



# City of Gardner Massachusetts

## Open Space and Recreation Plan May 2006



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Document Authors:

### The 2006 Open Space and Recreation Committee\*

Document drafted by:

Daniel P. Keeney  
Project Manager  
Community Development & Planning  
City of Gardner, Massachusetts

April 2006

\* **Table I: 2006 Open Space & Recreation Committee Members**

<b>Affiliation</b>	<b>Address</b>	<b>Delegate</b>	<b>Email</b>
City Council	City Hall – Room 118	Kim Dembrosky	
Board of Health	City Hall – Room 29	Bernard Sullivan	<a href="mailto:bsullivan@gardner-ma.gov">bsullivan@gardner-ma.gov</a>
Community Land Trust	City Hall Annex - Room 201	Arthur Young	<a href="mailto:ayoung66@earthlink.net">ayoung66@earthlink.net</a>
Community Development & Planning	City Hall Annex - Room 201	Rob Hubbard	<a href="mailto:rhubbard@gardner-ma.gov">rhubbard@gardner-ma.gov</a>
Community Development & Planning	City Hall Annex - Room 202	Daniel Keeney	<a href="mailto:dkeeney@gardner-ma.gov">dkeeney@gardner-ma.gov</a>
Conservation Commission	City Hall Annex - Room 202	Rich Turcotte	<a href="mailto:rturcotte@gardner-ma.gov">rturcotte@gardner-ma.gov</a>
Engineering/Survey	City Hall – Room 226	Judy Seppala	<a href="mailto:jseppala@gardner-ma.gov">jseppala@gardner-ma.gov</a>
Gardner Redevelopment Authority	City Hall Annex - Room 201	Ed Lepkowski	
Municipal Grounds Commission	City Hall – Room 210	John Awdycki	<a href="mailto:jawdycki@msn.com">jawdycki@msn.com</a>
North Central Pathway Committee		Cindy Boucher	<a href="mailto:commwtr@aol.com">commwtr@aol.com</a>
Planning Board	City Hall Annex - Room 201	Laura Casker	<a href="mailto:lm.casker@verizon.net">lm.casker@verizon.net</a>
Planning Board	City Hall Annex - Room 201	Stephen Cormier	<a href="mailto:scormier365@hotmail.com">scormier365@hotmail.com</a>

“Nothing is more inherently political than our shared physical environment, and nothing is more ill served by allegiance to a single political party. Precisely because the environment is shared it cannot be managed by one faction according to its own economic or aesthetic preferences. Sooner or later, the opposing faction will take power, and previous policies will be reversed. Stable management of the environment requires recognition that all preferences have their place: snowmobilers and fly fishermen, dirt bikers and hikers, developers and preservationists. These preferences are at odds, and their incompatibility cannot be avoided. But resolving incompatible goals is a true function of politics.”

*Michael Crichton, State of Fear, Author’s Message 2000*

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**Taken for granted**

**All things**

**Diminish**

## Foreword

This document was edited after final release to address items recommended by the Massachusetts Division of Conservation Services [DCS].

GIS data used in the preparation of this report have been uploaded by the City of Gardner's Engineering Department to the MASSGIS database. Except where noted otherwise, all maps presented in this report were generated using the GIS data.

The required *Soils and Geologic Features Map*, to illustrate *Section 4: Environmental Inventory & Analysis*, was unavailable at the time of preparation of this update and consequently is not included with this update. That data is currently being prepared by MASSGIS and will be included in future updates as it becomes available.

### On-Line Document Viewing

This document is available on-line at:

<http://www.gardner-ma.gov/forms/openspace/FinalDraft2007.pdf>

*"All this worldly wisdom was once the amiable heresy of some wise man."  
...Henry David Thoreau*

## Section 1: Plan Summary

A widely perceived notion the City of Gardner is being overdeveloped is not supported with data assembled for this Open Space and Recreation update. That is not to say residents are wrong to be concerned about the future of City's open space and recreation resources.

Gardner's protected open space inventory has increased since the last update and is above average as compared with adjacent communities.

**Protected Open Space inventory has improved. Maintain that progress and shift emphasis more toward recreation.**

The increase in protected open space is due in part to offsets in unprotected open space, refined data analysis capability with new technology, and sound planning policy. This progress however, should not be viewed as an indication the City can relax its guard to protect open spaces. Continued and carefully balanced planning and execution are crucial to preserving and expanding upon these hard won gains.

Success in achieving increases in overall open space presents an opportunity to appropriately shift emphasis and resources toward restoring, maintaining, and creating new recreational facilities.

The purpose of this update to the Open Space and Recreation Plan for the City of Gardner is to provide a systematic outline to accommodate the following:

- Review and update community information, particularly a comprehensive inventory of conservation and recreation resources;
- Determine appropriate open space, conservation and recreation goals and objectives;
- Develop a time line with specific actions to accomplish these goals and objectives.

This plan has eleven sections with appendices and conforms to the Commonwealth of Massachusetts, Division of Conservation Services *Open Space and Recreation Plan Requirements* DCS Form Rev. 6/01.

The following key areas are addressed in this plan relative to their impact upon open space and recreation in Gardner and the region:

- Escalating local development
- Water protection
- Expanding recreational opportunities
- Community education
- Funding sources

The Open Space and Recreation goals for the City of Gardner reinforce existing efforts in economic development, infrastructure improvement, and regional growth management.

Those goals are:

1. Protect open space and preserve scenic character
2. Improve and expand recreational resources and facilities
3. Protect public water supplies and improve the quality of water resources
4. Accommodate new growth where the environment can best support it
5. Increase public awareness of their role in protecting natural resources.

## Section 2: Introduction

### A. Statement of Purpose

This document is a five-year update to the City's existing Open Space and Recreation Plan [OSRP] and covers the period 2006 through 2010. The City of Gardner published earlier versions of this Open Space and Recreation Plan in 1986, 1994, and 2000.

An open space and recreation plan benefits the City of Gardner in the following ways:

- Acknowledge the need to provide for open space and recreation activity
- Elevate awareness regarding open space and recreation issues
- Provide guidelines to public officials on various environmental, land use, recreation, growth management, and budget issues in the community, and
- Qualify the city to apply for “self-help” and other grant programs.

The OSRP is a planning tool and grant resource.

As such, this document is an important statement regarding the city's open space and recreation resources. Of primary concerns are the needs for improved regional watershed resource management and refocused efforts to maintain and expand recreational resources.

### B. Planning Process and Public Participation

An Open Space and Recreation Committee was re-established in August 2005 to provide a five-year update to the existing plan. The committee membership includes representatives of the following boards, commissions, and departments:

- |                                |   |
|--------------------------------|---|
| ♦ City Council                 | ♦ Gardner Redevelopment Authority                     |
| ♦ Board of Health              | ♦ Municipal Grounds Commission                        |
| ♦ Conservation Commission      | ♦ North Central Pathway                               |
| ♦ Engineering / Survey         | ♦ Planning Board / Community Development and Planning |
| ♦ Gardner Community Land Trust |   |

A complete list of individual committee members is listed in *Table I: 2006 Open Space and Recreation Committee Members*. Other boards and commissions, including the Chamber of Commerce, Square Two, Zoning Board, Public Works Department, and Earth Tech were also invited to participate on the Open Space Committee (see *Appendix A.IV: Solicitation to Contribute*).

The Open Space and Recreation Committee met at least twice each month from August 2005 through February 2006 at publicly posted meetings to update the inventory of open space, develop new goals and objectives, and generally make modifications to the plan as necessary. Specific meeting dates are listed in *Appendix A.III: Record of Open Space and Recreation Committee Activities*.

An inventory sub-committee met outside the posted meetings to work on inventory analysis. Results of efforts of the inventory sub-committee were brought before the Open Space Committee at publicly posted meetings for review and consideration. The Engineering Department incorporated the City's new Geologic Information System [GIS] capability, to assist the inventory effort. Ongoing committee activities were published on the City's web site and were reported in the local newspaper (see *Appendix A.VII News Articles*).

In addition to participation by public officials and the Open Space Committee, a survey was distributed throughout the City to receive input on open space and recreation issues. The Open Space Committee also held public meetings to share and receive relevant open space and recreation information. Specific information regarding the survey and public meeting results are included in *Section Six: Community Vision*, and in *Appendix A.II Survey Results*.

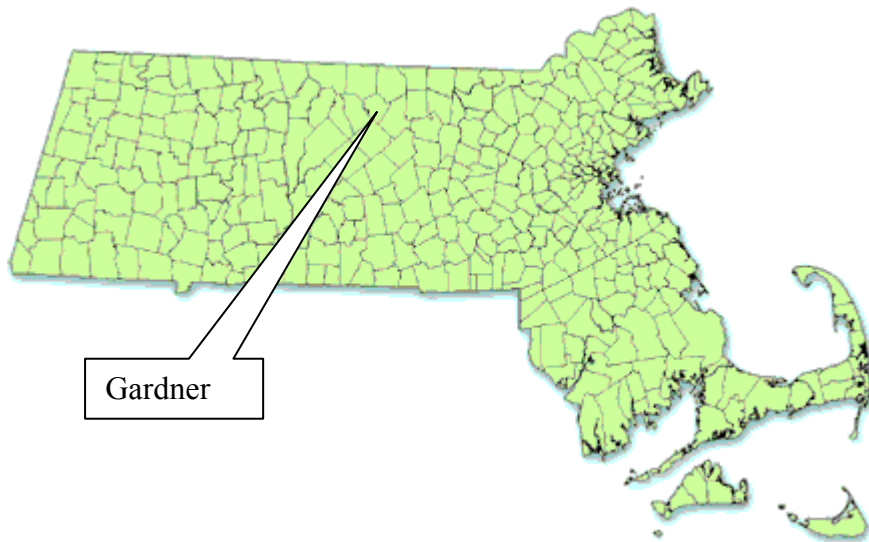
Recommendations expressed in this five-year update incorporate the aggregate results of the public Open Space and Recreation Committee meetings, the survey, and input from the public meetings.

## Section 3: Community Setting

### A. Regional Context<sup>1</sup>

Gardner is located in the north central portion of Massachusetts, within Worcester County, and is 28 miles northwest of Worcester, 59 miles west of Boston, 61 miles northeast of Springfield, and 195 miles from New York City.

Bordered by Winchendon and Ashburnham on the north, Templeton on the west, Westminster on the east, and Hubbardston on the south, Gardner serves as the hub



of regional activity. Major shopping areas, significant industry, the Chamber of Commerce, Mount Wachusett Community College, and the Heywood Hospital are among resources located within the city and serve the Greater Gardner area comprised of nine towns and occupying 310 square miles.

Route 2, also known as the Mohawk Trail, is the major east-west highway linking Boston to upstate New York and provides access to Interstate 91 in Greenfield. An overpass on Route 2 bisects Gardner with two exit rotary ramps. Interstate 190 lies 15 miles east of Gardner and interconnects with the Massachusetts Turnpike in Worcester. The Montachusett Area Regional Transit [MART] provides bus service to the Greater Gardner Area. In addition to scheduled service, MART offers dial-a-ride for the elderly and handicapped. Major commercial flights are available at Logan International Airport

<sup>1</sup> Portions adapted from the [Greater Gardner Sustainable Growth Management Plan](#), Dec 1999.

in Boston, T.F. Green International Airport in Providence Rhode Island, Manchester Airport in Manchester New Hampshire, Bradley International Airport in Bradley Field Connecticut, and to a lesser degree, Worcester Municipal Airport in Worcester. Gardner Municipal Airport, located in Templeton, supports business and recreational light aircraft activity.

The hills of Gardner form a natural separation point for the Millers River and the Nashua River watersheds. The majority of Gardner lies within the Millers River Watershed, especially the historically industrialized area. The northeastern and eastern sections of Gardner, situated in the Nashua River Basin, are less developed with a more rural character.

Gardner is in the 1<sup>st</sup> Massachusetts Congressional District, the Worcester & Middlesex Senatorial District, the 2<sup>nd</sup> Worcester State Representative District, the Governor's Council 7<sup>th</sup> District, and the District Attorney Middle District.

### **B. History of the Community<sup>2</sup>**

Development of industry during the late eighteenth century along many of the streams feeding into the Otter River, located in the Millers River watershed, were the basis for the formation of Gardner. Incorporated as a town in 1785, the industrial center of Gardner emerged from sections of the towns of Ashburnham, Westminster, Winchendon, and Templeton. Gardner later re-incorporated as a city in 1923.

The City of Gardner became an urban/industrial center. The city showed a dispersed, small-scale woodworking industry in the 1800's. By the early 19th century, however, this had become concentrated in a large number of chair manufacturing shops. Between 1830 and 1870, the expansion brought in immigrants mostly from England, Ireland and Canada. Russian, Finnish, Swedish, and Polish emigrants joined them in the 1890's as the chair-making industry grew. The Heywood-Wakefield chair factory complex was created

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<sup>2</sup> Portions adapted from narrative compiled by the Massachusetts Department of Housing and Community Development (DHCD).

and expanded between 1870 and 1897. It remained a major factor in the city's economy for the whole of the 19th century.

The Gardner Light Infantry, a voluntary military troop, formed as early as 1813 in Gardner. Mount Gardner Seminary, a college for women, formed in 1884. The free public library was created in 1886. In 1896, the State commended Gardner for evening naturalization classes, established in the city to help immigrants become citizens. The Gardner State Colony for the Insane, built in 1904, was a pioneer in the then innovative dispersal of patients in cottage residences rather than one huge building, a model subsequently copied around the country.

Mount Wachusett Community College [MWCC] began operations in Gardner in the 1960s and has evolved to become a major regional influence on a modern campus located in Gardner. In addition to curricula for matriculating students, the college offers non-credit “lifelong learning & workforce development” continuing education opportunities. MWCC also provides modern recreational facilities and theater to the greater community.

**C. Population Characteristics**

**Gardner’s population growth is slowing; is slightly aging; and includes an economically disadvantaged segment**

The previous open space and recreation update reported rapid population growth and projected

the 2000 population to increase by 4.9%. According to the U.S. Census Bureau, Gardner’s population was 20,770 in the year 2000, an increase of about 3.2% from the 20,125 recorded in the 1990 census.

**Table 3.1: Population Growth**

Year of Census	1990	2000	2005
Population	20,125	20,770	20,908
%change since 1990	n/a	3.2%	3.8%
%change since 2000	n/a	n/a	0.7%

The most recent census data available<sup>3</sup> shows a population of 20,908 in 2005, an increase of less than 1% over the 2000 census figure,

<sup>3</sup> Source:www.census.com

and only 3.8% over the 1990 population. The corresponding population density<sup>4</sup> grew slightly from 907 people per square mile in 1990, to 936 people per square mile in 2000, and to 941 people per square mile in 2005. Based on this data, the rapid growth projected in the 2000 Open Space and Recreation update has not yet materialized.

### *Employment*

The average unemployment rate for the period covered in the last update (1996-2000) was 4.64%. The average 2005 unemployment rate was 6.4%. The average since 2000 was 6.55% and is consistently above the state average of 4.7%.<sup>5</sup> The February 2006 unemployment rate for Gardner is reported at 7.5%.

According to the U.S Census Bureau<sup>6</sup> Gardner has 448 business establishments comprised of 17 industry code classes and employing 7,309 workers with a total annual payroll of \$192,818,000. Ranked by number of establishments (not workers) the 6 most frequently occurring industry types represent 70% of all Gardner's industry.

**Table 3.2 Industry in Gardner**

Rank	Industry Description	Number of Establishments	% of all Industry
1	Health care & soc assist	74	16.5%
2	Retail trade	72	16.1%
3	Other services	57	12.7%
4	Manufacturing	43	9.6%
5	Construction	35	7.8%
6	Food services	35	7.8%
<b>Total</b>		<b>316</b>	<b>70.5%</b>

Health Care or Service industries as well Retail stores and Manufacturing are likely to have minimal negative impact upon the city's open space. Construction has the potential for the greatest threat to open space, but represents a relatively small percent of all industry in Gardner. Recent changes in Gardner's zoning ordinances (see Table 3.5

<sup>4</sup> According to the United States Census Bureau, the city has a total area of 23.0 mi<sup>2</sup>. 22.2 mi<sup>2</sup> is land and 0.8 mi<sup>2</sup> is water.

<sup>5</sup> Source: Commonwealth of Mass. Div. of Employment and Training/MassCHIP

<sup>6</sup> 2003 Industry Code Summary; <http://censtats.census.gov>

Summary of 2005 Zoning Ordinance Changes) will further minimize potential negative impact of industrial, as well as commercial and residential development.

#### *Income*

The latest figures available for *per capita income* rank Gardner 326 (out of 351 communities in Massachusetts) or the bottom 7% of Massachusetts earners, and *family income* is ranked 318 (out of 351) or the bottom 9% of Massachusetts families. The data also reports 11.25% of Gardner's residents spend more than 50% of their income on housing compared with 13.11% for the state. Gardner poverty levels are consistently above state averages for all categories measured. 2005 data report Gardner residents at or below 185% of poverty level to be 17.74% of the population compared with 15.27% for the state.

#### *Age*

According to data on the *Mass.gov* web site, 18.1% of Gardner residents are over 62 years old. 16.09% are over 65 compared to 13.55% for the state. This has an impact to both the available resources necessary to fund open space and recreation objectives, as well as the type of open space and recreation programs to develop and share among the community.

#### *Implications and Conclusion*

These data reveal a pattern that suggests unlikely support for open space and recreation proposals that would result in higher property taxes, due simply to affordability. The City of Gardner must continue to pursue creative alternatives rather than increased property taxes in order to realize open space and recreation goals.

### **D. Growth and Development Patterns**

#### *Patterns and Trends*

The consolidation and relocation of manufacturing in the past decades has resulted in an increasing commuter workforce. As was expressed in the previous update, Gardner's

relatively affordable real estate and accessibility to industry within route 495 have combined to make the Greater Gardner area desirable for commuters. That trend continues in Gardner, though the City has been successful in attracting some new industry.

**Table 3.3: Building Permits Issued**

	Permits Issued							
	FY01	FY02	FY03	FY04	FY05	Total	01 -05 Average	96 -00 Average
Single Family Res	32	43	55	44	41	<b>215</b>	43	53.6*
Multi Family Res	0	1	2	2	21	<b>26</b>	5.2	
Commercial	2	3	4	2	4	<b>15</b>	3	
Industrial	3	1				<b>4</b>	0.8	
<b>Total</b>	<b>37</b>	<b>48</b>	<b>61</b>	<b>48</b>	<b>66</b>	<b>260</b>	52	

Source: Gardner Building Inspector. \* Source: 2000 Open Space & Recreation Plan

Consistent with slower than anticipated population growth in the 2000 Open Space and Recreation Plan update, new housing development since 2000 has reduced by 20% as measured by the number of single family housing permits issued over each 5-year period. The previous Open Space and Recreation Plan update reported an average of 53.6 new single family housing permits per year for the five years 1996 to 2000. That has reduced to an average of 43 units per year for the five year period 2001 to 2005 as shown in *Table 3.3: Building Permits Issued*.

According to public input based primarily on the survey results, there is a general perception among a large group of residents that Gardner is becoming overdeveloped, particularly in the rural areas of the city. These residents cite the several new housing developments occurring since the last Open Space and Recreation Plan update and fear for the loss of open space and recreation parcels. But the data collected for this update

show that while development continues to occur, it has not yet accelerated beyond what has been anticipated and is actually less than anticipated. It is a natural consequence of population growth for a community to experience some degree of development. Indeed, it is healthy for communities to experience planned and managed development.

Since the previous Open Space and Recreation five-year update, growth has begun to shift from single family development on multi-acre lots and instead more toward Smart Growth type (higher density) developments. This has resulted in greater land efficiencies when parcels are developed, reducing open space loss. The City has also imposed conditions upon developers to declare a portion of the parcel intended for development as open space and recreation, resulting in an increase in protected open space inventory in some instances. Based on data presented in *Section 5: Inventory of Conservation and Recreation Lands*, the policies enacted by the City appear to have achieved a favorable balance between healthy community growth and preservation of open space parcels.

### *Infrastructure*

“The City’s landscape varies tremendously from an urban downtown to rural outlying areas. For example, land in the downtown core and nearby residential neighborhoods is generally served by public water and sewer lines and has good transportation access including public transportation and access to Route 2. Schools, stores, services, and employment opportunities are all within walking distance. In contrast, the rural areas generally lack public water, sewer, and road infrastructure. These areas lack public transportation, and driving is often the only way to access schools, stores, and employment opportunities. Portions of rural Gardner are also especially environmentally sensitive, such as the lands that recharge the City’s reservoir and groundwater well.”<sup>7</sup>

**Water:** Gardner’s drinking water<sup>8</sup> is treated from surface water supplies that are comprised of Cowee Pond, Perley Brook Reservoir and Crystal Lake, plus the Snake Pond well, all of which are located within the City of Gardner. Water naturally flows by

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<sup>7</sup> Source: Gardner Community Development Plan “Putting It All Together”

<sup>8</sup> Extracted from Gardner Water Department 2005 Annual Drinking Water Quality Report

gravity from Cowee Pond to Perley Brook Reservoir and is then pumped to Crystal Lake. Approximately six hundred twenty-nine million gallons are treated from Crystal Lake annually and distributed throughout the City.

There are three (3) drinking water storage tanks in Gardner. They are above ground storage tanks and are used to help ensure a safe reliable supply of drinking water and to provide fire protection. The combined capacity of these storage tanks is 4.75 million gallons.

Crystal Lake Water Treatment Facility was completed in May of 2000. The treatment plant uses ultra filtration membrane filters and has a production capacity of 3.0 million gallons per day. The Snake Pond Well was originally completed in November of 2000. It was found unable to acceptably treat the amount of manganese and iron that is naturally in the ground water and thereby shutdown. It has been upgraded at this time to be able to treat the high levels of these metals.

As shown in *Table 3.10: Build-out Analysis Summary* the city consumes 2.4 million gallons per day, with a capacity at build-out of 3.8 million gallons per day.

**Sewer:** Based upon an estimate formulated by observing a map [Appendix E, Map E5: Sewer Distribution] showing sewer lines distributed throughout the city, and with consideration for population distributions, Gardner's wastewater treatment facility services approximately 90 to 95% of the approximate 8300 existing households. Many portions of the city available for development to residential housing are not within current access to wastewater service lines. The potential negative impact to the ecology of development in these areas is tempered with recent changes to the City's zoning ordinance.

**Transportation:** Gardner has 92.41 road miles<sup>9</sup> throughout its 23 square mile area. Salt and sand used to maintain winter road safety are perhaps the greatest threats to the ecology resulting from the occurrence of these roads. Past efforts to institute a "no salt"

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<sup>9</sup> Source: Massachusetts Department of Revenue, Division of Local Services

ordinance have failed. One goal recommended in this report is to establish a “no salt” *policy*, in lieu of an ordinance. Other efforts that are likely to result in improvement include storm water management mandated activity.

Table 3.4 suggests Gardner worker’s use of transportation as compared with statewide and nationwide workers.

**Table 3.4 Transportation to Work**<sup>10</sup>

	Gardner	Massachusetts	US
Workers 16 and over	9481		
Public transportation	173 / 1.8%	8.7%	4.7%
Car, truck, van, motorcycle	8748 / 92.3%	82.9%	88.0%
Walk	322 / 3.4%	4.3%	2.9%
Work at home	197 / 2.1%	3.1%	3.3%
Average travel time to work	24 min	27 min	26 min

*Table 3.10: Build-out Analysis Summary* shows capacity for 61 additional road miles at build out.

### *Long Term Development*

All development in the City is guided by and must comply with the Zoning Ordinance. A Zoning Ordinance update was approved by City Council February 6, 2006. A summary of changes to the zoning ordinance, as it may impact open space and recreation, follows. The complete text of the updated Zoning Ordinance may be found at the City’s web site <http://www.gardner-ma.gov>. Refer to *Map 3.1: Zoning* for an illustration of zoning districts and *Map 3.2: Land Use Statistics* for an illustration of actual land use.

<sup>10</sup> Source: US Census Bureau, 200 Census; ePodunk

**Table 3.5: Summary of 2005 Zoning Ordinance Changes<sup>11</sup>****Section 4 Use Regulations**

*415 Table of Uses:* New uses include: Open space residential development. Trailer and mobile home park use has been deleted from the ordinance.

**Section 5 Overlay Districts and Planned Unit Developments**

*510 Flood Plain District:* This section was changed to reflect the current FEMA requirements for Flood Plain Districts. These changes are intended to help facilitate the inclusion of Gardner in the Federal Emergency Management flood insurance programs.

*520 Water Supply Protection District:* The overall purpose of the changes to this section is to provide an Ordinance which can be read and interpreted in conjunction with the Massachusetts Drinking Water Regulations and provide for uniform and previously defined and widely recognized definitions and terminology.

*540 Smart Growth Planned Unit Development (SGPUD):* The SGPUD is designed to allow for a mix of residential (up to 50%) and commercial uses to occur in areas that are convenient to transportation options, and such uses are laid out in a manner that adheres to the principles of “smart growth.”

*550 Industrial and Commercial Heritage Planned Unit Development (ICHPUD):* This PUD is targeted for the IND1, IND2, and COM1 zones, and is designed to encourage the redevelopment of long-vacant historic industrial and commercial structures through the issuance of a special permit. Historic structures are intended to be preserved and re-used.

**Section 6 Density and Dimensional Regulations**

*610 General Requirements:* A new method for defining lot width has been added.

*620 Table of Lot, Area, Frontage, Yard, and Height Requirements:* Key changes include:

- a percent Open Space Required column has been added;
- RR2 minimum lot area has been increased for lots serviced by public sewer from 40,000 to 60,000. This is intended to encourage the use of the Open Space Residential Development (OSRD), since density calculations for the OSRD are based upon a 40,000 s. f. /unit minimum lot area.

*630 Infill Development:* A new provision to encourage the redevelopment of vacant lots located in densely-developed areas allows redevelopment that is consistent with adjacent structures by Special Permit.

**Section 8 Special Residential Regulations**

*810 Open Space Residential Development:* The Cluster Development provision has been modified to reflect a greater emphasis on the protection of natural resources and the

<sup>11</sup> Source: City of Gardner [Summary of Zoning Changes](#). Portions deleted for brevity.

**Table 3.5 Continued**

layout of the required common open space. Developers are required to identify priority conservation areas prior to locating house lots.

Fifty percent (50%) of the tract is required to be common open space, which is to be laid out in large, contiguous parcels and preserved in perpetuity. Ownership of the open space may be conveyed to the City, to a non-profit conservation organization, or to a trust owned by the homeowners association. Lot area, frontage and setbacks are more flexible in an effort to promote the use of OSRD.

### **Section 10 Supplemental Regulations**

1000 Schedule Development: Added to the list of exemptions are in-fill development, the SGPUD, and the ICHPUD. An Applicable Period of not to exceed eight (8) years has been added because of a recent SJC decision. The purpose of the Scheduled Development provision is to relate the timing of residential development to the City's ability to provide services to such development. Growth controls are triggered when the

Building Inspector issues building permits for 100 dwelling units within a 24 month period. The following types of residential development are affected:

- All subdivisions consisting of 10 or more lots.
- All development consisting of 10 or more units on one or more contiguous parcels under the same ownership.

Note: Small subdivisions (9 lots or less) and small apartment complexes (9 units or less) and individuals seeking to build one single-family home are NOT effected by the City's existing growth control ordinance.

Each affected development shall submit a building schedule to the Planning Board which must meet the following guidelines:

- Within the first 2 years following approval of the Definitive Plan, building permits will be limited to no more than 8 units or 30% of the total potential units, whichever is greater.
- In each year thereafter, building permits will be limited to 8 units or 15% of the total potential units, whichever is greater, provided that no more than 8 units or 30% of the total potential units are permitted within a 24 month period in each development.

The following types of units and developments are exempt from the provisions of Schedule Development:

- All units which are considered affordable per State regulations.
- Conversions of buildings built prior to 1938 and conversions of buildings that have fallen into disuse or disrepair, as determined by the Planning Board.
- All units located in GR1 and C1 zoning districts.
- All units located in PUDs, DODs and Infill developments.

**Table 3.6: Zoning District Code**

Municipal Zoning Districts		
Zone code	Zoning Districts	Percentage
R1	Single Family Residential I District	17.70%
R2	Rural Residential II District	66.60%
R3	General Residential III District	3.21%
C1	Commercial I District	0.76%
C2	Commercial II District	2.52%
I1	Industrial I District	2.20%
I2	Industrial II District	3.89%

Definition of build-able land is the non-wetland portion of a lot or parcel.

*Table 3.7: Summary of Special Permit Responsibilities* lists the various special permits required along with the issuing authority.

**Table 3.7: Summary of Special Permit Responsibilities**

Special Permit Required	City Council Special Permit	ZBA Special Permit	PB Special Permit
SP required in the Table of Uses		X	
SP required re: non-conforming uses and structures		X	
Development Overlay District	X		
Open Space Residential District			X
In-Fill Development			X
Smart Growth PUD			X
Industrial & Commercial Heritage PUD			X
Relief from Parking Requirements		X	
Earth Moving and Alteration		X	
Adult Uses		X	
Flood Plain bldgs., sheds not accessory to Flood Plain uses		X	
Water Supply Protection District SP			X
Wireless Communication		X	

*Table 3.8: Approved and Proposed Developments* shows current or planned developments. While some unprotected open space area is lost to the development, a portion is set aside as protected open space. In the long run, this is favorable and is consistent with Gardner’s Open Space and Recreation goals and objectives. Note: Not

all developments will impact the City's Open Space and Recreation resources as some parcels do not appear on the City's Open Space and Recreation Inventory.

The largest of the proposed developments, in terms of number of units, are the Wachusett Meadows and Wachusett Crossing projects, locally referred to a combined "mega project". This mega project is receiving substantial attention from city officials and citizen groups. While not finalized, there is expectation a portion of the project's area will convert to permanently protected open space. (See also *Table 5.7: Recent Acquisitions of Permanently Protected Open Space*)

**Table 3.8: Approved & Proposed Developments**

<b>Approved Developments</b>				
<b>PROJECT</b>	<b>APPLICANT</b>	<b>ADDRESS</b>	<b>DESCRIPTION</b>	<b>ACRES</b>
Wilder Brook Estates	R&D Homes, Inc	Brookside Dr	85 lots – OSRD	102
Cedar Hills	Sweeny & Sons	Off Keyes Rd	97 Lots -SF	117
Farm Hill Estate	C Donell Homes	Off Pearl St	20 lots - SF	18
<i>Sub-Total Acres of Developments Approved or under construction</i>				<b>237</b>
<b>Proposed Developments</b>				
<b>PROJECT</b>	<b>APPLICANT</b>	<b>ADDRESS</b>	<b>DESCRIPTION</b>	<b>ACRES</b>
Bailey Brook	Vertical Building Group	Off Clark St	84 lots - OSRD	123
Sapphire Park	Sunshine Realty Trust	Off Pearl St	130 unit - MHP	86
Wachusett Meadows	Vertical Building Group	Off Mathews St	650 Condos	60
Wachusett Crossing	Vertical Building Group	Off Pearl St	200K sq ft retail	40
Laitinen Dr. Ext	Stromski Family Trust	Off Halford St	5 lots – SF	6.5
Mahoney Brook	Marc Knoll	Off Betty Spring Rd	9 lots – SF	12
Parkers Pond Condos	Gem Industries, Inc	Parker St	60 Condos	13.5
<i>Sub-Total Acres of Sub Divisions Proposed Under Review</i>				<b>341</b>
<b>Total Acres of Gardner Developments Approved and Proposed</b>				<b>578</b>
OSRD = Open Space Residential Development				
MHP = Mobile Home Park				
SF = Single Family Home				

**Build Out Analysis**<sup>12</sup>

A build-out analysis is used to determine developable land area for residential, commercial and industrial zoning districts. Appendix C contains detailed information regarding the most recent available Build-out Analysis (performed 2001). See also *Map C1: Developed Lands and Absolute Constraints*, *Map C2 Developed lands and partial Constraints*, and *Map C3: Composite Development*.

The City has made recent changes to the Zoning Ordinance that will directly impact potential build-out, which is not reflected in the analysis performed in 2001. Generally speaking, some changes to the zoning ordinance (increased single family lot size from 40,000 sq. ft. to 60,000 sq. ft., for example) will tend to decrease potential build-out while other changes (Smart Growth initiatives) will tend to increase potential build-out. The net affect is presumed to be favorable but remains undetermined as of this writing and will be evaluated when a future build-out analysis is performed.

**Table 3.9: Land Development History**

1985		1999		Change 1971-1985		Change 1985-1999		Change 1971-1999	
Undev Land	Dev Land	Undev Land	Dev Land	Acres	%	Acres	%	Acres	%
11,236	3,495	10,687	4,044	542	4.8	549	5.1	1,091	9.7

Source: [http://www.mass.gov/mgis/landuse\\_stats.htm](http://www.mass.gov/mgis/landuse_stats.htm)

*Table 3.9 Land Development History* illustrates the history of land development in Gardner for the period 1971 through 1999. It shows an approximate 5% land loss to development in each 15 year period, or about 1% every three years on average. Hypothetically, if all of Gardner's undeveloped land were to be developed (not possible under current state and local laws) it would take 250 to 300 years before all land is consumed at the current rate of development. Based on this analysis and without the benefit of an updated build-out analysis it seems reasonable to assume a build-out of all

<sup>12</sup> Source: <http://commpres.env.state.ma.us/content/buildout.asp#>

developable land would not occur for at least 100 years, at the measured rate. This is not a reason to ignore or abandon responsible management of developable resources. It does, however, place Gardner's historical rate of development into measurable perspective.

**Table 3.10: Build-out Analysis Summary<sup>13</sup>**

<b>Build-out completion date: 2001 (*edited)</b>	
<b>Demographic Projections</b>	
Population	
1990	20,125.00
Current	20,908.00 *
Build-out	31,375.00
Students	
1990	2,518.00
Current	3,186.00
Build-out	4,814.00
Households	
1990	7,979.00
Current	8,838.00
Build-out	13,239.00
Water Use(gallons/day)	
Current	2,397,260.27
Build-out	3,773,675.27
<b>Build-out Impacts</b>	
Additional Residents	10,467.00 *
Additional School Children	1,628.00
Additional Residential Units	4,401.00
Additional Developable Land Area(sq ft)	226,588,251.00
Additional Developable Land Area(acres)	5,202.00
Additional Commercial/Industrial Buildable Floor Area(sq ft)	7,747,201.00
Residential (sic)	795,375.00
Commercial and Industrial	581,040.00
Additional Solid Waste(tons/yr)	5,441.00
Non-Recyclable	3,869.00
Recyclable	1,572.00
Additional Roadway at Build-out(miles)	61.00

<sup>13</sup> Commonwealth of Massachusetts, Executive Office of Environmental Affairs, Community Preservation Initiative \*Edited with updated information where available

Any adverse affect can and should be minimized with careful planning and management. There may exist opportunity to improve the ecology, perhaps reversing prior damage due to past practices, through recent changes in zoning and wetlands protection ordinances.

See also [Map 3.2: Land use Statistics](#).

### *Zoning Wetlands Protection Ordinance*

In addition to the updated Zoning Ordinance, the City adopted a new Zoning Wetlands Protection Ordinance effective December 20, 2003. The following paragraph, extracted from the ordinance, explains its purpose. The complete text may be found on the City's website.

"The Purpose...[of the ordinance] is to preserve... the Protected Resource Areas... and adjoining land areas in the City by regulation and control of activities deemed by the Conservation Commission as likely to have significant or cumulative adverse effect on... Resource Area Values, which include:

- the protection of public water supply, private water supply and groundwater;
- the prevention and control of flooding, erosion and sedimentation;
- the prevention of storm damage;
- the prevention and control of pollution;
- the protection of water quality, agriculture and aquaculture;
- the protection of wildlife, wildlife habitat and Rare Species habitat including rare plant species;
- the protection and promotion of aesthetic values, recreation values, education values, and similar concerns."

***Map 3.1: Zoning***





***Map 3.2: Land Use Statistics***





## Section 4: Environmental Inventory & Analysis

### A. Geology, Soils, and Topography<sup>14</sup>

A majority of the soils within the Gardner area are comprised of very deep, loamy and sandy soils formed in glacial till derived from granite, schist, and gneiss on upland fill plains and moraine. A small percentage of the soils are comprised of very deep, loamy and sandy soils formed in glacial outwash, lacustrine and alluvial sediments on outwash plains and in stream valleys.

The soils in the area can be classified into two soil associations. One is Hinckley-Merrimac Association, located in the west, northeast, and east-northeast part of the city. The second is Paxton-Woodbridge Association, located through the rest of the city and its surrounding land.

#### **Soil Association No. 1- Hinckley-Merrimac**

##### *Hinckley Series*

These are excessively drained soils developed in thick deposits of sand and gravel mainly from granite and gneiss. They have very sandy and gravelly subsoil underlain by stratified sands and gravel. Hinckley soils are loose throughout and water moves rapidly through them. They are usually stone free but may contain cobblestones and a few stones. In a few places, the surface may be stony. They occur on level to very steep slopes.

##### *Merrimac Series*

These are somewhat excessively drained soils formed in sandy or sandy and gravelly material underlain by speed sands and gravel at a depth of 1 to 2 feet. In places, the surface soil and subsoil may contain gravel or cobblestones. Merrimac soils have a fine sandy loam or sandy loam surface soil and sandy loam subsoil. The surface soil and

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<sup>14</sup> Source: Reproduced from previous Open Space Plan. Sections edited for clarity. Also: The required *Soil and Geologic Features* map is unavailable and not included as is described in the FOREWORD.

subsoil have moderately rapid or rapid permeability and the underlying sands and gravel layers are rapidly permeable. In a few places the soils may have a stone surface, but they have only a very few or no stones below the surface. The Merrimac soils occupy level to very steep slopes.

### **Soil Association No. 2 – Paxton-Woodbridge**

#### *Paxton Series*

These are well-drained soils developed in stony, compact glacial till derived largely from schist and gneiss. The surface soil, subsoil, and substratum are generally a fine sandy loam. The permeability of the surface soil and subsoil is moderately rapid or rapid, but the Paxton soils have a slowly permeable hardpan at a depth of about two feet. These soils normally have a very stony or extremely stony surface and contain stones below the surface. In places, the surface stones have been removed. They occur on nearly level to very steep slopes.

#### *Woodbridge Series*

These are moderately well drained soils developed in compact, stony, glacial till. They have a fine sandy loam surface soil and subsoil with moderate or moderately rapid permeability. A slowly permeable hardpan underlies the subsoil at a depth of about eighteen inches. Wetness during the spring and fall is caused by seepage water from adjacent land or by a high water table. During these wet seasons, or other prolonged rainy periods, the water table is usually within one to two feet of the surface. The Woodbridge soils have a very stony or extremely stony surface and are stony below the surface soil. In some places, the stones have been removed from the surface. They occur on level to moderately level slopes.

These soil associations mentioned above were developed in 1963 by the United States Department of Agriculture Soil Conservation Service under the title of *General Soil Map of Worcester County*. This information is for general planning purposes in determining limitations of 500 acres or more land for developed situations.

***Map 4.1: Unique Features Map***





The Gardner area of Northern Worcester County is relatively hilly with many slopes greater than 10%. This condition is often considered difficult to develop. However, it adds scenic beauty to the City and enhances the quality of its recreational areas. Elevations in the City range from just over 900 feet above sea level near the Otter River to a high of 1300 feet at the crest of Reservoir Hill.

### **B. Landscape Character**

Gardner has two land areas that offer unique features (see *Map4.1: Unique Features*). The first area of uniqueness is the Gardner Esker. This site is unique to Gardner in that the esker is the only one in the city. An Esker is a long narrow ridge or mound of sand or gravel and boulders deposited by waters flowing on, within, or beneath a stagnant glacier. This area, formed during the Glacial Age, has historical value as well as uniqueness.

Fortunately, the city already owns this property. The 16-acre plot is located within the boundary of Wildwood Cemetery. Presently this division has 212 acres with approximately 25 acres developed for the needs of the community. The Municipal Grounds Commission monitors this area to see that erosion does not occur. Presently their main means of control is to prohibit off-road recreational vehicles and horseback riders from this area. This system has been able to maintain the Esker in its present state. The city must take care to assure the area remains protected as future cemetery development continues.

The second area of uniqueness is the Quag Pond. Although not known by many, this one-acre pond is an excellent example of the uncommon natural community, the acid level bog. Black Spruce, the host plant for the parasite Dwarf Mistletoe dominates this cool acidic peat land and evergreen shrubs. The Dwarf Mistletoe is a rare plant species found only in cold Black Spruce bogs like Quag Pond and is considered a threatened species in Massachusetts (Source: Massachusetts National Heritage Program Division of Fisheries and Wildlife).

The pond bog edges provide habitat for several native plants such as Sundew, Pitcher Plant, Yellow Grass, and Bog Cotton and would make an excellent unique conservation study area. The Massachusetts Fish and Game Department currently owns the property, purchasing approximately 30.7 acres surrounding the pond in 1995.

### **C. Water Resources**

The majority of Gardner lies within the Millers River Watershed, especially the historically industrialized area. The less developed northeastern and eastern sections of Gardner are situated in the Nashua River Basin.

The City of Gardner has an abundance of watercourses within city limits (see *Map 4.2: Water Resources Map* and *Table 4.1: Waterways*). These include nine brooks and one river totaling 26.5 miles in length plus nineteen water bodies occupying 471 acres. Most of Gardner's lakes or ponds formed naturally during the glacial age. Others were constructed to accommodate the industrial revolution.

Crystal Lake is among Gardner's natural lakes. At one time, it was a recreational resort with the grandest of groves and pavilions. People came from as far away as New Hampshire and Boston by railroad to use this area. In 1858 what was then the Town of Gardner voted to change the name of the area from Wells Pond, as it was known then, to Crystal Lake. Today Crystal Lake is closed to the public because it is the city's primary public water supply.

Crystal Lake lies near the center of the community and is about one mile in length, one-half mile in width and about one hundred and fifty acres in size. It is fed chiefly by springs from the surrounding hills. Water levels are supplemented by pumping from Perley Brook Reservoir. As its name indicates, the water is crystal clear. A bike path along the eastern side of the lake offers opportunities for the public to enjoy the scenic beauty.

Kendall Pond is one of the most heavily used ponds in Gardner. It is located in the southwesterly part of the city and encompasses twenty-three acres. The pond supports a heavily populated shoreline with several clubs maintaining beaches for their members, as well as privately owned camps and homes. The Commonwealth's Fish and Game Department occasionally stocks the pond with trout.

Dunn Pond is another recreational pond well used by the public. Located within Gardner Heritage State Park its facilities (public beach, picnic areas, and visitor's center) and fish-stocking program attract sizable crowds.

The largest artificial body of water is Wright's Reservoir. Originally constructed by Joseph Nathaniel and David Wright on Bancroft Hill for industrial purposes, today it serves the community as the main support in the local flood-control project built in the 1940's by the Army Corps of Engineers. This pond, although limited to public access, offers warm water fisheries and other excellent recreational opportunities.

The second largest artificial body of water is Perley Brook Reservoir. It was built in 1958 to supplement Crystal Lake as Gardner's water supply. Although a secondary reservoir, it is closed to public use except by permit.

Parker Pond is an artificial pond of substantial size, totaling some twenty-nine acres and having a linear shape. Parker Pond has been heavily impacted by silt deposits and weed growth. Parker Pond has been recognized in past Open Space and Recreation Plans as in need of rehabilitation. Studies have been done on the water quality, bottom conditions and the possibility of dredging the pond. If rehabilitated Parker Pond could offer warm water fishery and recreational opportunities close to the center of the city with existing and possible additional public access.

The Otter River forms a portion of the western boundary between Gardner and Templeton. Named after the abundant Brown Bearing Otter found by the early settlers, this is the only stream in Gardner worthy of being called a river. It runs through the southwest portion of the city and has the rare quality of running in a general direction

toward the north. It empties into the Miller's River beyond the city limits. Several brooks feed the river including Bailey, Wilder, Foster, Greenwood, Pail Factory, Pond, Mahoney, Perley, and Baker's Brooks. The River and tributaries offer excellent recreational opportunities, including waterfowl hunting, fishing, hiking, and nature study. The Gardner Fish and Gun Club and the Gardner Recreation Department stock the river and brooks with trout.

The City of Gardner has developed an area along the headwaters of the Otter River with a City well identified as the Snake Pond Well. This has brought the area and adjacent lands to greater attention and interest for well-field protection and for general open space conservation.

#### *Flood Hazard Areas*

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map for the City of Gardner indicates flood prone areas. Gardner, with its relatively steep slopes and drainage characteristics, has well defined flood prone areas. The abundance of wetland areas provides large amounts of natural storage, thus reducing flood dangers downstream. Flooding sources studied include the Otter River, Perley Brook, Wilder Brook, Pond Brook, Baker Brook, Foster Brook, and Greenwood Brook.

#### *Wetlands*

Wetlands comprise numerous types of wet environments such as marshes, wet meadows, ponds, bogs, swamps, and water bodies providing many ecological benefits. They help to maintain water supplies, purify polluted waters, diminish the destructive power of flood and storm waters, nurture wildlife, and provide numerous recreational opportunities. The general wetlands areas of Gardner have been mapped using information obtained from the Massachusetts Geographic Information System.

***Map 4.2: Water Resources Map***





## Section 4: Environmental Inventory &amp; Analysis

Table 4.1: Waterways

Table 1: Waterways									
Item	Site	Size	Ownership	Management	Zoning	Condition	Facility	Comments	
1	Baker Brook	1 Mile	Private	Con Com	Rural/ Res	Good	Wildlife, Nature Study	Shallow & slower moving but within large wetland w/ little impact.	
2	Bailey Brook	2.5 Miles	City / Private	DPW – Water Div/Con Com	Rural / Res	Good	Fish, Hunt, Green	Stocked w/ trout	
3	Bent Pond	14 acre	Private	Individuals	Single Fam Res	Poor	Wildlife, Nature study	Outlet for Wrights Reservoir. Picks up Mahoney Brook and Foster	
4	Cowee Pond	21 acres	City	DPW – Water Div	Rural/Res	Excellent	Water Supply	Reservoir. Feeds into Perley Brook	
5	Crystal Lake	156 acres	City	DPW – Water Div	Rural/ Res	Good	Water Supply	City water supply. Not open to public. Bike trail along east side offers recreational Opportunities	
6	Drive-in Theater Pond	5 acres	Private	Individuals	Rural/Res, Sing fam Res, Ind	Poor		Site of former brick yard, formed when clay was excavated for bricks	
7	Duck Pond (Kettle)	5 acres	State	MWCC	Rural/Res	Good	Fish, Wildlife, Nat Study.	Ideal wildlife habitat. Potential for boating.	
8	Dunn Pond	18 acres	State	DEM	Rural/Res	Excellent	Boat, fish, ice skate, swimming	State maintained swimming facility, paddle boat rentals, stocked w/ trout. Handicap Access.	
9	Dyer Pond	2.5 acres	Private	Private	Single Fam Res	Excellent	Fishery	Raise shiners for bait	

## Section 4: Environmental Inventory &amp; Analysis

Section 4: Environmental Inventory & Analysis

Waterways (continued)

Waterways									
Item	Site	Size	Ownership	Management	Zoning	Condition	Facility	Comments	
10	Foster Brook	3+ Miles	Private	Con Com	Ind, Com, RR	Good to Fair	Fish, Wildlife, Nature Study.	Outlet for Dunn Pond. Upper reaches in good shape. North of Rt2 mixes w/ storm drain, then underground before mixing w/ Greenwood Brook.	
11	Green-wood Brook	1+ Mi	Private	Con Com	Ind, Com, R	Fair	Wildlife, Nature study	Outlet for Wrights Reservoir. Picks up Mahoney Brook and Foster Brook. Once fed mills of South Gardner.	
12	Hilchey Pond	11 acres	Private	Individuals	Rural/Res	Poor	Wildlife	Old Mill Dam holds water back, historical value. Poor water quality	
13	Hobbys Pond	9 acres	Private / Nature sanctuary	Individuals, Mass Audubon	Rural/ Res	Good	Fish Wildlife, Nat Study	Old Mill Dam holds water back, historical value. Excellent for wildlife	
14	Kendall Pond	14acres	Private	Individuals	Rural/ Res Com	Excellent	Boat, fish, swim	Stocked w/trout, Private clubs allow limited public access	
15	Mahoney Brook	3+ Miles	City / Private	Con Com	Rural/ Res, Ind	Good	Wildlife, Nature Study	Much of length free from impact except area through East Gardner Industrial Park. Water Quality still fairly good.	
16	Murdock Pond	2 acres	Private	Individuals	Rural/Res	Good	Fish Hunt	Old Mill Dam	

Section 4: Environmental Inventory & Analysis

Waterways (continued)

Waterways									
Item	Site	Size	Ownership	Management	Zoning	Condition	Facility	Comments	
17	Otter River	5+ Mi	City / Private	Con Com, Millers River Watershed Assoc	Rural/Res, Ind, Com	Fair	Fish, Hunt, Green Belt, Wildlife, Nat Study,	Stocked w/ trout. Excellent water fowl hunting	
18	Pail Factory Brook	1+ Mi	City / Private	Con Com	Ind, Com, R	Good	Wildlife, Nature study	Outlet for Ramsdall Pond, Collection of waters from Baker & Greenwood Brooks. No longer used for power but passes through former	
19	Parkers Pond	29 acres	City / Private	Individuals, DPW	Rural/Res, Sing Fam Res, Ind	Poor	Boat, Fish, Ice Skate	Was highly impacted by storm drains. Drainage addressed and fixed. Rehab aborted due to cost	
20	Perley Brook	4+ mi	City and Private	DPW – Water Div/Con Com	Rural/ Res	Excellent	Water Supply	Limited Use. Feeds City Water Supply	
21	Perley Brook Pond	7 acres	Private	Beagle Club	Rural/Res	Good	Fish, Wildlife	Private club	
22	Perley Brook Reservoir	55 acres	City	DPW – Water Div	Rural/Res,	Excellent	Water Supply	Closed to the public	
23	Pond Brook	2.5 Miles	City / Private	Con Com	Ind, Com	Fair	Fish, Hunt, Green Belt, Wildlife, Nature Study.	Outlet for Crystal Lake. Historically powered many mills. Large % underground	

Section 4: Environmental Inventory & Analysis

Section 4: Environmental Inventory & Analysis

Waterways (continued)

Waterways									
Item	Site	Size	Owner-ship	Management	Zoning	Condition	Facility	Comments	
24	Quag Pond	1 acres	State	Fish & Wildlife	Rural/ Res	Bog	Wildlife, Nat study, Unique area	Kettle hole bog. Unique flora & fauna	
25	Ramsdall Pond	5-15 acres	Private	Con Com	Sing Fam Res, Ind	Fair		Level fluctuates with beaver activity	
26	Stump Pond	1 acre	State	DEM	Rural/Res	Good	Water, Nat Study.	Connected to Dunn Pond. Used as settling pond for storm waters prior to entering Dunn	
27	Travers Pond	4 acres	City/Private	Munic grounds	Sing Fam Res, Ind	Poor		Flood Control	
28	Lake Wampanoag	107 acres	State	Fish & Wildlife	Rural/ Res	Excellent	Fish,swim, camp, Wildlife, Nature Study		
29	Wilder Brook	3.5 Mi	City / Private	Con Com	Rural / Res	Good / Overgrown	Fish, Hunt, Green Belt, Wildlife, Nature Study.	Good potential for native trout. Stocked.	

## D. Vegetation

Forest quality in Gardner is generally good but requires ongoing management efforts. Improvement of these forests lands with proper forest management practices would greatly improve the health and vigor of the forests. Growth rates could increase while there would be a reduction in insect, disease, and fire dangers. Other forest amenities would benefit by a program of timber stand improvement.

City-owned lands can be used to demonstrate that mature timber can be harvested under controlled conditions without adversely affecting long-term objectives for the property, while improving land health and generating revenue as added benefits. The harvesting of watershed land is presently under the control of the New England Forestry Foundation. It is in Gardner's best interest to maintain forested lands in a healthy condition. Planning for future demands and stresses enables utilization of resources without destroying them for future generations.

**Table 4.2 Gardner's Endangered and Rare Species<sup>15</sup>**

Taxonomic Group	Scientific Name	Common Name	State Rank	Most Recent Observation
Beetle	<i>Desmocerus palliates</i>	Elderberry Long-horned Beetle	SC	1916
Bird	<i>Accipiter striatus</i>	Sharp-skinned Hawk	SC	1987
Bird	<i>Botaurus lentiginosus</i>	American Bittern	E	1988
Butterfly/Moth	<i>Papaipema appassionata</i>	Pitcher Plant Borer Moth	T	2004
Reptile	<i>Clemmys insculpta</i>	Wood Turtle	SC	1988
Vascular Plant	<i>Arceuthobium pusillum</i>	Dwarf Mistletoe	SC	2000
Vascular Plant	<i>Potamogeton confervoides</i>	Algae-like Pondweed	T	2002

## E. Fisheries and Wildlife<sup>16</sup>

Wildlife populations that can be hunted inhabiting Gardner's woodlands include Grouse, Woodcock, Turkey, Deer, Rabbit, Hare, Fox, Raccoon, and Ring-necked Pheasant. The

<sup>15</sup> Source: <http://www.mass.gov/dfwele/dfw/nhesp/towng.htm>. See also Appendix F: Core Habitats

<sup>16</sup> Extracted from an article by Carl Prescott, District Manager, Division of Fisheries and Wildlife. See also Appendix F: Core Habitats

Division of Fisheries and Wildlife and local sporting clubs release populations of some these species annually. Numerous amphibian, reptilian, and avian non-game species also occupy Gardner's woodlands, fields, and waterways.

Wright's Reservoir and Lake Wampanoag are the largest water bodies in Gardner and both have good warm water fish populations. Dunn and Kendall Ponds, as well as Bailey Brook, and Hubbardston Brook have suitable cold water conditions and access to allow stocking of trout. Fish populations in the remaining ponds include Large-mouth Bass, Chain Pickerel, Pumpkinseed, Bluegill, Brown Bullhead, American Eel, Yellow Perch, Black Crappie, and White Sucker providing good recreational fishing opportunities. The many wetlands, swamps, and streams associated with these water bodies provide ideal habitat for Muskrat, Otter, Beaver, Mink, Skunk, and a variety of water fowl.

## **F. Scenic Resources and Unique Environments**

### *Scenic Landscapes*

There are no landscapes located within Gardner that are listed in the Massachusetts Landscape Inventory as significant features recognized by the state. However, the Massachusetts Landscape Inventory does list nearby Wachusett Mountain as a significant feature in the Gardner area. It consists of much of the high ground surrounding the 2000 foot Wachusett Mountain and is visible from many parts of Gardner.

The most significant lands in the area, Wachusett Mountain and Crow Hill, are already state owned and protected. Preservation of views from the City to Wachusett Mountain, an important central Massachusetts feature, should continue to be a priority for City planners. In addition to views of Wachusett Mountain, areas of Gardner possess views of Mount Monadnock situated to the north in Jaffrey, New Hampshire.

Another significant land area in the region is the High Ridge Wildlife Management Area encompassing the towns of Gardner, Ashburnham, and Westminster (see *Map E3: High Ridge Wildlife Management Area in Appendix E*). The High Ridge Wildlife Management

Area occupies 2,018 acres of variable terrain ranging from steeply sloping hillsides to nearly level fields and marshes. There are several parking sites within the area. There are a number of small, cold water streams within the area, as well as some marsh habitat. Vegetation includes mixed hardwoods interspersed with agricultural and brushy fields.

#### *Major Characteristic or Unusual Geologic Features*

Gardner has two unique geologic features within its boundaries. The first is the Gardner Esker, a long narrow ridge or mound of sand and gravel created during the Glacial Age. The esker lies within the Wildwood Cemetery and is currently owned by the City. The second unique feature in Gardner is Quag Pond. The one acre pond is an excellent example of an uncommon acid level bog.

#### *Cultural, Archaeological and Historic Features*

Gardner's historical past has been captured in several revitalization projects throughout the city. Much of the uptown region is of great historic value. The town common was an early centerpiece of life in eighteenth century Gardner. The area became a fashionable place where early captains of industry and leading citizens chose to build homes.

The Gardner Uptown Historic District and the West Gardner Square District offer a valuable cultural resource. Year round recreation programs and community events including workshops, nature walks, and craft classes are available. The Gardner Museum exhibits tell the story of Gardner's chair industry and its silversmith shops.

#### **G. Environmental Challenges**

Chronic flooding and surface water pollution is minimized due to Gardner's geologic features and abundance of marshes and wetlands, as expressed in earlier paragraphs in Section 4. Sedimentation has been a problem, particularly in the Parker Pond area of the city.

The previous Open Space and Recreation update recommended dredging Parker Pond to remove sediments and take steps to reduce the ongoing introduction of sediments into the pond. That effort was abandoned due to high permitting costs, and lack of a suitable

## Section 4: Environmental Inventory &amp; Analysis

location to dispose of the dredged silt. Renewed interest in dredging the pond has emerged from the community.

The so called Wasa Street Outflow was completed in 2004 to control and reduce the ongoing silt deposits into Parker's Pond. The system includes vortex collection devices to entrap unwanted silt before it enters the pond as well as methods to disburse inflows to the pond to reduce disturbance of existing silt deposits.

The city operates a now filled lined landfill operation occupying approximately 30 acres near the western boarder of Gardner. Leachate collected from the site is treated at the City's waste water treatment facility. According to the Board of Health, test data gathered regularly at the site is currently within DEP specified limits. The landfill is capped and final closure is anticipated with completion of an air pollution control system to deal primarily with methane and sulfur gasses generated at the site. The site is currently used as a transfer station for waste and recyclables.

Gardner's economy has been based on manufacturing since the town was first settled in the late 1700's. By the mid-1800's, the economy was dominated by 15 major chair manufacturers, and the city became known as the "Chair Town" of the world. . Today, Nichols & Stone Co. is the only large furniture manufacturer remaining. The numerous large mill buildings that once accommodated furniture manufacturing now serve a variety of uses, including retail furniture outlets, offices and apartments, but many are dilapidated and vacant, particularly above the ground floor.

Federal and state records of reportable Brownfield sites clearly demonstrate that the City's industrial heritage has resulted in a large number of confirmed sites. The EPA's ECHO web site currently lists 128 sites in the City of Gardner.

Every redevelopment project proposed in Gardner's downtown target area and other established industrial areas require site assessment. This fact has contributed to a shift of commercial development to outlying areas. Summit Industrial Park located on a

previously undeveloped parcel of land in a rural section of Gardner represents a prime example. This trend is counter to the objectives of the City's Growth Management Plan that includes: protecting open space and public water supplies, and directing growth to already developed areas where existing public infrastructure can best support it.

The City has initiated tracking its own list of properties within Gardner that represent current or potential environmental problems. *Table 4.3: Areas of Environmental Impact* inventories those areas.

**Table 4.3: Areas of Environmental Impact**

Area Identifier*	Address	Problem / Status
City Landfill	West St	Recently filled and closed. Capping underway. Site to be used as refuse transfer station.
Garbose Metal Recycling	Timpany Blvd	Site assessment ongoing
S. Bent Bros	Mill St.	Abandoned factory complex. No assessment info available.
Ramsdell Mill	Mill St.	Abandoned factory complex. No assessment info available.
L&Z Kammon	90-96 Mechanic St.	Vacant land after factory fire. Assessment nearly complete. Site may be developed as a Little League Field
Industrial Building	25 Wickman Drive	Abandoned factory. Phase I site assessment completed. Phase II recommended.
Parker Pond	29 acre pond between West and Parker streets	Severe sediment problem. Some sediment contaminated.
Rear Main Street	4 parcels totaling 8+ acres off Main Street	Primarily vacant factory complex. No Assessment information available.
* Listed in no specific order		



## Section 5: Inventory of Conservation and Recreation Lands

### A. Overview

As expressed in *Section 2: Introduction*, an open space and recreation plan benefits the City of Gardner in the following ways:

- Acknowledges the need to provide for open space and recreation activity
- Elevates awareness regarding open space and recreation issues
- Provides guidelines to public officials on various environmental, land use, recreation, growth management, and budget issues in the community, and
- Qualifies the city to apply for “self-help” and other grant programs.

This section identifies and categorizes existing open space and recreation properties. Historical comparisons are made.

For the purpose of this report, Open Space is defined as any substantially undeveloped property with conservation or recreation interest whether owned by a public entity, non-profit, or private party. Property intended primarily for recreation, whether developed or undeveloped and whether or not it includes open space (example: Greenwood Pool) is included in this inventory.

Unprotected open space decreased 11%. But Permanently Protected open space is up 19%.

Protected and unprotected properties are included and identified. A *protected* open space and recreation property has provisions to reduce the risk of destruction or degradation of the property. Unprotected properties lack those provisions and are therefore more vulnerable to loss or conversion to non open space and recreation uses. Properties can experience various degrees of protection and by several methods.<sup>17</sup>

<sup>17</sup> *Open Space Planner’s Workbook, Companion to the Open Space & Recreation Plan Requirements*, Commonwealth of Massachusetts, Executive Office of Environmental Affairs, Division of Conservation Services <http://mass.gov/envir>

- Private lands can be protected *in perpetuity* or for a *specified time* through deed restrictions or conservation easements.
- Lands under special taxation programs (Chapter 61, 61A, or 61B) are actively managed by their owners for forestry, agricultural, horticultural, or recreational use. These lands are not permanently protected.
- Lands acquired for watershed and aquifer protection are usually permanently protected open space.
- Public recreation and conservation lands may be permanently protected open space, provided they have been dedicated to such use by deed.
- Municipal properties may be protected via a City Council vote to acquire them as protected properties.
- Private, public, and non-profit conservation and recreation lands are protected under *Article 97 of the Articles of Amendment to the State Constitution*<sup>18</sup>

## B. Description of Process

The purpose of this updated inventory is to bring into awareness those properties valued for open space and recreational purposes. In doing so, the intention is to catalogue all open space and identify unprotected or insufficiently protected properties believed to be critical to preserving Gardner’s open space and recreation goals. It is our hope that those properties identified as *at risk* of being developed for other uses (see *Table 5.6 Priority List of Non-Permanently Protected Parcels*) can be protected by appropriate City action *before* they are lost.

The process steps used to generate the inventory are:

1. Begin with a current record of the **ASSESSOR’S DATABASE** of parcels.
2. Identify **CHAPTER 61** parcels and other known **OPEN SPACE** parcels.
3. Sort the database by **PARCEL SIZE** to exclude parcels less than five acres in size.

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<sup>18</sup> Article XCVII of the Amendments to the Constitution: The people shall have the right to clean air and water, freedom from excessive and unnecessary noise, and the natural, scenic, historic, and esthetic qualities of their environment; and the protection of the people in their right to the conservation, development and utilization of the agricultural, mineral, forest, water, air and other natural resources is hereby declared to be a public purpose.

4. Sort the resulting list by **USE CODE** to exclude industrial, commercial, and other non-appropriate properties.
5. Identify parcels from resulting list that are **WITHIN THE WATERSHED**, or **ADJACENT TO CHAPTER 61** parcels, or **ADJACENT TO EXISTING OPEN SPACE** parcels.
6. Review the **LESS THAN FIVE ACRE LIST** to extract and include as open space selected desirable properties.
7. Assign **USE TYPE** and **PROTECTION LEVEL** values to each property identified.
8. Sort the list by **PROTECTION LEVEL** status (Table 5.5).
9. Create and rank an **ENDANGERED OPEN SPACE** parcels list (Table 5.6).
10. Create a **SUMMARY** and compare with **PRIOR** Open Space Inventory (Table 5.1).
11. Compare Gardner's open space with surrounding Towns (Table 5.2).

The inventory (*Table 5.5 Open Space & Recreation Inventory of Lands*) includes all Chapter 61, 61A, and 61B parcels, government (City, State, and Federal) owned parcels relating to open space and recreation, and other property (private, fraternal, religious) generally over five acres in size. The five acre size criteria was selected by the Open Space and Recreation Committee as a practical matter to make the process of identifying open space and recreation parcels manageable. Parcels smaller than five acres, brought to the attention of the committee or known to be open space or recreation lands, are included in the inventory. Also see *Maps 5.2: Open Space Inventor –Level of Protection*, *5.3: Open Space Inventory-Primary Purpose*, and *5.4: Open Space Inventory-Ownership*.

The committee acknowledges that in addition to unintended omissions, some properties that could have been considered as open space and recreation parcels are missing from the inventory list. Again, this is necessary in order to complete the plan with available time and resources. It is for these reasons the committee has included in its recommendations under *Goals and Objectives* to have the Open Space and Recreation Committee remain in place on an ongoing basis, perhaps meeting annually or semi-annually, instead of meeting only in the last several months of the five year update to refine the process of parcel identification over time.

Refer to **Table 5.1: Open Space and Recreation Inventory Summary** below. Details for specific properties are provided in **Table 5.5: Open Space & Recreation Inventory of Lands**.

For the purposes of Table 5.1:

- Properties with *Permanent Protection* are those owned or controlled by City, State or Federal government, Conservation Commission, Water Commission, or are determined to be protected under City Ordinance or Article 97 as described earlier.
- Properties with *Time Limited Protection* are those protected under Chapter 61 (forested), Chapter 61A (agricultural lands), or Chapter 61B (recreational lands).
- Properties with *Limited Protection Other* are those parcels without permanent or time limited protections, but do have some protection. These properties would include most institutional and municipal properties such as the golf course, driving range, school yards, and other recreational areas that lack permanent protection.
- Properties with *No Protection* are all remaining properties identified as open space but without protection. These are generally private properties that are not Chapter 61A/B protected.

*Table 5.1* indicates the City's total open space inventory for all types grew by 6.72% (rounded to 7%) to 8,514 acres since the last update. The average parcel size (not shown in table) reduced from 68 acres for previous average size (7,976 acres over 117 parcels), to 28 acres for a current average size (8,514 acres over 306 parcels).

One possible explanation for the reported increase in open space inventory may be attributed to greater accuracy of information and enhanced ability to analyze the data (primarily through use of recently acquired MassGIS capability by the City's Engineering/Survey Department) than was available when the last Open Space and Recreation Plan was updated in 2000. Another contributing factor may be due to subdivision of parcels into smaller lots with some being converted **out** of *unprotected*

open space inventory and others being converted **into** *protected* open space inventory (i.e. Smart Growth OSRD provisions).

The City's 8,514 acres of total open space for all protection categories includes 4,199 acres identified as *Protected Open Space*, representing an impressive 19% increase (in acreage) over the protected open space reported in the 2000 Update. This compares closely (within 1%) to 4,216 acres of protected open space reported by the *MassGis database for Commonwealth Capital*<sup>19</sup> in Gardner, last updated in August 2005. This small difference is attributed to differences in reported individual parcel sizes between the MassGIS database and the City of Gardner Assessor's database.

**Table 5.1: Open Space and Recreation Inventory Summary**

By Protection Level	Number of Parcels		Size (acres)		Change (by Size)	
	Current	Prior	Current	Prior	Acres	Percent
(P) Permanent Protection	107	16	4,199	3,526	+ 673	+ 19%
(T) Time Limited Protect (Ch 61)	21	19	924	1,017	- 93	- 9%
(L) Limited Protection Other	41	21	889	623	+ 257	+ 43%
(N) Not Protected	137	61	2,502	2,810	- 308	- 11%
<b>Total Open Space</b>	<b>306</b>	<b>117</b>	<b>8,514</b>	<b>7,976</b>	<b>+ 538</b>	<b>+ 7%</b>
By Use Type (Current year only)	Number of Parcels		Size (acres)		Percent of Total	
Municipal	109		2,803		33%	
Vacant	52		1,584		19%	
1&2 Family	82		1,337		16%	
Religious	5		111		1%	
Recreation	9		194		2%	
Sports Clubs	5		307		3%	
Charitable Organizations	12		564		7%	
All Other Types	32		1,612		19%	
<b>Total Open Space</b>	<b>306</b>		<b>8,514</b>		<b>100%</b>	

<sup>19</sup> <http://www.mass.gov/dhcd/Toolkit/hidden/permos.pdf>. The State tracks permanently protected open space ONLY.

The net gain in open space, and in particular protected open space, is a testament to the actions of the Mayor and City Council, generally, and the Planning Board and Conservation Commission, specifically. The actions, including recent enactment of updated zoning ordinance help provide incentive to land developers for making portions of their land available for permanent protection. This has the desirable effect of moving non-protected open space parcels onto the protected or permanently protected parcels list.

**Table 5.2: Protected Open Space List (MassGis) for Commonwealth Capital<sup>20</sup>**

Community	Land Use (Dry Acres)	Protected Open Space (acres)	% Protected Open Space
Ashburnham	24,658.49	3,284.93	13.32%
<b>Gardner</b>	<b>14,152.20</b>	<b>4,215.92</b>	<b>29.79%</b>
Hubbardston	26,099.89	10,931.79	41.88%
Templeton	20,373.61	4,341.05	21.31%
Westminster	22,590.34	5,041.81	22.32%
Winchendon	27,539.20	5,076.84	18.43%
<b>Community Average</b>			<b>24.51%</b>

The City measures above average regarding open space as a percentage of dry land compared with neighboring communities according to MassGis.

*Table 5.2: Protected*

*Open Space List for Commonwealth Capital* shows open space as a percentage of dry land for all the communities bordering Gardner. The values range from 13.32% in Ashburnham to 41.88% in Hubbardston and average 24.51% for all bordering communities. Gardner has the second highest open space percentage at 29.79% of the City's dry land area.

As an aid to clarify certain parcels, three sub lists are provided. These include:

- *Table 5.3: Chapter 61, 61A, and 61B Properties*
- *Table 5.4: Parks and Playgrounds*
- *Table 5.6: Priority list of Non Permanently Protected Properties*

<sup>20</sup> <http://www.mass.gov/dhcd/ToolKit/hidden/permos.pdf>

**Legend for Table 5.3, Chapter 61, 61A, and 61B Properties**

SFR	Single Family Residential	A	Agriculture
RR2	Rural Residential2	R	Recreation
COM	Commercial	S	Scenic
	T	Time Limited Protection	

**Table 5.3: Chapter 61, 61A, & 61B Properties**

Item	Pur- pose	Lev Prot	Zoning	Owner	Location	Land Use	Acres
<b>Chapter 61 Properties</b>							
1	S	T	RR2	Sambuchi Ralph A & Diana	Green St	Single Fam	16.50
							<b>sub total Ch 61 = 16.50</b>
<b>Chapter 61A Properties</b>							
2	A	T	RR2	Leblanc Leonard J	Green St	Two Family	115
3	A	T	RR2	Anderson August P	Partridge St	Single Fam	94.59
4	A	T	RR2	Shuffleton Blanche E	Partridge St	Prod Wood	50
5	A	T	RR2	Guertin Andre E	Green St	Tr Cr Veg	31.5
							<b>sub total Ch 61A = 291.09</b>
<b>Chapter 61B Properties</b>							
6	R	T	RR2	Dubzinski WJ & A Fisher Co Tr	Lovewell St	Recreation	127.49
7	R	T	RR2	Gardner Fish & Gun Club Inc	Clark St	Fish&Game	95.00
8	R	T	RR2	MJ Rodecki Tr	Bridge St	Single Fam	93.00
9	R	T	RR2	Rousseau Alan	West St	Single Fam	69.10
10	R	T	RR2	MJ Rodecki Tr	Bridge St	Recreation	48.00
11	R	T	RR2	Rabbit Club Inc	Whitney St Off	Fish&Game	30.00
12	R	T	RR2	Gardner Fish & Gun Club Inc	Clark St	Recreation	27.90
13	R	T	SFR	Bazydlo Jack H	Lovewell St	Two Family	26.77
14	R	T	SFR	Hunter Hugh W	Chapel St	Single Fam	25.89
15	R	T	RR2	Hallock Peter E	Whitney St	Single Fam	25.00
16	R	T	RR2	Gardner Fish & Gun Club	Clark St	Recreation	14.00
17	R	T	SFR	Boris Charles M	Harvard St	Recreation	10.63
18	R	T	RR2	Gardner Fish & Gun Club	Clark St	Recreation	10.00
19	R	T	RR2	Croteau Russell R	Smith St	Recreation	8.00
20	R	T	COM	Eames Warren B & Alice L Adams	W Broadway	Recreation	5.10
21	R	T	RR2	Gardner Fish & Gun Club	Clark St	Recreation	0.49
							<b>sub total Ch 61B = 616.37</b>
<i>Total Chapter 61, 61A, &amp; 61B properties</i>							<b>923.96</b>

Chapter 61 properties are important to open space goals because landowners agree not to develop their lands in exchange for a lower tax assessment of their property. If the owner

decides to sell their property, the city has first refusal to purchase at market rates. (*See also Map E2: Chapter 61 Parcels in Appendix E.*)

The Municipal Golf Course, Veteran’s Skating Rink, and Dunn Park showcase the city’s achievement in providing recreational opportunities attracting visitors through out the region. The Greenwood Memorial Pool recently celebrated 90 years of service to the community whose swim teams are winners of multiple state and national competitions. The dated facilities have received some much need funding in recent budgets but much more attention is needed to ensure the ongoing service of this valued resource. Cuts in the Municipal Grounds Commission maintenance budget in the past several cycles have left some play areas in need of attention as well.

Considering the progress Gardner has made regarding protected open spaces as evidenced though out this report, a strong argument can be made to shift available resources toward programs that would maintain existing recreational structures and provide for new and improved ones. It is for these reasons the Action Plan section of this five-year update include recommendations to increase budget provisions for Greenwood pool updates, parks and playground maintenance, and new parks and playground construction including a little league field complex.

*Table 5.4: Parks and Playgrounds* lists 18 areas, in no specific order, totaling 619 acres for parks and recreation use. The ratings shown in the column “QUALITY” were established for each property independent of individual property size. That is to say, the size of a property was not a factor in determining its quality. However, 82% of the land area occupied by all properties (513/618 acres) is occupied by properties rated EXCELLENT, 11% rated GOOD, 5% FAIR and 2% POOR. This statistic is skewed somewhat due to the large size of some parcels compared with the small size but relative high value of others. It may therefore be useful to evaluate the overall quality of the cities parks and playgrounds as measured by quantity (how many properties) rather than size. In this case the evaluation is: 24% (4/17 properties) EXCELLENT; 29% GOOD; 35% FAIR; 12% POOR; plus 4 miles of bike path.

**Table 5.4: Parks and Playgrounds**

Item	Site	Acres	Owner	Management	Zone	Quality	Use†	HC Access
1	Mount Wachusett Community College	272	State	Trustees	Rur/ Res	Excellent	G, T&F, S	Yes
2	Veterans Skating Rink	4.5	State	DCR/ FMC	SF Res	Excellent	SK	Yes
3	Dunn Park & Forest	116	State	DCR	SF Res	Excellent	B, F, H, P, S	Yes
4	Greenwood Pool	3	City	Trustees	SF Res	Poor	S	No
5	Municipal Golf Course	120	City	Commission	Rur/ Res	Excellent	Golf	Yes
6	High/ Middle Sch	45	City	Sch Dept	Res	Good	PG, BF	Yes
7	Elm St School	5	City	Sch Dept	Res	Fair	PG, BF	No
8	Jackson Playground	8.1	City	Municipal Grounds	Res	Poor	PG, BF	Yes
9	Ovila Case Playground	7.7	City	Municipal Grounds	Res	Fair	PG, BF	Yes
10	Greenwood Playground	5	City	Municipal Grounds	Res	Good	PG, BF	Yes
11	Wilder Field	7.5	City	Municipal Grounds	Res	Fair	PG, BF	Yes
12	Pulaski Playground	4.4	City	Municipal Grounds	Res	Good	PG, BF	Yes
13	Steadman Playground	2.5	City	Sch Dept	Res	Fair	PG, BF	Yes
14	Bickford Playground	6	City	Municipal Grounds	Res	Fair	PG, BF	Yes
15	Little League Field	10	City	Little League	Comm.	Good	BF	Yes
16	Monument Park	1	City	Municipal Grounds	Res	Good	C	Yes
17	Crystal Lake Park	1	City	Municipal Grounds	Res	Fair	P	Yes
18	NC Pathway	4 mi	City	Municipal Grounds	Res	Good	BP, H	Yes
<b>Total Area</b>		<b>618.7</b>	<b>Acres +4 Miles Bike Path</b>					

† Use Legend for Table 5.4 Parks and Playgrounds

Symbol	Description	Symbol	Description	Symbol	Description
B	Boating	F	Fishing	PG	Playground
BF	Ball Field	G	Gymnasium	SK	Skating
BP	Bike Path	H	Hiking	S	Swimming
C	Concerts	P	Picnicking	T&F	Track & Field

A complete list of the City’s 306 inventoried parcels is shown in *Table 5.5 Open Space and Recreation Inventory of Lands*. Parcels are grouped by their LEVEL of PROTECTION (see legend). Parcels are then grouped by LAND USE and finally by size or ACRES. A column labeled PURPOSE is included to further indicate open space use (See legend).

**Table 5.5: Open Space & Recreation Inventory of Lands**

<b>Purpose Legend</b>	<b>Zoning Legend</b>	<b>Level of Protection Legend</b>
A Agriculture	SFR Single Family Residential	(P) Permanent
B Recreation and Conservation	RR2 Rural Residential 2	(T) Time Limited [Chapter 61, 61A, &61B]
C Conservation	GR3 General Residential 3	(L) Limited Other
H Historical / Cultural	COM1 Commercial 1	(N) Not Protected
O Other	COM2 Commercial 2	
R Recreation	IND1 Industrial 1	
S Scenic	IND2 Industrial 2	
W Water Supply		

Section 5: Inventory of Lands

	<b>P</b>	<b>U</b>	<b>R</b>	<b>F</b>	<b>Z</b>	<b>OWNER</b>	<b>ST</b>	<b>ADDRESS</b>	<b>LAND USE</b>	<b>ACRES</b>
	<b>I</b>	<b>P</b>	<b>P</b>	<b>E</b>	<b>O</b>		<b>No</b>			
	<b>T</b>	<b>S</b>	<b>O</b>	<b>S</b>	<b>N</b>					
	<b>E</b>	<b>S</b>	<b>O</b>	<b>S</b>	<b>N</b>					
	<b>M</b>	<b>E</b>	<b>T</b>	<b>S</b>	<b>E</b>					
1	S	T	P		RR2	Sambuchi Ralph A & Diana	1403	Green St	Single Fam	16.50
2	A	T	P		RR2	Leblanc Leonard J	827	Green St	Two Family	115.00
3	A	T	P		RR2	Anderson August P	81	Partridge St	Single Fam	94.59
4	A	T	P		RR2	Shuffleton Blanche E		Partridge St	Prod Wood	50.00
5	A	T	P		RR2	Guertin Andre E		Green St	Tr Cr Veg	31.50
6	R	T	P		RR2	Dubzinski W J & A Fisher Co Tr		Lovewell St	Recreation	127.49
7	R	T	P		R1	Gardner Fish & Gun Club Inc	538	Clark St	Fish&Game	95.00
8	R	T	P		RR2	M J Rodecki Tr	160	Bridge St	Single Fam	93.00
9	R	T	P		RR2	Rousseau Alan		West St	Single Fam	69.10
10	R	T	P		RR2	M J Rodecki Tr		Bridge St	Recreation	48.00
11	R	T	P		RR2	Rabbit Club Inc		Whitney St	Fish&Game	30.00
12	R	T	P		RR2	Gardner Fish & Gun Club Inc		Off	Recreation	27.90
13	R	T	P		SFR	Bazydlo Jack H	102	Clark St	Recreation	27.90
14	R	T	P		SFR	Hunter Hugh W	48	Lovewell St	Two Family	26.77
15	R	T	P		RR2	Hallock Peter E	402	Chapel St	Single Fam	25.89
16	R	T	P		RR2	Gardner Fish & Gun Club		Whitney St	Single Fam	25.00
								Clark St	Recreation	14.00

<i>I T E M</i>	<i>P O S E T</i>	<i>P R O P O S E T</i>	<i>F E E S</i>	<i>Z O N E</i>	<i>OWNER</i>	<i>ST No</i>	<i>ADDRESS</i>	<i>LAND USE</i>	<i>ACRES</i>
17	R	T	P	SR1	Boris Charles M		Harvard St	Recreation	10.63
18	R	T	P	RR2	Gardner Fish & Gun Club		Clark St	Recreation	10.00
19	R	T	P	RR2	Croteau Russell R Eames Warren B & Alice L		Smith St W	Recreation	8.00
20	R	T	P	COM	Adams		Broadway	Recreation	5.10
21	R	T	P	RR2	Gardner Fish & Gun Club Brian Carlson Custom Homes		Clark St Betty	Recreation	0.49
22	R	P	P	IND	Inc		Spring Rd	Vacant	8.40
23	B	P	M	RR2	City Of Gardner		Green St	Municipal	313.00
24	B	P	M	RR2	City Of Gardner		Park St	Municipal	197.00
25	R	P	M	RR2	City Of Gardner Cem Dept		West St	Municipal	190.00
26	B	P	M	RR2	City Of Gardner		Kelton St	Municipal	160.00
27	B	P	M	RR2	City Of Gardner		Green St	Municipal	123.80
28	B	P	M	RR2	City Of Gardner		Green St	Municipal	120.20
29	B	P	M	RR2	City Of Gardner		Raymond Rd	Municipal	107.00
30	B	P	M	RR2	City Of Gardner		Stone St	Municipal	102.50
31	B	P	M	RR2	City Of Gardner		Stone St	Municipal	95.18
32	C	P	M	RR2	City Of Gardner		Green St	Municipal	80.00
33	B	P	M	RR2	City Of Gardner		Stone St	Municipal	70.00
34	B	P	M	RR2	City Of Gardner		Stone St	Municipal	66.00
35	W	P	M	RR2	City Of Gardner		Stone St	Municipal	56.00
36	B	P	M	RR2	City Of Gardner		Wheeler St	Municipal	55.50
37	B	P	M	RR2	City Of Gardner		Park St	Municipal	49.50
38	B	P	M	RR2	City Of Gardner		Stone St	Municipal	40.00
39	W	P	M	RR2	City Of Gardner		Matthews St	Municipal	38.74
40	B	P	M	RR2	City Of Gardner		Kelton St	Municipal	29.00
41	C	P	M	RR2	City Of Gardner		Sawyer St	Municipal	27.26
42	C	P	M	RR2	City Of Gardner		Park St	Municipal	22.75
43	R	P	M	SFR	City Of Gardner		Parker St	Municipal	21.00
44	B	P	M	RR2	City Of Gardner		Stone St	Municipal	19.00
45	C	P	M	IND	City Of Gardner		Industrial Rowe	Municipal	18.00
46	C	P	M	RR2	City Of Gardner		Clark St	Municipal	18.00
47	B	P	M	RR2	City Of Gardner		Green St	Municipal	17.00
48	B	P	M	RR2	City Of Gardner		Green St Off	Municipal	16.28
49	C	P	M	RR2	City Of Gardner		Stone St	Municipal	16.20
50	C	P	M	SFR	City Of Gardner		Union St	Municipal	15.60
51	C	P	M	RR2	City Of Gardner		Mill St	Municipal	14.00

Section 5: Inventory of Lands

<b>I T E M</b>	<b>P O S E T</b>	<b>P R O P O S E T</b>	<b>F E E S</b>	<b>Z O N E</b>	<b>OWNER</b>	<b>ST No</b>	<b>ADDRESS</b>	<b>LAND USE</b>	<b>ACRES</b>
52	C	P	M	RR2	City Of Gardner		Clark St	Municipal	12.92
53	B	P	M	RR2	City Of Gardner		Green St	Municipal	12.80
54	B	P	M	RR2	City Of Gardner		Kelton St	Municipal	10.00
55	H	P	M	RR2	City Of Gardner		Union St	Municipal	9.60
56	C	P	M	RR2	City Of Gardner		Whitney St	Municipal	9.50
57	H	P	M	SFR	City Of Gardner		Union St	Municipal	9.00
58	C	P	M	RR2	City Of Gardner		Mill St	Municipal	8.00
59	B	P	M	RR2	City Of Gardner		Partridge St	Municipal	8.00
60	W	P	M	RR2	City Of Gardner		Stone St	Municipal	7.73
61	R	P	M	SFR	City Of Gardner		Stuart St	Municipal	7.70
62	C	P	M	RR2	City Of Gardner		Whitney St	Municipal	7.63
63	C	P	M	RR2	City Of Gardner		Stone St	Municipal	7.20
64	C	P	M	RR2	City Of Gardner		Clark St Off Airport Rd	Municipal	7.16
65	W	P	M	RR2	City Of Gardner		Off James St	Municipal	7.00
66	R	P	M	SFR	City Of Gardner		Off Woodland Ave	Municipal	6.18
67	R	P	M	RR2	City Of Gardner		Whitney St Off Airport Rd	Municipal	5.04
68	C	P	M	RR2	City Of Gardner		Off Airport Rd	Municipal	5.00
69	C	P	M	RR2	City Of Gardner		Off Kelton St	Municipal	4.58
70	C	P		RR2	City Of Gardner		Kelton St	Municipal	4.50
71	R	P	M	SFR	City Of Gardner		Wright St	Municipal	4.42
72	C	P	M	RR2	City Of Gardner		Park St	Municipal	4.10
73	C	P	M	RR2	City Of Gardner		Stone St	Municipal	4.05
74	W	P	M	RR2	City Of Gardner		Snake Pond Rd W	Municipal	3.99
75	R	P	M	SFR	City Of Gardner		Broadway	Municipal	3.85
76	R	P	M	GR3	City Of Gardner		Jean St	Municipal	3.66
77	C	P	M	GR3	City Of Gardner		Leo Dr	Municipal	3.64
78	C	P	M	RR2	City Of Gardner		Clark St Racette Ave Off	Municipal	3.52
79	R	P	M	SFR	City Of Gardner		Ave Off Whitney St	Municipal	3.51
80	C	P	M	RR2	City Of Gardner		Whitney St	Municipal	3.40
81	C	P	M	RR2	City Of Gardner		Whitney St	Municipal	3.33
82	C	P	M	RR2	City Of Gardner		Union St	Municipal	3.25
83	C	P	M	RR2	City Of Gardner		Whitney St	Municipal	3.00
84	C	P	M	RR2	City Of Gardner		Ken Dr	Municipal	3.00

<b>I T E M</b>	<b>P U R P O S E</b>	<b>P R O P O S E</b>	<b>F E E S</b>	<b>Z O N E</b>	<b>OWNER</b>	<b>ST No</b>	<b>ADDRESS</b>	<b>LAND USE</b>	<b>ACRES</b>
85	C	P	M	COM	City Of Gardner	E	Broadway	Municipal	2.91
86	C	P	M	RR2	City Of Gardner		Union St	Municipal	2.50
87	B	P	M	RR2	City Of Gardner		Stone St	Municipal	2.44
88	C	P	M	SFR	City Of Gardner		Clark St	Municipal	2.43
89	C	P	M	RR2	City Of Gardner		Snake Pond Rd	Municipal	2.35
90	C	P	M	RR2	City Of Gardner		Union St	Municipal	1.30
91	R	P	M	SFR	City Of Gardner		Stuart St	Municipal	1.04
92	C	P		RR2	City Of Gardner		Green St	Municipal	1.00
93	B	P	M	RR2	City Of Gardner		Stone St	Municipal	0.92
94	W	P	M	IND	City Of Gardner		Snake Pond Rd Off	Municipal	0.87
95	W	P	M	SFR	City Of Gardner		Blanchard St Off	Municipal	0.73
96	R	P	M	RR2	City Of Gardner		Green St	Municipal	0.64
97	C	P		GR3	City Of Gardner		Leo Dr Off	Municipal	0.43
98	C	P	M	RR2	City Of Gardner		Union St	Municipal	0.38
99	R	P	M	SFR	City Of Gardner		Stuart St	Municipal	0.19
100	R	P		SFR	City Of Gardner		Stuart St	Municipal	0.12
101	R	P		GR3	City Of Gardner		Jean St	Municipal	0.11
102	C	P	M	SR1	City Of Gardner		Whitney St Off	Municipal	0.00
103	B	P	N	RR2	Mass.Audubon Society Inc		Raymond St	P/Hos Char	187.15
104	B	P	N	RR2	North County Land Trust, Inc		Brookside Dr	P/Hos Char	174.97
105	B	P	N	RR2	Mass Audubon Society Inc		Pearl St	P/Hos Char	106.83
106	B	P	N	RR2	Mass.Audubon Society Inc		Hosley Rd	P/Hos Char	22.93
107	B	P	N	RR2	North County Land Trust		Smith St	P/Hos Char	14.70
108	R	P	N		Monadnock Trust		Kelton St	P/Hos Char	13.74
109	B	P	N	C1	North County Land Trust Inc		Pearl St	P/Hos Char	1.34
110	H	P	N	RR2	Roman Catholic Bishop		West St	Religious	44.00
111	H	P	N	RR2	Roman Catholic Bishop		West St	Religious	36.00
112	H	P	N	RR2	Roman Catholic Bishop		West St	Religious	16.30
113	H	P	N	RR2	Roman Catholic Bishop		Keyes Rd	Religious	11.20
114	H	P	N	RR2	Roman Catholic Bishop		West St	Religious	2.12
115	B	P	DCRS	RR2	Comm Of Mass		Smith St Off	Dep Env Mv	45.00
116	C	P	DFG	RR2	Comm Of Mass		Smith St	Div Fish	601.99
117	C	P	DFG	RR2	Commonwealth Of Mass		Smith St	Div Fish	150.50

## Section 5: Inventory of Lands

<b>I T E M</b>	<b>P U R P O S E</b>	<b>P R O P O S E</b>	<b>F E E S</b>	<b>Z O N E</b>	<b>OWNER</b>	<b>ST No</b>	<b>ADDRESS</b>	<b>LAND USE</b>	<b>ACRES</b>
118	C	P	DFG	RR2	Commonwealth Of Mass		Murray Rd Off	Div Fish	55.00
119	C	P	DFG	RR2	Commonwealth Of Mass		Smith St Saunders	Div Fish	35.50
120	C	P	DFG	IND	Comm.Of Mass.Div F & W		St	Div Fish	30.72
121	C	P	DFG	RR2	Commonwealth Of Mass		Smith St	Div Fish	12.00
122	C	P	M	RR2	City Of Gardner		Lake Dr Heywood	Municipal	21.00
123	W	P	M	RR2	City Of Gardner	100	St	Municipal	8.79
124	R	P	P	RR2	City Of Gardner		Heywood 99 St	Municipal	6.01
125	R	P	N	RR2	Monadnock Trust		Raymond 320 Rd	P/Hos Char	97.55
126	R	P	N	RR2	Monadnock Trust		Camp 123 Collier Rd	P/Hos Char	42.00
127	B	P	DCRS	RR2	Comm Of Mass		289 Pearl St	Dep Env Mn	130.00
128	B	P	DCRS	SFR	Commonwealth Of Mass		Park St Racette	Mn	4.48
129	R	L	P	SFR	West End Beagle Club Inc		Ave	Vacant	6.88
130	B	L	M	RR2	Hakala Robert E		Airport Rd Kendall	Vacant Pot	13.50
131	R	L	P	RR2	P A C C Inc.		185 Pond West	Fratnl Org	28.24
132	R	L	P		Lithuanian Outing Association		23 Airport Rd	Fratnl Org	1.89
133	R	L	P	SFR	West End Beagle Club Inc		110 Clark St	Fish&Gam	17.80
134	R	L	P	RR2	New England Power		Park St Off	Elec Row	33.30
135	R	L	M	RR2	City Of Gardner		Eaton St	Municipal	66.06
136	C	L	M	RR2	City Of Gardner		Pearl St	Municipal	61.80
137	R	L	M	RR2	Ashburnham-Westminster Reg		Murray Rd Off	Municipal	38.00
138	C	L	M	SFR	City Of Gardner		Catherine St	Municipal	29.00
139	R	L	M	RR2	City Of Gardner		Smith St	Municipal	26.62
140	R	L	M	SFR	City Of Gardner		Waterford St	Municipal	8.50
141	O	L		COM 2	City Of Gardner		W Broadway	Municipal	5.80
142	C	L		SFR	City Of Gardner		E Broadway	Municipal	4.80
143	R	L	M	RR2	City Of Gardner		Eaton St	Municipal	4.60
144	R	L	M	COM	City Of Gardner		Manca Dr	Municipal	2.96
145	R	L	M	SFR	City Of Gardner		Dumas	Municipal	2.82
146	R	L	M	SFR	City Of Gardner		Cypress St	Municipal	2.38

<i>I T E M</i>	<i>P O S E T</i>	<i>P R O P O R T</i>	<i>F E E S</i>	<i>Z O N E</i>	<i>OWNER</i>	<i>ST No</i>	<i>ADDRESS</i>	<i>LAND USE</i>	<i>ACRES</i>
147	R	L	M	SFR	City Of Gardner		Blanchard St	Municipal	2.25
148	O	L	M	SFR	City Of Gardner		E Broadway	Municipal	2.13
149	R	L	M	SFR	City Of Gardner		Chelsea St	Municipal	1.13
150	R	L	M	RR2	City Of Gardner		Otter River Rd	Municipal	1.08
151	R	L	M	SFR	City Of Gardner		Park St	Municipal	0.95
152	R	L	M	RR2	City Of Gardner		Willis Rd Off	Municipal	0.70
153	B	L	DCRS	RR2	City Of Gardner		Betty Spring Rd	Municipal	0.50
154	R	L		SFR	City Of Gardner		Norman St	Municipal	0.06
155	R	L		COM	1 City Of Gardner		7 Graham St	Municipal	0.04
156	B	L	N	RR2	MacDonald Anne D		Pearl St	P/Hos Char	15.67
157	B	L	N	RR2	MacDonald Anne D		Pearl St Off Raymond	P/Hos Char	9.77
158	O	L	M	RR2	City Of Gardner		St	P/Hos Char	0.60
159	O	L	COM	RR2	Comm Of Mass	304	Chapel St	Dept MH	2.70
160	R	L	COM	RR2	Commonwealth Of Mass		Green St	Education	268.00
161	R	L	P	SFR	West End Beagle Club Inc		Clark St	Fish&Game	27.58
162	R	L	P	SFR	West End Beagle Club Inc		Clark St	Fish&Game	0.31
163	R	L	M	RR2	City Of Gardner	152	Eaton St	Municipal	152.00
164	R	L	M	SFR	City Of Gardner		Catherine St	Municipal	12.60
165	O	L	M	SFR	City Of Gardner		Elm St	Municipal	11.75
166	R	L	M	GR3	City Of Gardner		School St	Municipal	8.10
167	R	L	M	RR2	City Of Gardner		Park St	Municipal	3.50
168	C	L	M	SFR	City Of Gardner		Catherine St	Pub-School	9.60
169	H	L	N	SFR	First Congregational Society	5	Central St	Church Etc	3.19
170	R	N	P	RR2	Gagnon Denis D	303	Betty Spring Rd	Single Fam	57.54
171	R	N	P	RR2	Taavitsainen Wieno & Others	376	Matthews St	Single Fam	53.43
172	S	N	P	RR2	Croteau Andre A	443	Whitney St	Single Fam	53.00
173	S	N	P	RR2	Hamel Sandra Hunt	426	Lovewell St	Single Fam	33.00
174	S	N	P	RR2	Valcourt Margaret L	558	Partridge St	Single Fam	31.00
175	S	N	P	RR2	Goodwin Richard A	883	Pearl St	Single Fam	23.90
176	S	N	P	RR2	Jamison Seth M	418	Stone St	Single Fam	23.62

## Section 5: Inventory of Lands

	<b>P</b>	<b>P</b>	<b>F</b>	<b>Z</b>	<b>OWNER</b>	<b>ST</b>	<b>ADDRESS</b>	<b>LAND USE</b>	<b>ACRES</b>
<b>I</b>	<b>T</b>	<b>O</b>	<b>E</b>	<b>O</b>		<b>No</b>			
<b>M</b>	<b>S</b>	<b>R</b>	<b>S</b>	<b>N</b>					
<b>E</b>	<b>S</b>	<b>R</b>	<b>S</b>	<b>N</b>					
<b>M</b>	<b>S</b>	<b>R</b>	<b>S</b>	<b>N</b>					
177	S	N	P	SFR	Blake P Diane	262	Smith St	Single Fam	23.00
178	S	N	P	SFR	Hill Claire	2	Chapel St	Single Fam	23.00
179	S	N	P	RR2	Long Richard A	597	West St	Single Fam	22.00
180	S	N	P	RR2	Anderson Paul H	386	Whitney St	Single Fam	22.00
181	S	N	P	RR2	Hall Edwin H	423	Partridge St	Single Fam	21.50
182	S	N	P	RR2	Elola Francis W	804	Whitney St	Single Fam	19.75
183	S	N	P	RR2	Koski Eva A	163	Whitney St	Single Fam	18.51
184	S	N	P	RR2	Jarvela Marion C	265	Whitney St	Single Fam	18.24
185	S	N	P	RR2	Lajoie Donald T Jr	834	Green St	Single Fam	17.50
186	S	N	P	RR2	Rodgerson Everett P	435	Partridge St	Single Fam	17.30
187	S	N	P	RR2	Mclaughlin Denis J	430	Stone St	Single Fam	16.53
188	S	N	P	RR2	Newcomb George H	701	Whitney St	Single Fam	15.96
189	S	N	P	SFR	Leblanc Ronald	390	Temple St	Single Fam	14.01
190	S	N	P	RR2	Meany William J	414	Partridge St	Single Fam	14.00
191	S	N	P	RR2	Boucher Eugene J	61	Howard St	Single Fam	13.75
192	S	N	P	RR2	Devoe Robert E	630	Whitney St	Single Fam	12.79
193	S	N	P	RR2	Carlson Carl S	157	Minott St	Single Fam	12.63
194	S	N	P	RR2	Duguay Michael	40	Otter River Rd	Single Fam	12.00
195	S	N	P	RR2	Hugo Frederic E	244	Saunders St	Single Fam	11.28
196	S	N	P	RR2	Zlotnik Helen	169	Eaton St	Single Fam	10.69
197	S	N	P	RR2	Taheri Manouchehr	106	Kelton St	Single Fam	10.57
198	S	N	P	RR2	Macdonald Helen D & Peter D	884	Pearl St	Single Fam	10.08
199	S	N	P	RR2	Lehoux Paul B	165	Murray Rd	Single Fam	10.00
200	S	N	P	RR2	Marabello James A	685	Whitney St	Single Fam	9.90
201	S	N	P	RR2	St John Gerald N	194	Willis Rd	Single Fam	9.46
202	S	N	P	RR2	Erickson Ronald P	267	Betty Spring Rd	Single Fam	9.40
203	S	N	P	RR2	Johnson Martha M	379	Whitney St	Single Fam	9.00
204	S	N	P	RR2	Roy Ronald L	391	Whitney St	Single Fam	9.00
205	S	N	P	RR2	Casavant Lawrence W	133	Murray Rd	Single Fam	9.00
206	S	N	P	RR2	Hanks Richard D	914	Clark St	Single Fam	8.81
207	S	N	P	RR2	Gemborys Brian P	778	Whitney St	Single Fam	8.58
208	S	N	P	RR2	Gemborys Bruce C	764	Whitney St	Single Fam	8.45
209	S	N	P	RR2	Defuria J Douglas	88	Kelton St	Single Fam	8.40
210	S	N	P	SR1	Poirier Linda Allene	292	Union St	Single Fam	8.37
211	S	N	P	SFR	Rolf James D	17	Adams St	Single Fam	8.34

<b>I T E M</b>	<b>P U R P O S E</b>	<b>P R O P O S E</b>	<b>F E E S</b>	<b>Z O N E</b>	<b>OWNER</b>	<b>ST No</b>	<b>ADDRESS</b>	<b>LAND USE</b>	<b>ACRES</b>
212	S	N	P	SFR	Jurglewicz Evelyn H	86	Linwood	Single Fam	8.00
213	S	N	P	SFR	Caouette Wesley C	139	Smith St	Single Fam	8.00
214	S	N	P	RR2	Degon Mary B	126	Kelton St	Single Fam	8.00
215	S	N	P	RR2	Wiinikainen Toivo B	414	St Raymond Otter River	Single Fam	7.96
216	S	N	P	RR2	Colcord Mark D	350	Rd	Single Fam	7.00
217	S	N	P	SFR	Chicoine Louis G	300	Clark St	Single Fam	7.00
218	S	N	P	SFR	Richard Janice M Trs Of	122	Smith St	Single Fam	7.00
219	S	N	P	SFR	Therrien Ronald P	273	Smith St	Single Fam	6.91
220	S	N	P	RR2	Greenwood Roy	966	Kelton St	Single Fam	6.89
221	S	N	P	RR2	Ufnal Henry K	165	Willis Rd	Single Fam	6.50
222	S	N	P	RR2	Cunningham John M	979	Pearl St	Single Fam	6.30
223	S	N	P	RR2	Hunderup Kathleen M	293	St Saunders	Single Fam	6.23
224	S	N	P	RR2	Samson John	318	Lovewell St	Single Fam	6.15
225	S	N	P	SFR	Janhunen Jeffrey L	125	Dyer St	Single Fam	6.00
226	S	N	P	IND	Seppa William R	179	St Saunders Betty	Single Fam	6.00
227	S	N	P	RR2	Gilbert Robert J	506	Spring Rd	Single Fam	6.00
228	S	N	P	RR2	Wilkinson Robert H	118	Kelton St	Single Fam	6.00
229	S	N	P	RR2	Tibets Arthur R	76	Rd Otter River	Single Fam	5.81
230	S	N	P	RR2	Bushey Roy J	43	Rd Otter River	Single Fam	5.75
231	S	N	P	RR2	Bell C Gordon	123	Willis Rd	Single Fam	5.68
232	S	N	P	SFR	Daigle Charles J Jr	295	Temple St	Single Fam	5.60
233	S	N	P	SFR	Deslauriers Gregory R	219	Union St	Single Fam	5.50
234	S	N	P	RR2	Jarvis Mary Ellen	296	Lovewell St	Single Fam	5.50
235	S	N	P	RR2	Gilchrest Gary P	473	Mill St	Single Fam	5.43
236	S	N	P	RR2	Yablonski Victor P	385	Temple St	Single Fam	5.40
237	S	N	P	RR2	Lewis Tracy B	285	St Partridge	Single Fam	5.38
238	S	N	P	RR2	Zadroga Alan S	637	Whitney St	Single Fam	5.21
239	S	N	P	RR2	Sullivan Daniel J	575	Whitney St	Single Fam	5.16
240	S	N	P	RR2	Nyman Gary L	668	Whitney St	Single Fam	5.07
241	S	N	P	RR2	White Scott F	114	Rd Otter River	Single Fam	5.01
242	S	N	P	RR2	Bourn Scott A	330	Coleman St	Single Fam	5.01
243	R	N	N	RR2	Doria Elizabeth R Trustee Of	74	Kelton St	Single Fam	1.10

## Section 5: Inventory of Lands

<i>I T E M</i>	<i>P U R P O S E</i>	<i>P R O P O S E</i>	<i>F E E S Y</i>	<i>Z O N E</i>	<i>OWNER</i>	<i>ST No</i>	<i>ADDRESS</i>	<i>LAND USE</i>	<i>ACRES</i>
244	S	N	P	RR2	Hiniker George N Jr	130	Whitney St Wampanoa	SFR Water	11.28
245	S	N	P	RR2	Jolma Peter A	142	g So Rd Chatham	SFR Water	10.88
246	S	N	P	SFR	Morse Darlene D	57	St	SFR Water	5.55
247	R	N	P	RR2	Rice Roland F	221	St Matthews	Mobile Hom	25.80
248	S	N	P	RR2	Gravel George A	211	St	Mobile Hom	5.50
249	S	N	P	RR2	Page Charles F	303	Kelton St	Hom	5.00
250	R	N	P	RR2	D & E Realty Corp		West St	Vacant	146.00
251	R	N	P	RR2	Boulanger Edward		Pearl St Coleman St	Vacant	76.80
252	R	N	P	RR2	Manca John F		Ext Betty	Vacant	57.83
253	R	N	P	RR2	Kraskouskas Peter A	396	Spring Rd	Vacant	55.24
254	R	N	P	RR2	Hill Claire		Pearl St Clark &	Vacant	54.82
255	R	N	P	RR2	Fletcher John L & James L		Otter Riv	Vacant	44.31
256	R	N	P	RR2	Balducci Mario		Sawyer St Matthews	Vacant	43.82
257	R	N	P	RR2	Gagnon Denis D		St	Vacant	35.79
258	S	N	P	RR2	Frantz Bobbie-Jo Tr		Willis Rd	Vacant	29.39
259	R	N	P	RR2	Kouracles Peter		Green St	Vacant	27.50
260	R	N	P	RR2	Matthews Estates Llc		Pearl St Off	Vacant	24.90
261	R	N	P	RR2	Yraola Francis A		West St	Vacant	20.57
262	R	N	P	RR2	Kymalainen Thomas J & Alice M		Pearl St Matthews	Vacant	18.45
263	R	N	P	RR2	Matthews Estates Llc		St Timpany	Vacant	16.00
264	R	N	P	RR2	Denoncourt John		Blvd	Vacant	15.00
265	R	N	P	RR2	Macinnes Charles Alan		Howard St	Vacant	14.61
266	S	N	P	RR2	Xarras James		Clark St	Vacant	14.38
267	R	N	P	RR2	Gelsomini Michael D		Clark St	Vacant	13.14
268	R	N	P	IND2	Mccarthy Christopher W Tr		Manca Dr W	Vacant	9.70
269	W	N	P	IND2	Greater Gardner Ind Found		Broadway	Vacant	9.60
270	R	N	P	SFR	Tamulen Edward W		Minott St Saunders	Vacant	9.58
271	R	N	P	RR2	Smith Frederick C & Alda E Trs		St	Vacant	9.00
272	R	N	P	RR2	Wojtukiewicz Robert J		Stone St	Vacant	8.22
273	S	N	P	SFR	Archambault Jacques J		Minott St	Vacant	8.20

<b>I T E M</b>	<b>P O S E T</b>	<b>P R O T E C T I O N</b>	<b>F E E S</b>	<b>Z O N E</b>	<b>OWNER</b>	<b>ST No</b>	<b>ADDRESS</b>	<b>LAND USE</b>	<b>ACRES</b>
274	A	N	P	RR2	Hunderup Kathleen M		Saunders St	Vacant	7.81
275	R	N	P	RR2	Gagnon Dennis D		Saunders St	Vacant	7.62
276	S	N	P	RR2	Littlejohn David C	406	Stone St	Vacant	7.53
277	W	N	P	SFR	Boucher Shirley M, Jr Hermanson		Park St Off	Vacant	7.40
278	S	N	P	SFR	Korhonen Peter S		Smith St Betty Spr/	Vacant	6.32
279	R	N	P	SFR	Harasimowicz Paul P Jr		Crestwood	Vacant	5.80
280	S	N	P	RR2	Berg Joel A		Whitney St	Vacant	5.13
281	R	N	P	RR2	Knoll Marc L		Betty Spring Rd	Vacant Pot	11.10
282	R	N	P	RR2	Nye Michael P		Chapel St	Vacant Pot	11.00
283	S	N	P	RR2	Perez Luis Andres Trustee		Clark St	Vacant Pot	7.11
284	R	N	P	RR2	Novak Daniel A		Stone St	Vacant Pot	6.01
285	R	N	P	SFR	Twohig Ann K		Union St	Vacant Pot	5.50
286	R	N	P	RR2	Alisauskas Stanley G Trustee		Howard St Stone St &	Vacant Ubl	204.25
287	R	N	P	RR2	Erickson Ronald P		Eaton St Matthews	Vacant Ubl	62.00
288	R	N	P	RR2	Matthews Estates Llc		St Off W	Vacant Ubl	59.05
289	W	N	P	IND	Greater Gardner Ind Fdn		Broadway	Vacant Ubl	43.00
290	R	N	P	RR2	Lachance Theresa M		Temple St	Vacant Ubl	33.10
291	R	N	P	RR2	Stafford Marie R		Union St	Vacant Ubl	24.72
292	R	N	P	RR2	Lachance Builders Inc		Ken Dr Airport Rd	Vacant Ubl	12.50
293	S	N	P	RR2	Manca Marie P		Off	Vacant Ubl	11.50
294	R	N	P	RR2	Whitney Donald P		Green St	Vacant Ubl	11.40
295	R	N	P	RR2	Czasnowski John S		Kelton St	Vacant Ubl	11.00
296	R	N	P	RR2	Crouch Charles W Jr		Union St Off	Vacant Ubl	9.06
297	R	N	P	RR2	Della-Giustina Daniel A		Howard St	Vacant Ubl	8.40
298	R	N	P	RR2	Mei David J		Kelton St	Vacant Ubl	8.30
299	S	N	P	RR2	Littlewood Arthur		Clark St	Vacant Ubl	6.09
300	R	N	P	RR2	Hiniker George N Jr		Mill St	Vacant Ubl	5.66
301	R	N	P	COM 2	Kraskouskas Peter P		Union St Otter River	Pot Devel	14.47
302	R	N	P	RR2	Woodman Tr Fletcher Tr No 1		Rd Otter River	Sand&Grvl	51.00
303	R	N	P	RR2	Fletcher John L & James L		Rd	Sand&Grvl	31.41

Section 5: Inventory of Lands

	<b>P</b>	<b>R</b>	<b>F</b>	<b>Z</b>	<b>OWNER</b>	<b>ST</b>	<b>ADDRESS</b>	<b>LAND USE</b>	<b>ACRES</b>
<b>I</b>	<b>T</b>	<b>P</b>	<b>E</b>	<b>O</b>		<b>No</b>			
<b>T</b>	<b>O</b>	<b>R</b>	<b>S</b>	<b>N</b>					
<b>E</b>	<b>S</b>	<b>O</b>	<b>Y</b>	<b>E</b>					
<b>M</b>	<b>E</b>	<b>T</b>	<b>S</b>	<b>E</b>					
304	W	N	P	IND2	Greater Gardner Ind Found	W	Broadway	Ind LD Dv	27.90
305	W	N	N	IND2	Greater Gardner Ind Found	W	Broadway	Ind Ld Po	0.52
306	O	N	P	RR2	Mctigue Michael P & Nancy A		73 Eaton St	Prof Bldg	9.11
<b>Total Open Space (all uses and all protection levels) 8,513.92</b>									

Table 5.6 Priority List of Non-Permanently Protected Parcels indicates properties of particular concern, ranking 56 of the 306 inventoried parcels from 1 (most critical) to 5. Consideration is given to unprotected parcels that are within the watershed, adjacent to existing protected open space, adjacent to municipal owned land, and parcels believed to be at high risk of becoming *lost* to other purposes.

**Table 5.6: Priority List of Non-Permanently Protected Parcels**

<b>I</b>	<b>T</b>	<b>E</b>	<b>M</b>	<b>STREET</b>	<b>Use Description</b>	<b>Area</b>	<b>In Watershed</b>	<b>Adj. to O/S</b>	<b>Adj. to Ch 61</b>	<b>Rank</b>
1				Stone & Eaton St	Vacant Ubl	62.00	X	X	X	1
2				W Broadway Off	Vacant Ubl	43.00	X			1
3				Park St Off	Vacant	7.40	X			1
4				Green St	Two Family	115.00	X	X	X	1
5				Clark St	Fish & Game	95.00				1
6				Green St	Tr Cr Veg	31.50				1
<b>Sub total Rank 1</b>						<b>353.90</b>				<b>6</b>
7				Wampanoag South Rd	SFR Water	10.88	X	X		2
8				West St	Vacant	146.00		X		2
9				Clark & Otter River	Vacant	44.31			X	2
10				Chapel St	Vacant Pot	11.00	X			2
11				Stone St	Vacant	7.53	X			2
12				Willis Rd	Single Family	6.50	X			2
13				Lovewell St	Recreation	127.49				2
14				Clark St	Recreation	0.49				2
15				Chapel St	Single Family	25.89		X	X	2
16				Partridge St	Single Family	94.59				2
17				Bridge St	Single Family	93.00				2
18				West St	Single Family	69.10				2
19				Bridge St	Recreation	48.00				2
<b>Sub total Rank 2</b>						<b>684.78</b>				<b>13</b>

<b>I T E M</b>	<b>STREET</b>	<b>Use Description</b>	<b>Area</b>	<b>In Watershed</b>	<b>Adj. to O/S</b>	<b>Adj. to Ch 61</b>	<b>Rank</b>
20	Green St	Single Family	17.50	X	X	X	3
21	Stone St	Vacant	8.22	X	X	X	3
22	Chapel St	Single Family	23.00		X	X	3
23	Eaton St	Single Family	10.69	X		X	3
24	Saunders St	Vacant	7.81	X	X		3
25	Green St	Vacant Ubl	11.40			X	3
26	Raymond St	Single Family	7.96				3
27	Whitney St Off	Fish & Game	30.00				3
28	Smith St	Recreation	8.00				3
	<b>Sub total Rank 3</b>		<b>124.58</b>				<b>9</b>
29	Stone St	Single Family	23.62	X	X	X	4
30	Stone St	Single Family	16.53	X	X	X	4
31	Kelton St	Single Family	6.00	X	X	X	4
32	Pearl St	Vacant	54.82	X	X		4
33	Union St	Pot Develop	14.47	X	X		4
34	Kelton St	Single Family	8.40	X	X		4
35	Kelton St	Vacant Ubl	8.30	X	X		4
36	Kelton St	Single Family	8.00	X	X		4
37	Stone St	Vacant Pot	6.01	X	X		4
38	Betty Spr/Crestwood	Vacant	5.80	X	X		4
39	Matthews St	Vacant Ubl	59.05		X		4
40	Park St Off	Electric Row	33.30	X			4
41	Kelton St	Vacant Ubl	11.00		X		4
42	Saunders St	Single Family	6.23		X		4
43	Green St	Vacant	27.50				4
44	Racette Ave	Vacant	6.88				4
45	Partridge St	Prod Wood	50.00				4
46	Whitney St	Single Family	25.00				4
47	W Broadway	Recreation	5.10				4
	<b>Sub total Rank 4</b>		<b>376.01</b>				<b>19</b>
48	Airport Rd	Vacant Pot	13.50	X	X	X	5
49	Matthews St	Single Family	53.43				5
50	Pearl St	Single Family	10.08		X		5
51	Green St	Single Family	16.50	X	X	X	5
52	Lovewell St	Single Family	33.00				5
53	Clark St	Recreation	27.90				5
54	Clark St	Recreation	14.00				5
55	Harvard St	Recreation	10.63				5
56	Clark St	Recreation	10.00				5
	<b>Sub total Rank 5</b>		<b>189.04</b>				<b>9</b>
		<b>Total Area &gt;</b>	<b>1728.31</b>		<b>Total parcels &gt;</b>		<b>56</b>

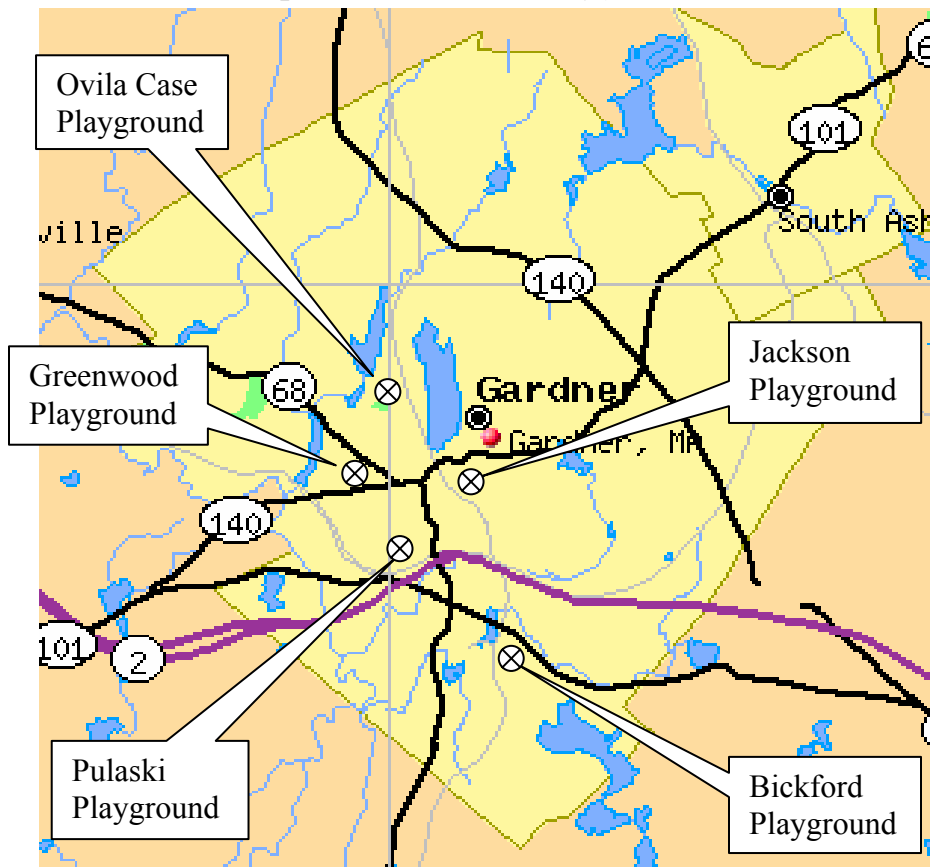
Table 5.7 lists recently acquired permanently protected open space parcels. While some of these were purchased or donated, others were acquired as a result of sub-division approval agreements where the developer sets aside a portion of the land for permanently

protected open space. The list does not include all permanently protected parcels and is shown here only to illustrate progress in accumulating permanently protected open space.

**Table 5.7: Recent Acquisitions of Permanently Protected Open Space**

Parcel	Size	Managed By	Method
Wilderbrook Estates	158.0	N County Land Tr	Subdivision Approval Process
Foster Brook Estates	6.7	Conservation Com	Subdivision Approval Process
Stone St	7.7	City	Subdivision Approval Process
Mohawk Drive	13.5	Conservation Com	Subdivision Approval Process
Carlson Estates	14.6	Association	
Otter River Conservation Area		Conservation Com	
Henri Property	18.0		Purchased
Gerry Property	3.4		Purchased
Nantucket Land & Mort Prop	27.3		Purchased
C&M Realty Trust	18.0	Conservation Com	Donated
Racette Ave Playground	2.8	Municipal Grounds	Donated
<b>Total</b>	<b>270.0</b>		

**Map 5.1: Gardner Municipal (Non School) Playgrounds**



**Table 5.8: Municipal (Non-Schoolyard) Playgrounds**

Table 5.8 is an inventory of only those playgrounds maintained by the City’s Municipal Grounds Dept. It

Item	Name	Size (acres)	Condition (1-10)
1	Ovila Case Playground	7.70	5
2	Greenwood Playground	3.66	7
3	Pulaski Playground	4.42	7
4	Bickford Playground	3.85	4
5	Jackson Playground	8.10	3
<b>Total Area / Average Condition</b>		<b>27.73</b>	<b>5</b>

Source: Gardner Municipal Grounds Commission

does not include playgrounds that are within school yards or under the control of school systems. The reason for this distinction has to do with the level of protection of associated parcels. School systems may consume playground area (optionally or out of necessity) with building expansion. These parcels are therefore considered less protected than municipal playgrounds that require City Council or in some cases Conservation Commission approval before a change in use may occur.



***Map 5.2: Open Space Inventory – Level of Protection***





***Map 5.3: Open Space Inventory – Primary Purpose***





***Map 5.4: Open Space Inventory – Ownership***





## Section 6: Community Vision

### A. Description of Process

The Open Space and Recreation committee is fortunate to have among its membership individuals who possess intimate knowledge of the City's landscape and relative history of changes to that landscape. The committee combined that knowledge with the newly acquired technology of an in-house MassGis database, maintained and operated by the City's Engineering / Survey Department. This combination of local knowledge and current technology resulted in the ability to generate a more complete and accurate update to the City's Open Space and Recreation Plan than was previously possible.

- Preserve water resources
- Fund repairs to playgrounds and recreation.
- Check on development

#### *Public Input*

An open space and recreation survey was designed based on similar surveys to solicit public opinion. It was comprised of ten questions, eight of which were multiple-choice, and included areas for comments and an option to join a mailing list. A copy of the survey is included in *Appendix A.I: Illustration of Open Space & Recreation Survey*.

The objective was to create a survey short enough that people would respond, but with enough information to be useful. The committee also wanted to keep the survey to a single page to keep copying and distribution costs in check. The committee had a \$3000 budget for the entire Open Space and Recreation Plan update. This was used for all associated costs of producing, distributing, and analyzing the survey, as well as advertising and other costs and printing of this final report. It quickly became apparent to the committee we would not be able to mail individual surveys to every household and stay within our budget.

The committee engaged the services of the local Leo's Club to distribute over 7000 surveys to households in the city soliciting response for open space & recreation needs and priorities over a two-week period from November 5, 2005 through November 19, 2005. In addition, Club members contacted over 700 households by telephone to remind individuals to return the survey, and to provide an opportunity to complete the survey during the phone call.

The committee collected 377 surveys either by mail, fax, hand delivery, telephone response, or at drop boxes located at City Hall, the local public Levi Heywood Memorial Library, and the Senior Center. This represents a response rate of more than 5.3%, exceeding our expectation of a 2% to 4% response.

Survey responses, including written comments, were entered into a spreadsheet to tabulate the results. Written comments were organized by theme, and searched for most frequently occurring words or phrases to capture recurring ideas and concerns. These were ranked and are included in the results (See *Appendix A.II Survey Results* for a detailed summary of results).

The survey results reveal the following concerns and patterns:

- Water issues (water quality, protection and preservation, recreation, drinking or swimming, collectively)
- Land development issues (primarily concern for over development)
- The majority spend their recreation time walking or hiking.
- Dunn Park with the adjoining bike trail is the most popular spot in the city for recreation.
- Over 30% of respondents expressed interest in learning more about the Community Preservation Act<sup>21</sup>.

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<sup>21</sup>The Community Preservation Act provides new funding sources which can be used to acquire and preserve open space, create and support affordable housing, acquire and preserve historic buildings and landscapes (<http://www.communitypreservation.org/index.cfm>)

- Nearly 30% of respondents would attend a seminar on this and other open space protection resources if offered.
- On a scale of 1 (low importance) to 5 (high importance) to rate open space issues relative to other community needs, the average response was 3.48. This represents a fairly strong indicator of support for open space and recreation initiatives.

The committee posted and advertised a public meeting held at the local library to inform the public of the survey results and other items and receive feedback regarding open space issues. The agenda and summary for that meeting is included in *Appendix A.V: Record of Public Meeting Soliciting Public Input*.

To minimize the likelihood that some survey respondents feel their concerns were not heard, it should be noted that some responses to the survey were beyond the intended scope of the survey and not within the provisions of the Open Space and Recreation Plan. Some concerns expressed are better addressed through other municipal avenues such as Urban Re-development or directly to appropriate city boards and commissions. Individuals believing they have expressed valid, legal, and practical concerns that are not addressed within the plan are encouraged to inform the Open Space Committee and become involved with future updates.

Several responses that are within the scope of the Open Space and Recreation Plan included concern for perceived rapid development or over development of land to housing developments. However, many expressed stopping all further development as a solution. It is not only impractical but also illegal and undesirable for the City to stop all housing developments. The City appropriately attempts to manage future housing growth within legal, practical, and desirable constraints with recent changes to the zoning ordinance and implementation of Smart-Growth initiatives, for example. Indeed, it is because of these constraints that there is a genuine need for an ongoing and updated Open Space and Recreation Plan to draw attention to these issues and help guide policy setting.

## B. Statement of Open Space and Recreation Goals

Based on past open space and recreation goals plus results of the survey and input gathered at the public meetings, the open space and recreation committee recommends the following concepts be included in the development of overall goals and objectives (see [Section 8](#)):

- Protect water resources
- Address restoration of water resources and other open space parcels
- Address housing development and the impact upon open space resources
- Expand open space and recreational opportunities
- Provide Open Space Protection educational opportunities
- Provide ongoing open space and recreation oversight

As illustrated earlier, the city has made progress in protecting open space. For many valid and appropriate reasons, the same can not be said of the city's recreational resources. Necessary budget cuts in recent fiscal cycles have eliminated funds for planned recreational expansion (ballparks, soccer fields, etc) and have reduced funding for maintenance of existing recreational resources (playgrounds, for example). Some progress has been achieved in securing funds for upgrading the Greenwood pool, but currently fall short of what will be necessary to realize its leadership's vision.

In view of the open space progress and recreational short fall, and considering survey response to recreational concerns, it seems appropriate to shift the Open Space and Recreation Plan resource efforts to restore balance on the recreation side. This redirection to achieve balance is reflected in the Goals ([Section 8](#)) and Actions ([Section 9](#)) sections of this update, with recommendations for increasing the Parks and Recreation maintenance budget, planned playground, baseball, and soccer fields, and continued funding for restoration efforts at Greenwood Pool. Readers and community leaders should not interpret this push for recreational balance as abandoning open space preservation efforts. Indeed, the Goals and Actions sections reflect also the need to continue open space and watershed protection with selective land acquisition, Smart Growth initiatives, and community education.

Also worthy of attention is the City's past efforts<sup>22</sup> to seek funding through the Urban Self Help program for construction of Chair City Park located at Smith and Chapel Streets and adjacent to Dunn Pond. A comprehensive plan was developed in 1996 and failed to win program approval. The plan was revised and resubmitted in 1997 and again failed. Perhaps, ten years later and in view of continued public interest for parks and playgrounds as evidenced by responses to the survey, it may be time to re-address this worth while effort.

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<sup>22</sup> The City of Gardner in cooperation with The Commonwealth of Massachusetts Executive Office of Environmental Affairs, Division of Conservation Services, Urban Self Help Preliminary Application, A Proposed Multi-Use Recreational Facility, June 1996, and again FY98 Urban Self-Help Preliminary Application for Chair City Park at Smith and Chapel Streets, Gardner, June 1997



## Section 7: Analysis of Needs

The following represents results of an analysis of needs, by function, relating to open space and recreation as determined by the open space committee. Various sources of input were considered including a survey [see *Appendix A-II*], SCORP, public meetings, public hearings, the previous OSRP, and input from department heads and city leadership. Some attempt was made to recognize the need to balance open space needs with other City needs.

This Needs Analysis was evaluated against the Statewide Comprehensive Outdoor Recreation Plan <sup>23</sup> [SCORP 2000]. SCORP 2000 identified eight regions, and further identified needs of each region with a survey analysis, similar to the method Gardner used in conducting its own survey [*Appendix A.II: Survey Results*]. Gardner is situated within the SCORP 2000 Central Region.

According to SCORP 2000, “The Central Region identified walking (16.5%), swimming (17.0%) and hiking (14.4%) as primary desires.” The SCORP report is not clear in distinguishing whether these primary desires represent activities respondents would like to do but can’t (because there are insufficient facilities or opportunities, for example) or whether these desires represent activities in which respondents actively engage.

Gardner’s own survey concurred that walking, swimming, and hiking are the three top activities Gardner residents like to do. But when asked what the greatest open space and recreation needs are, the responses were water needs,<sup>24</sup> the need to stop over-development, and the need to maintain existing and build new playground facilities. While preservation of resources to allow existing activities is important, for this section attention is placed on those activities identified as needs.

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<sup>23</sup> [Http://www.mass.gov/envir/dcs/global/publications.htm](http://www.mass.gov/envir/dcs/global/publications.htm)

<sup>24</sup> Includes protection, preservation, water quality, recreation, swimming, and drinking collectively

## A. Resource Protection Needs

Sources of input considered include a survey [see [Appendix A-II](#)], SCORP, public meetings, public hearings, the previous OSRP, and input from department heads and city leadership.

1. Improved water protection:
  - a. Storm water management: Mandated
  - b. Parker Pond restoration: Readdress past failed attempt
  - c. Reduced salt policy: Adopted from past OSRP
  - d. Multi-town agreement: Adopted from past OSRP
2. Protect open space: Ongoing
3. Local flora and fauna: No specific species cited.
4. Endangered/rare local species: See table 4.2 Gardner's Endangered and Rare Species
5. Recycling: The city's landfill has recently closed. A transfer station has been established. Improved emphasis on the need for recycling should be encouraged.

## B. Community's Needs

Sources of input considered include a survey [see [Appendix A-II](#)], SCORP, public meetings, public hearings, the previous OSRP, and input from department heads and city leadership.

1. Address Development Concerns: Based on survey and public input
2. Redevelop old buildings: Ongoing
3. Develop the downtown area: Ongoing
4. Protect water and wetlands: Ongoing
5. Better access to waterways: If open space and recreation areas are intended to be enjoyed and utilized, access to these resources must be improved. Caution must be exercised to not compete with other needs, such as the protection and preservation of open space.
6. Maintain existing playgrounds: New emphasis needs to be placed upon this priority identified in the survey.
7. Build new playgrounds: As populations increase the need for additional facilities increase, preferably neighborhood facilities where possible.
8. Add soccer fields: There is great and growing support for soccer activity in the greater community with not enough fields to accommodate the level of interest.
9. Expand Bike/walking paths: Ongoing, pre commitment to complete 16 mile trail
10. Upgrade/Restore Greenwood Pool: Based on public input [see [Section 10](#)]

## C. Management Needs

Sources of input considered include a survey [see [Appendix A-II](#)], SCORP, public meetings, public hearings, the previous OSRP, and input from department heads and city leadership.

1. Engage and Educate Public: The city must listen to perceived needs and align expectation to reflect true needs within financial constraints. It may be too easy to push recreation needs behind other City needs. However, data collected in this

- report suggests many open space and recreational needs expressed by Gardner residents are real and need to be addressed appropriately. Programs that can leverage funding for open space and recreation activities need to be explained beyond “tax increases”.
2. Development options: There is ongoing need to provide viable options to simply exploiting available land for development. These include activities the city is already engaged in, but true success will require renewed commitment to these activities.
  3. Cluster development, Smart Growth initiatives, etc. These are among the activities to address growth management. They are being used and should continue to be used where appropriate.
  4. Cost/affordability consequences: A frank discussion needs to take place among city officials that considers the trade offs necessary to meet these open space and recreational needs. Costs must include ongoing maintenance and upkeep, and not simply the one time cost to construct or purchase facilities.
  5. Funding options: The Community Preservation Act, for example, needs to be brought to people’s attention for consideration. Grant activities, such as those used to fund the Bike Path activities needs to be pursued.
  6. Open Space concerns: Concerns need to be kept at the forefront of municipal activity, or risk being displaced for more apparent or more immediate needs. This requires ongoing effort and perseverance.
  7. Water use: Even though water use management is subcontracted for the city, ongoing efforts to stay current with best practice policies are needed. For example, past practice of piping sewage to a central location is now believed to prevent natural ground water recharge.



## Section 8: Goals and Objectives

The Open Space and Recreation Committee considered several potential and various goals and associated objectives for inclusion in this update. In the end, the committee agreed the goals as listed in the previous update are those that will continue to best serve the City's Open Space and Recreation needs. Therefore, the Goals listed here are the same as those in the 2000 update. Objectives for achieving these goals have been updated, as appropriate.

### Goal 1 -Protect open space and preserve scenic character

- A. Encourage open space residential development [OSRD] – This has been initiated and is ongoing. The results of this effort are addressed in *Section 3.D: Growth and Development Patterns*, and illustrated in *Table 3.5: Summary of Zoning Ordinance Changes*. See also *Table 5.7: Recent Acquisitions of Permanently Protected Open Space*
- B. Adopt Scenic Roadway ordinance – The City adopted, in 1991, a two mile section of Old Eaton Street as a “Scenic Road” in accordance with Massachusetts General Laws, Chapter 40, Section 15C. An ordinance would allow the City to enforce restrictions on this and future similarly identified roadways.
- C. Identify undeveloped land parcels and alternatives to development – Alternatives include redeveloping deserted industrial and commercial buildings. See *Table 5.6: Priority List of Non-Permanently Protected Parcels*.
- D. Transfer certain City properties to the Conservation Commission to increase protection status – Because the Conservation Commission has powers not available to other City departments. While Gardner is performing well with regard to percent of protected open space compared with neighboring towns, ongoing efforts to add properties to the protected open space inventory are encouraged.

### Goal 2 – Improve and expand recreational resource facilities

- A. Complete bike path trail – The North Central Bike Path project consists of a planned 16 miles of dedicated pathway connecting the downtowns of Gardner and Winchendon. The project is about half complete with nearly all the path developed in Gardner. A short connector was completed in 2006, and a final connector is planned for 07-08. A Recreational Trails grant application has been filed with the Mass Dept of Conservation and Recreation requesting funds for this final connector within Gardner.
- B. Improve city parks and playground maintenance – Budget cuts in recent years have grossly reduced funding resulting in poorer quality parks and playgrounds. Based on the survey (Appendix A.II) nearly 50% of respondents would like more spending on parks. See also *Table 5.4: Parks and Playgrounds* and *Table 5.8: Municipal Non-Schoolyard Playgrounds*.

- C. New playground – based on survey input.
- D. Improve Otter River boat access and hiking trails –Unrealized but desirable objective from previous OSRP.
- E. Upgrade Municipal Golf Course – ongoing objective.
- F. Improve Parker Pond access - Unrealized objective from previous OSRP.
- G. Lake Wampanoag and Wright’s Pond access - Unrealized objective from previous OSRP.
- H. New little league complex – An abandoned manufacturing site has been identified and preliminary plans established. Also supports Goal 1.C
- I. New soccer fields - Based on survey and supported by interest in the sport across the region.
- J. Upgrade Greenwood pool facilities – Some improvements have been achieved. Additional improvements are planned with CDBG grant money and legislative earmark funding. See also *Appendix A-IV, A-VI*, and *Section 10: Public Comments*.
- K. Accommodate New Dog Park - Based on survey results.
- L. Add signage around ponds – Installation of signs identifying the many water resources within the City’s boundaries would benefit residents and visitors who may be less familiar with these valued resources the City has to share, maintain, and preserve. This may also generate support for funding, through general awareness. See also Goal 5.C.

### **Goal 3 - Protect & Improve water quality resources**

Progress in protecting water supplies has been made since the previous Open Space and Recreation update. Improvements and expansion to water filtering systems at Crystal Lake have been completed. Treatment of water for the Snake Pond Well is near completion. Other specific activities include:

- A. Wetland protection – Ongoing activity. See also in *Section 3, Zoning Wetlands Protection Ordinance*.
- B. Pursue ratification of multi-town agreement for water protection - Unrealized objective from previous OSRP. Past efforts in reaching agreement with Winchendon and Templeton to protecting water supplies and habitat have not resulted in a written agreement. Renewed efforts are recommended until an agreement can be reached.
- C. Continue Parker Pond improvements - Unrealized objective from previous OSRP. Parker Pond remains in need of improvement despite past failed attempts to dredge the pond. No formal plan exists for improvement. This update recommends re-opening the failed project to investigate alternative approaches.
- D. Acquire open space within watershed - Ongoing
- E. Improve storm-water management - Storm water management is an ongoing project. Progress is demonstrated with the Wasa Street outflow and Parker Pond Dam restoration, described elsewhere.
  - i. Reduce non-point source pollution - Ongoing

- ii. “Reduced Salt” policy – In lieu of a Reduced Salt Ordinance which has failed to win necessary City Council support. Past efforts to implement a *no salt* ordinance have failed. This update recommends establishing a no salt policy that would express and preserve the intent that an ordinance would provide without costly enforcement.

#### **Goal 4 – Accommodate new growth where environment can best support it .**

- A. Promote mixed use development - See *Table 3.5 Summary of Zoning Ordinance Changes*
- B. Promote infill development - See *Table 3.5*
- C. Encourage use, coverage, effectiveness of Development Overlay District – See *Table 3.5*
- D. Support redevelopment of Brownfield sites – See *Section 4-D: Environmental Challenges*. The City has encouraged redevelopment of existing buildings over new developments where feasible. The Open Space and Recreation committee encourages continuation of this practice.
- E. Encourage OSRD – See also Goal A.1
- F. Conduct new/updated Build-out analysis – The most recent analysis (see *Appendix C*) is out of date. See also in *Section 3, Long Term Development*.
- G. Downtown Development: A downtown focus group, Square 2, provides ongoing activities to support the development of downtown. This may relieve pressure to develop other, more pristine locations. Continued support from the City is encouraged.

### Smart Growth Initiatives

#### **Goal 5 – Increase public awareness**

The best support for open space and recreation initiatives is likely to come from a well informed and engaged public. The following objectives are designed to generate support from the public by informing and engaging them on relevant issues.

- A. Promote land donations to protect open space
- B. Engage public in open space decisions As expressed elsewhere in this update, there is a perception among residents that Gardner is being overdeveloped, a view that is not supported with available data. That is not to say the current rate of development is not greater than some residents would like. This suggests a need to provide a mechanism to distribute facts to the general public and allow healthy debate.
- C. Educate public about open space, wetlands, and water quality
- D. Improve access to open space informational material
  - i. Fish & Wildlife seminars
  - ii. Community Preservation Act seminars



## Section 9: Five-Year Action Plan

This section lists recommended activities over the next five years intended to accomplish items expressed in *Section 8: Goals and Objectives*.

Funding sources have not been identified. Specific **Getting it done** responsible parties are not listed as it requires combined cooperation of many City departments, boards and commissions to accomplish. The Mayor and City Council are, of course, ultimately responsible for determining which activities (and funding) the City chooses to engage. The following list may be viewed as special interest (Open Space and Recreation Committee) recommendations to the Mayor and City Council for consideration when formulating their balanced overall City goals and objectives within financial constraints.

Note \* Denotes Action Repeated Annually

Year	Item	Action	Responsible Party	Funding Source
2006	1.1*	Seek funding from all possible sources to acquire priority open space, particularly along Otter River Greenway, within Water Supply Protection Districts and to improve public recreational opportunities.	DCDP	Various
	1.2	Acquire land to provide better public access to Parkers Pond.	DCDP	Grants / City
	1.3	Draw down Parkers Pond.	DCDP/Con Com	Grants / City
	1.4*	Increase municipal budget for maintenance of parks and playgrounds.	City Council	City
	1.5	Make Greenwood Pool ADA compliant	DCDP	Grants / City
	1.6	Assist Gardner Little League with acquisition of 90 Mechanic Street and design of tournament quality facility.	DCDP / Little League	Grants / City / Private
	1.7	Support Town of Winchendon's efforts to complete North Central Pathway.	NC Pathway Committee	Grants / City
	1.8	Seek inter-municipal agreements to protect watershed.	Mayor	No Cost
	1.9	Adopt Scenic Road Ordinance.	City Council	No Cost

## Section 9: Five Year Action Plan

<b>2006</b>	1.10	Adopt Storm-water Management Ordinance.	City Council	Grants / City
	1.11	Adopt written Reduce Salt policy; identifying roads subject to policy and mark with appropriate signs.	DPW	No cost
	1.12*	Promote the use of the new Smart Growth provisions in the Zoning Ordinance.	Planning Board	No Cost
	1.13*	Promote public awareness about the benefits of protecting open space and enjoying recreational opportunities.	Open Space Committee	Grants / City
	1.14	Hire Planning Agent to improve administration of new Subdivision Rules & Regulations and Zoning Ordinance.	DCDP / City	Grants / City
	1.15	Continue to upgrade City's GIS capabilities.	Survey Dept	Grants / City
	1.16*	Update Open Space and Recreation Plan.	Open Space Committee	Grants / City
<b>2007</b>	2.1	Acquire priority open space.	Mayor	Grants / City
	2.2	Design and construct improved public access to Parkers Pond.	DCDP	Grants / City
	2.3	Design improved public access to Lake Wampanoag.	DCDP	Grants / City
	2.4	Improve walking trails along Otter River.	Con Com	Grants / City
	2.5	Design improved boat access to Otter River.	Con Com	Grants / City
	2.6	Complete North Central Pathway.	NC Pathway	Grants / City
	2.7	Design upgrade and expansion of Greenwood Pool facilities.	DCDP	Grants / City
	2.8	Increase municipal budget for maintenance of parks and playgrounds.	City Council / Mayor	City
	2.9	Complete the Little League complex at 90 Mechanic Street and associated walking trail.	Little League	City / Private
	2.10	Design upgrade of existing playground to meet ADA standards.	City Council / Mayor	City
	2.11	Locate and design additional soccer fields.	Soccer Assn	City / Private
	2.12	Reduce school athletic user fees.	School Com	City
	2.13	Promote the use of Smart Growth provisions in the Zoning Ordinance.	Planning Board	City

<b>2007</b>	2.14	Provide municipal funding to comply with Storm-water Management Ordinance.	City Council / Mayor	City
	2.15	Promote public awareness about the benefits of protecting open space and enjoying recreational opportunities.	Open Space Committee	City
	2.16	Make Conservation Agent full time.	City Council / Mayor	City
	2.17	Continue to upgrade City's GIS capabilities.	Survey Dept	City
	2.18	Update Open Space and Recreation Plan.	Open Space Committee	City
<b>2008</b>	3.1	Seek funding for acquisition of open space.	DCDP / Mayor	Grants / City / Private
	3.2	Construct improved public access to Lake Wampanoag.	DCDP	City
	3.3	Construct improved boat access to Otter River.	Con Com	City
	3.4	Acquire public access to Wright's Reservoir.	City Council / Mayor	City
	3.5	Increase municipal budget for maintenance of parks and playgrounds.	City Council / Mayor	City
	3.6	Construct upgrades and expansion of Greenwood Pool.	Trustees	Grants / City / Private
	3.7	Construct additional soccer fields.	Soccer Assn	City / Private
	3.8	Make one municipal playground ADA compliant.	City Council / Mayor	City
	3.9	Develop Dog/Animal Park feasibility Plan	DCDP	Grants / City
	3.10	Promote public awareness about the benefits of protecting open space and enjoying recreational opportunities.	Open Space Committee	City
	3.11	Promote the use of Smart Growth provisions in the Zoning Ordinance.	Planning Board	No Cost
	3.12	Increase municipal budget for storm-water management.	DPW	City
	3.13	Install markers (signs) to identify area Ponds and waterways.	Con Com	City
	3.14	Update Open Space and Recreation Plan.	Open Space Committee	No Cost
<b>2009</b>	4.1	Seek funding for acquisition of open space.	DCDP	Various
	4.2	Improve public access to Wright's Reservoir.	Con Com	City

Section 9: Five Year Action Plan

2009	4.3	Complete upgrade and expansion of Greenwood Pool.	Trustees	Grants/ City/ Private
	4.4	Increase municipal budget for maintenance of parks, playgrounds and storm-water management.	City Council / Mayor / DPW	City
	4.5	Locate and design new ADA compliant municipal playground and recreational facility.	Con Com	City
	4.6	Update Build-out analysis	DCDP	City
	4.7	Promote the use of Smart Growth provisions in the Zoning Ordinance.	Planning Board	No Cost
	4.8	Promote public awareness about the benefits of protecting open space and enjoying recreational opportunities.	Open Space Committee	City
	4.9	Update Open Space and Recreation Plan.	Open Space Committee	No Cost
2010	5.1	Seek funding for acquisition of open space.	DCDP	Various
	5.2	Construct new ADA compliant playground.	Con Com	City
	5.3	Construct Dog/Animal Park pending feasibility plan outcome.	City Council	City
	5.4	Maintain adequate municipal budget for maintenance of parks, playgrounds and storm-water management.	City Council / Mayor / DPW	City
	5.5	Promote continued use of Smart Growth provisions in the Zoning Ordinance.	Planning Board	No Cost
	5.6	Promote public awareness about the benefits of protecting open space and enjoying recreational opportunities.	Open Space Committee	City
	5.7	Update Open Space and Recreation Plan.	Open Space Committee	No Cost

See also *Map 9.1: Action Plan*

***Map 9.1: Action Plan***





## Section 10: Public Comments

The Open Space and Recreation Committee held a public meeting to solicit public input on January 4, 2006. A record of that meeting is included in *Appendix A.V: Record of Public Meeting to Solicit Public Input*.

The purpose of the public meeting was to inform the public regarding activities to update the existing Open Space and Recreation Plan and to receive public input. There were nineteen people in attendance.

### PUBLIC INPUT

Mr. Roland Bartl spoke in support of the Greenwood Pool and requested the Committee include provisions for the pool in the updated Open Space and Recreation Report. Mr. Bartl also expressed his observation that, based on the maps the committee presented, Gardner possesses a high ratio of Open Space to Non Open Space, as compared with other communities, and suggested that because of this it may be appropriate to elevate the priority of recreational activities, such as the Greenwood Pool restoration effort, as part of the Open Space and Recreation Plan recommendations. Other comments from attendees included:

A call to shift emphasis  
from acquisition to  
restoration

1. A question regarding Inventory Prioritization,
2. Two questions regarding playground location,
3. Support for a Scenic Roadway Ordinance,
4. Support for extending the existing Bike Path, and
5. Acknowledgement of the Open Space and Recreation Committee for materials presented.

Also see *Appendix A.VI: Letter of Public Input*



## Section 11: References

1. Greater Gardner Sustainable Growth Management Plan, Dec 1999
2. A Narrative compiled by The Massachusetts Department of Housing and Community Development (DHCD) [not dated] appearing in The City of Gardner Open Space and Recreation Plan Year 2000 five year update.
3. Commonwealth of Mass. Div. of Employment and Training/Mass CHIP
4. <http://www.city-data.com/city/Gardner-Massachusetts.html>.
5. Gardner Community Development Plan "Putting It All Together" Aug 2004
6. Source: City of Gardner, Summary of Zoning Changes 2005
7. <http://commpres.env.state.ma.us/content/buildout.asp#>
8. Environmental Affairs (EOEA), Jane Pfister, GIS/Web Coordinator, [jane.pfister@state.ma.us](mailto:jane.pfister@state.ma.us)
9. City of Gardner 2000 Open Space and Recreation Plan
10. Open Space Planner's Workbook, Companion to the Open Space & Recreation Plan Requirements, Commonwealth of Massachusetts, Executive Office of Environmental Affairs, Division of Conservation Services <http://mass.gov/envir>
11. Article XCVII of the Amendments to the State Constitution
12. <http://www.communitypreservation.org/index.cfm>
13. City of Gardner Assessor's database 12/6/05
14. <http://www.mass.gov/dfwele/dfw/nhosp/nhosp.htm>: "Unique Features Map"
15. [http://www.mass.gov/dfwele/dfw/dfw\\_wma/centralwma/highridgewma.pdf](http://www.mass.gov/dfwele/dfw/dfw_wma/centralwma/highridgewma.pdf) : High Ridge Wildlife Management Area boundary map.
16. <http://www.mass.gov/dfwele/dfw/dfwpdf/2001recmap.pdf> : Wildlife Management area Recreation Map

## Section 11: References

17. [mass.gov/envir/dcs/restrictions/default.htm](http://mass.gov/envir/dcs/restrictions/default.htm): The Massachusetts Conservation Restriction Handbook publication
18. <http://www.mass.gov/dhcd/ToolKit/hidden/permos.pdf>
19. The City of Gardner in cooperation with The Commonwealth of Massachusetts Executive Office of Environmental Affairs, Division of Conservation Services, Urban Self Help Preliminary Application, A Proposed Multi-Use Recreational Facility, June 1996, and again FY98 Urban Self-Help Preliminary Application for Chair City Park at Smith and Chapel Streets, Gardner, June 1997
20. Massachusetts Outdoors 2000!, the *Statewide Comprehensive Outdoor Recreation Plan (SCORP)* at <http://www.mass.gov/envir/dcs/global/publications.htm>
21. Massachusetts Division of Fisheries and Wildlife, Natural Heritage & Endangered Species Program, *BioMap and Living Waters: Guiding Land Conservation for Biodiversity in Massachusetts, Core Habitats of Gardner*. <http://www.nhesp.org>

# Appendix A

## I. Illustration of Open Space & Recreation Survey – Tri Fold

### Gardner Open Space and Recreation Plan Survey

1. Gardner is my *(Check all that apply)*

- Primary residence
- Vacation home
- Second home
- Place of business
- Place where I own property but not reside

2. How would you like to see Gardner in 20 years? *(Check all that apply)*

- Primarily residential
- Second home for out-of-towners
- A place for vacation and tourism
- A strong business community
- Environmentally sound with natural settings

3. What do you consider to be the City's treasured natural resources? *(Check all that apply)*

- Scenic views and vistas
- Farm lands
- Ponds and water bodies
- Wetlands
- Rivers and streams
- Forestland
- Other \_\_\_\_\_

4. Where in Gardner do you go for recreation ?

5. The Community Preservation Act allows a surcharge on tax assessments (with income exemptions and State fund match) for historic site, housing assistance, and land preservation. Would you approve this use of tax dollars? *(Check one)*
- No  Not likely  Maybe  Likely yes  Definitely

6. If offered, would you attend a seminar to learn more about the Community Preservation Act and other revenue sources for Open Space preservation?  
 No  Not likely  Maybe  Likely yes  Definitely

7. What recreational facilities would best serve you and your family? *(Check all that apply)*

- Swimming
- Walking
- Road biking
- Art Classes
- Tennis
- Playgrounds
- Photography
- Golf
- Public movies
- Basketball
- Fishing
- Mountain Biking
- Baseball
- Hunting
- Museums
- Theater
- Hiking
- Ice Skating
- Motocross
- Concerts
- Skateboarding
- Canoeing or Kayaking
- Nature walks
- Gardens/Home tours
- Other \_\_\_\_\_

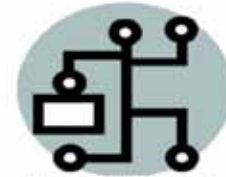
8. Where would you like to see additional dollars spent for open space? *(Check all that apply)*

- River & stream bank protection
- Bike paths
- River & stream recreation areas
- Hiking trails
- Wildlife viewing areas
- Golf courses
- Wildlife conservation areas
- Cultural sites
- Pond recreation areas
- Forest areas
- Scenic vista protection
- Wetland walks
- Trails and greenways
- Parks
- Community vegetable gardens
- Historical sites

9. Compared with finding other City needs, how important is funding Open Space preservation to you? *(1=lowest to 5=highest)* \_\_\_\_\_

10. Is there any open space, public or private, that you would like to see protected? *(be specific)*

11. Comments



Please fold completed survey to the "Community Development & Planning" address appears on back.  
**Return before November 19th** with your stamp or at a drop-off location. For additional information see the city web page at <http://www.gardner-ma.gov> Click "Open Space and Recreation Plan"

**Open Space & Recreation Committee  
Community Development and Planning  
City of Gardner  
115 Pleasant St. Room 202  
Gardner MA 01440**

Phone: (978) 632-3900  
Fax: (978) 632-1905  
<http://www.gardner-ma.gov>



Thank you for your thoughtful and timely response

If you would like to be placed on our mailing list, fill in your contact information.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Comments: \_\_\_\_\_

Place postage stamp here please

COMMUNITY DEVELOPMENT & PLANNING  
CITY HALL ANNEX RM 202  
115 PLEASANT ST  
GARDNER MA 01440

City of Gardner



Open Space and Recreation Survey

The City of Gardner is performing a 5-year update to its Open Space and Recreation Plan. Undeveloped public or privately owned area is considered "Open Space". The plan sets Open Space goals and priorities. An Open Space and Recreation plan is critical to receiving certain grants and other funding for the City.

Please complete and return this survey by November 19th. This will allow the City to determine appropriate goals and position the City to receive available funding.

For additional information about Gardner's Open Space and Recreation Committee activities visit the City of Gardner web page at:

<http://www.gardner-ma.gov>

then choose *Open Space and Recreation Plan* in the right hand column.

**II. Survey Results**

**Number of Surveys Distributed = Approximately 7000**

**Number of surveys Returned = 377**

**Participation rate = 5.4%**

**1. Gardner is my:** *(Check all that apply)*

- Primary residence 374 (99.20%)
- Place of business 23 (6.10%)
- Vacation home 3 (0.80%)
- Place where I own property but not reside 2 (0.53%)
- Second home 0

**2. How would you like to see Gardner in 20 years?** *(Check all that apply)*

- Environmentally sound with natural setting 254 (67.37%)
- A strong business community 226 (59.95%)
- Primarily residential 221 (58.62%)
- Second home for out-of-towners 11 (2.92%)
- A place for vacation and tourism 40 (10.61%)

**3. What do you consider to be the City’s treasured natural resources?** *(Check all that apply)*

- |   |  |
|---|--|
| <input type="checkbox"/> Ponds and water Bodies 279 (74.01%)  | <input type="checkbox"/> Wetlands 121 (32.10%) |
| <input type="checkbox"/> Forestland 192 (50.93%)              | <input type="checkbox"/> Farmlands 86 (22.81%) |
| <input type="checkbox"/> Scenic views and vistas 159 (42.18%) | <input type="checkbox"/> Other 45 (11.94%)     |
| <input type="checkbox"/> Rivers and Streams 142 (37.67%)      | <input type="checkbox"/> Dunn 3 (0.1 %)        |

**4. Where in Gardner do you go for recreation ?**

Dunn 138 (36.60%) (293 total responses to question 4)

**5. The Community Preservation Act allows a surcharge on tax assessments (with income exemptions and State fund match) for historic site, housing assistance, and land preservation. Would you approve this use of tax dollars?**

*(Check one)*

- No 56 (14.85%)
- Not likely 62 (16.45%)
- Maybe 114 (30.24%)
- Likely, Yes 94 (24.93%)
- Definitely 69 (18.30%)

**6. If offered, would you attend a seminar to learn more about the Community Preservation Act and other revenue sources for Open Space preservation?**

- No 56 (14.85%)
- Not likely 62 (16.45%)
- Maybe 122 (32.20%)
- Likely, Yes 95 (25.20%)
- Definitely 33 (8.75%)

**7. What recreational facilities would best serve you and your family?** *(Check all that apply)*

<input type="checkbox"/> Walking	276 (73.21%)	<input type="checkbox"/> Golf	106 (28.12%)
<input type="checkbox"/> Nature walks	218 (57.82%)	<input type="checkbox"/> Garden/Home tours	104 (27.59%)
<input type="checkbox"/> Swimming	189 (50.13%)	<input type="checkbox"/> Mountain Biking	81 (21.49%)
<input type="checkbox"/> Concerts	183 (48.54%)	<input type="checkbox"/> Baseball	74 (19.63%)
<input type="checkbox"/> Hiking	179 (47.48%)	<input type="checkbox"/> Tennis	71 (18.83%)
<input type="checkbox"/> Theater	156 (41.38%)	<input type="checkbox"/> Art Classes	67 (17.77%)
<input type="checkbox"/> Playgrounds	138 (36.60%)	<input type="checkbox"/> Art Classes	67 (17.77%)
<input type="checkbox"/> Museums	134 (35.54%)	<input type="checkbox"/> Photography	61 (16.18%)
<input type="checkbox"/> Canoeing or Kayaking	127 (33.69%)	<input type="checkbox"/> Basketball	59 (15.65%)
<input type="checkbox"/> Ice Skating	120 (31.83%)	<input type="checkbox"/> Skateboarding	57 (15.65%)
<input type="checkbox"/> Public movies	120 (31.83%)	<input type="checkbox"/> Hunting	45 (11.94%)
<input type="checkbox"/> Road biking	115 (30.50%)	<input type="checkbox"/> Motocross	21 (5.57%)
<input type="checkbox"/> Fishing	115 (30.50%)	<input type="checkbox"/> Other	56 (14.85%)
		<u>X-Country Skiing</u>	9 (2.38%)

**8. Where would you like to see additional dollars spent for open space?** *(Check all that apply)*

<input type="checkbox"/> Bike paths	210 (53.32%)	<input type="checkbox"/> River & stream bank protection	128 (33.95%)
<input type="checkbox"/> Hiking trails	194 (51.46%)	<input type="checkbox"/> Historical sites	125 (33.16%)
<input type="checkbox"/> Wildlife conservation areas	189 (50.13%)	<input type="checkbox"/> Wildlife viewing areas	119 (31.56%)
<input type="checkbox"/> Parks	185 (49.07%)	<input type="checkbox"/> Scenic vista protection	92 (24.40%)
<input type="checkbox"/> Pond recreation areas	174 (46.05%)	<input type="checkbox"/> Wetland walks	80 (21.22%)
<input type="checkbox"/> Trails and greenways	172 (45.62%)	<input type="checkbox"/> Cultural sites	79 (20.95%)
<input type="checkbox"/> Forest areas	151 (40.05%)	<input type="checkbox"/> Golf courses	72 (19.10%)
<input type="checkbox"/> River & stream recreation areas	138 (36.60%)	<input type="checkbox"/> Community vegetable gardens	66 (17.51%)

**9. Compared with funding other City needs, how important is funding Open Space preservation to you?**

*(1=lowest to 5 =highest)* 3.48 (average) 354 responses to question 9 (93.90%)

**10. Is there any open space, public or private, that you would like to see protected?**

*(Be specific)*

Total Responses to question 10 = 192 (50.93%)

Comments with the word pond, river, stream, reservoir, lake, or other water body = 91 (24.13%)

**11. Comments:** Total responses to question 11 = 144 (38.20%)

Comments expressing concerns regarding overdevelopment = 41 (10.88%)

**III. Record of Open Space and Recreation Committee Activity**

<b>Item</b>	<b>Event</b>	<b>Date</b>	<b>Time</b>	<b>Location</b>
1	“Kick off” meeting	08/17/05	3:30 pm- 5:00 pm	Annex CR
2	Committee Meeting	09/06/05	10:30 am-12:00 pm	Annex CR
3	Committee Meeting	09/14/05	10:30 am -12:00 pm	Annex CR
4	Committee Meeting	09/27/05	10:30 am -12:00 pm	Annex CR
5	Committee Meeting	10/11/05	10:30 am -12:00 pm	Annex CR
6	Committee Meeting	10/25/05	10:30 am -12:00 pm	Annex CR
7	Survey Distribution	11/05/05	9:00 am - 2:00 pm	Annex CR
8	Survey Telethon	11/14/05	4:00 pm - 8:00 pm	Annex CR
9	Committee Meeting	11/15/05	10:30 am -12:00 pm	Annex CR
10	Committee Meeting	11/29/05	10:30 am -12:00 pm	Annex CR
11	Sub-Committee Meeting	12/07/05	10:30 am -12:00 pm	Annex CR
12	Committee Meeting	12/13/05	10:30 am -12:00 pm	Annex CR
13	Special Meeting	12/20/05	10:30 am -12:00 pm	Annex CR
14	Public Hearing	01/04/06	6:30 pm - 8:00 pm	LHM Library
15	Committee Meeting	01/17/06	10:30 am -12:00 pm	Annex CR
16	Committee Meeting	01/24/06	10:30 am -12:00 pm	Annex CR
17	Planning Board Meeting	02/14/06	7:00 pm - 8:00 pm	Annex CR
18	Committee Meeting	03/07/06	10:30 am -12:00 pm	Annex CR

#### IV. Open Space Solicitation to Contribute

## CITY OF GARDNER

DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING



July 19, 2005

TO: Distribution

- ◆ Board of Health ◆ Chamber of Commerce ◆ City Council
- ◆ Conservation Commission ◆ Engineering / Survey
- ◆ Gardner Community Land Trust ◆ Gardner Redevelopment Authority
- ◆ Municipal Grounds Commission ◆ North Central Pathway
- ◆ Planning Board ◆ Public Works ◆ Square Two ◆ Zoning Board

SUBJECT: **Open Space and Recreation Plan**

Greetings all,

Some of you may be aware the City's current 5-year Open Space and Recreation Plan is due to expire at the end of August. This important document is critical to the continued responsible management of our open space and is a pre-requisite for many grants and other funding sources available to the City.

While individual participation is voluntary when developing an Open Space Plan, both public input and City Official's involvement are required. We are therefore forming an Open Space Committee to guide the efforts of updating and developing the next 5-year Open Space and Recreation Plan. As a recipient of this letter, you or your delegate, are invited to contribute on the Open Space Committee.

I will schedule a *kickoff* meeting within the next few weeks, based upon response to this request. I expect the effort to involve at least one meeting each month, with a target completion by the end of December. Please respond before August 1, 2005 by email at [dkeeney@gardner-ma.gov](mailto:dkeeney@gardner-ma.gov) or interoffice mail (address below) regarding your interest and availability, or if you have any questions.

I am attaching a brief article *The Importance Of Planning For Open Space And Recreation* for those less familiar and to help explain what to expect from the effort.

Thank you for a thoughtful and timely response.

Sincerely,

*Daniel P. Keeney*  
 Project Manager  
 Community Development and Planning  
[dkeeney@gardner-ma.gov](mailto:dkeeney@gardner-ma.gov)  
 978 632-3800

## V. Record of Public Meeting to Solicit Public Input

January 4, 2006

The purpose of this public meeting was to inform the public regarding activities to update the existing Open Space and Recreation Plan and to receive public input. There were nineteen people in attendance.

Handouts included:

1. Document containing the presentation (attached)
2. Details of responses to questions 10 and 11 from the survey
3. Details of current status of inventory of open space list depicting Chapter 61, Municipal, Protected, and Unprotected parcels.

Maps showing:

1. Water Resources
2. High Ridge Wildlife Area
3. Chapter 61 parcels
4. Open Space Level of Protection
5. Properties and State Use Code
6. Open Space Protection Purpose
7. Open Space Ownership, Public / Private

These maps were hung about the room and were available for viewing before and throughout the meeting.

In addition to soliciting public comment, the committee presented:

- A brief overview of the reasons for having an Open Space and Recreation Plan (presented by Rob Hubbard, Director, Community Development & Planning)
- The process used to perform the update to the existing plan (presented by Rob Hubbard)
- An updated inventory of open space and recreation parcels (presented by Rich Turcotte, Agent, Conservation Commission)
- Results of the recent open space and recreation survey (presented by Dan Keeney, Project Manager, CD&P)
- The City's performance regarding goals and actions from the previous Open Space and Recreation Update (presented by Rob Hubbard)
- Proposed Open Space and Recreation needs analysis and vision, to be used to develop goals for the current update. (presented by Dan Keeney)
- Next Steps (presented by Dan Keeney) Expected to occur over the next 3 months
  1. Complete the Open Space Inventory
  2. Develop Goals and a five year Action Plan
  3. Complete writing the plan
  4. Hold a Public Hearing and solicit comments from appropriate Boards and Commissions

Commissions

5. Print and distribute final draft

### PUBLIC INPUT

Mr. Roland Bartl spoke in support of the Greenwood Pool and requested the Committee include provisions for the pool in the updated Open Space and Recreation Report. Mr. Bartl also expressed his observation that, based on the maps the committee presented, Gardner possesses a high ratio of Open Space to Non Open Space, as compared with

other communities, and suggested that because of this it may be appropriate to elevate the priority of recreational activities, such as the Greenwood Pool restoration effort, as part of the Open Space and Recreation Plan recommendations. Other comments from attendees included:

1. A question regarding Inventory Prioritization,
2. Two questions regarding playground location,
3. Support for a Scenic Roadway Ordinance,
4. Support for extending the existing Bike Path, and
5. Acknowledgement of the Open Space and Recreation Committee for materials presented.

The Open Space and Recreation Committee encouraged everyone to attend and comment. In particular, stakeholders who stand to advance their purposes through alignment with the potential goals of the Open Space and Recreation Plan were urged to comment. If anyone wishes to comment and were unable to attend, please forward comments to:

US MAIL: Open Space and Recreation Committee  
115 Pleasant St., Room 202  
Gardner, MA 01440  
PHONE: 978 632-3800  
FAX: 978-632-1905  
EMAIL: [dkeeney@gardner-ma.gov](mailto:dkeeney@gardner-ma.gov)

Information regarding Open Space and Recreation Committee activities may be found on the City's website at <http://www.Gardner-Ma.gov>. Look for the Open Space and Recreation link in the right hand column

**VI. Letter of Public Input****Greenwood Memorial Swim Club**

-----Greenwood Memorial Bathhouse, 69 Park Street, Gardner, MA 01440- -----

November 16, 2005

Open Space & Recreation Committee  
Community Development and Planning  
City of Gardner  
115 Pleasant Street, Room 202  
Gardner, MA 01440

**Re: Open Space and Recreation Plan - Greenwood Memorial Pool**

Dear Open Space & Recreation Committee:  
Dear Dan Keeney:

As the City of Gardner prepares its 5-year Open Space and Recreation Plan I wish to draw your attention to the Greenwood Memorial Bathhouse and Pool - the condition it is in today, the long history it has, and most importantly the future potential it may have in serving the residents of the City of Gardner and the surrounding region. I am writing as President of the Greenwood Memorial Swim Club and on behalf of the Club's Board of Directors.

The recent 90<sup>th</sup> birthday reception for the Greenwood Bath House celebrated the breadth of sports and recreation services that this facility does provide: Swim lessons, Gardner High School Swimming, Greenwood Memorial Swim Club (a registered United States Swimming competitive swim team), Special Olympics program, recreation team, swimming for seniors, and open swim hours for the general public. Yet, the pool is in dire straights. The physical plant is rapidly deteriorating possibly beyond the point where repair is feasible. Space limitations and the facility's condition severely limit the income potential of Greenwood programs. With City of Gardner subsidies and small private donations the facility is kept open on a shoestring budget that is insufficient to sustain the cost of maintaining and operating the facility in the long term.

Based on our preliminary investigations and United States Swimming publications, the present operational model at the Greenwood pool cannot succeed financially without continuous public subsidies. To achieve more financial independence over time it appears that a multi-use pool complex should be considered that would offer a much wider variety of programs and services than what Greenwood presently can provide. Based on years of experience, United States Swimming has developed a facility model for success, which typically includes three separate pools, including an Olympic-size competition pool and a fun and recreation "splash pool" for adults and children. The emphasis in our

-----Greenwood Memorial Bathhouse, 69 Park Street, Gardner, MA 01440- -----

climate zone is on year-round indoor operations for most of the facility to drive the needed income.

For the new Open Space and Recreation Plan, we propose the rehabilitation and upgrade of the Greenwood Memorial Pool as a high priority. The immediate first actions would be:

1. Study the demographic characteristics and projected growth trends of the region to ascertain the needs and opportunities for aquatic sports and recreation programs and services in Gardner.
2. Develop a business plan with programs and program options to serve the identified needs and opportunities and to determine facility needs to support such programs.
3. From this would emerge a conceptual facilities plan and model that takes into consideration the site's limitations and the existing improvements to the extent that they are usable.

The conceptual facilities and business plans should address the possibility for a phased construction schedule. This conceptual facilities plan, together with the business plan, can be used to raise funds and drive investments to implement the plan and build the aquatics center. At the Greenwood Pool's 90<sup>th</sup> birthday celebration we have announced that this effort would cost approximately \$50,000. United States Swimming has offered their expertise in certain areas, which might reduce the cost somewhat. We are also working to help raise the funds necessary to do this preliminary work.

This approach leaves it entirely open at this point, what shape or form a future aquatics center at Greenwood may take, or whether it would include the existing pool(s) or not, or how much outdoor v. indoor recreation space would be offered. However, three ingredients emerge at this time as being essential for a financially self-sustaining aquatics center with only limited and predictable City support:

- Diversity in recreation, fitness, and sport programs;
- Highly energy efficient design and use of renewable energy sources minimizing or eliminating reliance on fossil fuels; and
- Capacity to host major swimming competitions in a 50-meter Olympic-size pool.

The availability of needed parking spaces is a concern that may require creative solutions especially around events.

-----Greenwood Memorial Bathhouse, 69 Park Street, Gardner, MA 01440- -----

We hope you will take this suggestion into consideration and find it useful for incorporation into the Open Space and Recreation Plan. Please do not hesitate to contact me if you have any question, desire further clarifications, or wish to meet with me to discuss this further.

Sincerely,



Roland Bartl  
President  
Greenwood Memorial Swim Club (GMSC)

11 Winslow Street  
Gardner, MA 01440  
978-630-1727 (h)  
978-264-9636 (w)  
[bartlus@localnet.com](mailto:bartlus@localnet.com)

cc: Robert L. Hubbard, Director, Department of Community Development & Planning  
GMSC Board of Directors  
Gerald St. Hilaire, Mayor, City of Gardner  
Trustees, Greenwood Memorial Pool  
Friends of the Greenwood Pool

## VII. News Articles

*The Gardner News, Wednesday January 4, 2006 - page 3*

### **Public Meetings**

Gardner Open Space and Recreation Committee forum, to seek public input for City's recreational plan update, in Gardner Library at 6:30 p.m.

### **Home News**

OPEN SPACE COMMITTEE – The City of Gardner Open Space and Recreation Committee will host a public meeting on Jan.4 from 6:30 p.m. to 8:30 p.m. at Levi Heywood Memorial Library. The purpose of this public meeting is to inform the public regarding activities to update the existing Open Space and Recreation Plan and to receive public input. The committee will present a summary of recent activities and progress, and encourages all to attend and comment.

*The Gardner News, Monday January 9, 2006 - page 1*

### **Officials need help updating Gardner's open space plan**

Gardner's Open Space and Recreation members still need public input about which resources the City should protect and invest in and how to best protect them.

So far, the committee has held a public forum at City Hall, Wednesday, and conducted a citywide survey with the help of the Leo's Club. But Community Development and Project Manager Daniel Keeney said city officials need even more public input as they update the City's Open Space and Recreation master plan.

The creation of the Gardner's bike path, a sewer extension to the municipal golf course and various other measures came out of previous recreational plan updates.

Keeney provided residents with copies of the handouts from Wednesday's open space meeting, including a presentation about Gardner's current open space and recreation resources.

At last week's City Hall meeting, city officials also gave out a current inventory of Gardner's open space, including municipal, protected and unprotected parcels.

City officials displayed maps at the meeting featuring Gardner's water resources, the High Ridge Wildlife Area, and who owns various public and private parcels.

Besides soliciting public comment, Community Development and Planning Director Rob Hubbard gave a brief overview of the reasons for having an Open Space and Recreation Plan and the process being used to update the existing plan.

Conservation Commission Agent Richard Turcotte outlined Gardner's current inventory of open space and recreation parcels and Keeney discussed the results of the recent open space and recreation survey. Hubbard also discussed the city's progress in achieving previous open space and recreation goals.

Nineteen people came to the meeting. Roland Bartl spoke in support of the Greenwood Pool and asked that the open space plan include provisions to help improve it. Other residents at last week's meeting asked questions about playground location, creating a scenic roadway ordinance and expressed support to extend Gardner's bike path.

*The Gardner News, Monday January 9, 2006 - page 1*

**Officials need help updating Gardner's open space plan** (continued)

Residents who couldn't come to the meeting, but still want to provide input or get information about the open space or recreation plan can send letters to : Gardner's Open Space and Recreation Committee, 115 Pleasant Street, Room 202, Gardner, MA 01440 or call Keeney at (978) 632-3800. Residents can also send Faxes to (978) 632-1905 or email Keeney at [dkeeney@gardner-ma.gov](mailto:dkeeney@gardner-ma.gov). The city's website, [www.gardner-ma.gov](http://www.gardner-ma.gov), contains information about the Open Space and Recreation Committee's activities under the Open Space and Recreation link in the right-hand column.

[daxelrod@thegardnernews.com](mailto:daxelrod@thegardnernews.com)

*The Gardner News, Saturday February 25, 2006 - page 1*

**City's open space plan close to finished**

By Daniel Axelrod - News Staff Writer

Published On Saturday, February 25, 2006

GARDNER — A comprehensive report to help ensure that Gardner's open space is preserved might be finished by April, Planning and Development Department project manager Daniel Keeney said Friday.

The more than 100-page report entitled "Gardner's Open Space and Recreation Plan" sets the framework for how Gardner's leaders will manage the city's recreational assets and open space for years to come.

The report was originally written in 1986 and updated during 1994, 2000 and this year. Previous recreational plans led to the creation of Gardner's bike path, a sewer extension to the municipal golf course and several other measures.

Open space accounts for 29 percent of Gardner, or 8,514 acres, Keeney said.

City officials define open space as any publicly- or privately-owned undeveloped property that's worth conserving or using for recreation.

"Gardner has actually gained open space since the last time this Open Space and Recreation Plan was updated in 2001," Keeney said. "The city's open space increased by 7 percent — it was 7,976 acres."

City officials have bought land to conserve it, but mainly the city's system for keeping track of open space is more accurate than it used to be, Keeney said.

"We now use a combination of the Massachusetts Geologic Information System and assessor's office data to track our open space, but we used to just use the assessor's data," Keeney said. "The Mass. GIS is a computerized database of all the properties in the state."

During recent years, Gardner hired a GIS certified engineer, and purchased the necessary equipment to improve the quality of the city's land records.

Of that 8,514 acres, 4,199 acres are permanently protected. Another 924 acres are Chapter 61 properties, which means they are protected but with time limits.

Landowners can apply with the city for development restrictions on property in exchange for a reduced tax rate.

If the landowners don't develop their property after a set period of time, they either lose their tax benefit, or the city has the first chance to buy property, Keeney said.

Additionally, 889 acres of land mostly owned by the city has limited protection. The city could decide to build upon or sell that land at any time. Another 2,502 acres of open space are privately-owned and not protected at all.

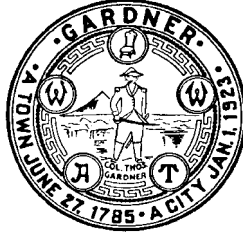
Keeney is hopeful he'll be ready to distribute a draft of the open space report by the first week of March to the Planning Board, Conservation Commission, City Council, Board of Health and other city officials.

"The city officials are required to review it and comment on it before the plan can be released to the public," Keeney said. "We've already gotten public input, and once we get city officials' blessing, the state could review and approve the report during April."

daxelrod@thegardnernews.com

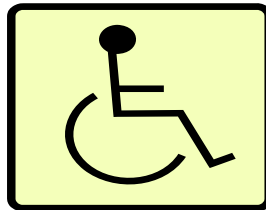


## Appendix B: ADA/504 Self Evaluation 1/1/05



City of Gardner  
95 Pleasant Street, Gardner, MA 01440

# ADA/504 Self Evaluation and Transition Plan



January 2005

**CITY OF GARDNER**  
**ADA/504 Self-Evaluation and Transition Plan Update**  
**- January 2005 -**

**Introduction**

This Self-Evaluation and Transition Plan Update is divided into five sections: Access to Municipal Buildings and Other Facilities; Communication Access; Municipal Employment; Public Transportation; and Municipal Policies and Procedures. The goal of this plan is guide the City's efforts to provide equal access and opportunity for all persons to the City's facilities and services.

While there remain many identified barriers to universal access, the City has made substantial progress since the last evaluation and plan update in May 2000.

**Access to Municipal Buildings and Other Facilities**

*City Hall (95 Pleasant Street)* – Fully accessible. The marking of parking spaces in the recently repaved parking lots that serve City Hall is under review and may require modification.

*City Hall Annex (115 Pleasant Street)* – Fully accessible. The marking of parking spaces in the recently repaved parking lots that serve City Hall is under review and may require modification.

*Levi Heywood Memorial Library (55 West Lynde Street)* – Fully accessible. This is a new facility initially occupied in late 2004.

*Senior Center (294 Pleasant Street)* – The City's Council On Aging moved to this location in 2004 after a fire seriously damaged the Mary Kane Building. The first floor is now handicapped accessible via a newly installed ramp. The City's 2005 Community Development Block Grant (CDBG) application is seeking funds to complete plans and specifications to make the building fully accessible. Funds for implementing these plans will be sought in the 2006 CDBG application.

*Police Department Headquarters (31 City Hall Avenue)* – The existing front door does not meet ADA guidelines. The budget request for 2006 will include funds to retrofit the door to meet ADA requirements.

*Fire Department Headquarters (70 City Hall Avenue)* – The existing entryway does not meet ADA guidelines. The budget request for 2006 will include funds to modify the entryway according to ADA requirements.

*Gardner Municipal Golf Course (152 Eaton Street)* – The golf course provides fully accessible parking and disembarking areas for handicapped persons. The driving range and maintenance facility are fully accessible. There are annual events at the course for disabled golfers. The course is not fully accessible to wheelchairs because of the steeply rolling topography. The locker rooms and restrooms are fully accessible, but the restaurant facility located on the second floor of a building constructed in 1772 is not. No plans exist for making the second floor fully accessible due to funding constraints.

*North Central Pathway* – The existing four (4) miles of pathway are fully accessible. When completed, the entire sixteen (16) miles of pathway connecting downtown Gardner to downtown Winchendon will be fully accessible. The remaining twelve (12) miles will be completed as funding allows.

*Greenwood Memorial Bath House (69 Park Street)* – This facility, built in the early 1900's is not readily accessible. The City's 2004 Community Development Block Grant (CDBG) application included funds to complete plans and specifications to make the building fully accessible. That design work is currently underway. Funds for implementing these plans will be sought in the 2005 CDBG application.

*Greenwood Memorial Outdoor Pool (69 Park Street)* – Fully accessible.

*Neighborhood Playgrounds (Various Locations)* – The City has five (5) neighborhood playgrounds. Pulaski Playground, completely rehabilitated in 1998/99, is the only one that is fully accessible. Due to funding constraints, there are currently no plans to create universal access in the other playground. The City is fortunate to have Dunn Pond State Park which offers a trail system, beach area and picnic area that are fully accessible.

*Streetscape (City-Wide)* – Over the last 15 years, the City has targeted its sidewalk reconstruction program within the City's Central Business District and the densely populated residential neighborhoods immediately adjacent to the CBD. During 2001-03, 1,690 linear feet of sidewalks meeting ADA requirements have been installed along West Street, West Lynde Street and Pond Brook Street. Plans for 2005-06 include an additional 2,112 linear feet of sidewalks along Pine Street.

*Polling Places (Various Locations)* - Compliance of all polling stations is under review after receiving a complaint in November 2004.

**Conservation Commission** - No conservation parcels have public access (handicapped or otherwise) at this time. As the Conservation Commission does not have a budget, it is unlikely that site accessibility will be readily achievable short-term. In the longer term, land assembly along the Otter River will be accompanied by handicapped access as a matter of priority.

**Educational Facilities** - The Gardner School Department maintains an ADA/504 plan for its facilities through the office of the Director of Special Education. The School

Committee has designated this office as the official ADA/504 Coordinator for the School Department. For further information call (978) 632-1000.

**Public Housing** - The Gardner Housing Authority maintains an ADA/504 plan for its facilities through the office of its Executive Director, which also serves as the ADA/504 Coordinator for public-assisted housing. For more information call (978) 632-6627.

**Construction, Public Service and Sub-recipient Contracts** - The City has amended the standard non-discrimination language in all construction, public service and sub-recipient/sub-grantee contracts to include disabled persons as a protected group for program participation and employment opportunities.

**Communications Access:** See Municipal Policies and Procedures below.

### **Municipal Employment**

The City of Gardner affords equal employment opportunity regardless of sex, age, race, color, creed, ancestry, sexual preference, religion disability or national origin. The City's employment practices have been in compliance with Civil Service rules and regulations and the Federal Rehabilitation Act of 1973 and, therefore, significant changes are not necessary to comply with the ADA. The following actions will be taken to meet new or expanded requirements.

- Continue to review employment rules and regulations to ensure that they do not discriminate against individuals with disabilities.
- As recruitment occurs, physical or cognitive skills shall be reviewed to ensure that requirements relate to performance of essential functions of the positions.
- With the exception of positions covered by regulation, there are no automatic disqualifications for medical conditions. Each case is considered individually and reasonable accommodation is considered in all cases.
- Positions requiring a physical agility examination will be reviewed to ensure the job relatedness of all physical activities simulated in the test.
- Reasonable accommodations are available upon request for use in the selection/hiring process.
- Job announcement should be available, upon request, in alternate formats.
- The City's EEO/AA Statement will be included on job fliers and employment applications.
- Potentially discriminating language is not allowed in job postings, applications or test material.

### **Public Transportation**

The Montachusett Regional Transit Authority (MART) provides fixed route transportation to the City of Gardner that is fully accessible. MART also provides fully accessible door-to-door transportation on an 'on call' bases.

### **Municipal Policies and Procedures**

One required component of the self-evaluation is a review of policies that affect accessibility to City services. The ADA requires that where policies are found to be discriminatory, appropriate modifications will be made.

A review was made of all existing policies within the City. This review considered both official and informal policies. Some areas require policies to be created.

- The City will assure equal employment opportunity and fair employment practices through affirmative action to all persons regardless of race, color, ancestry, religion, national origin, sex, marital status, age, sexual orientation, medical condition or disability.
- City services, activities and programs will be offered in an accessible fashion. Requests for reasonable accommodation will be responded to positively where no proficiency, safety and/or sanctioned requirements are in place.
- Efforts will be taken to ensure that all public meetings are accessible. If no notification is received prior to a meeting, items of interest may be rescheduled to a time when a needed accommodation can be provided.
- All material prepared for official public meetings of the City will be available, upon request, in alternate formats.
- Notification to the public will occur through statements. On all public meeting agendas and announcements, the process for requesting auxiliary aids will be noted.
- Large Type documents, documents on audio or video tape.
- Phone listings in City publications and local directories will contain references to TTY lines. All information developed to alert individuals to 911 service will include reference to direct TTY access.
- Where counter heights are too high to be accessible, an alternate transaction area will be identified and/or lapboards or clipboards will be provided as an assistive device.

Contacts and oversight:

- Disability Commission.
- ADA Coordinator: Ms. Debra Pond, Personnel Director
- Grievance Policy.
- Self-Evaluation and Transition Plan Coordinating Team: Mayor Gerald E. St. Hilaire appointed Ms. Debra Pond, Personnel Director, Chairperson of the Self-Evaluation and Transition Plan Coordinating Team (Team). Mayor St. Hilaire also appointed Mr. Richard Reynolds, Building Commissioner, and Mr. Robert Hubbard, Director of Community Development and Planning, as members of the Team.
- Attachments: ADA Grievance Procedure  
ADA Policy Statement

The City of Gardner has made significant progress in recent years towards meeting the needs of its handicapped citizens. Unfortunately, strained municipal budgets make realization 100% accessibility unlikely within the next few years. Yet these limited resources have not stopped the City from implementing the above policies towards meeting that goal.

Through the efforts of the Gardner Disabilities Commission, the City's ADA/504 Coordinator, the self-evaluation team and citizen participation, the City is resolved toward the ongoing process of identification, investigation and remediation of barriers to access.

Respectfully submitted on the \_\_\_\_\_ day of January, 2005.

\_\_\_\_\_  
Gerald E. St. Hilaire, Mayor

## ADA Policy Statement

The City of Gardner does not discriminate on the basis of disability in access to, or employment in, programs, services and/or activities.

Accordingly, the City of Gardner will:

- Take appropriate steps to ensure that communications with applicants, participants, and members of the public with disabilities are as effective as communications with others.
- Make reasonable accommodations in policies, practices, or procedures when necessary to avoid discrimination on the basis of disability, unless a fundamental alteration in a local government program would result.
- Operate its programs so that, when viewed in their entirety, they are readily accessible to and usable by individuals with disabilities.

The City of Gardner will not:

- Refuse to allow a person with a disability to participate in a local government service, program, or activity simply because the person has a disability.
- Require that participation in programs or services and benefits to individuals with disabilities be separate or different from those who are not disabled.
- Subject individuals with disabilities to discrimination in employment under any local government service, program, or activity.

The City of Gardner has appointed an ADA Coordinator to coordinate efforts to comply with these requirements. The ADA Coordinator also serves as a member of the City of Gardner's Disability Commission. Additional assistance and information may be obtained from the members of the City's Commission on Disabilities or through the City's representative on the Disability Commission/ADA Coordinator, who is:

Debra A. Pond  
City of Gardner  
95 Pleasant Street, Rm. 128  
Gardner, MA 01440  
Tel. (978) 630-4001

Other information on the federal regulations regarding the Americans with Disabilities Act can be obtained from:

Office of the Americans with Disabilities Act  
Civil Rights Division  
U.S. Department of Justice  
Washington, DC 20035-6118  
(202) 514-0301 (Voice) or (202) 514-0381 (TDD)

## ADA Grievance Procedure

The following grievance Procedure is established to meet the requirements of the Americans with Disabilities Act. It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in employment practices and policies or the provision of services, activities, programs, and benefits by the City of Gardner.

1. The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of the complainant and location, date and description of the problem. Reasonable accommodations, such as personal interviews or a tape recording of the complaint, will be made available for persons with disabilities who are unable to submit a written complaint.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible, but no later than 30 calendar days after the alleged violation to:

ADA Coordinator  
City of Gardner  
95 Pleasant Street, Rm. 128  
Gardner, MA 01440  
Tel: (978) 630-4001

2. Within 15 days after receipt of the complaint, the ADA Coordinator will meet with the complainant to discuss the nature of the complaint and possible resolutions. Within 15 days after the meeting, the ADA Coordinator will (1) resolve the dispute through reasonable accommodation; (2) dismiss the complaint as not relevant to the handicapped regulations (ADA); or (3) refer the complaint to the Commission on Disabilities for review. The complainant, the Commission on Disabilities, the Mayor and the City Council must be notified of which action is taken either in writing or by other appropriate formal notification (such as audiotape). The response will explain the position of the City of Gardner and offer options for substantive resolution of the complaint.

3. If the response by the ADA Coordinator does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision of the ADA Coordinator within 15 days after receipt of the response to the City's Commission on Disabilities. Within 15 days after receipt of the appeal, the Commission on Disabilities will meet with the complainant to discuss the complaint and possible resolutions. The ADA Coordinator will not participate in this meeting. The complainant must be notified of the meeting and may be present with counsel if he/she so chooses. Within 15 days, the Commission on Disabilities will (1) resolve the dispute through reasonable accommodation; (2) dismiss the complaint as not relevant to the handicapped regulations; or (3) devise a plan for the needed structural or program changes to reach compliance. The complainant, ADA Coordinator, the Mayor and the City Council must be notified of which action is taken either in writing or by other appropriate formal notification (such as audiotape).

4. If the complainant is not satisfied with the response of the Commission on Disabilities, within 15 days he/she and/or his/her designee may file a formal complaint with the Mayor. Within 15 days of the formal notice of complaint, the Mayor will meet to review the complaint. The complainant must be notified of the meeting and may be present with counsel if he/she so

chooses. Within 15 days of their meeting, the Mayor will (1) resolve the complaint through reasonable accommodation; (2) dismiss the complaint as not relevant to the handicapped regulations; or (3) adopt plans for needed structural changes to reach compliance. The complainant, the Commission on Disabilities, the ADA Coordinator and the City Council must be notified either in writing or by other appropriate formal notification (such as audiotape) of the Mayor's actions.

5. The decision of the Mayor is final. All complaints received by the ADA Coordinator, Commission on Disabilities, the Mayor or the City Council as well as their responses shall be kept for a period of at least three (3) years.



## Appendix C: Build-Out Analysis

**Table C1: Current Demographics and Buildout Projections**

Current Demographics and Buildout Projections			
	1990	1998	Buildout
Population	20,125	20,261	30,866
Students		3,135	4,763
Households	7,979	8,411	12,812
Water Use (mgd)		2.224	3.625

	1990	1998
people/household	2.522245895	2.408869338
students/household		0.372726192

The buildout analysis is used to determine developable land area for residential, commercial and industrial zoning districts. Digital and hard copy data was collected. Digital zoning data was updated. Existing digital data was gathered from a variety of sources including MassGIS, the community, the Massachusetts Highway Department and federal sources. Zoning, open space, land use, hydrography, environmentally sensitive areas, wetlands, Rivers Protection Act buffers, flood zones, slope, soil orthophotography, railines, road networks, and political boundaries were utilized to different degrees. Additional layers were created that include miscellaneous features determined to be undevelopable.

The developed land data is from the aggregated land use categories in the MacConnell Land Use layer provided by MassGIS. The aggregated developed land categories are spectator and water-based recreation, residential, commercial, industrial uses, transportation, and waste disposal. The GIS analysis consisted of subtracting layers from each zoning district. The remaining developable land area represented on MAP 2 is aggregated by zoning category.

To determine the number of future buildable residential lots by zoning district, a formula was developed to ascertain the land requirements of a typical lot in each district. The land requirements include minimum lot size, estimated road area (required frontage multiplied by half the right-of-way), and an additional 10% to cover miscellaneous variables such as odd lot configuration. Environmental constraints that were also taken into consideration included the Rivers Protection Act buffer, the 100-Year flood plain buffer, wetlands, and the Water Supply Protection Overlay District.

Commercial and industrial buildable lots were determined using an "effective" floor area ratio. For the Neighborhood Commercial, General and Industrial zoning districts, the major alternative land uses were examined in relation to height, maximum lot coverage and parking requirements. An effective floor area ratio (FAR) for all use categories (e.g. offices, warehouses) in a particular district was developed for analysis purposes. The effective FAR for the entire district was estimated by averaging the FARs for the various potential land use types. Limits placed on the total square footage of a building because of environmental constraints were also taken into account.

**Table C2: Residential Multipliers**

<b>Multipliers Used in Residential Calculation</b>					
<b>Residential Zoning</b>	<b>Minimum Lot Size</b>	<b>Frontage</b>	<b>R.O.W.</b>	<b>Build Factor</b>	<b>Units per Lot</b>
Single-Family Residential I (R1)					
Inside					
Water Supply Protection Overlay	87,120	100'	50'	0.872	1
Outside					
Water Supply Protection Overlay	12,500	100'	50'	0.733	1
Rural Residential II (R2)					
<i>Public Water &amp; Sewer</i>					
Inside					
Water Supply Protection Overlay	87,120	125'	50'	0.865	1
Outside					
Water Supply Protection Overlay	40,000	125'	50'	0.828	1
<i>No Public Water &amp; Sewer</i>					
Inside					
Water Supply Protection Overlay	130,680	150'	50'	0.872	1
Outside					
Water Supply Protection Overlay	60,000	150'	50'	0.841	1
General Residential III (R3)					
<i>Single Family</i>					
Inside					
Water Supply Protection Overlay	87,120	75'	50'	0.879	1
Outside					
Water Supply Protection Overlay	8,000	75'	50'	0.710	1
<i>Two Family</i>	12,000	75'	50'	0.765	2
Industrial I (I1)					
Inside					
Water Supply Protection Overlay	87,120	80'	50'	0.878	1
Industrial II (I2)					
Inside					
Water Supply Protection Overlay	87,120	150'	50'	0.859	1

**Table C3: Developable Lands and Partial Constraints**

	Developable Lands and Partial Constraints													
	Developable Land Area (Sq. Ft.)	Road/Off Lot Factor	Build Factor	Buildable Lots	Buildable Dwelling Units	FAS	Confl'd Floor Area (Sq. Ft.)	Confl'd Water Use (GPD)	New Bedrooms	New Stations	Residential Water Use (GPD)	Municipal Recyclable Waste (Tons)	Municipal Non-Recyclable Waste (Tons)	Total MW
<b>Single Family Residential I District (R1)</b>														
<b>100% Single Family</b>	33,774,156			1,849	1,849				4,455	484	334,104	660	1,625	2,285
Total Area														
Inside Water Supply Protection Overlay, Inside 100-200' Rivers Protection Act Buffer:	47,023	0.30	0.020	0	0				0	0	0	0	0	0
Inside Water Supply Protection Overlay, Outside 100-200' Rivers Protection Act Buffer:	1,303,530	0.30	0.020	12	12				29	4	2,137	4	11	
Outside Water Supply Protection Overlay, Inside 100-200' Rivers Protection Act Buffer:	1,790,789	0.30	0.020	8	8				18	2	1,239	2	7	
No Constraints:	31,488,814	0.30	0.020	1,829	1,829				4,407	477	328,937	652	1,608	2
<b>Rural Residential II District (R2)</b>														
<b>100% Single Family</b>	172,783,161			2,400	2,400				5,784	888	433,807	857	2,110	2,967
Total Area														
Public Water and Sewer (75%):	41,105,760			792	792				1,909	293	141,153	283	656	
Inside Water Supply Protection Overlay, Inside 100-200' Rivers Protection Act Buffer:	1,712,171	0.30	0.020	2	2				4	1	130	1	2	
Inside Water Supply Protection Overlay, Outside 100-200' Rivers Protection Act Buffer:	5,271,888	0.30	0.020	52	52				126	19	6,661	19	46	
Outside Water Supply Protection Overlay, Inside 100-200' Rivers Protection Act Buffer:	538,752	0.30	0.020	1	1				2	0	208	0	1	
No Constraints:	28,981,269	0.30	0.020	737	737				3,775	272	12,148	262	549	
No Public Water and Sewer (75%):	129,587,371			1,608	1,608				3,875	595	292,654	574	1,414	1
Inside Water Supply Protection Overlay, Inside 100-200' Rivers Protection Act Buffer:	3,378,112	0.30	0.020	4	4				0	1	442	1	2	
Inside Water Supply Protection Overlay, Outside 100-200' Rivers Protection Act Buffer:	18,811,423	0.30	0.020	186	186				294	39	1,825	38	83	
Outside Water Supply Protection Overlay, Inside 100-200' Rivers Protection Act Buffer:	1,818,207	0.30	0.020	2	2				4	1	420	1	2	
No Constraints:	106,773,129	0.30	0.020	1,497	1,497				3,607	554	2,183,111	530	1,284	
<b>General Residential III District (R3)</b>														
<b>95% Single Family; 5% Two Family</b>	1,795,244			144	149				360	55	26,986	53	131	185
Total Area														
Inside Water Supply Protection Overlay, Outside 100-200' Rivers Protection Act Buffer:	68,027	0.30	0.070	1	1				2	0	181	0	1	
Single Family Dwellings (100%):	68,027	0.30	0.070	1	1				2	0	181	0	1	
Outside Water Supply Protection Overlay, Inside 100-200' Rivers Protection Act Buffer:	100,278	0.30	0.100	1	1				2	0	153	0	1	
Single Family Dwellings (95%):	95,263	0.30	0.100	1	1				2	0	153	0	1	
Two Family Dwellings (5%):	5,015	0.30	0.200	0	0				0	0	0	0	0	
No Constraints:	1,625,938			142	147				356	55	26,652	53	130	
Single Family Dwellings (95%):	1,544,642	0.30	0.100	137	137				350	51	24,738	49	127	
Two Family Dwellings (5%):	81,296	0.30	0.200	5	10				10	4	1,914	4	3	
<b>Commercial I District (C1)</b>														
<b>100% Large Scale Retail</b>	664,396						218,471	16,385						
Total Area														
Outside Water Supply Protection Overlay, Inside 100-200' Rivers Protection Act Buffer:	78,380					0.20	23,427	1,758						
Outside Water Supply Protection Overlay, Outside 100-200' Rivers Protection Act Buffer:	585,977					0.22	195,044	14,628						
No Constraints:														
<b>Commercial II District (C2)</b>														
<b>100% Large Scale Retail</b>	1,792,349						1,101,877	82,641						
Total Area														
Outside Water Supply Protection Overlay, Inside 100-200' Rivers Protection Act Buffer:	581,888					0.21	354,759	11,607						
Outside Water Supply Protection Overlay, Outside 100-200' Rivers Protection Act Buffer:	1,210,461					0.20	747,118	71,034						
No Constraints:														
<b>Industrial I District (I1)</b>														
<b>20% Retail; 70% Manufacturing and Assembly</b>	2,451,813			0	0		983,073	73,730	0	0	0	0	0	0
Total Area														
Inside Water Supply Protection Overlay, Outside 100-200' Rivers Protection Act Buffer:	1,131	0.30	0.200	0	0				0	0	0	0	0	0
Inside Water Supply Protection Overlay, Inside 100-200' Rivers Protection Act Buffer:	142,189					0.04	5,820	437						
No Constraints:	2,308,593					0.42	977,242	73,293						
<b>Industrial II District (I2)</b>														
<b>50% Light Manufacturing; 50% Warehouse</b>	11,222,112			3	3		5,443,781	408,284	6	1	479	1	2	3
Total Area														
Inside Water Supply Protection Overlay, Inside 100-200' Rivers Protection Act Buffer:	71,228	0.30	0.050	0	0				0	0	0	0	0	0
Inside Water Supply Protection Overlay, Outside 100-200' Rivers Protection Act Buffer:	268,858	0.30	0.050	2	2				6	1	479	1	2	
Outside Water Supply Protection Overlay, Inside 100-200' Rivers Protection Act Buffer:	941,815					0.05	50,296	3,772						
No Constraints:	10,180,199					0.52	5,393,485	404,511						
<b>Grand Total</b>	<b>226,588,251</b>			<b>4,295</b>	<b>4,407</b>		<b>7,747,207</b>	<b>581,400</b>	<b>10,605</b>	<b>1,628</b>	<b>795,375</b>	<b>1,522</b>	<b>2,869</b>	<b>3,440</b>

1. The 100-200' Rivers Protection Act buffer yields 10% of the development potential of non-buffer areas.  
 2. Commercial and industrial development is prohibited in the Water Supply Protection Overlay. Residential development of single family homes is permitted on 3 acre lots on non-sewered areas.  
 3. Wetlands, 100-Year flood plains and the 0-100' Rivers Protection Act buffer are absolute constraints to development.



***Map C1: Developed Lands and Absolute Constraints***





***Map C2: Developed Lands and Partial Constraints***





***Map C3: Composite Development***





## Appendix D: 2000-2004 Evaluation of Achievements

**Table D1: 2000-2004 Evaluation of Achievements**

<b>Evaluation of Achievement</b>		
<b>Year</b>	<b>Activity</b>	<b>Status</b> (note: action not necessarily completed in year shown)
<b>Year One 2000</b>	Design and bid sewer extension to Municipal golf course	Complete
	Acquire land for NCP link to Winchendon	Complete
	Complete design of next 3-miles of bike path	Complete
	Handicap accessible Greenway concept plan along Otter River with Templeton	Complete
	Acquire Greenway parcels	Some properties acquired
	Assess, design, and permit Parker Pond restoration	Project stalled when couldn't find disposal site for dredging
	Design Parker Pond Dam safety project	Complete
	Design Wasa Street drain project	Complete
	Seek inter-municipal agreements to protect watershed	Had meetings but were not productive
<b>Year Two 2001</b>	Complete extension of sewer service to golf course	Complete
	Bid and construct 3-miles of bike path	Complete
	Support Winchendon's bike path efforts	Ongoing
	Increase parks and grounds municipal maintenance budget	Failed to win support
	Adopt growth management amendments to Zoning Ordinance	Complete
	Adopt scenic roads ordinance	Approved by Planning Board. No action taken by City Council
	Adopt reduced salt ordinance	Not done
	Plan, specify, and permit Parker Pond restoration project	Project Aborted – unable to find suitable site for contaminants
	Draw down Parker Pond	Partial
Identify and prioritize Open Space land parcels for acquisition	Complete	

## Appendix D: Evaluation of Achievements

<b>Evaluation of Achievement</b>		
<b>Year</b>	<b>Activity</b>	<b>Status</b> (note: action not necessarily completed in year shown)
<b>Year Two 2001</b> continued	Ratify inter-municipal watershed and open space agreements along town boundaries	Not done
	Establish GIS capability	Complete
	Upgrade Conservation Agent to full time	Not done
	Solicit Land Trusts help to promote public awareness of donating and restricting land for Open Space use.	
	Complete extension of sewer service to golf course	Complete
	Bid and construct 3-miles of bike path	Complete
<b>Year Three 2002</b>	Adopt local wetland ordinance	Complete
	Acquire additional parcels along Greenway	Some parcels acquired (includes Snake Pond)
	Complete Parker Pond restoration	Aborted
	Complete Parker Pond Dam safety project	Complete
	Complete Wasa Street drainage project	Complete
	Complete new little league field complex with soccer field	Incomplete. Location identified. Need funding
	Access to Lake Wampanoag	Not done
	Increase budget for storm water management	Not done but use NCCI prisoners to provide labor
<b>Year Four 2003</b>	Complete restoration to Greenwood Pool	Design complete. Work scheduled for FY2006
	Prepare handicap accessible playground concept plan	Complete
	Complete access to Lake Wampanoag project	Not done
	Design, permit, construct improved Greenway access	Properties acquired but construction not done
	Support Winchendon to complete bike path link	3.5 mile section opened in 2003
	Concept plan for Wright's Reservoir access	Not done
Acquire right of way easement from B&M	Not done. Parcel no longer available	

<b>Evaluation of Achievement</b>		
<b>Year</b>	<b>Activity</b>	<b>Status</b> (note: action not necessarily completed in year shown)
<b>Year Five 2004</b>	Complete construction of new playground	Not done
	Solicit Land Trusts help to promote public awareness of donating and restricting land for Open Space use	Not done
	Acquire additional open space parcels	Racette property adjacent to Oliver Case playground and Betty Spring sub divisions.
	Complete bike path connection to Dunn Pond	Not complete but a plan with partial funding is in place. 3.5 Mile section of trail was opened in 2003.
	Update Open Space and Recreation Plan	Not done
	Complete improved access to Wright's Reservoir	Not done



## Appendix E: Other Documents

- Mayor Endorsement
- City Council Endorsement
- Planning Board Endorsement
- Conservation Commission Endorsement
- Montachusett Regional Planning Commission Endorsement
- DCR Conditional Approval and Suggested Changes
- Map E1: Open Space Public Access
- Map E2: Chapter 61 Parcels
- Map E3: High Ridge Wildlife Management Area
- Map E4: Recreation



**Mayor Endorsement**



**City Council Endorsement****RESOLUTION****Open Space and Recreation Plan 2006 - 2010 Update**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARDNER AS FOLLOWS:

WHEREAS, the City council has reviewed the proposals prepared by the Open Space and Recreation Committee for inclusion within the Open Space and Recreation Plan [OSRP] 2006-2010 Update; and

WHEREAS, the OSRP proposal does not seek nor require funding directly, but simply makes recommendations for preservation, maintenance, and for expansion of open space and recreation activity within City boundaries; and

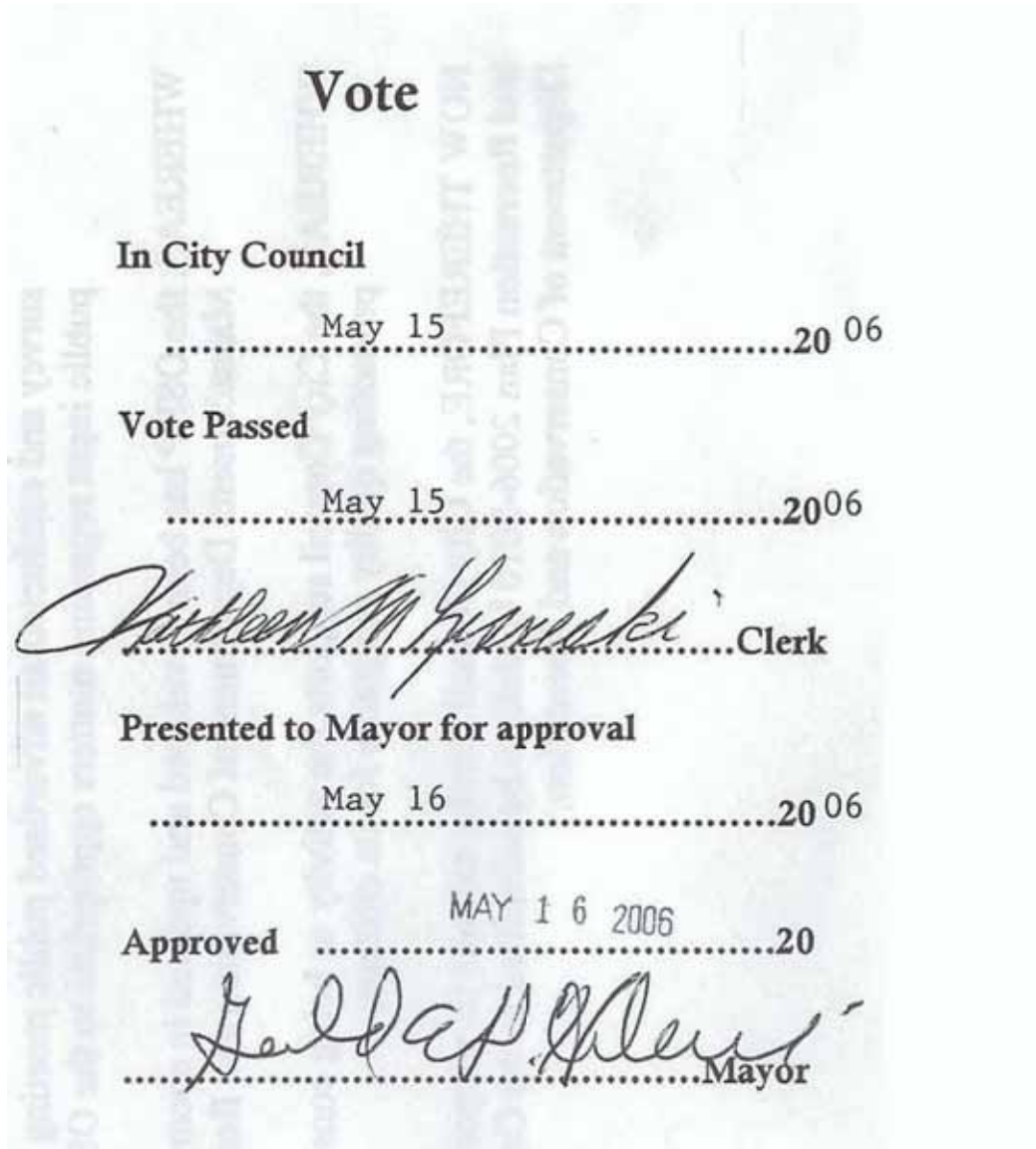
WHEREAS, the Open Space and Recreation Committee performed or reviewed all matters relating to the OSRP update at numerous publicly posted meetings, and further sponsored a city-wide survey and conducted an advertised public meeting for the primary purpose of soliciting public input regarding matters appropriate to the OSRP; and

WHEREAS, the OSRP has been developed and updated in accordance with requirements of the Massachusetts Department of Conservation and Recreation; and

WHEREAS, the City Council supports the activity as being consistent with the City's goal of promoting quality programs for its citizens;

NOW THEREFORE, the City Council hereby extends its support and endorses the City's Open Space and Recreation Plan 2006-2010 Update to be submitted to the Commonwealth of Massachusetts, Department of Conservation and Recreation.

**City Council Endorsement (continued)**



**Planning Board Endorsement****CITY OF GARDNER**

DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING



May 23, 2006

Stephen H. Burrington, DCR Commissioner  
Department of Conservation and Recreation  
251 Causeway Street  
Boston, MA 02114  
617-626-1250

RE: City of Gardner Open Space and Recreation Plan 2006-2010 Update

Dear Mr. Burrington:

The purpose of this letter is to express endorsement for the City of Gardner's recent five year update to its Open Space and Recreation Plan dated April 2006.

The plan update was prepared by an Open Space and Recreation Committee with wide representation and participation from City departments, boards, and commissions. Public opinion was solicited at advertised public meetings and through a city-wide survey delivered to nearly every home and received greater than 5% response rate. All Open Space and Recreation Committee activities were performed or reviewed at publicly posted meetings. The plan update was presented to many City authorities for comment and consideration before finalization.

New in-house GIS tools were used in the preparation of the plan update, believed to enhance data analysis, accuracy, and representation. Past plan goals and activities were evaluated and are incorporated into the updated plan where appropriate. Together, it is believed these actions result in a true and accurate representation of the Open Space and Recreation inventory, needs, goals, and actions necessary to continue Gardner's progress in this area.

Based on these facts and with confidence that process and procedures were followed in its preparation, the Gardner Planning Board acknowledges with this endorsement the value the Open Space and Recreation Plan 2006-2010 update brings to the City, and asks for your support.

Sincerely,

Allen L. Gross, Chairman  
Gardner Planning Board

City Hall Annex, 115 Pleasant Street, Room 201, Gardner, Massachusetts 01440  
Telephone: (978) 630-4011 ♦ Facsimile: (978) 632-1905 ♦ CDBG (978) 632-3800



## Conservation Commission Endorsement

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CITY OF GARDNER  
CONSERVATION COMMISSION



May 23, 2006

Mr. Stephen H. Burrington, Commissioner  
Department of Conservation and Recreation  
251 Causeway Street  
Boston, MA 02114

*RE: City of Gardner Open Space and Recreation Plan*

Dear Mr. Burrington:

As an active role player in the protection of Gardner's natural resources, the Gardner Conservation Commission has reviewed the current Open Space and Recreation Plan and the Commissions role in implementing and/or approving the proposed actions contained in the Plan.

At their regularly scheduled meeting of May 8, 2006, the Gardner Conservation Commission voted to express their support for the Goals and Action Plan outlined in the 2006 Open Space and Recreation Plan. The Commission feels that the proposed Plan attempts to achieve a good balance between the need for preservation of open space and development of recreational facilities for the public. In addition the Commission feels the Action Plan contains proposals that would further enhance the Commissions ability to perform its duties of preservation and restoration of Gardner's valuable natural resources.

Richard Turcotte, Conservation Agent.

City Hall Annex, 115 Pleasant Street, Room 201, Gardner, Massachusetts 01440  
Telephone: (978) 630-4011 ♦ Facsimile: (978) 632-1905 ♦



**MRPC Endorsement**

# MONTACHUSETT

## REGIONAL PLANNING COMMISSION

R1427 Water Street Fitchburg, Massachusetts 01420  
(978) 345-7376 FAX (978) 348-2490 Email: [mrpc@mrpc.org](mailto:mrpc@mrpc.org)



June 29, 2006

Mr. Robert Hubbard, Director  
Community Development and Planning  
City of Gardner  
95 Pleasant Street  
Gardner, MA 01440

Re: Open Space and Recreation Plan Comments

Dear Mr. Hubbard:

MRPC staff has completed a review of Gardner's Open Space and Recreation Plan (OS&RP). Staff used the Open Space Guidebook published by the Executive Office of Environmental Affairs, Division of Conservation Services (EOEA DCS) to determine if the local planning document contained the sections required by the EOEA. While the Commonwealth will ultimately approve of Gardner's OS&RP, MRPC staff has determined that Gardner's OS&RP meets, if not exceeds, the requirements of the EOEA DCS.

To quote MRPC staff directly Gardner's Open Space and Recreation Plan is, "excellent work, very comprehensive (with) in-depth content, good layout, format and graphics". The document is, "very detailed, especially the evaluation of achievements in the appendix and the Open Space and Recreation inventories". MRPC staff notes that the ADA/504 Self Evaluation and Transition Plan component can be found on page 99. Well done Gardner.

Should the City of Gardner require the MRPC to support your planning document, please inform us and we will correspond with the DCS/EOEA to support your Open Space and Recreation Plan.

Sincerely,

Laila J. Michaud  
Executive Director

Cc: Daniel Keeney, Project Manager, City of Gardner  
Glenn Eaton, Director of Planning and Development, MRPC  
Robert Biagi, Planning Consultant, MRPC



**DCR Conditional Approval and Suggested Changes**

Daniel P. Keeney  
 City of Gardner  
 Department of Community Development and Planning  
 115 Pleasant Street, Room 202  
 Gardner, MA 01440

Re: Open Space and Recreation Plan

Dear Mr. Keeney:

Thank you for submitting Gardner's draft Open Space and Recreation Plan to this office for review for compliance with the current Open Space and Recreation Plan Requirements. This plan has been conditionally approved through July 2011. Conditional approval will allow the city to participate in DCS grant rounds through July 2011, and a grant award may be offered to the city. However, no final grant payments will be made until the plan is completed.

The following are some specific suggestions I have for the final report:

1. Population Characteristics – this section should include data on population density and the city's industries.
2. Growth and Development Patterns – the information provided on the city's infrastructure, i.e., transportation, water, and sewer systems, should be expanded to include more specifics on each item, as well as the ecological impact of maximum build-out.
3. Water Resources – amend the section to include information on aquifer recharge areas and the city's watershed(s).
4. Vegetation – provide a general inventory of plants in the city, as well as a listing of rare, threatened, and endangered species.
5. Fisheries and Wildlife – include information on wildlife corridors and any rare, threatened, and endangered species.
6. Environmental Challenges – this section should include information on erosion, chronic flooding, sedimentation, development impact, and ground and surface water pollution.
7. Section 5 – This is perhaps the most critical section to our office. An introductory paragraph explaining why open space protection is so important would help guide the reader. Each of the city's conservation and recreation holdings should be incorporated into a matrix and include information on the management agency, condition, current use, recreation potential, type of grant, if any, used to purchase the land, public access, and degree of protection. Currently, quality of the park/conservation land is based on size. This is not an accurate representation of the condition of a park as a small park can be in great condition. The current use category should indicate what the park is used for, ie, baseball or walking paths. A listing of any CRs or APRs in the city should be included as well.

**DCR Conditional Approval and Suggested Changes Page 2**

8. Analysis of Needs – this section should be expanded beyond a bulleted list with more details provided as to how these findings were reached based on public surveys and regional context. Also, be sure to review the SCORP and include in this section (see online at <http://www.mass.gov/envir/dcs/global/publications.htm>). Special groups should be discussed.
9. Goals and Objectives – the same holds true for this section – expand the goals and provide more explanation beyond the phrase currently given.
10. Five-Year Action Plan – please include funding sources and responsible parties for each task.
11. ADA Accessibility Report – each property under the care and control of the Conservation Commission or Parks Commission/Department needs to have a Facility Inventory sheet filled out for it. This can be found online at <http://www.mass.gov/envir/dcs/pdf/openSpaceAppendix.pdf>, page 21.
12. Letters of Review from the Regional Planning Agency is needed.

Please contact me at (617) 626-1171 or [Melissa.cryan@state.ma.us](mailto:Melissa.cryan@state.ma.us) if you have any questions or concerns, and I look forward to reviewing your final plan.

Sincerely,



Melissa Cryan  
Grants Manager

cc: Mayor Gerald St. Hilaire  
Conservation Commission  
Parks Department

Map E1: Open Space Public Access



***Map E2: Chapter 61 Parcels***





***Map E3: High Ridge Wildlife Management Area***





***Map E4: Recreation***





***Map E5: Sewer Distribution***





## Appendix F: Core Habitats of Gardner<sup>25</sup>



### Core Habitats of Gardner

This report and associated map provide information about important sites for biodiversity conservation in your area.

This information is intended for conservation planning, and is not intended for use in state regulations.

Produced by:  
Natural Heritage & Endangered Species Program  
Massachusetts Division of Fisheries and Wildlife  
Executive Office of Environmental Affairs  
Commonwealth of Massachusetts

Produced in 2004

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<sup>25</sup> Massachusetts Division of Fisheries and Wildlife, Natural Heritage & Endangered Species Program, *BioMap and Living Waters: Guiding Land Conservation for Biodiversity in Massachusetts, Core Habitats of Gardner*. <http://www.nhesp.org>