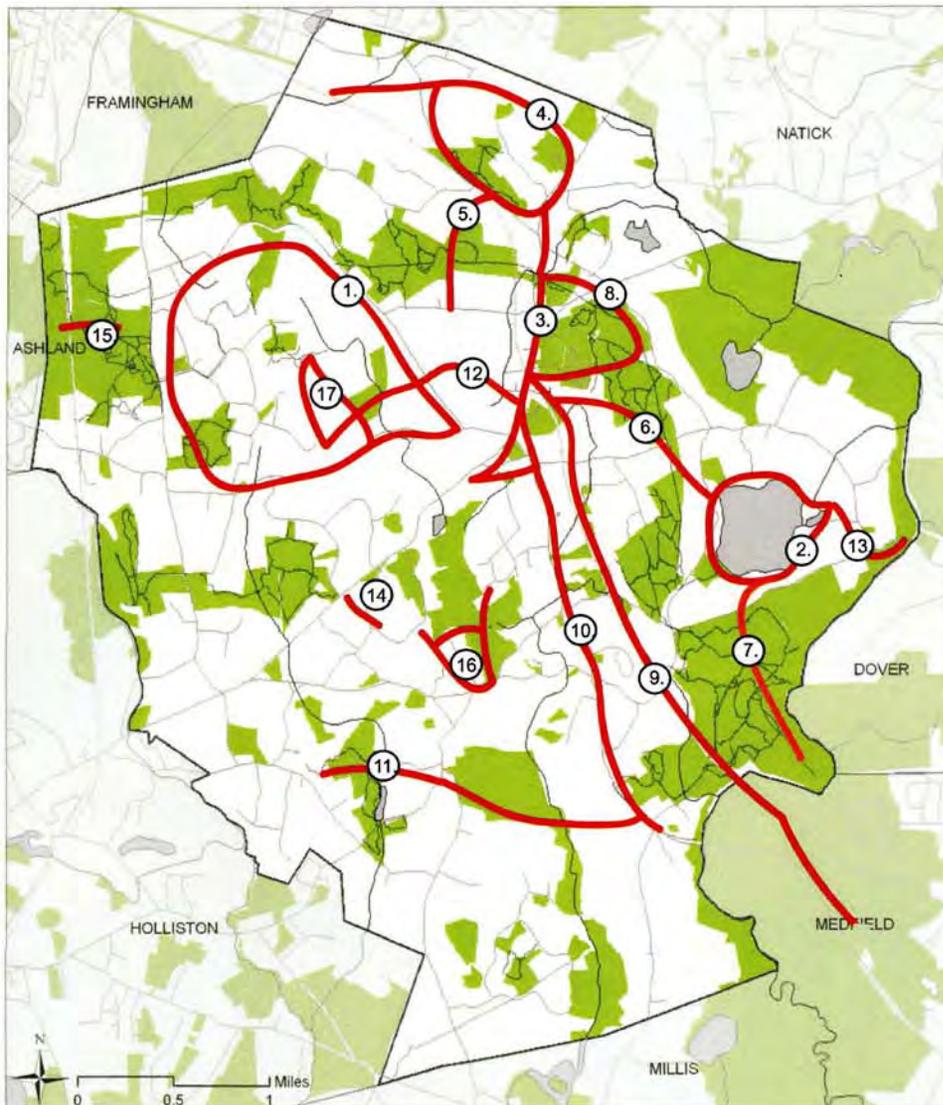


Favorite Views

As Identified by Sherborn
Residents Jan. 26, 2006

1. View on Mayo's curve
2. Schiavi Farm
3. Willis Farm
4. Western Ave. Field
5. Sherborn Rural Land
6. Charles River
7. Farm Pond
8. Washington St.
9. King Phillip's Overlook
10. South Main St.
11. Mill St. Hollis Fields
12. Forest Street Cornfield
13. Charles Cote Farm
14. Maple St. 1st Open Field
15. Peter's Hill
16. Farm Fields
17. South St.
18. View to Hidden Meadow
19. Duck Hollow Pond
20. Farm on Pleasant St.
21. Barber Reservation
22. Little Farm Pond
23. View West From Outcrop
24. Mt. Misery
25. Former Price Property

 Protected open space



Desired Walking/Bike Ways and Trail Links

As Identified by Sherborn Residents on January 26, 2006

1. Maple St/Western Ave/Brushhill Rd/Green Lane circuit
2. Around Farm Pond
3. Town center, Rail Trail, and all of North and South Main St.
Woodhaven, Leland farms, Pine Hill School, churches,
library, community center, town hall
4. Laurel Farms Field link to Peters Hill, Rail Trail, and downtown
5. Rockwood to Brushhill via Town Forest/Bay Circuit Trail
6. Pine Hill School to Farm Pond
7. Farm Pond to Rocky Narrows
8. Lake St. to town center trail
9. Rail Trail access
10. Forest St. to Pine Hill School
11. Hollis St/Mill St/Nason Hill Rd/South Main St
12. Wildwood to Green Ln. to Zion Ln. to town center
13. Bridge over Charles River, connector for Sherborn/Dover trails,
Farm Pond to Rocky Narrows
14. Greenwood/Russet Hill across Washington to Bailey Trail
15. Bay Circuit crossing the Rail Trail at CSX
16. Ivy Ln/Russett Hill/Woodland connection
17. Grey property links

 Protected open space with existing trails

**Results of Open Space and Recreation Needs and Goals Survey,
January 26, 2006.**

Numbers at the left reflect priority determined by participants. Each participant was given a chance to fill out a survey where they prioritized the town's needs.

1. Groundwater protection and conservation
2. Identify and protect land linking open space (greenbelts)
3. Protect land at risk to development
4. Protect and promote working farms
5. Protect and acquire land for open space recreation and resource protection
6. Preserve scenic roads and views
7. Design and install bikeway/walkway system
8. Protect wildlife and plant habitat diversity
9. Access to open space – on public and private lands
10. Create a pedestrian-friendly town center
11. Implementation of management plan for public land
12. Preserve topographic diversity
13. Enhance recreational resources (passive and active)
14. Promote open space through zoning and other land use regulations
15. Improve handicap accessibility to public land and recreational facilities
16. Proactive plan to upgrade, maintain and fund current recreation land
17. Public awareness and involvement for new residents and younger citizens; positive outreach to gather support
18. Encourage public participation (responsibility) and volunteerism for stewardship and sharing of open space and recreation
19. Effective protection of Farm Pond and acquisition of water rights
20. Trail signage - identify where land is privately owned
21. Development of town center - village feel
22. Street tree replanting
23. Control invasive species (flora and fauna)
24. Find an affordable method to achieve goals
25. Better education about open space and recreation assets and uses
26. Best use analysis of existing open space land
27. Coordination between groups
28. Senior and affordable housing
29. Pass/institute community preservation act 1%
30. Town walkability
31. Funded recreation commission
32. Educate public on (horse, dog, bike) responsible trail use

Public Forum, Thursday, February 28, 2006

Seventeen residents attended a public forum facilitated by Ian Hodgdon and Hannah Whipple. The Conway students presented an analysis of Sherborn's resources, conclusions based on these analyses, and draft goals and objectives of the 2006 Open Space and Recreation Plan. The main discussion following the presentation was directed at developing action items to meet the objectives.

A survey was completed by the participants to further develop the discussed action items. The results from this survey are reflected in Section 9 Action Plan.

List of attendees

Susie Wheelwright (Open Space Committee)
George Pucci (Conservation Commission)
Michael Lesser
Rick Linden
Dick Young (Conservation Commission)
Art Schnure
Warren Wheelwright (Board of Selectmen)
Dennis Luttrell (Town Administrator, non-resident)
Mary Barbara Alexander
Robin D. Perera
Judy Cohn (Open Space Committee)
Sara Wragge (Open Space Committee)
Tom Urmston (Planning Board)
Eliot Taylor
Barb Kantorski (Open Space Committee)
Pat Cassell
Jon Dowse

Public Forum to Discuss Open Space and Recreation Plan February 28, 2006 7:30 - 8:30pm
Upstairs at Sherborn Town Hall 19 Washington Street

Facilitated by: Ian Hodgdon & Hannah Whipple, Conway School of Landscape Design 413.369.4044 x7

“The factors that affect open space are identified and examined during the planning process, and strategies the community may use to protect and enjoy its character, natural resources and open spaces are written. Protecting open space can provide profound economic benefits by helping to avoid the costly mistakes of misusing or overwhelming available resources. An open space and recreation plan is a blueprint for how to obtain the benefits of development without losing valued environmental assets.”

Massachusetts Executive Office of Environmental Affairs, Division of Conservation Services

<http://www.mass.gov/envir/dcs/openspace/default.htm>

AGENDA

Introduction 7:30 - 7:35

Presentation 7:35 - 8:00

Public presentation of inventory and analysis of Sherborn’s natural resources, resident’s goals and objectives, and preliminary recommendations

Discussion 8:00 - 8:15

Discuss methods to achieve goals and preliminary recommendations

Concluding Remarks 8:15 - 8:20

Survey 8:20 - 8:30

10 minutes to fill out survey

Help yourselves to refreshments

What’s next?

Updated Open Space and Recreation Plan delivered by the Conway School of Landscape Design Team to the Town of Sherborn on March 24, 2006

Survey of 2006 open space and recreation goals and methods of implementation

In the space provided below each goal, please fill in your thoughts and ideas of possible methods you may know of to achieve these goals.

Natural resources

Protect groundwater

Protect wildlife diversity

Preserve, extend, and create wildlife corridors

Rural character

Preserve scenic areas and views

Protect and promote working farms

Encourage an attractive and pedestrian friendly town center

Create and encourage town walkability

Discourage sprawling suburban development patterns

Recreation

Expand and improve active recreation fields

Extend and create new trails and trail links

Improve access to recreation land

Maintain access to trails on private land

Improve handicap accessibility

Management

Create a realistic management plan for public land

The results of this survey are reflected in the action items of Section 9.

Sherborn Conservation Land Management Goals Public Opinion Survey Results

Eagle Project conducted by Elliot Goldman in 2006

Scope of the Project:

The survey consisted of a two-page questionnaire presenting seven simple questions, designed by an Eagle Scout candidate and approved by the Conservation Commission. It concerned when, where, and how often Sherborn's residents use conservation land for passive recreation, as well as how they would like to see it used in the future. It was originally projected to yield 300 responses, or 20% of Sherborn's households. 225 responses were collected. However, the range of opinions proved to be very homogeneous, reducing the differences between numbers of completed questionnaires.

Project Description:

Eagle Scout candidate Elliot Goldman hoped to provide the Commission with the beginnings of a management plan for the nearly 800 acres of town land in its care by conducting this broad-sweeping resident survey. It provided an opportunity for the residents of Sherborn to share their concerns and their sentiment as far as what should be done with conservation land in the long term. With the help of fellow Boy Scouts and other volunteers, the Eagle Scout candidate took his survey to public events and well-traveled locations around Sherborn and encouraged people to fill it out. These included: the Sand Sculpture Contest at Farm Pond, a Saturday at the Transfer Station, two of the three Concerts on the Green, and the End of Summer Barbecue hosted by the Fire Department. Due to the fact that paper copies of the surveys and maps were used, the project was weather-dependant. This frustrated the efforts of the surveyors on several occasions.

At each of the public events where the survey was conducted, an information table was set up with a map and a list of the town's conservation land parcels. Each volunteer carried a clipboard with a set of blank surveys and a writing utensil, and were instructed to approach people present and ask them to consider filling a survey out. People were generally approachable. It is interesting to note that the typical people who were willing to stop and fill out a survey were parents with children in tow. The surveyors were most often refused by lone younger adults, the ones who appeared to have the most time on their hands.

Survey Results:

Question 1: *How often do you visit conservation land in Sherborn?*

Approximately half of the people polled were frequent users (five times per year or more) and approximately half were infrequent users (zero to four times per year), with 56% being frequent users and 44% infrequent. See graph 1.

Question 2: *If you visit conservation land, which parcels do you visit most often?*

The top five parcels of public land in Sherborn indicated by people surveyed were Rocky Narrows (28%), the Barber Reservation (24%), the Bailey Trail (5%), the Leland Mill Pond (5%), and Town Forest (2%). 9% of people surveyed left the question blank

because they never visited public land. 27% indicated other parcels of land in a broad range of insignificant percentages. Two of the top five parcels named, Rocky Narrows (managed by the Trustees of Reservations) and the Town Forest (managed by the Town Forest Committee), are not conservation land, as well as a number of responses among the 'Other' category. In total, 53% of people surveyed misidentified the land they utilize for passive recreation as conservation land. This implies that signage should be improved at the entrances to conservation land. See graph 2.

Question 3: *What is the nearest parcel of conservation land to your home?*

This question produced largely the same result as the previous question. Survey subjects tended to indicate the closest land parcel they were aware of, which was often the same as their most-visited parcel. It was later determined that this question yielded little in the way of conclusive results.

Question 4: *Which activities do you pursue when you visit conservation land?*

Walking was by and large the most popular form of passive recreation pursued on conservation land by survey subjects, selected by 55% of people surveyed. This was followed by cross-country skiing (11%), mountain biking (9%), bird watching (5%), and finally horseback riding (3%). Running was not an original choice, but was given its own category due to the number of people who named it in the 'Other' section (5%). Other activities named (4%) included snowshoeing, photography, sledding, natural history studies, and, interestingly, being quiet. Considering the noteworthy popularity of cross-country skiing, it might be worthwhile for the Conservation Commission to try to install signage designating certain trails as ideal cross-country ski locations. With funding, these trails might be improved for that activity. See graph 3 and graph 5. Graph 5, a bar graph, shows the top six forms of passive recreation and their distribution among the top five most-used parcels of public land from question 2.

Question 5: *Are you satisfied with the accessibility of conservation land in Sherborn?*

Because of the simplicity of this question, there is no accompanying pie graph. 90% of people surveyed said they were satisfied with the accessibility of conservation land. The 10% who were dissatisfied primarily cited inadequate parking, as well as unclear signage or trail marking, and overgrown trails. See graph 6, which distributes satisfaction with access among the frequencies of use (question 1). Since the dissatisfied survey subjects are largely drawn from the frequent users, it is clear that poor accessibility is not acting as a deterrent. Therefore, efforts such as the improvement of parking may not be worthwhile for the Commission to pursue.

Question 6: *Which of the following possible land management goals for the Conservation Commission would you support?*

The two most sought-after goals for the future of conservation land management are the rehabilitation of overgrown trails (15%) and the use of conservation land for educational programs (13%), with the connection of Sherborn's trails with to trail systems in other towns and the protection of wildlife diversity tied at 11% for the third most popular choice. The fourth most popular choice was the improvement of cross-country skiing trails (10%), which compliments the conclusion from question 4 that the improvement of

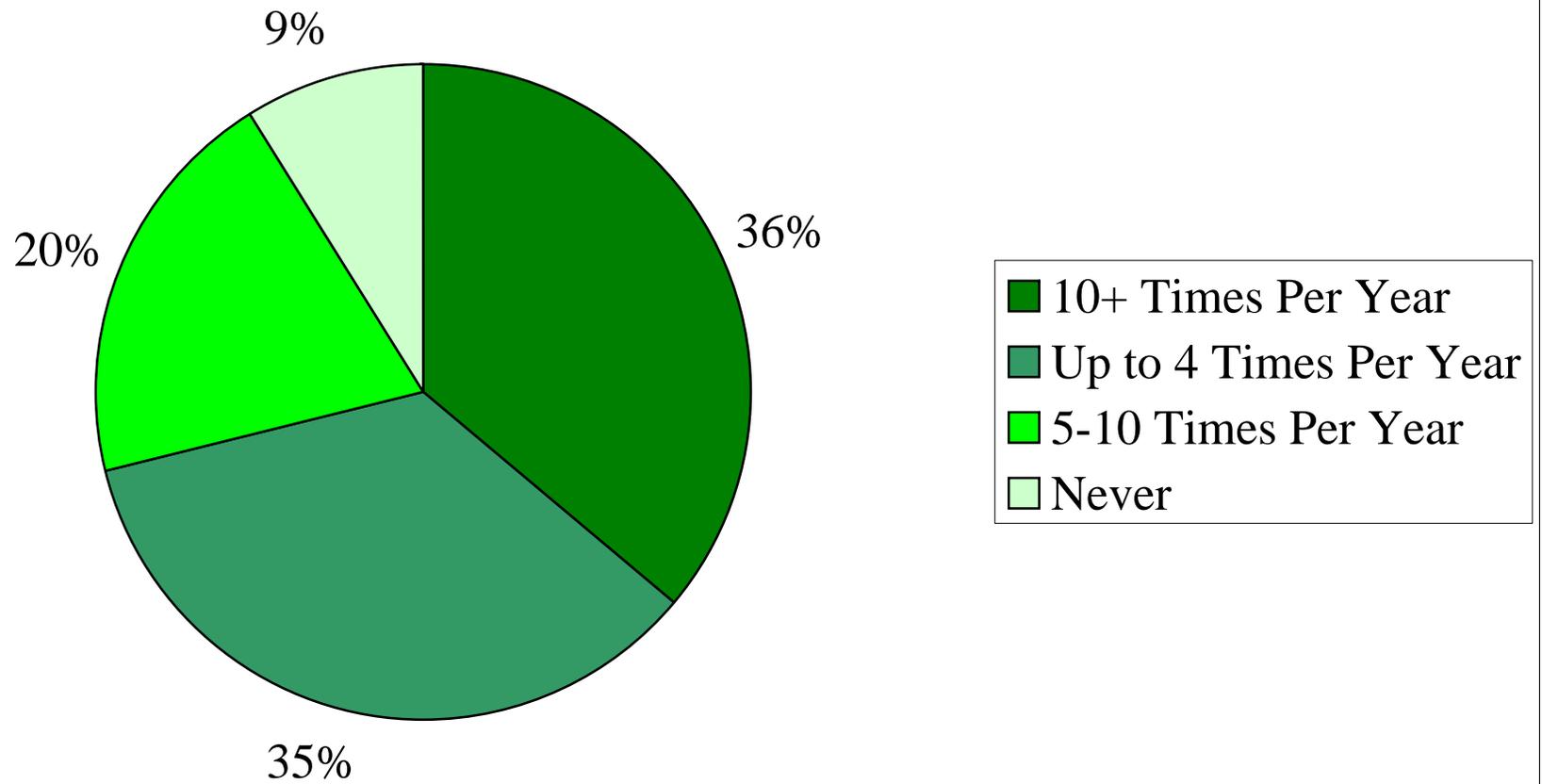
Sherborn's cross-country skiing opportunities would be a worthwhile goal. The small fraction of 'Other' suggestions included the removal of invasive plants, erosion repair, and the inclusion of a picnic area. See graph 4.

Question 7: Would you be interested in taking part in the stewardship of conservation land in your neighborhood either as part of a group or as an individual?

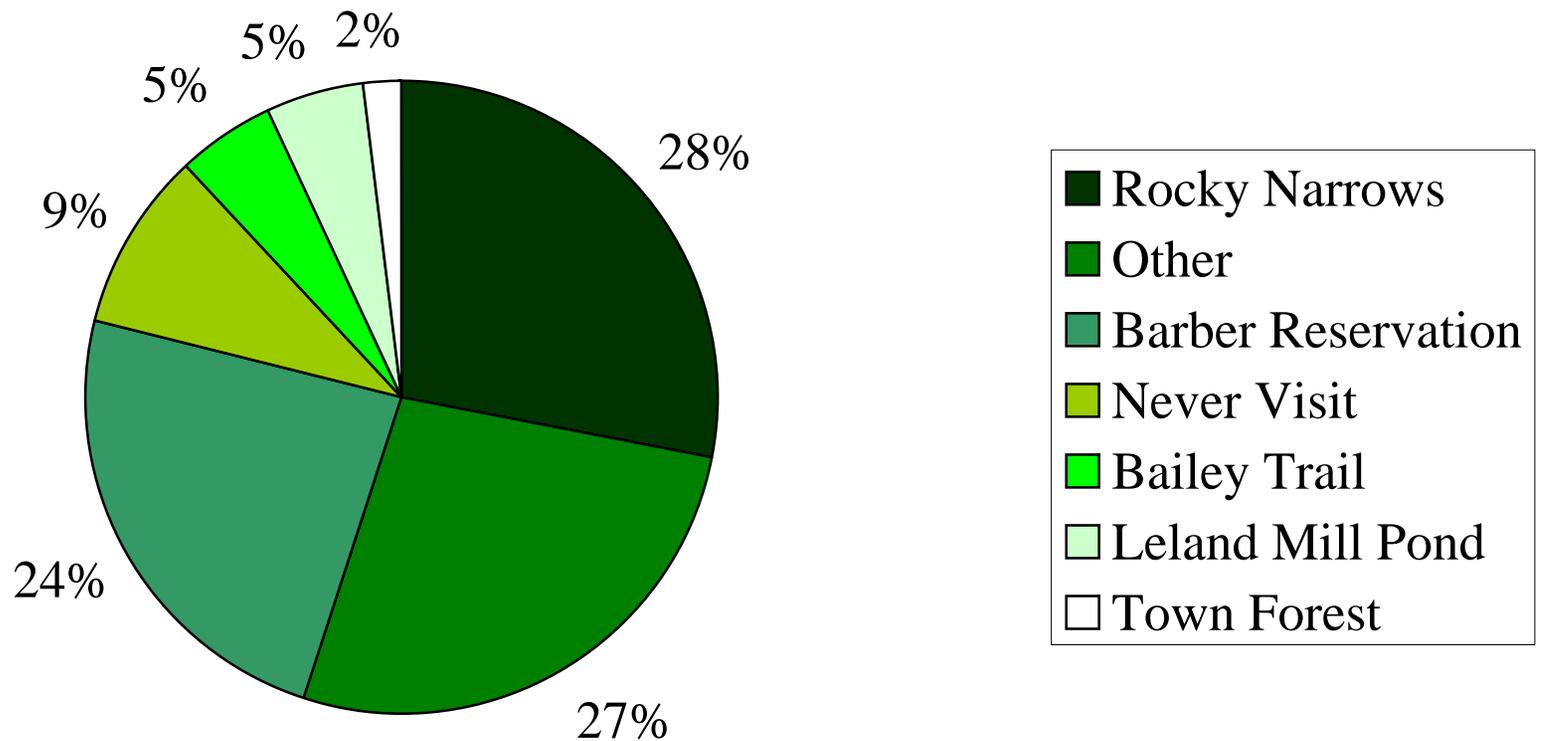
Nearly 1/3 of the people surveyed circled 'Yes' to this question and provided their names and numbers. This outstanding number of volunteers can be a valuable resource for the Commission in the future. Attached is a list of their contact information.

Note: Names of stewardship volunteers are on file with the Sherborn Conservation Commission.

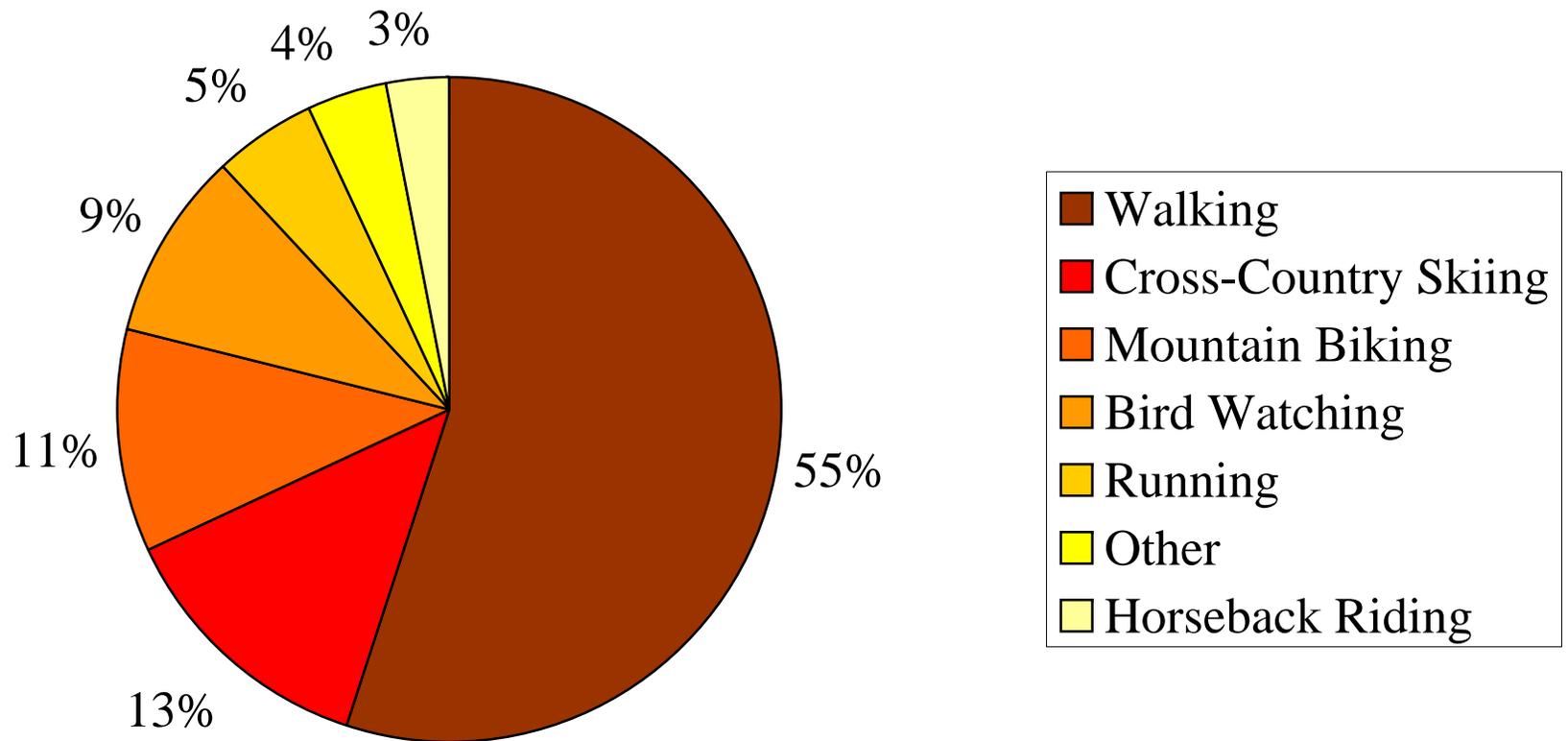
Question #1: Conservation Land User Frequency



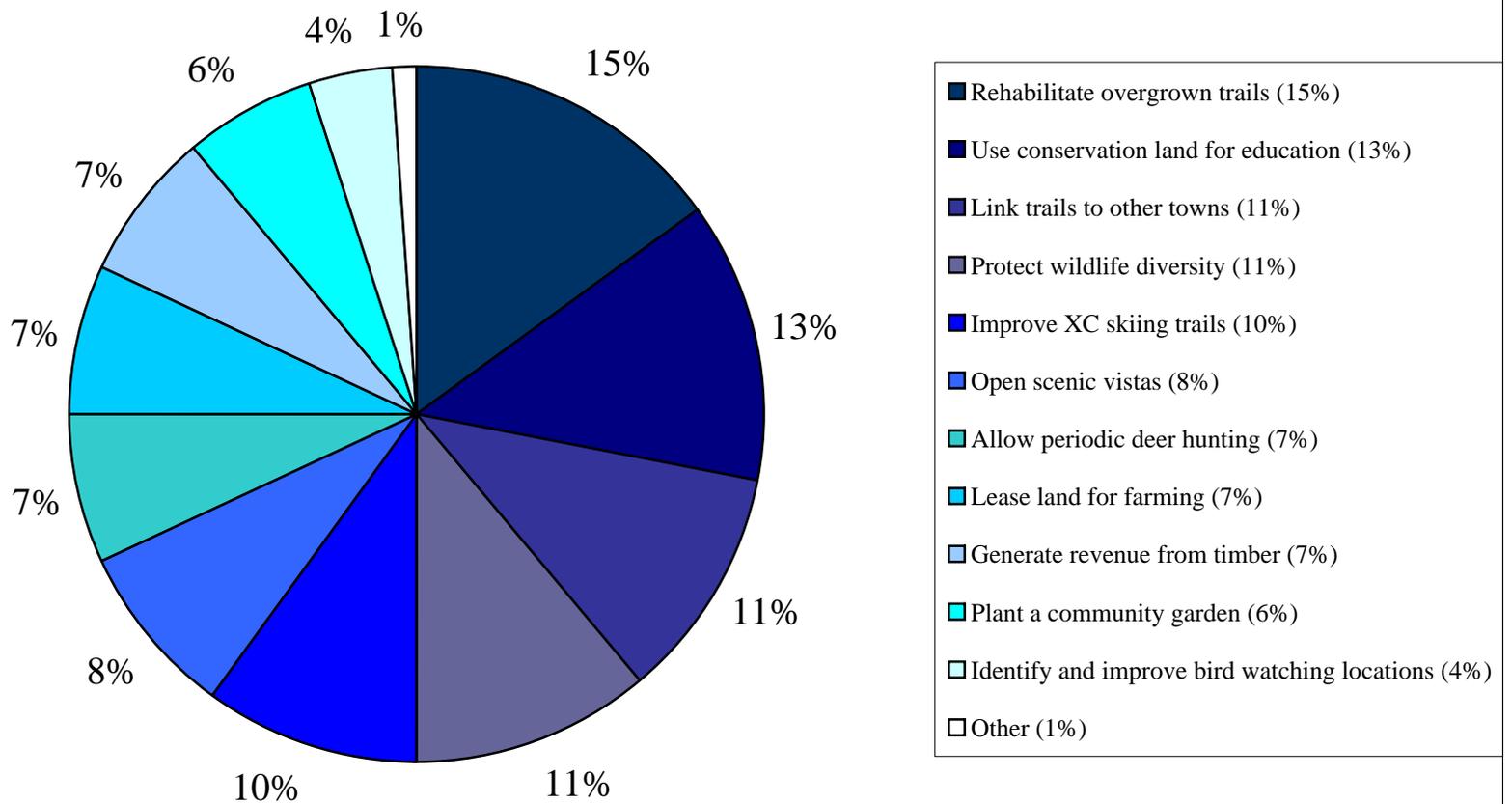
Question #2: Sherborn Public Land Preferred for Passive Recreation



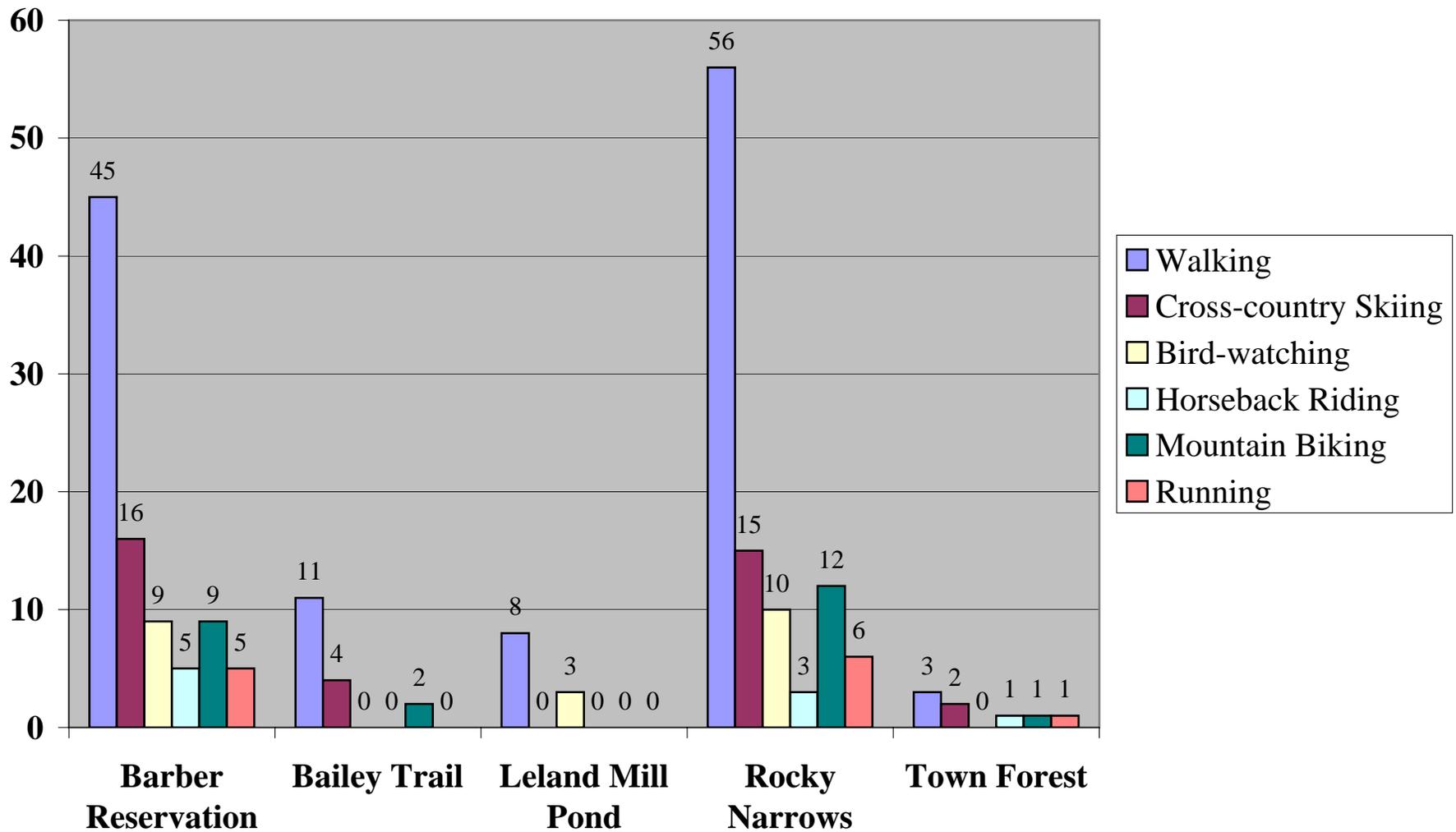
Question #3: Favored Activities



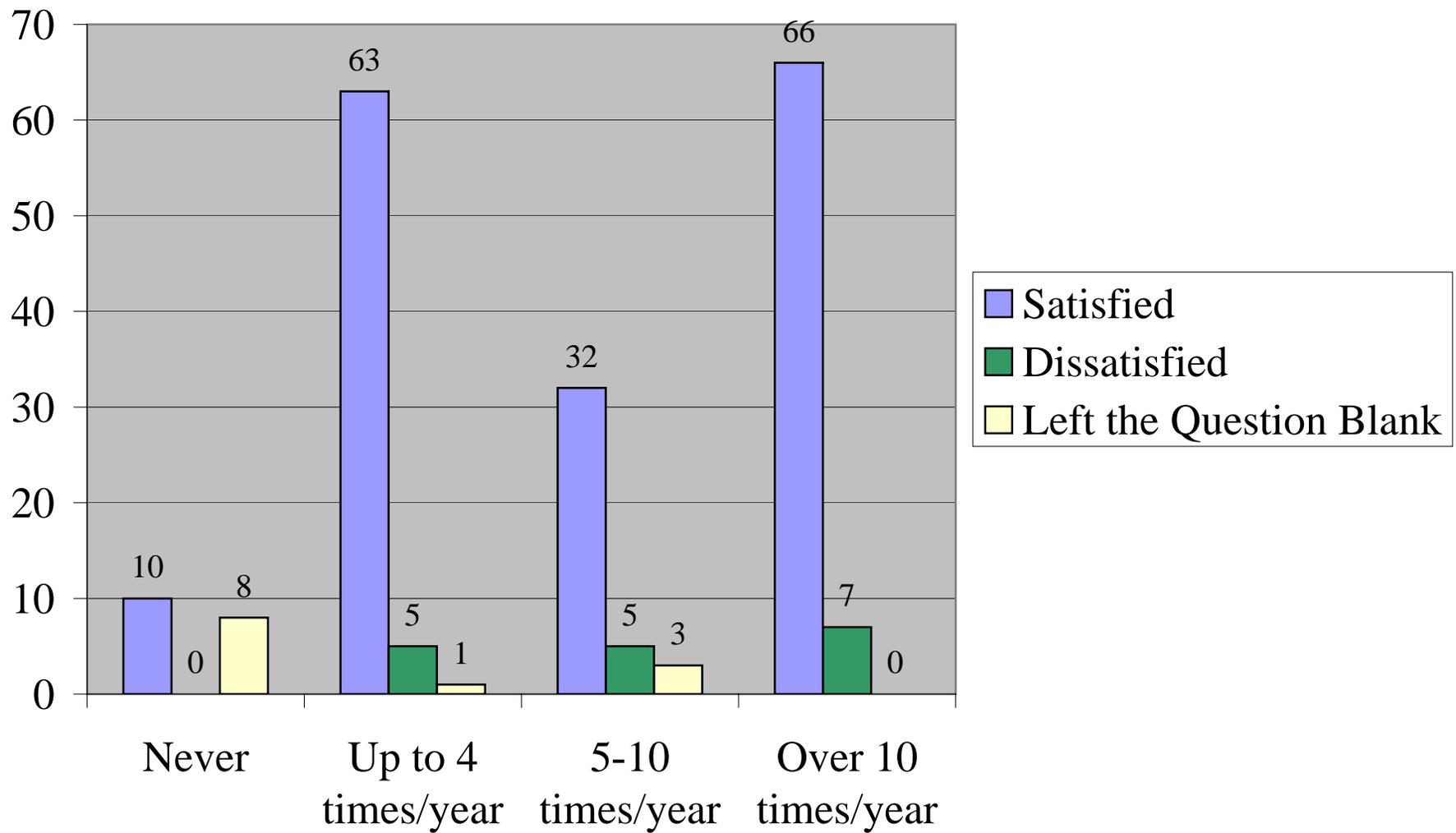
Question #5: Conservation Land Management Goals



Favored Activities on the Top Five Parcels of Public Land



Satisfaction with Accessibility vs. Frequency of Use



Appendix B. Public Participation Publicity



Do you and your family enjoy...

Hiking or riding or cross country skiing on our trails
Swimming in Farm Pond, skating at Leland Mill Pond, playing sports at Laurel Farm or Jameson Field
Biking or jogging on the roads or canoeing on the Charles River
Views of farms, fields and forests on your drive home?

Attend the first of several workshops planned to gather information needed to update Sherborn's Open Space and Recreation Plan. Workshop hosted by the Open Space Comm. & moderated by graduate students from The Conway School of Landscape Design.

Thursday, January 26th 7:30pm
Upstairs at Sherborn Town Hall

- Share your memories of Sherborn; your favorite places, views, landmarks, everyday or every weekend activities, something special you saw or did just once, occasions or traditions.
- Explain your concerns and visions for the future of open space and recreation in Sherborn. What places, natural resources, town facilities or opportunities should be preserved and what should be improved, expanded, added.
- Consider goals and objectives for the future of open space and for both passive and active recreation in Sherborn and help prepare an action plan that will help us achieve our goals.

est

JANUARY 26, 2006

Community Briefs	2	+
PumpWatch	4	
Local Jobs	6	
Calendar	7	
Sports	10	

Boston Globe
Globe West
January 26, 2006

SHERBORN

Input sought on plan for open space

By Jennifer Fenn Lefferts

GLOBE CORRESPONDENT

Town officials in Sherborn are looking for input from residents as they update a 10-year-old plan for preserving open space and providing outdoor activities.

"We want to find out what residents think should be the goals for the town in terms of open space and recreation," said Barb Kantorski, a member of the Open Space Committee.

The committee is to meet at 7:30 tonight in the selectmen's meeting room at the Town Offices to hold a public workshop.

Kantorski said most cities and towns write an open space and recreation plan because it's a requirement for state grants. Kantorski said the possibility of grant funding was the main reason the town wrote its first plan, in 1989.

The town updated it once in 1996 but

SHERBORN, Page 4

Input sought for plan on open space

Boston Globe
Globe West
January 26, 2006

continued

► **SHERBORN**
Continued from Page 1

did not receive any grant funding. Since then, Kantorski said, town officials haven't bothered.

She said it became apparent that wealthy communities such as Sherborn, which already have a significant amount of open space, wouldn't be considered for grants.

"The feeling after that was we weren't ever going to make it to the top of the list," Kantorski said.

But with the town experiencing tight budgets, Kantorski said officials decided to try writing a five-year plan once again.

Past plans have stated only broad goals, such as preserving open space, she said. Instead, she'd like to see some specific goals in this plan, such as identifying certain parcels of land for protection or outlining recreation programs residents are most interested in developing.

Kantorski said she thinks it will also be a good way to gauge public interest in protecting open space.

"Lack of money has almost completely stopped the town from thinking about preserving open space," she said. "We wonder if residents realize that and agree with it."

Gino Carlucci, the town planner, said Sherborn is in a difficult position because it can't afford to purchase open space. Some other area communities, including Ashland, Holliston, Hopkinton, Lincoln, Needham, Newton, Southborough, Stow, Sudbury, Wayland, Waltham, Weston, and Wellesley, have adopted the Community Preservation Act.

The state program allows communities to raise taxes and dedicate the revenue to open space, historic preservation, or afford-

able housing. But voters in Sherborn rejected the CPA in 2002. Dover residents also voted down the CPA that year.

Carlucci pushed for the CPA four years ago, he said, because he thinks it's a valuable tool for communities. However, given Sherborn's high tax rate and tight budget, he doesn't think it would pass now, either.

But that doesn't mean the town shouldn't plan and know what parcels of land are important to protect, he said.

Carlucci said the town can protect land through conservation restrictions on private property and donations.

"The plan is important because it provides some sort of structure or policy to follow," he said. "An open space plan helps target specific parcels, target areas important for ground water protection, and parcels that could be linked together."

But it's not just about open space protection, said Kantorski. It's also about looking at recreational opportunities, which she said are becoming more important to families in town. Kantorski said the committee hasn't worked very closely with the Recreation Commission in the past, but she hopes that will change with this plan.

Michael Guthrie, the commission chairman, said he hopes the improvement plan for the Laurel Farms recreation area is included in the open space plan because it's the commission's top priority.

"We're all about Laurel Farms right now," Guthrie said.

The town is looking to renovate the soccer fields there and add new fields, a walking path, and a playground. The town is hoping to find a partner to help pay for the project. Proposals from nonprofit groups interested in working with the town are due by Feb. 10.

Guthrie said if that doesn't pan out, the town must find some way to fund the project.

"The bottom line is there is pretty widespread agreement that something has to be done down there," Guthrie said. "To what degree will be driven by the money."

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THURSDAY, JANUARY 26, 2006

What's up

Open Space plan update

All residents are invited to share their input at a public meeting Thursday, Jan. 26, at 7:30 p.m. in the Selectmen's Room at the Town Offices as the Sherborn Open Space Committee begins the process of updating the Open Space and Recreation Plan.

Topics such as "What are your favorite views as you drive, walk, ski or ride around Sherborn? What makes it a special place to live? What Sherborn memories do you cherish? Do you have a vision for the town going forward?" will be talked about.

Residents will help develop the open space and recreation road map to be used for the next five years. In addition to establishing goals and future plans, an updated and approved plan is required in order to make Sherborn eligible for grants administered by the state Executive Office of Environmental Affairs.

Do you and your family enjoy...

Hiking or riding or cross country skiing on our trails

Swimming in Farm Pond, skating at Leland Mill Pond, playing sports at Laurel Farm or Jameson Field

Biking or jogging on the roads or canoeing on the Charles River

Views of farms, fields and forests on your drive home?



Attend the second

Open Space and Recreation Plan Workshop

Hosted by the Open Space Comm. & moderated by graduate students
from The Conway School of Landscape Design

Tuesday, February 28

7:30pm

Upstairs at Sherborn Town Hall

- See a presentation on Sherborn's environmental resources and its conservation and recreation lands
- Consider the outcome of the first workshop. Please join us even if you missed the first workshop!
- Begin thinking about new goals and objectives for open space and passive and active recreation in Sherborn

Community Notes

born Community Center invites all Sherborn civic and community groups to set up their own Web pages on the Community Center Web site. Just call us at 508-655-2701 or e-mail us at <mailto:info@SherbornCommunityCenter.com>. Let's make this a real community Web site."

Open space consensus sought

The second workshop to update the Sherborn Open Space and Recreation Plan will take place Tuesday, Feb. 28, 7:30 p.m., in the Selectmen's Room at the Town Office. Residents are encouraged to attend and help the Open Space Committee, assisted by graduate students from the Conway School of Landscape Design, develop and prioritize the town's open space goals and objectives. The graduate students will present an analysis of Sherborn's environmental resources and its current conservation and recreation lands. Data synthesized from the first workshop will be presented and general goals suggested for further discussion.

Based on the community consensus resulting from a series of public meetings, the updated plan will help town officials pinpoint future needs and priorities as open space and recreation development and acquisition issues arise. State grant programs administered by the Executive Office of Environmental Affairs, which can be used to acquire conservation or recreation land or develop outdoor recreation facilities, specify that towns must update their plans every five years to be considered for project funding.

For information, call Susie Wheelwright at 508-655-6588.

Briefs

Open space consensus sought

The second workshop to update the Sherborn Open Space and Recreation Plan will take place Tuesday, Feb. 28, 7:30 p.m., in the Selectmen's Room at the Town Office. Residents are encouraged to attend and help the Open Space Committee, assisted by graduate students from the Conway School of Landscape Design, develop and prioritize the town's open space goals and objectives. The graduate students will present an analysis of Sherborn's environmental resources and its current conservation and recreation lands. Data synthesized from the first workshop will be presented and general goals suggested for further discussion.

Based on the community consensus resulting from a series of public meetings, the updated plan will help town officials pinpoint future needs and priorities as open space and recreation development and acquisition issues arise. State grant programs administered by the Executive Office of Environmental Affairs, which can be used to acquire conservation or recreation land or develop outdoor recreation facilities, specify that towns must update their plans

Conservation Connections party

The Sherborn Forest and Trail Association will sponsor another Conservation Connections Conscientious Cocktail Party on March 3 from 6:30 to 9:30 p.m. at the Sherborn Community Center. The event is titled "Circles in the Community," and aims to bring together Sherborn residents to get to know their neighbors and the myriad resources available to them for enjoying the town's beautiful trails and open spaces. All this in a fun, informative social setting with thought-provoking displays, delicious complimentary hors d'oeuvres and a cash bar.

For more information, contact Mary Barbara Alexander at 508-647-1631 or sfa@comcast.net.

Appendix C. Rare and Endangered Species

Table C-1: Rare and Endangered Plants in Sherborn (Massachusetts Natural Heritage Program).

<u>Common Name</u>	<u>Scientific Name</u>	<u>First Observed</u>	<u>Last Observed</u>	<u>Rank</u>
Adders-Tongue Fern	<i>Ophioglossum pusillum</i>		1876	T
Andrews Bottle Gentian	<i>Gentiana andrewsii</i>		1911	END
Britton's Violet	<i>Viola brittoniana</i>	1898	1945	T
Bushes Sedge	<i>Carex bushii</i>		1913	END
Dwarf Bulrush	<i>Lipocarpus micrantha</i>		1911	T
Lion's Foot	<i>Nabalus serpentaria</i>		1946	END
Long's Bulrush	<i>Scirpus longii</i>		2001	T
Purple Milkweed	<i>Asclepias purpurascens</i>		1917	END
Resupinate Bladderwort	<i>Utricularia resupinata</i>		1911	T
River Bulrush	<i>Scirpus fluviatilis</i>		2001	SC
Wild Senna	<i>Cassia hebecarpa</i>		1911	END

END-Endangered

T -Threatened

SC -Special Concern

Table C-2: Rare & Endangered Animal Species in Sherborn (Massachusetts Natural Heritage Program).

Common Name	Scientific Name	First Observed	Last Observed	Rank
Barrens Metarranthis Moth	<i>Metarranthis apiciaria</i>		1934	END
Blanding's Turtle	<i>Emydoidea blandingii</i>		2005	T
Blue Spotted Salamander	<i>Ambystoma laterale</i>	1979	2003	SC
Brook Floater (Swollen Wedgemussel)	<i>Alasmidonta varicosa</i>		1800	END
Four-toed Salamander	<i>Hemidactylum scutatum</i>		1881	SC
Hentz's Redbelly Tiger Beetle	<i>Cicindela rufiventris hentzi</i>		1894	T
Jefferson Salamander	<i>Ambystoma jeffersonianum</i>		1800	SC
Oak Hairstreak	<i>Satyrium favonius</i>		1990	SC
Purple Tiger Beetle	<i>Cicindela purpurea</i>	1904	1950	SC
Twelve-spotted Tiger Beetle	<i>Cicindela duodecimguttata</i>	1922	1935	SC
Wood Turtle	<i>Glyptemys insculpta</i>		1986	SC

END-Endangered

T -Threatened

SC -Special Concern

Appendix D. Handicapped Accessibility

The Town Administrator, Dennis Luttrell, serves as the Americans with Disabilities Act (ADA) Coordinator for Sherborn. Pertinent documentation includes Town of Sherborn By-Laws section 14b, personnel hiring and grievance procedures. Samples of large type notification appearing in the Annual Report and the Report of the Advisory Committee are also available.

Whenever needed, members and/or agents of town boards are available to provide services or technical assistance.

In October of 1993, the Sherborn ADA Evaluation Committee made a report to the Board of Selectmen identifying actions taken or to be taken to comply with applicable regulations. As part of the 1996 Open Space and Recreation update process that report was reviewed by Louise Forrest from Radcliffe Seminars. She completed Access Survey Reports for Farm Pond and the playground at the Ward Parks Pond Recreation Area. As part of the current update process, Susie Wheelwright, Chairman of the Open Space Committee reviewed and updated the 1996 reports as follows:

Farm Pond

There is one accessible parking spot next to the boat ramp. Signage is posted and on the pavement. The 1996 recommendation for two more accessible parking spots, one by the cart path to the shore and one by the bathhouse, which now has an accessible and clearly signed toilet stall, has not yet been implemented; however two more handicapped spaces have been added at the foot of the main path with signage on the pavement. There are at least 62 parking spaces in this lot and it will likely be repaved in the near future.

The accessible path to the beach goes from the accessible parking space next to the boat ramp and is firmly packed and level. The accessible space is next to its beginning; all other parking (except for boat ramp users) is at a distance from it. The cart path to the shore is less strenuous than the steep main path and, though recent improvements to the erosion problem where the cart path meets the beach have made access easier there, it is still difficult for seniors, particularly those with vision limitations or restricted mobility, to navigate. So, although those whose disabilities qualify them for HP parking have a way of getting to the beach, it is not so easy for others with limitations that do not qualify them for HP parking.

In 2006 the Board of Selectmen by vote provided wheelchair accessibility to the water's edge with the purchase of a special wheelchair with fat tires. The distance to the water from the accessible path is estimated at 15 feet. In season, staff are available to assist. .

Barrier Removal Alternatives

1. *Temporary dressing tent for use by the disabled.*
2. *Evaluate various means of providing visual communication for an emergency signal, such as a flag or a red light. For example, lifeguards routinely ask all bathers to leave the water. Presently the hearing impaired are dependent upon others to alert them.*
3. *Provide a bench along the cart path near the crest of the hill where travelers could rest.*

Access Survey

Surveyor: Louise Forrest Date: 10/30/95
 Updated: Susie Wheelwright Date: 3/28/06

Sites: Farm Pond Town Beach
 Laurel Farm Soccer Fields
 Ward Parks Pond Recreation Area and Sherborn Playground
 David Doering Nature Trail
 Fessenden Soccer Fields

Location: Town of Sherborn

Attached is a Section 504 Access Survey for Farm Pond and the playground at Ward Parks Pond.

The following indicates some preliminary Barrier Removal Alternatives for active recreation sites in Sherborn.

Element	Barrier	Recommendation
Laurel Farm Fields	No accessible parking spaces	Designate accessible and provide signage
Fessenden Fields	No accessible parking spaces	Designate accessible and provide signage
David Doering Nature Trail	Many rocks on path	Ask volunteers to remove rocks periodically and compact soil to improve accessibility

1995 Town of Sherborn Section 504 Access Survey: Conservation, Park and Recreation Areas; Updated 2007.

Farm Pond Accessibility Survey – 2007

Requirements		Compliance Status			Description	Modification
		Yes	No	NA		
1.	Parking Lots/Spaces					
1.A	Reserved Spaces					
	Number of total spaces				Approx.54 general spaces and 4 reserved for boat owners	
	Number of handicapped spaces		X		1HP space near boat ramp, 2 HP spaces near main beach path	Add 2 HP spaces: one by bathhouse and one drop off space by old cart path
	HP spaces within 200' of entrance	X				
	HP space width (12' or two 8' spaces with 4' striped aisle)	X				
	Signage (on pavement or posted?)	X			Handicapped Access path (boat ramp) both pavement and posted, Main path on pavement only	
1.B	Curb Cuts					
	Location relative to HP spaces			X		
	Width (3' wide excluding sloped sides)			X		
	Slope (<1:12)			X		
	Surface textured or painted			X		
1.C	Passenger Loading/Unloading (If no HP space within 200')			X		
	Spaces			X		
	Location (within 100' of entrance)			X		
	Signage			X		

Requirements		Compliance Status			Description	Modification
		Yes	No	NA		
2.	Trails & Paths				3 paths lead from parking to beach	
2.A	Surface type	X			Packed soil, light sand okay for wheelchair on handicapped access path	
2.B	Dimensions	X				
	4' minimum width	X			Yes on all 3 paths	
	Slope max. 1:20 (5%)	X			Yes on handicapped accessible path	
	Continuous common surface, no changes in level greater than 0.5%		X			
3. Play Areas						
3.A	Equipment	Yes	No	NA		
	Accessible equipment provided? Types?			X		
3.B	Access to equipment					
	Firm, level paths		X		During swimming season there is a special fat-tired wheelchair on site for use over sand from end of handicapped accessible path and into water	
	Sufficient space between play equipment for wheelchair maneuvering			X		
4. Game Areas						
4.A	Accessible by firm, level paths			X		
4.B	Accessible paths leading to and from parking areas			X		
4.C	Court Equipment			X		
	Height			X		
	Dimensions			X		
4.D	Spectator Seating			X		

Requirements		Compliance Status			Description	Modification
		Yes	No	NA		
5.	Picnic Areas				Picnicking is not allowed.	
5.A	Table & Benches			X		
	Number accessible by wheelchair			X		
	Location (adjacent to level paths)			X		
	Back & arm rests			X		
	Access to open space areas			X		
5.B	Grills			X		
	Height of cooking surface			X		
	Location (adjacent to path)			X		
5.C	Trash Receptacles			X	Farm Pond has a carry in-carry out policy in place	
	Location (adjacent to paths)			X		
	Safety & facility of equipment	Yes	No	NA		
5.D	Picnic Shelters			X		
	Location near accessible water fountains, trash receptacles, restrooms, parking, etc.			X		
6.	Restroom Facilities					
6.A	# of restrooms (by gender)	X			1 male, 1 female, 1 handicapped accessible	
6.B	Location		X		Approx. 100 ft. from HP spaces near main path	Provide HP space near restroom
	Accessible	X				
	Signage	X				

Requirements		Compliance Status			Description	Modification
		Yes	No	NA		
6.C	Doors					
	Opening 35" wide minimum	X				
	18" clear floor on pull side of door	X				
	Door swings out		X			
	Hardware operable with a closed fist (no doorknobs, etc.)		X		There is no hardware on outside of door	
	Hardware 36" to 42" above floor		X			
6.D	Stalls/Toilets					
	Stall is 60" wide x 72" deep minimum	X				
	Toilet 18" from center to nearest side wall/feature			X	Door locked- off season 3/11/07	
	Top of seat 17" – 19" high			X	Off season	
	Coat hook 54" high			X		
6.E	Grab Bars					
	On back & side wall closet to water closet	X				
	1.25" diameter					
	1.5" clearance to wall					
	Located 30" above and parallel to the floor	Yes	No	NA		
	Acid-etched or roughened					
	42" long					
6.F	Dispensers/Mirrors					
	Toilet paper dispenser 24" above the floor					
	One mirror set max. 38" to bottom (if tilted, 42")					
	Dispensers (towel, soap, etc.) at least one of each max. 42" above the floor					

Requirements		Compliance Status			Description	Modification
		Yes	No	NA		
7.	Drinking Fountains					
7.A	Basin			X		
	Rim max. 34" above floor			X		
	If recessed, recess min. 30" width; recess no deeper than the depth of the fountain			X		
	If no clear knee space underneath clear floor space 30" x 48" to allow parallel approach			X		
7.B	Hand operated push button or lever controls			X		
7.C	Spouts located near front with stream of water as parallel to front as possible			X		
8.	Public Telephones					
8.A	Highest operating part max. 54" above the floor			X		
8.B	Highest operating part max. 54" above the floor			X		
8.C	Adjustable volume control on headset and so identified			X		

Comments: Public rinsing shower is wheelchair accessible.

Farm Pond is a beautiful site for swimming and learning to swim. It is used by the community and by several nearby schools for handicapped children on a regular basis.

Ward Parks Pond Recreation Area

Requirements		Compliance Status			Description	Modification
		Yes	No	NA		
1.	Parking Lots/Spaces					
1.A	Reserved Spaces					
	Number of total spaces			X	No marked spaces, cars park on dirt or basketball court. Space for 45 cars.	
	Number of handicapped spaces			X		
	HP spaces within 200' of entrance			X		
	HP space width (12' or two 8' spaces with 4' striped aisle)			X		
	Signage (on pavement or posted?)		X			Designate 1 HP space near playground
1.B	Curb Cuts				No curb cuts at this site.	
	Location relative to HP spaces			X		
	Width (3' wide excluding sloped sides)			X		
	Slope (<1:12)			X		
	Surface textured or painted			X		
1.C	Passenger Loading/Unloading (If no HP space within 200')			X		
	Spaces			X		
	Location (within 100' of entrance)			X		
	Signage			X		
2.	Trails & Paths					
2.A	Surface type	X			Brick path to tot lot, wood chips around pond.	
2.B	Dimensions					
	4' minimum width	X			Brick path. Path around pond is not accessible.	
	Slope max. 1:20 (5%)	X			Brick path.	
	Continuous common surface, no changes in level greater than 0.5%	X				

Requirements		Compliance Status			Description	Modification
		Yes	No	NA		
3.	Play Areas				Play area for ages up to 12 years old. Includes track ride, hand-over-hand bars, "4 wheel drive car", accessible steps (bum-up steps), slide, crawl tunnel, suspension bridge	
3.A	Equipment	Yes	No	NA		
	Accessible equipment provided? Types?	X				
3.B	Access to equipment	X				
	Firm, level paths	X			Fibar surface	
	Sufficient space between play equipment for wheelchair maneuvering	X				
4.	Game Areas					
4.A	Accessible by firm, level paths	X				
4.B	Accessible paths leading to and from parking areas		X		Not easy for wheelchair to get from dirt parking lot to basketball or playground.	Install redesign per Tom Wirth.
4.C	Court Equipment					
	Height		X			
	Dimensions		X			
4.D	Spectator Seating	X			Benches at playground.	
5.	Picnic Areas				There is no picnic area at this site.	
5.A	Table & Benches			X		
	Number accessible by wheelchair			X		
	Location (adjacent to level paths)			X		
	Back & arm rests			X		
	Access to open space areas			X		
5.B	Grills					
	Height of cooking surface			X		
	Location (adjacent to path)			X		

Requirements		Compliance Status			Description	Modification
		Yes	No	NA		
5.C	Trash Receptacles					
	Location (adjacent to paths)	X				
	Safety & facility of equipment	X				
5.D	Picnic Shelters	Yes	No	NA		
	Location near accessible water fountains, trash receptacles, restrooms, parking, etc.			X		
6.	Restroom Facilities				No restrooms at this site.	
6.A	# of restrooms (by gender)			X		
6.B	Location			X		
	Accessible			X		
	Signage			X		
6.C	Doors					
	Opening 35" wide minimum			X		
	18" clear floor on pull side of door			X		
	Door swings out			X		
	Hardware operable with a closed fist (no doorknobs, etc.)			X		
	Hardware 36" to 42" above floor			X		
6.D	Stalls/Toilets					
	Stall is 60" wide x 72" deep minimum			X		
	Toilet 18" from center to nearest side wall/feature			X		
	Top of seat 17" – 19" high			X		
	Coat hook 54" high			X		

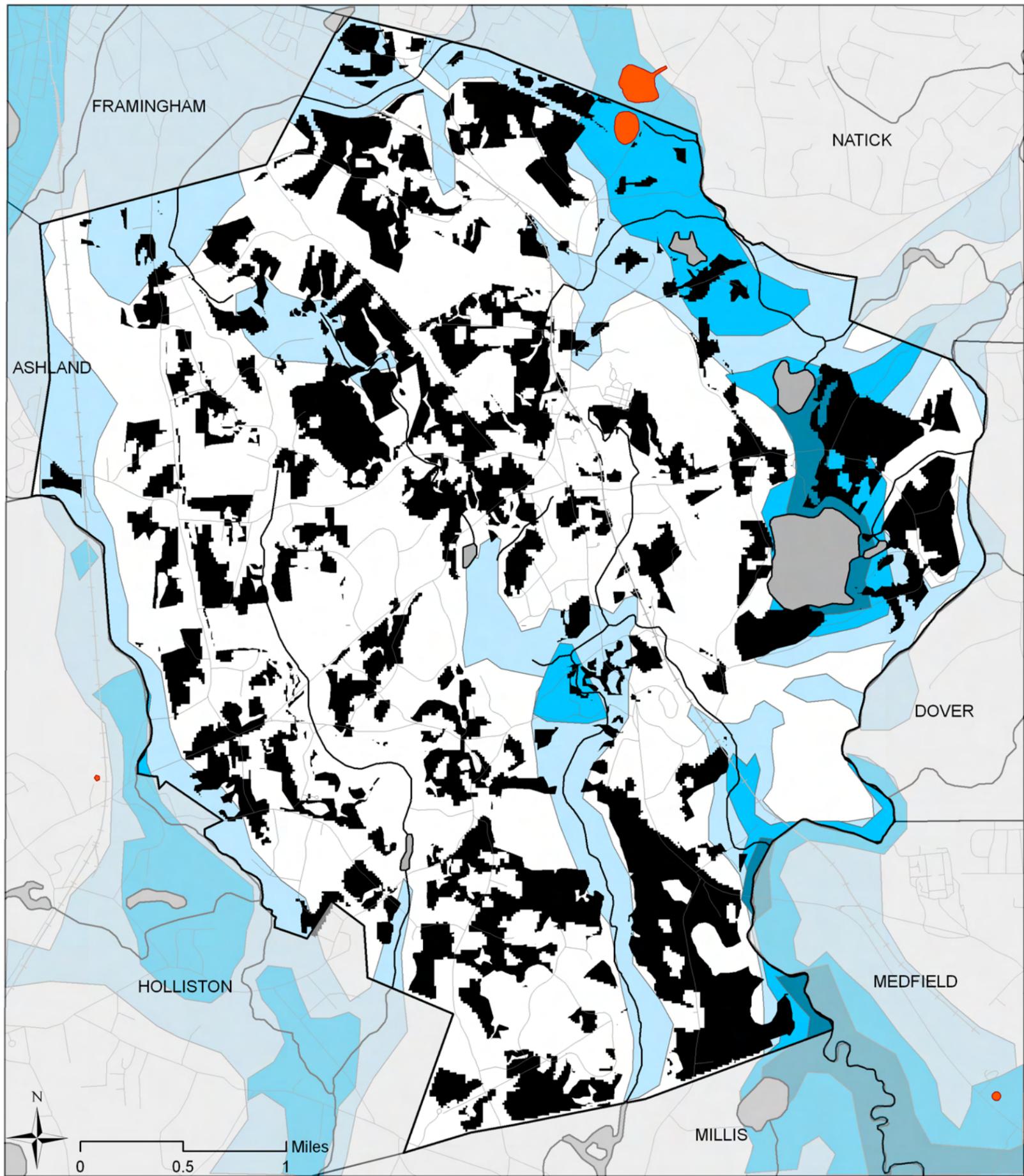
Requirements		Compliance Status			Description	Modification
		Yes	No	NA		
6.E	Grab Bars					
	On back & side wall closet to water closet			X		
	1.25" diameter			X		
	1.5" clearance to wall			X		
	Located 30" above and parallel to the floor			X		
	Acid-etched or roughened			X		
	42" long			X		
6.F	Dispensers/Mirrors					
	Toilet paper dispenser 24" above the floor			X		
	One mirror set max. 38" to bottom (if tilted, 42")			X		
	Dispensers (towel, soap, etc.) at least one of each max. 42" above the floor			X		
7.	Drinking Fountains					
7.A	Basin					
	Rim max. 34" above floor			X		
	If recessed, recess min. 30" width; recess no deeper than the depth of the fountain			X		
	If no clear knee space underneath clear floor space 30" x 48" to allow parallel approach			X		
7.B	Hand operated push button or lever controls			X		
7.C	Spouts located near front with stream of water as parallel to front as possible			X		

Requirements		Compliance Status			Description	Modification
		Yes	No	NA		
8.	Public Telephones					
8.A	Highest operating part max. 54" above the floor			X		
8.B	Highest operating part max. 54" above the floor			X		
8.C	Adjustable volume control on headset and so identified			X		

Comments:

The playground at Ward Parks Pond Reservation was constructed in 1993. It was designed for preschool and school age children to comply with existing handicapped accessibility requirements.

Appendix E. Analysis Maps (Follow this page)



Aquifers and Developable Land

Developing over an aquifer could result in possible degradation of that aquifer from contaminants.

Solid waste facilities located above an aquifer in the northeast corner of town could potentially contaminate that aquifer.

Legend

- Developable Land
- Solid Waste Facilities
- High Yield Aquifer (>300 gal/min)
- Medium Yield Aquifer (100-300 gal/min)
- Low Yield Aquifer (<100 gal/min)

Open Space and Recreation
Plan Update 2006
Sherborn, MA

Prepared By:
Ian Hodgdon
Hannah Whipple
Conway School of Landscape Design

Aquifer and Soils

Areas where poor filter soils overlay aquifers are of concern due to the inability of these soils to filter out most contaminants before they reach the aquifer. Where septic systems are found in such areas, contamination due to septic leachate could degrade groundwater quality.

Hydric soils can inhibit aquifer recharge; they can also prevent contaminants from reaching an aquifer. Hydric soils are unsuitable for septic systems because they are impermeable and prevent leach fields from properly functioning.

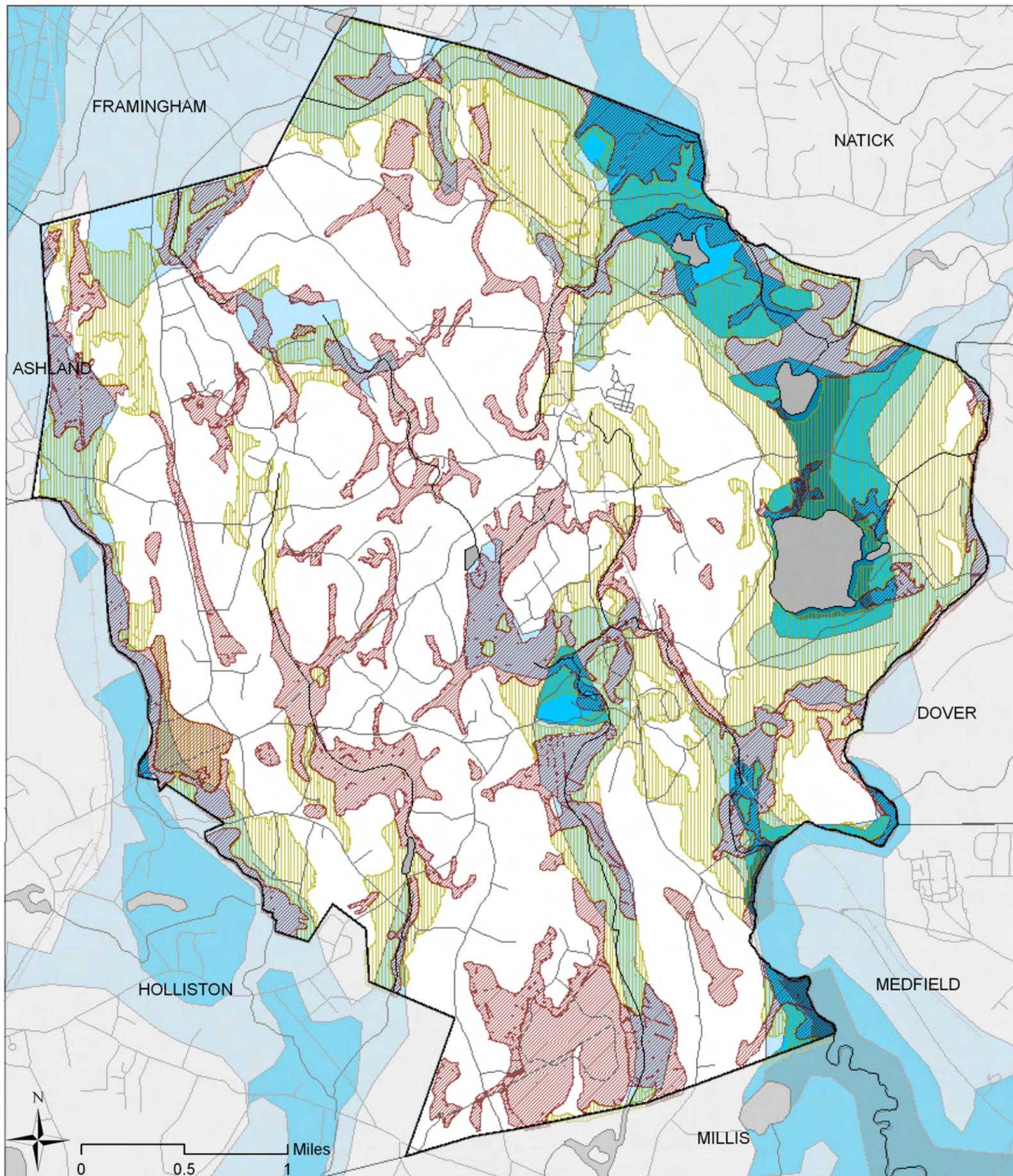
Legend

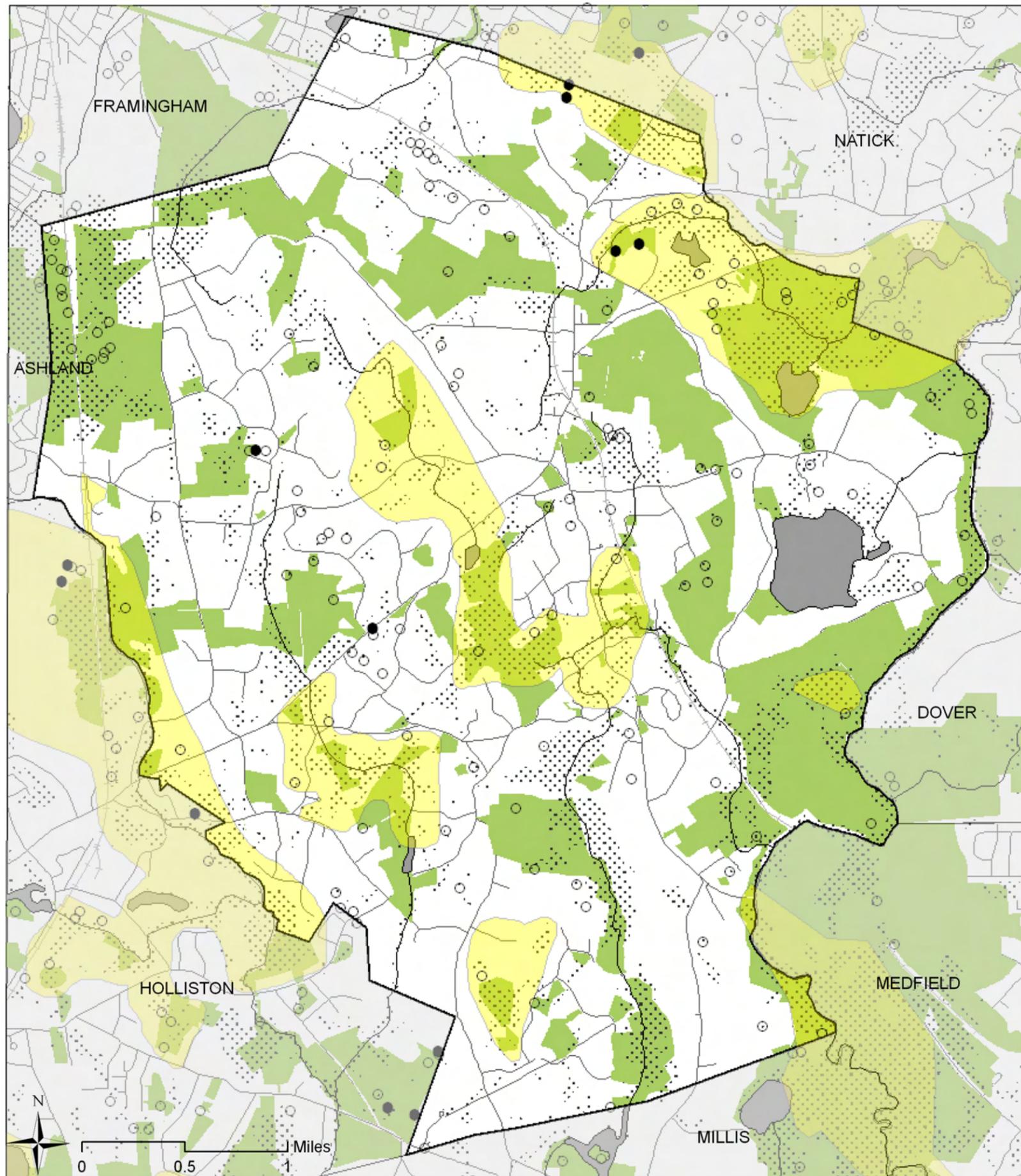
-  Hydric Soils
-  Poor Filter Soils
-  High Yield (>300 gal/min)
-  Medium Yield (100-300 gal/min)
-  Low Yield (<100 gal/min)

Open Space and Recreation
Plan Update 2006
Sherborn, MA

Prepared By:
Ian Hodgdon
Hannah Whipple
Conway School of Landscape Design

Data Source: Woodard & Curran; Middlesex County
Soil Survey 1991





Protected Open Space and Rare Species Habitat

A large amount of rare species habitat lies outside of protected open space. A fair amount of this habitat, however, exists in wetland areas, which are protected by both the state and the Town of Sherborn. Close to one hundred potential vernal pools are unprotected.

Legend

- Protected Open Space
- Rare Species Habitat
- State Certified Vernal Pools
- Potential Unprotected Vernal Pools
- Wetlands

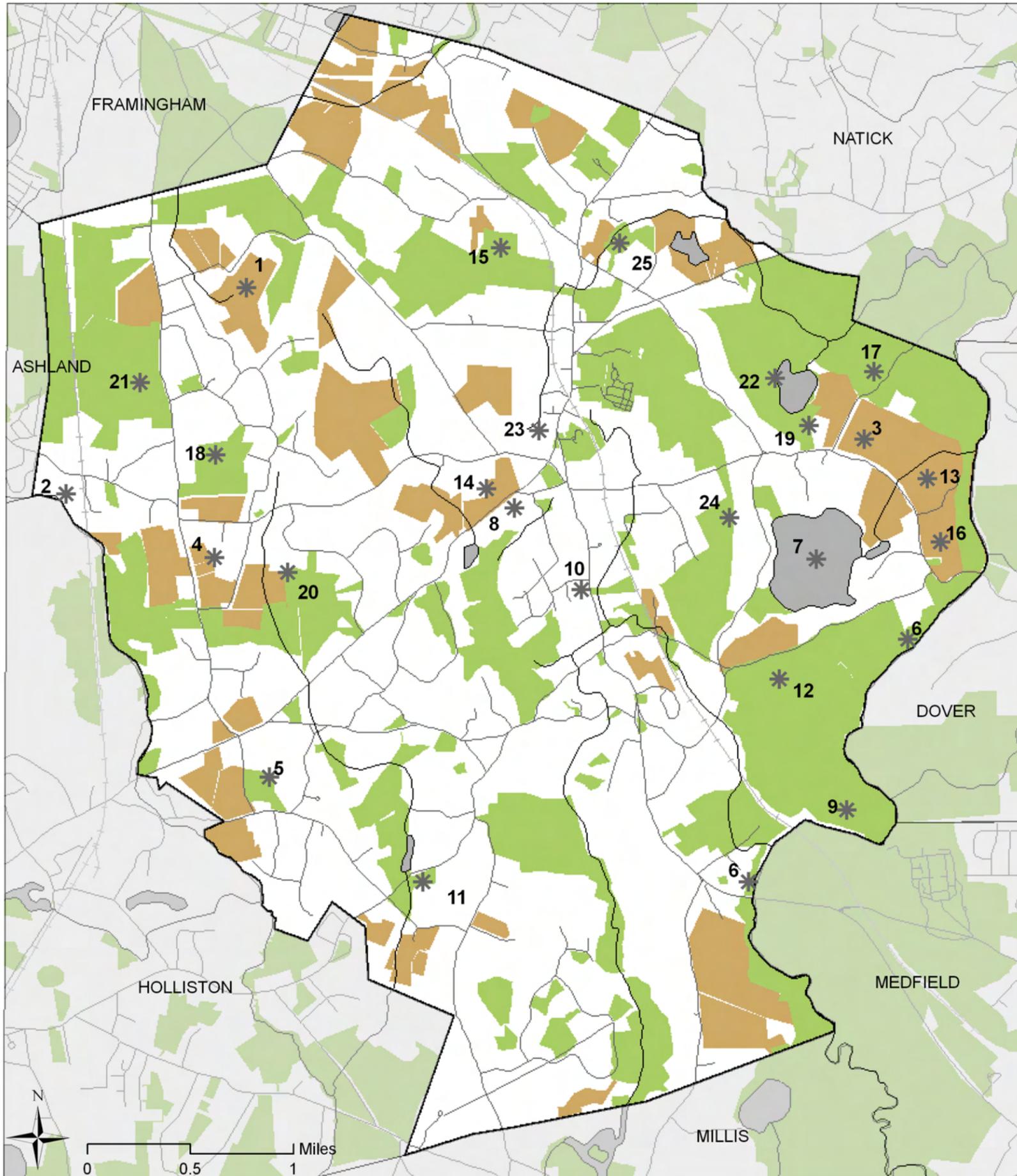
Open Space and Recreation
Plan Update 2006
Sherborn, MA

Prepared By:
Ian Hodgdon
Hannah Whipple
Conway School of Landscape Design

Data Source: MassGIS; Natural Heritage and Endangered Species Program

Scenic Resources and Open Space

Nine of the twenty-five identified favorite scenic views are unprotected. Seven of those nine are enrolled in the Chapter 61 program, leaving them vulnerable to development.



Legend

- * Favorite Scenic Views of Sherborn residents (Jan 26, 2006)
- Protected Open Space
- Chapter 61 Land

Unprotected Favorite Scenic Views

1. View on Mayo's curve
2. Schiavi Farm
3. Willis Farm
4. Western Avenue field
7. Farm Pond
13. View of Charlescote Farm
14. First open field on Maple Street
16. Farm fields
23. View west from outcrop

Open Space and Recreation Plan Update 2006 Sherborn, MA

Prepared By:
Ian Hodgdon
Hannah Whipple
Conway School of Landscape Design

Data Source: MassGIS; Sherborn Residents 2006;
Sherborn Assessors Office

