

Town of Wilbraham

Open Space and Recreation Plan



2014-2021

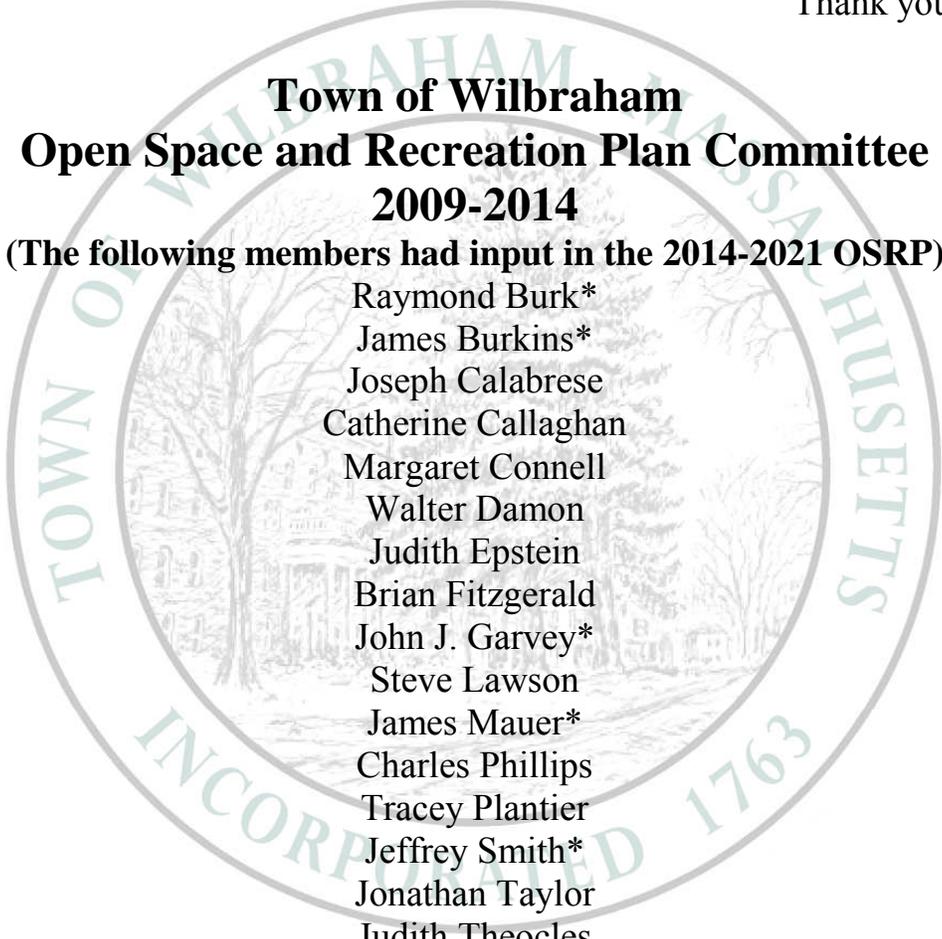
Dedication

The aerial photo of the Rice Nature Preserve on the cover was taken by Tom Leary in 2004. We would like to dedicate this report in memory of Tom, to honor all of the work he did to establish the Rice Nature Preserve. Tom loved exploring nature, and gave generously of his time in setting aside an area the people of Wilbraham will be able to enjoy for generations to come.

Thank you, Tom.

Town of Wilbraham Open Space and Recreation Plan Committee 2009-2014

(The following members had input in the 2014-2021 OSRP)



Raymond Burk*
James Burkins*
Joseph Calabrese
Catherine Callaghan
Margaret Connell
Walter Damon
Judith Epstein
Brian Fitzgerald
John J. Garvey*
Steve Lawson
James Mauer*
Charles Phillips
Tracey Plantier
Jeffrey Smith*
Jonathan Taylor
Judith Theocles
Murray Watnick

(*former member not currently serving on the OSRP Committee)

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Section 1 Plan Summary

Overview

A community thrives upon its own character, those elements which make it a special place to live, work and play. A town must be able to sustain and nurture its long term residents as well as attract new citizens with an appreciation for what makes Wilbraham special.

In its 2014-2021 updated Open Space and Recreation Plan, the Town of Wilbraham seeks to balance the prospects for continuing human population growth with the need for town character preservation.

Wilbraham has been blessed, to date, with what has been characterized as New England rural charm. Visitors and residents as well, speak glowingly of the town's quaint characteristics of colonial homes, stone walls, tree-lined roads and atmosphere of relaxing serenity. We are fortunate to retain these characteristics, but as population increases and as housing developments encroach upon the town's open space, the rural charm will dissipate. To perpetuate for our own appreciation and to save for future residents the pleasurable environment which today's townspeople enjoy, it is urgently necessary for the town to act today to save open space which we are prone to take for granted.

There are still many acres of open space in Wilbraham which could be developed. How much actually will be developed in the years to come is, of course, not known. We cannot assume that the land owner of today who truly loves the land and wishes it to remain forever wild will not be tempted by the pressures of developers to sell it for development. If all these acres were in areas of one-acre zoning, we would have a potential increase of homes and a substantial increase in town services. Many studies have shown that the cost of development does not pay its way in new tax revenues. Without specific protection guidance in place, the development of Wilbraham's remaining open spaces will erode the natural landscape and harm the community's sense of place.

Potentially developable open space most probably will not remain without active intervention. We must realize its value in preserving clean air and water, forest and agricultural lands, and wildlife habitats. The existence of open space enhances a community both aesthetically and economically. Property values tend to rise near open space. The value of open space will not depreciate through time while its benefits can only increase.

To retain the present character of the town, citizen support is a must. It is imperative to support land acquisition proposals at town meeting and encourage landowners to preserve open space when they consider the future of their land.

The Mission of the Wilbraham Open Space and Recreation Plan Committee:

**Preserve significant open space
by investigating, educating, planning and cooperating.**

The Plan supports the following goals:

1. Maintain an on-going base of support for the Plan by key boards and the public at large through education and cooperation. Communicate through public meetings, newspapers and the Town website.
2. Promote active growth management to prevent open space/recreation land fragmentation. Seek zoning changes through the Planning Board.
3. Foster interconnectivity of Town lands throughout Wilbraham through formal well maintained trail systems.
4. Preserve and protect environmental resources, including wetlands, water resources, upland wildlife habitats and wildlife travel corridors. Encourage synergy among all community, state and regional partners for conservation and preservation.

Plan Foundation

Goals, objectives and actions for the Plan have been designed to address the following overall areas of concern:

1. Reduce the Loss of the Rural Feeling. Critique projects for elements that contribute to maintaining the rural feel that Wilbraham has been known for. This includes farm landscapes, open fields and large wooded tracts along our scenic roadways.
2. Stem Environmental Degradation. Evaluate all development proposals for environmental elements, and work with Conservation and Planning boards to insist on strict environmental controls for new development. This will affect wetlands, waterways, endangered species, upland wildlife (both plant and animal) and wildlife corridors.
3. Coordinate Recreational Resources. Look at recreational issues from a “big picture” perspective in order to understand how individual development proposals may affect matters such as trail and bike path development. Foster interconnectivity of recreation resources. Foster interconnectivity among Town owned parcels.

Section 2 Introduction

Statement of Purpose

The 2014-2021 update to the Open Space and Recreation Plan is a tool that connects open space and recreation issues to comprehensive town planning. The purpose of this document is to serve as a guide for the future management, development and protection of open space and recreation resources in the town of Wilbraham.

The Town of Wilbraham has demonstrated a strong interest and long-term commitment to open space and recreation planning over the years with major plans adopted in 1967, 1987 and 1999. This Plan (2014-2021) represents the second update to the 2000-2005 plan framework completed in 1999 and seeks to build upon the progress of those previous efforts and investments related to open space and recreation in our community.

Emphasis During the Last Ten Years (2005-2014)

- The Committee has analyzed proposed subdivisions. A parcel was developed with protections for on-site Native American artifacts during 2008. The Cedar Ridge development proposal has received great attention due to its proximity to the Great Cedar Swamp, one of Wilbraham's critical environmental resources.
- The Committee has succeeded in re-designating several Town Owned municipal parcels as Open Space through 2/3 votes at Town Meetings.
- The Committee continued its work on evaluating undeveloped parcels that are unprotected.
- The Committee has begun to actively disseminate Open Space and Recreation information by developing a portion of the Town website to delineate trail systems on existing Town properties. The website also revives "This Land Is Your Land", a popular Town property trail and landowner guide originally developed in the 1970s.
- Coordinating its efforts with the Minnechaug Land Trust and The Community Preservation Committee, the OSRP Committee continues to engage interested landowners to consider ways of protecting their property on a long-term basis while affording opportunity for the public to use the land for passive recreation. This process assured public acquisition and reservation of the 240 acre Rice Fruit Farm in 2004, one of the key priority parcels on the Committee's list, and resulted in acquisition of the 29 acre McDonald Farm during 2009 near the Atlantic White Cedar Swamp.

Crane Hill Disc Golf Park

A cooperative effort between the Wilbraham Recreation Dept. and the Crane Hill Disc Golf Club (NEFDA) resulted in the creation of a new recreational facility at Crane Hill in Northeast Wilbraham. Set in a parcel featuring woodlands and open field, the facility presents a unique opportunity for participants of all ages. Tournaments are also being planned to foster greater participation.

Town Website Development for Town Property Trails Information

The Open Space and Recreation Plan Committee has begun to develop trails with GPS mapping and descriptions. These Town owned land trail systems are on the Town website under Open Space.

Pace of Development, 2005-2010

Over the last five years, 2 subdivision plans have been approved establishing 29 new building lots, reflecting a drastic slowdown in residential subdivision development.

Planning Process and Public Participation

Current members of the Wilbraham Open Space Committee, appointed by the Board of Selectmen, included Charles Phillips, Cathy Callaghan, Walter Damon, Judith Epstein, Judy Theocles, Margie Connell, Steve Lawson, Jonathan Taylor, Dr. Murray Watnick, Tracey Plantier, Brian Fitzgerald, and Joseph Calabrese. The committee used the Massachusetts EOEEA DCS *Open Space Recreation Planner's Workbook* as a template and also consulted the documents listed in Section 11.

The Wilbraham Open Space and Recreation Committee met monthly for the full year 2009 into the latter part of 2010 to compose the update to the Wilbraham Open Space and Recreation Plan. Each member of the committee was assigned a section of the report to research and assemble. Each month, members brought their drafts to the committee meetings for revision and editing. In terms of input, the committee consulted the Planning Board, the Selectmen, the Recreation Committee, the Conservation Commission, and the Department of Public Works. What follows is a summary of the process followed.

Several articles were placed in the local newspaper explaining the purpose of the plan and announcing the upcoming public hearings. To gather general citizen input, in February of 2010, after researching surveys from other Open Space Committees, the committee completed the creation of a survey. Copies of a survey were distributed at Town events. They were also made available at the Town Hall, the Town Library, on the Town's website, and in the Town's local newspaper on two occasions. Finally, two public hearings were held to solicit general public input on February 23, 2010 and March 30, 2010. Comments from these public outreach efforts are summarized in Appendix A and discussed in more detail in Section 7. Throughout the process, draft copies of the updated plan were posted on the Town website and residents were encouraged to evaluate and update the updated plan.

In terms of outreach to environmental justice populations, all of the above apply as all Town residents have access to the venues in which the surveys were distributed, and the venues are within a few miles of Wilbraham's one environmental justice area. In addition, the *Wilbraham Times* newspaper which carried all hearing information and the survey is delivered for free to all Town residences weekly.

When the document was complete towards the end of 2010, copies were sent to the Planning Board, the Selectmen, the Recreation Committee, and the Conservation Commission. The Open

Space and Recreation Committee then made the rounds, attending meetings of all of those committees to get further input and make the final revisions. With the inclusion of those changes, what the committee thought would be the final document was presented to the Board of Selectmen on October 10, 2010.

Unfortunately, from late 2010 into 2014, the committee hit a series of snags that delayed its ability to submit the plan in a timely fashion. Late in 2010, while the committee was doing final grammar editing, a concerned citizen expressed to the Selectmen doubts about the document over possible loss of property rights and possible loss of local control. The Selectmen decided to table action on the plan until further input was garnered. The Open Space Committee was summoned to a Selectmen's Meeting and agreed to reopen hearings on the document. Unfortunately 2011 was a tough year for the Open Space Committee as two major issues consumed the bulk of their time – a possible new housing development on land that abutted conservation land and the launching of an effort to create a vision document for Wilbraham's future of which the Open Space Committee was a prime mover. Add to this the fact that the Planning Committee, Conservation Commission and Selectmen were rethinking their approval of the OSRP, and it took into 2012 before more open hearings were completed (July, 24, 2012 and August 28, 2012). Joint meetings were then held between Open Space and Planning (September 19, 2012) and Open Space and Conservation (October 15, 2012). More citizen input came on November 27, 2012 and final revisions were completed in early 2013. The Selectmen took the measure up again in April of 2013. At this time the wording of letters that had to accompany the OSRP came into question. Finally, in September of 2013, the letters were all gathered, and yet another issue prevented the sending in of the plan. The plan was written in Microsoft Word and translated to Adobe for ease of transport and viewing. Unfortunately, the original Word copy was lost in the conversion, and it took until January of 2014 to secure the required software to make the changes. The OSRP was finally sent in at that time and was given conditional approval on April 25, 2014. Thirteen points then had to be addressed to get full approval. At its May 2014 meeting, the Wilbraham Open Space Committee went back to work on making the changes by parceling out the workload. The OSRP with the thirteen additions were presented to the Selectmen on July 7, 2014.

All in all, major time over the course of six years was spent assembling, accepting input on, and revising the Wilbraham 2014 – 2021 Open Space and Recreation Plan.

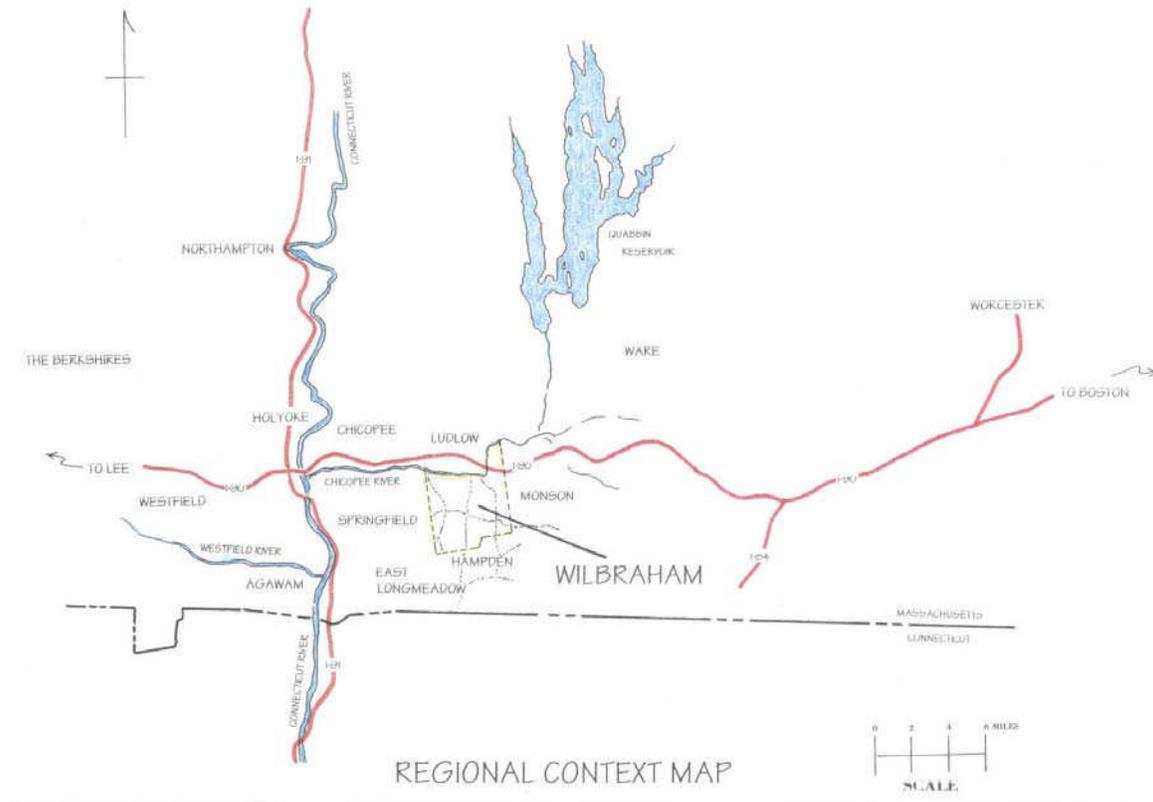
Section 3 Community Setting

Regional Context

Wilbraham is situated on 22.28 square miles in the eastern Connecticut River Valley of Western Massachusetts (Figure 1). The town is a residential suburb of Springfield and is located within the Springfield-Chicopee-Holyoke Standard Metropolitan Statistical Area. Wilbraham lies 87 miles southwest of Boston, thirty miles north of Hartford, and 144 miles from New York City.

Wilbraham is conveniently located near the regional transportation network. The Massachusetts Turnpike traverses the town in the northeast section. Although there is no local interchange, exits in nearby Ludlow and Palmer connect the town to Routes 91 and 291. Proximity to the regional highway system enables residents to live in a residential setting while enjoying the nearby medical services, shopping and higher education of larger communities. The Five-College Consortium (including UMASS at Amherst) is less than 25 miles away via the side roads of Ludlow and Granby. Added colleges reside in Springfield. Both Worcester and Hartford are less than an hour's drive away for most Wilbraham residents. Its proximity to large institutions and major employment centers makes Wilbraham an attractive town for commuters and, more recently, telecommuters.

Figure 1 Regional Context Map



Wilbraham lies within both the eastern Wilbraham Mountains, part of the Central Upland of Massachusetts, and the western Connecticut River Valley Lowland. The most notable natural features are the Chicopee River, a tributary to the Connecticut, and the Wilbraham Mountain escarpment that marks the eastern ridge of the valley and provides spectacular western views.

Town Borders

The Town acquired its southern border and present geographical size and shape in 1878, when the South Parish of Wilbraham became the Town of Hampden. The western border is shared with the Sixteen Acres and the Indian Orchard neighborhoods in the City of Springfield, while the eastern part of town abuts Palmer and Monson. The Chicopee River marks the town's northern boundary with Ludlow.

Regional Resources and Recreation

Wilbraham shares several other major natural resources with surrounding communities. A portion of the Mill River Watershed, tributary to the Connecticut, River, lies within its boundaries, and the town is represented in a watershed protection partnership established with East Longmeadow, Hampden and Springfield.

The southern end of the mountain ridge extends into Hampden, where rural roads continue their street names across the town line. The Ridge Trail—part of the longer Shenipsit Trail—runs from North Wilbraham to Hampden, where it continues into Connecticut.

Wilbraham provides numerous regional leisure opportunities, including those offered at the Spec Pond Recreation Area on Boston Road. This conveniently located facility offers youth sports and summer camp opportunities to children from all over the Pioneer Valley. Recent playing field developments have greatly enhanced the facility.

The Wilbraham Country Club is a private golf course leased on Town-owned property that is open to resident and non-resident members. Fountain Park, located on the former Massachusetts Department of Fisheries & Wildlife Game Farm property, is the site of the annual Peach Festival and a summer concert series. Recreation businesses on Wilbraham's Boston road include roller skating, indoor soccer and gymnastics. The soccer and skating facility has been developed for year-round recreation, offering batting cages, mini-golf and other activities. The Scantic Valley YMCA opened a new facility at the Post Office Commercial Park on Boston Road in the fall of 2004. The Crane Hill Disc Golf Course in northeast Wilbraham was created in 2009. At the northernmost border, the Red Bridge Reservoir hydro-station forms a large impoundment area of enormous recreational value and year-round scenic beauty. It is accessible to the public by way of a boat launch maintained by the Department of Environmental Management (DEM). An established trail exists on the Ludlow side of the impoundment. There are numerous restaurants on Boston Road, and the Eastfield Mall is located just over the border in Springfield.

Wilbraham is within easy driving distance of several state parks, including Robinson State Park in Agawam, and Chicopee Memorial State Park, as well as the 3,250-acre Brimfield State Forest. Holyoke Heritage State Park and the 1,800-acre Mt. Tom State Reservation are also nearby. Other regional outdoor recreation opportunities are found in Hampden at the Audubon Society's Laughing Brook preserve and the Hampden Country Club. The Quabbin Reservoir is also a short drive from Wilbraham.

Recreation in Wilbraham

Leisure History

There is not much known about recreational pursuits in the town's very early years, when families had little time for leisure as they tended to the business of making a living. Social activities consisted of quilting bees and other practical gatherings that combined work and play. It is known that local discussion groups and lectures took place by 1860, and that around 1866, the Glendale area's schoolmaster produced a weekly journal "devoted to literature, news and general intelligence." Spelling bees and church suppers were apparently popular pastimes. Today, local places of worship continue to be an important component of social life in Wilbraham.

Despite the lack of details about the earliest years, the town's later history is full of stories about leisure pursuits. Nine-Mile Pond—once known as Manchonis Pond—provided water-based recreation opportunities to Wilbraham residents for many years. In one of the town's most notable tragedies, six young people were drowned there during a sailing expedition in April of 1799. (All six were interred at the Adams Cemetery on Tinkham Road, where visitors can still see their gravestones.) Late in the nineteenth century, fish commissioners were appointed to supervise a stocking program, and residents could ride three times around the pond on a steamboat for twenty-five cents.

Today, Nine-Mile Pond is accessible to the public only by way of a small beach on Boston Road. Spec Pond, a Town-owned area, was officially established as a recreation area by the Lion's Club in 1959, and is now under the management of the Town's Recreation Department.

Long before the Peach Festival became an annual event, the Fourth of July, was the premier holiday in Wilbraham. According to Merrick's history, the Glendale, North Wilbraham and Center Village neighborhoods would stage family picnics on this summer holiday, complete with field events and baseball games. Baseball has been favorite activity since early in this century. St. Cecilia's Men's Club organized the Wilbraham Junior Baseball League in 1954 and by 1962 there were 400 boys enrolled on 16 teams. Older residents fondly remember the recently closed landfill as the Grassy Hollow Baseball Field. (More than 700 boys and girls participate in the town's modern baseball and softball programs.)

Volunteer Service

In the last quarter of the 1800s, Wilbraham Grange and the Newton Lodge of Masons were established. The Grange Hall on Main Street was dedicated in 1901, and often served as a meeting place for town functions and other events. Over the years, many organizations have provided both recreation and civic service opportunities to their members, a tradition that continues today.

Wilbraham Recreation Department

Current programs

The Wilbraham Parks and Recreation Department continues to offer a wide array of programs ranging from acting classes to youth sports to adult programs which the Department develops and maintains. The main offerings continue to revolve around football, soccer, field hockey, basketball, softball, baseball and lacrosse, with each particular sport averaging anywhere from 80 to 700 participants. Each sport is now segmented into three sections: instructional, for children in grades kindergarten through second, recreational, for kids in grades three through

eight, and competitive, for kids in grades three through eight. Soccer and basketball are also offered for high school students for both males and females. Baseball and basketball also continue to offer programs during the summer months in the form of summer leagues for both sports. The Department also has developed a disc golf course as well as youth volleyball and track and field programs that have filled a void within the recreational program and attract over 100 kids and adults each year.

Along with the youth sports programs, the Wilbraham Park Department offers, we also run several camps, classes, clinics, and trips throughout the year. The most popular of our camps is the Spec Adventure Camp, which is a licensed day camp, held at the Spec Pond Recreational Area. The camp runs for six one-week sessions and attracts over 390 children during the summer. The interest in classes, such as our babysitting course and baton twirling continue to rise, while old favorites like our summer clinic offerings (lacrosse, baseball, basketball, soccer, golf) continue their steady enrollment. New offerings include creative art, Lego and nature classes, day camps at our various facilities, and exciting new trips are offered each season.

The Recreation Department continues to explore new programs and has several exciting programs in the works for the future. The Parks and Recreation Department continues to look for willing instructors with a unique talent who are qualified to run a program or sport for the residents of Wilbraham.

Available Facilities

The Recreation Department has created a master plan of all our recreational facilities in Wilbraham and attempts to address each facility as funding becomes available. Similar to the previous five year planning period, one common problem the Parks and Recreation Department faces season to season is the lack of field and gym availability to match the constant increase in participation levels. The available field space the Parks and Recreation Department does utilize and maintain is still overused and unfortunately not allowed a season of rest. Therefore, most of the Recreational Fields suffer wear and tear year round and are not in ideal playing shape. The Parks and Recreation Department is fortunate enough to have partnered with Minnechaug Regional High School and is allowed usage of several of their facilities. Still, field conditions, practice/game times, and enrollment numbers suffer drastically as Wilbraham attempts to satisfy as many participants as possible with the limited space the Parks and Recreation Department has.

Current Parks & Recreation Department Needs

In addition to playing fields, the greatest current need within the Parks and Recreation Department is a Community Recreation Center, with the main focus of the facility being gym space and storage/offices for the Parks Department. Currently the Department utilizes a small parks shed to house our mowers, tractors, and other assorted parks equipment. As the Department has grown, the space has become inadequate. The lack of gym space is evident by the fact that the Department utilizes each elementary school and the Middle School every allowable hour, seven days a week. There are several other gyms in town (WMA, MRHS, YMCA) but each building is only available to the Parks and Recreation Department on a very limited basis and with a high cost for each hour of use.

Hand in hand with gym space goes field space. The number of fields doesn't adequately match the number of programs that the Department currently offers. With enrollment in several programs leveling off (soccer, baseball/softball), we have seen an increase in enrollment for sports such as field hockey, lacrosse, and football. The Master Plan's further renovation of Spec

Pond meets several of our needs but, even with using every inch of available space at Spec Pond, we are still short several fields.

Table 1. Wilbraham Recreation Department Programs

Program	Age/Grade Group Served	# per season/session
Adventure Program, Day Camp At Spec Pond	Ages 5 - 13 coed	390
Counselor In Training Program Day Camp At Spec Pond	Ages 14 – 15 coed	16
Spec Pond Beach Memberships	All ages	130
Spec Pond Beach Daily Passes	All Ages	50 - 150/day
Trips	All Ages	150
Junior Golf, Instructional	Ages 8 and up	20
Summer Basketball	Grades 5 – high school, boys & girls	40 teams
Summer Baseball	Grades K – high school	250
Instructional Soccer	Age 5, coed	60
Youth Soccer	Ages 6 - 8 coed; 9 - 14 boys & girls	320
Intramural Soccer	Ages 15 - 18 coed	60
Flag Football	Grades K - 2, coed	60
Football	Grades 3 - 8, Hampden/Wilbraham `	150
Cheerleading	Ages 9 - 14, girls	30
Women's Volleyball	Adult Women	6 teams
Youth Volleyball	Grades 6 - 12	100
Dance Classes	Age 2 - High School	130
Instructional Basketball	Grades K - 2, coed	120
Rec. Basketball	Grades 3 - 8	350
Competitive Basketball	Grades 4 - 8, boys & girls teams	80
Intramural Basketball	High School, boys and girls teams	200
Rec. Baseball	Grades K - 2, coed, 3 - 8 boys teams	450
Competitive Baseball	Ages 8 - 10, 10 - 12, 12 - 14	42
Girls Softball	Grades 3 - 8	90
Competitive Softball	Under 10, Under 12 & Under 14	30
Instructional Lacrosse	Grades K - 2 Hampden/Wilbraham	80
Girls Lacrosse	Grades 3 - 8, Hampden/Wilbraham	80
Boys Lacrosse	Grades 3 - 8, Hampden/Wilbraham	110
Field Hockey	Grades 3 - 8	80
Learn To Ski Program	Middle School Students	50
Junior Wrestling Program	Grades 1 - 8, Hampden/Wilbraham	50
Holiday Egg Hunt	All Ages	120
NYSCA Classes	Coaches	50
Baton Twirling	Ages 5 - Up	20
Youth Theatre	All Ages	60
Golf Program	Ages 7 - 14, coed	100
Summer Clinics	Ages 6 - 14, coed	150 - 200
Summer Classes	Ages 6 – 14, coed	50
After School Bowling Program	Grades 2 - 6	40
Learn To Skate Program	Ages 2 - 12, coed	10
Track and Field	Grades 3 - 9	80

Other Leisure Opportunities

In addition to the town sponsored programs, many other leisure activities are provided in Wilbraham by schools and non-profit organizations. The elementary schools offer periodic after school programs and PTO/PTA sponsored family events. The HWRSD Community Education Department provides adult enrichment classes and college courses, which are offered for credit through an arrangement with Holyoke Community College. The department also offers swim teams and lessons, summer camps, adult basketball and other programs.

The Conservation Commission allows deer hunting by bow on some town land with permits issued through the Town Clerk's office.

The Scantic Valley YMCA offers several programs in Wilbraham, including after school care and swim lessons. The opening of the Y's new facility on Boston Road provides significant additional recreational opportunities for Wilbraham and surrounding town residents. The Wilbraham Soccer Club sponsors about 20 teams in the fall and spring seasons of the Pioneer Valley Junior Soccer League.

The Wilbraham Community Association hosts the annual Peach Festival, which has been held for several years at Fountain Park on Tinkham Road. Fountain Park (the former state game farm) is maintained by the volunteers of the Wilbraham Nature and Cultural Center. The Park is open to the public and is interlaced with easy hiking trails. The group presents a summer concert series and other events on the site.

The Old Post Road Orchestra is based in Wilbraham, and includes members from around the region. The Wilbraham Community Chorus is one of several choral groups rehearsing for annual programs. Community theater enthusiasts can join Wilbraham United Players, whose annual season includes a fall comedy or drama and a spring musical.

Preserving the Past

The Wilbraham Historical Commission is responsible for preserving places that contribute to the historic character of the town. Following the preservation practices established by the Office of the Secretary of the Interior ("Standards for Historic Preservation"), the Commission consults with owners who are considering altering or restoring their historic properties. The Historical Commission is also in the process of preserving the town's archived records to CD-ROM disks.

Old Meetinghouse

The Annual Town Meeting of 1977 elected to purchase the Old Meetinghouse at 450 Main Street. The house was designated a National Historic Landmark in 1979. It was constructed in 1793 on land owned by Charles Bruer, who leased his property to the Methodist Society for the annual sum of "one peppercorn." When the congregation outgrew the building in 1834, the Bruer family converted it to a two-family house, and it remained a private dwelling until the town acquired it in 1977. The property also includes one of the few remaining "hearse houses" in the Connecticut River Valley.

The Old Meetinghouse is maintained by volunteers of the Atheneum Society of Wilbraham, which leases the building from the Historical Commission. Community Preservation has

assisted with funding. Part of the space is dedicated to a museum featuring artifacts and memorabilia relating to the town's history and culture. (The museum is open on the first Sunday of each month from 2:00-4:00 PM.) The Atheneum Society has worked closely with the Historical Commission to obtain grants for the restoration of both the Meetinghouse and the Hearse House, which are located in the Academy Historic District at the center of town.

Grange Hall

The Wilbraham Grange #153 officially disbanded in 2003 and left the Grange Hall building located at 485 Main Street in the Town's custody. Residents at the 2005 Annual Town Meeting voted to accept formal ownership of the property. With the expansion of the Town sewer system in 2009, the Grange Hall could become more useful.

Cemeteries

The town maintains three historic cemeteries. Several years ago the town's Cemetery Commission published a "Self-Guided Walking Tour" of the Adams Cemetery on Tinkham Road. Because many sandstone monuments here have withstood the elements better than those of other materials used by early settlers, the walking tour provides a visual history lesson for visitors. The tour is an annual event for students at the nearby Mile Tree School. (The cemetery guide is available at the Town Clerk's Office.)

History of the Community

Native Americans

Artifacts indicate that the Connecticut Valley of Western Massachusetts has probably been occupied by humans for at least 9,000 years. These early New England residents lived a nomadic life, grounded in the natural offerings of the landscape and climate. Fishing and farming by the river in the summer, families often moved inland for the cold winters, where they hunted deer, moose and bears. New England Native Americans periodically burned large forested areas to create open spaces for farming and hunting. Until about 500 BC, they made pots, plates and cups from steatite, a soft soapstone quarried in Wilbraham. One such area has been protected during the period of this report.

Archeologists believe that the Native American population reached its highest point (~150,000) in New England between 3,000 and 5,000 years ago. Subsequently, it mysteriously declined, but rebounded when food production increased with new farming techniques. European trappers and traders arrived in 1615, carrying diseases that devastated the native population on the coast between 1615 and 1630. By the time the first European-American settlers arrived in the Wilbraham area, it is estimated that only 20,000 Native Americans remained in all of New England.

Outward Commons, 1685

This 4 mile by 12 mile parcel of land remained undeveloped by Springfield residents from 1636 until 1685 when the King's Governor Andros threatened to revoke the Bay Colony Charter. Concerned that the Outward Commons would revert to the Crown, the 1685 Springfield Town Meeting voted to assign the land to 125 individual heads of household and church leaders,

measuring out the land in narrow east to west strips within three major divisions. (It was later said that Mr. William Brooks could ride for four miles on his own land, but couldn't turn around to come home without trespassing!) Although parcels are wider now, this east to west orientation continues to characterize many parcels in modern Wilbraham.

First Settlers, 1730

The Outward Commons remained unsettled until 1730 when Nathaniel Hitchcock came from Springfield to clear and seed and build a cabin, returning to Springfield for the next winter. When Hitchcock settled in Wilbraham with his wife in May of 1731 their nearest neighbors were nine miles away in Springfield. Tiring of the nine mile journey to weekly worship, 24 pioneers eventually petitioned Springfield to set off the area as a separate precinct in 1740. In 1741, the "Outward Commons" became a separate parish—the Fourth District of Springfield. The area remained this way until 1763 when the Governor set the Fourth District—with the addition of a half-mile strip west of the Newbury Line—into a separate town by the name of Wilbraham. An early map of Wilbraham is shown in Figure 2.

Eventually, the desire for more convenient weekly worship prompted residents of the South Parish to request their own church. This area broke off and was incorporated as the Town of Hampden in 1878. (Close ties with Hampden still exist in the form of the Hampden/Wilbraham Regional School District. Students from both towns attend classes at Minnechaug Regional High School.)

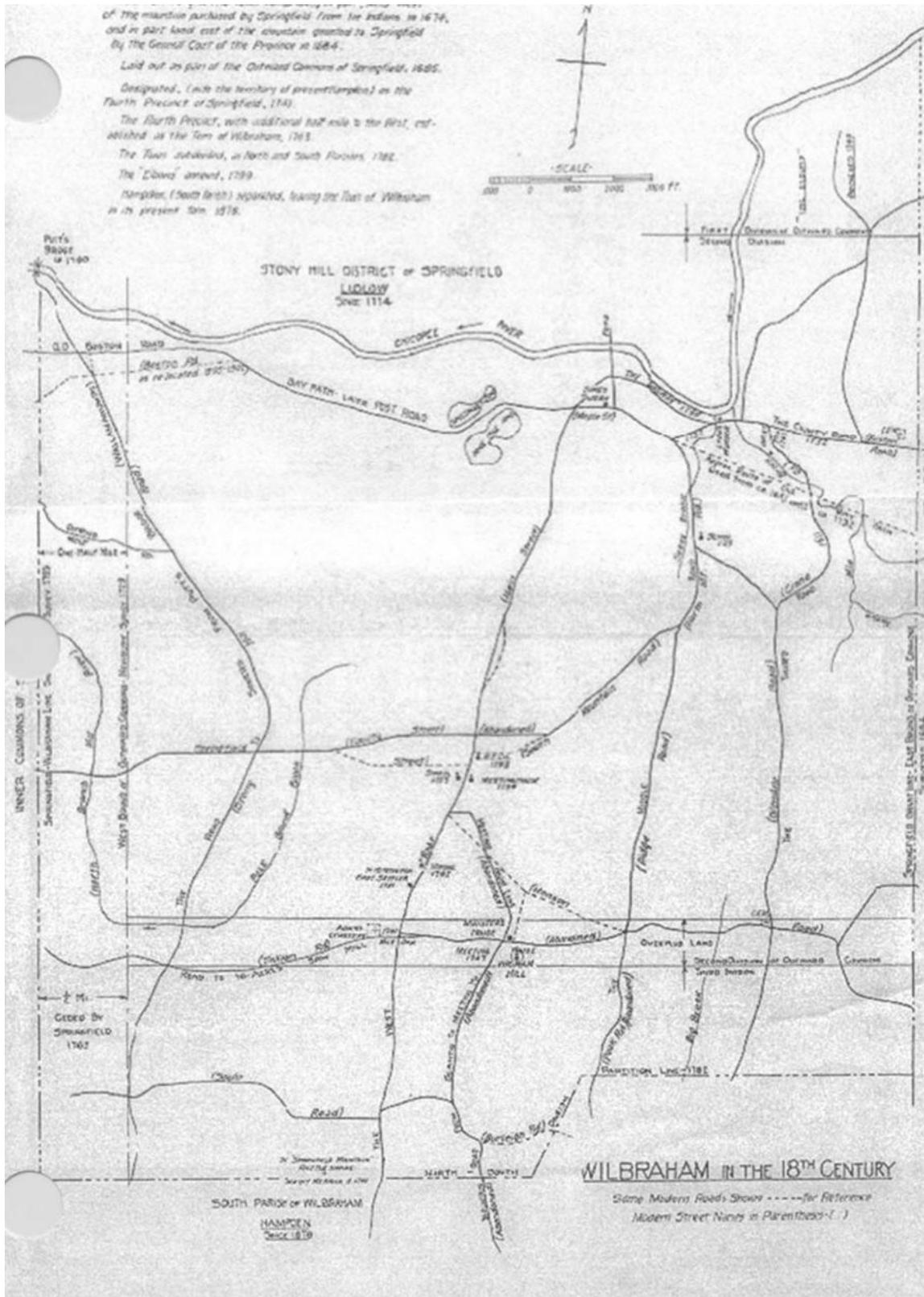
Early Commerce

Henry Knox and the artillery train hauled cannon and ammunition along the Old Bay Path—known today as Boston Road—to General Washington's Continental Army in 1777. Proximity to the Bay Path made the town a convenient stop on the stagecoach lines. En route to Hartford, the coach lines turned south at Wilbraham, where a small support industry emerged to provide supplies and lodging for their passengers. The Wilbraham & Monson Academy athletic teams, known as the Coachmen, are named after this historic industry, which included stables, blacksmiths, inns and taverns.

Wilbraham did not develop around a central green as did many New England towns. Town businesses originally settled in the northern section for access to the Chicopee River. The land to the south was farms and orchards until 1824 when the Methodists of Wilbraham persuaded Wesleyan Academy to relocate from New Hampshire. Hotels, inns, homes, stores and businesses sprang up creating a small, multi-use center in the area known today as the historic district near Main and Springfield Streets. Today, many historic structures, including those at Wilbraham & Monson Academy, lend New England charm to the town's historic district. Several structures of varying age have been tastefully remodeled for use as professional office space, and many homeowners have carefully restored their historic houses.

Until the 1930s, the northern end of town—both east and west—remained the business and industrial area, with manufacturing plants, grain stores, mills and supporting industries. Maple Street was lined with large, well-appointed homes occupied by businessmen, and company housing appeared near the mills. When the newly formed Quabbin Reservoir considerably lessened the volume of the Chicopee River, the Collins Manufacturing Company was able to continue operating only by switching its power source to the town's electric service. The mill was the largest factor in the growth and development of the northern part of town, running continuously until it shut down in 1940.

Figure 2 Historical Map of Wilbraham (18th Century)



Government

The Town of Wilbraham was incorporated as a town in 1763. The Town is governed by an Open Town Meeting form of government in which any registered voter may participate. Acting as the legislative branch of local government, the Town Meeting enacts bylaws, appropriates the operating budget, and makes other important decisions about the Town's resources and services. A three-member Board of Selectmen is elected to serve as the Town's chief executive officers. A Town Administrator appointed by the Board of Selectmen supervises day-to-day municipal services and activities of Town staff. Finally, a variety of appointed volunteer committees are responsible for budget preparation, policy development, town bylaws, and state codes and regulations, and advisor responsibilities. All committee meetings are open to the public.

Community Profile

Wilbraham, incorporated in 1763 as an agricultural center, is today primarily a residential community with some industry located in the northern section of town. Over 80% of the residents commute out of town for professional employment. The Town offers both historic and new home development. According to the most recent information from the 2014 Annual Town Census prepared by the Town Clerk, there are 14,676 residents and 5,690 households in Wilbraham.

The median price of a single family home is the 2nd highest in the region, with classic homes set among large lots. Over 89% of housing units are occupied by homeowners. While Wilbraham has experienced substantial residential growth, its rural character is still present and exemplified by its open space areas (Fountain Park, Crane Hill, 12 Mile Brook, Rice Preserve and McDonald Preserve, among others).

The Town's business area is located at the edge of town along Route 20, which connects Wilbraham to Springfield. The headquarters and a major production facility for the Friendly Ice Cream Corporation is located there. Commercial activity in the center of town includes a country store, a gift shop and a gas station. The Wilbraham-Monson Academy, a private co-educational secondary school was founded in 1825. Its campus graces the Town Center.

Population Characteristics

2013 Population data from the Massachusetts Department of Public Health are presented in this report as Counts and Percentages. These data are U. S. Census counts for 2010 and 2000 or sample data for 2000 or 1990. Any population data that have more detail than geography, age, sex and or Race/Hispanic ethnicity are from the selected sample data for 2000 from the U.S. Census Bureau Summary File 3 (SF3).

Total Population by Race and Gender: Wilbraham

	Population Estimate 2010	Percent 2010	State Percent 2010	Population Estimate 2000	Percent 2000	State Percent 2000
Total population	14,212			12,635		
Male	6,726	47.3	48.4	6,492	48.1	48.2
Female	7,486	52.7	51.6	7,017	51.9	51.8
White Non-Hispanic	13,250	93.2	78.4	12,979	96.1	83.2
Male	6,261	47.3	48.3	6,242	48.1	48.0
Female	6,989	52.7	51.7	6,737	51.9	52.0
Black Non-Hispanic	278	2.0	6.3	158	1.2	5.7
Male	135	48.6	48.3	71	44.9	48.1
Female	143	51.4	51.7	87	55.1	51.9
Asian Pacific Islander	287	2.0	5.5	175	1.3	4.0
Male	141	49.1	47.8	82	46.6	49.2
Female	146	50.9	52.2	94	53.4	50.8
American Indian	4	0.0	0.2	5	0.0	0.2
Male	3	75.0	50.3	5	100.0	49.3
Female	1	25.0	49.7	0	0.0	50.7
Hispanic	393	2.8	9.6	192	1.4	6.8
Male	186	47.3	49.1	93	48.2	49.4
Female	207	52.7	50.9	100	51.8	50.6

Population by Age and Race/Hispanic Ethnicity: Wilbraham

	Population Estimate	Percent	State Percent
Ages 0-9			
Total	1,457	10.3	11.5
White Non-Hispanic	1,320	90.6	69.5
Black Non-Hispanic	27	1.9	7.9
Asian/Pacific Islander	40	2.7	6.5
American Indian	0	0.0	0.2
Hispanic	70	4.8	15.9
Ages 10-19			
Total	2,226	15.7	13.3
White Non-Hispanic	2,003	90.0	72.8
Black Non-Hispanic	67	3.0	7.9
Asian/Pacific Islander	55	2.5	5.4
American Indian	1	0.0	0.2
Hispanic	100	4.5	13.6

Ages 20-29			
Total	984	6.9	14.0
White Non-Hispanic	905	92.0	72.0
Black Non-Hispanic	24	2.4	7.4
Asian/Pacific Islander	17	1.7	7.7
American Indian	1	0.1	0.2
Hispanic	37	3.8	12.7

Ages 30-44			
Total	2,168	15.3	19.7
White Non-Hispanic	1,982	91.4	74.6
Black Non-Hispanic	45	2.1	6.9
Asian/Pacific Islander	58	2.7	7.4
American Indian	1	0.0	0.2
Hispanic	82	3.8	11.0

Ages 45-64			
Total	4,700	33.1	27.7
White Non-Hispanic	4,456	94.8	84.8
Black Non-Hispanic	82	1.7	5.3
Asian/Pacific Islander	80	1.7	4.0
American Indian	1	0.0	0.2
Hispanic	81	1.7	5.8

Ages 65-84			
Total	2,175	15.3	11.6
White Non-Hispanic	2,091	96.1	89.6
Black Non-Hispanic	27	1.2	4.0
Asian/Pacific Islander	37	1.7	3.0
American Indian	0	0.0	0.1
Hispanic	20	0.9	3.3

Ages 85+			
Total	502	3.5	2.2
White Non-Hispanic	493	98.2	94.3
Black Non-Hispanic	6	1.2	2.6
Asian/Pacific Islander	0	0.0	1.5
American Indian	0	0.0	0.1
Hispanic	3	0.6	1.5

Race/Hispanic Ethnicity Report Standard Notes

- a. Percentages for each race/Hispanic ethnicity is the percent of all persons in the given age group. Percentages in the "Total" rows in each age group is the percentage of the total population (for all race/Hispanic ethnicities) for that age group.
- b. Categories of White, Black, Asian/Pacific Islander and American Indian do not include persons of Hispanic ethnicity.
- c. Caution should be used when evaluating data based on fewer than 30 persons.

Socioeconomic Characteristics: Wilbraham

	Population Estimate 2000	Percent 2000	State Percent 2000	Population Estimate 1990	Percent 1990	State Percent 1990
Education						
Less than high school(a)	687	7.4	15.2	1,046	12.1	20.0
High school grad(a)	2,020	21.7	27.3	2,463	28.4	29.7
Some college(a)	2,471	26.5	24.3	2,174	25.1	23.0
College grad plus(a)	4,142	44.4	33.2	2,975	34.4	27.2
Income						
Per capita income(b)		\$29,854	\$25,952		\$21,748	\$17,224
Household income < \$10,000(c)	375	7.6	8.8	295	6.5	13.4
Household income > \$50,000(c)	3,171	64.2	50.6	2,276	50.3	34.3
Living Arrangement/Poverty						
Age 65+ and living alone	507	22.2	29.8	378	19.6	30.1
Age 65+, living alone and below 100% poverty(e)	151	27.4	17.7			
Single parent households with own children(c)	286	5.8	8.0	171	3.8	7.0
Single parent families with own children and below 100% poverty(d)	37	12.6	27.8			
Poverty						
Families with children <18 and below 100% poverty(d)	99	5.2	10.1	51	3.0	11.1
Persons below 100% poverty(e)	679	5.1	9.3	437	3.5	8.9
Persons below 200% poverty(e)	1,570	11.9	21.7	1,425	11.4	21.0
Language						
Persons 5+: Speak English Well or Very Well	12,665	99.6	96.4			
Non-US Born						
Not born in the US(f)	564	4.2	12.2	640	5.1	9.5
	Area Count	Area Percent	State Percent			
Unemployment						
Persons not employed(g)	490	7.1	8.5			
Public Pay Births						
Birth expenses paid by public funds(h)	17	19.3	35.8			

Sociodemographic Standard Report Notes:

- a. Count = number of persons ages >= 25 of a given Education level; percent = Count divided by all persons ages >= 25
- b. Per Capita income is defined as total income of an area divided by the total population of an area
- c. Percent = Given count divided by all households

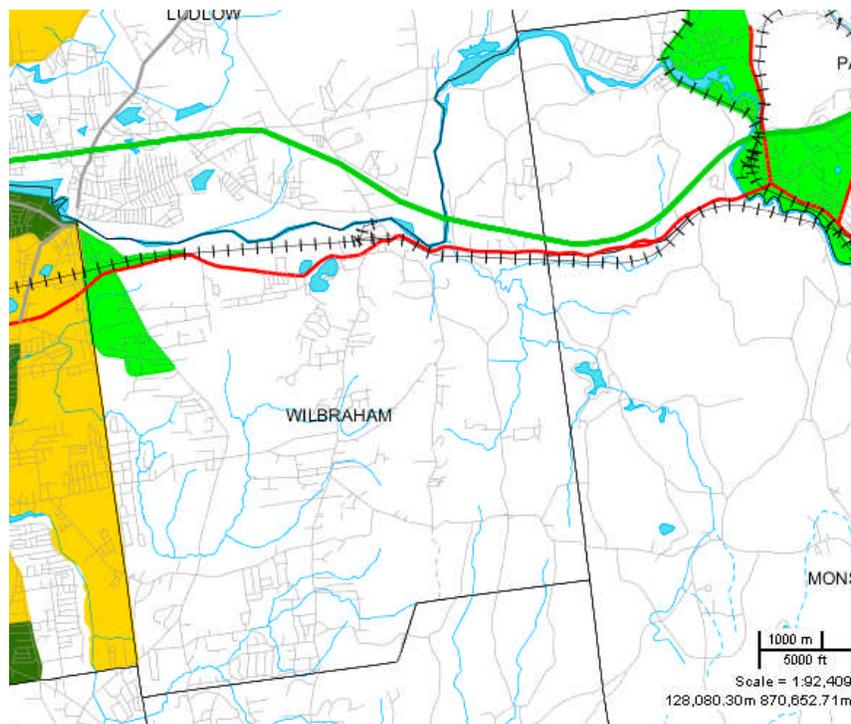
- d. Percent = Given count divided by all families in which poverty status is determined
- e. Percent = Given count divided by all persons for whom poverty status is determined
- f. Count = number of persons not born in the US, Puerto Rico, or other outlying area of the US
- g. Count = number of persons in labor force without a job; Percent = Count divided by all persons in labor force
- h. Count = number of all births paid for by public funds (Medicaid, Healthy Start, Free Care and Other Government); Percent = Count divided by all births

Environmental Justice Population

Environmental justice is based on the principle that all people have a right to be protected from environmental pollution and to live in and enjoy a clean and healthful environment. State policy defines Environmental Justice (EJ) populations as neighborhoods that meet one or more of the following criteria: the median annual household income is at or below 65 percent of the statewide median income for Massachusetts; 25% of the residents are minority; 25% of the residents are foreign born; or 25 % of the residents are lacking English language proficiency.

According to the 2010 Environmental Justice Population map put out by the Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA), Wilbraham’s EJ population is indicated by the green area on the map below (Figure 3). The criteria factor for this population is income because 25% or more of the households in this neighborhood earn 65% or less than the Massachusetts median income (See statistics above). According to information compiled by the EOEEA, Wilbraham has an EJ population of 1,278 residents representing 9.0% of the town’s population.

Figure 3 Environmental Justice Population



The EJ population has full access to all Wilbraham open space and recreation areas as the areas are situated in all sections of Town, many within walking distance. In addition, the Pioneer Valley Transit Authority runs public buses down all major streets of Wilbraham. Furthermore, all Town recreation programs that have a fee involved can have that fee reduced or waived as the Wilbraham recreation department offers what is referred to as a “scholarship fund” that is utilized to fund underprivileged residents that would like to participate in a sport or summer day camp.

Demographic Factors Influencing Community Open Space and Recreation Planning

The town is experiencing growth in two age groups of particular importance to open space and recreation planners: school age children and elderly adults. Because youth activities comprise the majority of programs offered by the Recreation Department, the rising school age population places increased demands on already overburdened facilities.

There have been several zoning changes that allow for a wide variety of adult care facility uses. There continues to be a need for retirement housing and life-care type settings to accommodate residents who would like to remain in Wilbraham after selling the houses in which they raised their children. The success of the Wilbraham Woods and Woodcrest condominium projects and proposals for 55-plus housing demonstrate this trend. A growing elderly population will undoubtedly affect open space and recreation issues. Retirees have more leisure time than any other age group, and as their life expectancies increase, their declining mobility will make accessibility a key concern in providing indoor and outdoor recreation opportunities. The growing elderly population is also thought to impact voting patterns. Further, senior citizen projects themselves (including life-care type facilities) may in themselves have an impact on the open space remaining in Town. In 2002 the Town Meeting zoned a large area to the south of the Woodcrest development as a zone in which a major retirement-care community could be built. As of this writing this 249-unit project known as the Gardens of Wilbraham continues to develop.

An analysis of Wilbraham voter registration and participation rates reveals that voter turnout and town meeting attendance figures are higher when controversial issues—such as override votes and land use changes—are on the ballot or warrant. Voter turnout is traditionally low at annual town elections and meetings, with only state and presidential elections drawing up to 90% of registered voters. It is not unusual for a small but vocal single interest group to muster a large following at town meeting. This “single-interest” model of public participation is a challenge to open space and recreation planning as it is defined by this report. A community-minded electorate will be needed to carry out many OSRP objectives.

Growth and Development Patterns

Patterns and Trends

Although it declined somewhat around the turn of the 20th century, agriculture was the mainstay of the Wilbraham economy until the end of WWII. Sheep, cattle, fruit and grain were the principal products until poultry assumed importance around 1930. Favorable railroad facilities and readily available waterpower were two significant influences on the growth and development of North Wilbraham in the late 1800s. Outside of the northern commercial area, Wilbraham remained a largely agricultural community until early in the 1900s, when bungalows and cottages were laid out around Nine-Mile Pond.

More residential development followed in the 1920s. This trend to residential prominence led to the establishment of a fire department around 1920; a water system in 1926; a zoning by-law and planning board beginning in 1928; and a police department in 1954. Since the end of WWII, agriculture has rapidly disappeared and housing developments have taken its place. Now the town is essentially residential, with farming limited to a handful of specialized farms. Business and industry are mainly confined to the Boston Road area in the north end of town.

The first housing development (known as “The Patch” around Ripley Street near the center) began in the 1920s. Later, the post WWII building surge caused Wilbraham to grow more rapidly into the suburban community it is today. Colonial Acres, the town’s second housing development, appeared in the 1950s at the beginning of a twenty-year period of rapid growth. It was the explosion of residential growth after WWII that converted Wilbraham from an agricultural community to a so-called “bedroom” community with a predominately residential tax base. In 1963, the town arranged for its first professional assessment of properties. Newly based on full and fair market value, the assessment significantly raised the value of what was then called “idle and waste land.” Many owners of open space were prompted to sell to the highest bidder rather than pay the new and substantially higher property taxes.

.....this new value was so high that the cost of owning such land was considered by some property owners as close to confiscatory, while others began to sell their land to any buyer at all—usually a developer and builder of residences. Whether the new conservation commission will enter into this serious problem remains to be seen.” (History of Wilbraham, 1964)

The town’s population has grown from 4,003 in 1950 to 14,449 in 2004 to a peak in 2008 of 14,882 before declining in 2009 to 14,708.

Early Open Space Acquisitions

Fortunately, the Conservation Commission and town government did get involved—with enthusiasm—in the late 1960s and early 1970s. During that time the Annual Town Meeting considered the question of open space and voted to purchase hundreds of acres in order to protect them from development.

Population in Wilbraham increased from about 4,000 in 1950 to nearly 12,000 in 1970 and 14,708 in 2009. Although the town did act to preserve open space, the overall long-term impact of the rapid expansion—on the environment and on the recreation needs of a rapidly growing population—may not have been readily apparent at the time. One significant consequence of the growth explosion is that Wilbraham residents are almost entirely dependent on their cars for transportation. Subdivisions are scattered around all areas of town, with no pedestrian or bicycle network to connect them. Outside of school buses, and the vans serving elderly and disabled residents, there is no local public transportation system. This update to OSRP again calls for consideration of the recreation and open space impact of residential and commercial development while such projects are still in the planning stages.

Economy

The majority of Wilbraham’s workforce depends on the regional economy for employment, traveling an average of 22.6 minutes to work each day. According to the latest Major

Employers Inventory prepared by the Pioneer Valley Planning Commission in November 2003, the economy of the Pioneer Valley is in the midst of a major transition from a goods-producing to a service-producing economy. Employment opportunities by industry in the Pioneer Valley include services (31%), retail and wholesale trade (23%), government (18%) and manufacturing (14%). The major employers in the region include health care providers like Baystate Health System and the Sisters of Providence (Mercy Hospital), MassMutual Financial Group, Milton Bradley Company, and the University of Massachusetts at Amherst and Springfield College. The major employers in Wilbraham are Friendly Ice Cream Corporation (food manufacturing), Life Care Center of Wilbraham (nursing and residential care facility), Wilbraham & Monson Academy (educational services), Wingate at Wilbraham (nursing and residential care facility), Construction Service (cement product manufacturing), Home Depot (home improvement supply center), Country Club of Wilbraham (recreation), Interskate 91 South (amusement & recreation), the Hampden Wilbraham Regional School District (educational services), and the Town of Wilbraham (government). Total employment in the Town of Wilbraham numbers approximately 4,000 persons with an average annual wage of \$32,622. Current economic development on Boston Road will provide additional professional office and retail space. It is also likely that increasing numbers of Wilbraham residents are working out of their homes, whether in their own businesses or for the convenience of their employers.

Infrastructure

Transportation

There are approximately 115 miles of functionally classified roads in Wilbraham. The road network includes 1.1 miles of interstate highway (I-90) under the jurisdiction of the Massachusetts Turnpike Authority, 5.1 miles of principal arterial (State Route 20, Boston Road) under the jurisdiction of Mass Highway Department, 92 miles of local roads maintained by the Wilbraham Highway Department and 13.4 miles of unimproved, private roads. Like many suburban communities, Wilbraham's transportation infrastructure reflects a sprawling, auto-oriented land development pattern. Not unexpectedly, Wilbraham residents are experiencing greater traffic congestion, increased vehicle miles traveled, longer commuting travel times, and higher single occupancy rates, while carpooling frequency is declining.

Public transportation options in Wilbraham are limited to a single fixed bus route with a limited service schedule—Pioneer Valley Transit Authority's (PVRTA) Red 27 Route (Figure 4). While actual figures for Wilbraham patronage are not available for this route, frequent users of the service report that it is grossly underutilized. In addition to fixed route service, the PVRTA offers on-demand paratransit service throughout the community for specific population groups. Paratransit service includes special van ADA transportation as well as dial-a-ride service for the elderly and disabled.

Figure 4 PVRTA Fixed Route Red 27



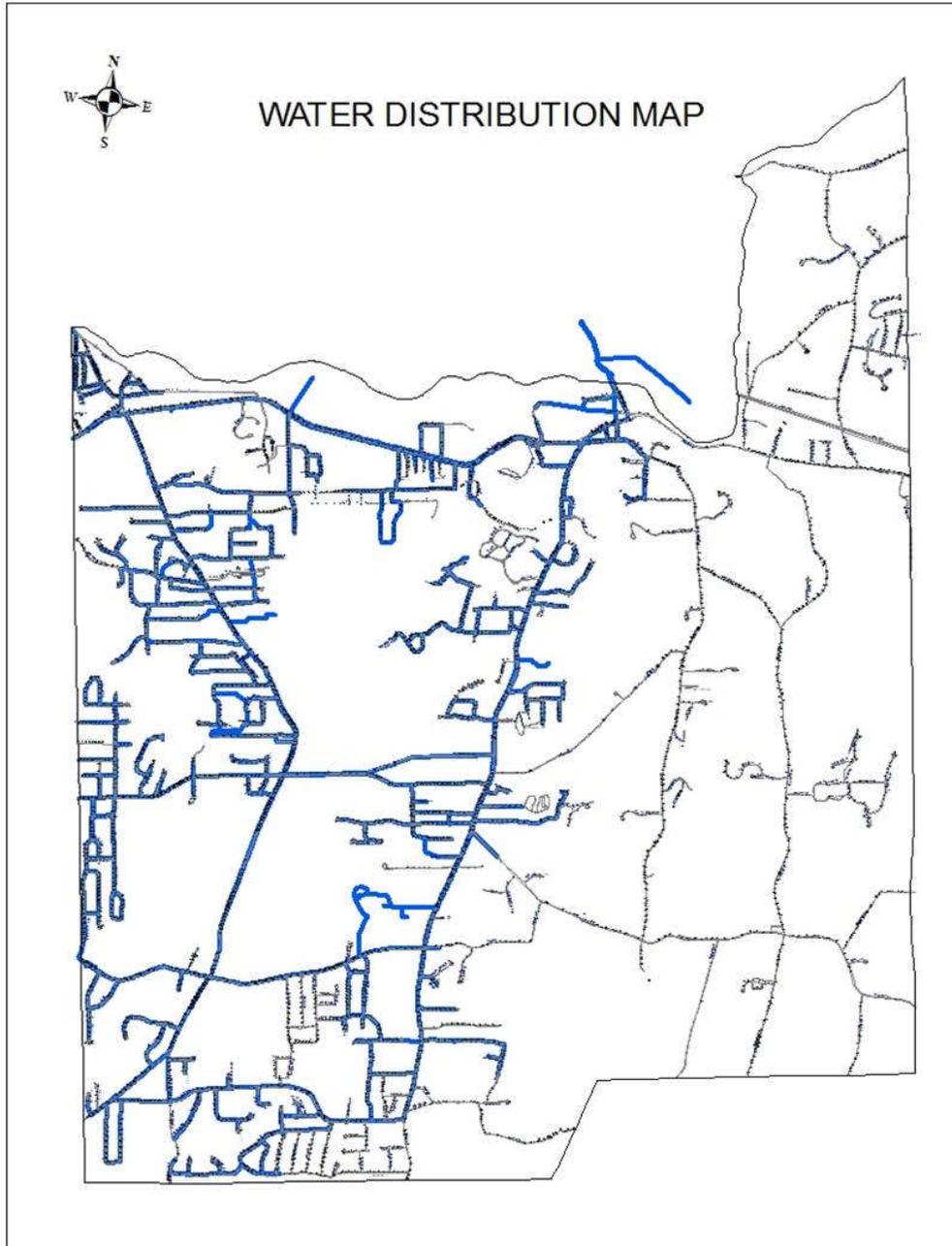
Auto-oriented sprawl development tends not to be particularly bicycle or pedestrian friendly. Improving and expanding the sidewalk infrastructure remains a top priority, and the Town has been exploring innovative ways to address this need in light of current budgetary constraints. The Planning Board has established a sidewalk gift fund account exclusively dedicated to improving existing public sidewalks and constructing new public sidewalks in Wilbraham. We are pleased to report that generous developers and residents have already pledged donations totaling almost 100,000 dollars into the sidewalk fund to specifically address this issue. The Planning Board and the Department of Public Works are developing a sidewalk improvement plan, and sidewalk improvements funded through the Sidewalk Gift have been performed by Wilbraham Department of Public Works employees or put out to bid and performed by private contractors. A major state-funded road improvement on Springfield and Faculty Streets completed in 2003 includes sidewalks around the inner “loop” of these busy roadways near the center of town. This has proved to be a very popular circuit for many walkers.

At the present time, the town does not have any formal bikeways although plans have been formulated to install a bike trail as part of improvements to the Spec Pond Recreation Area. It is hoped that this trail might link in the future to a bike trail along the banks of the Chicopee River.

Water Supply

About two-thirds of Wilbraham residents receive their drinking water from the town water supply which is drawn from the Chicopee Valley Aqueduct and Quabbin Reservoir through the Massachusetts Water Resources Authority (Figure 5). Other residents have private wells.

Figure 5 Public Water Supply



Sewage Treatment

Wilbraham Wastewater Department

There are a total of eight pumping stations that direct wastewater to the main River Road Pump Station. At the River Road Pump Station the flows are monitored as well as sampled for Biochemical Oxygen Demand (BOD) and Total Suspended Solids (TSS). In 2004, the system pumped a total of almost 115 million gallons of sewage with an average daily flow of approximately 315,000 gallons per day. Wastewater is pumped from the River Road Pump Station to the City of Springfield's gravity system for eventual treatment at the Springfield Regional Wastewater Treatment Facility (SRWTF) operated by the City of Springfield on Bondi's Island in Agawam. The Town of Wilbraham is negotiating with the City of Springfield to increase capacity for sewage disposal beyond current contractual limits. The Town is requesting an immediate increase in average daily flow to 480,000 gallons and peak flow to 770,000. Further increases will need to be negotiated to implement planned system expansions and to accommodate future development on Boston Road.

In the Boston Road area—which is already built up and experiencing development infill—sewer expansion should not have any immediate effect on open space goals. The 2009 expansion to the sewer system south along Main Street (see Figure 6) from the previous terminus at Memorial School now serves the Wilbraham Monson Academy, the Village Business District and the Minnechaug Regional High School.

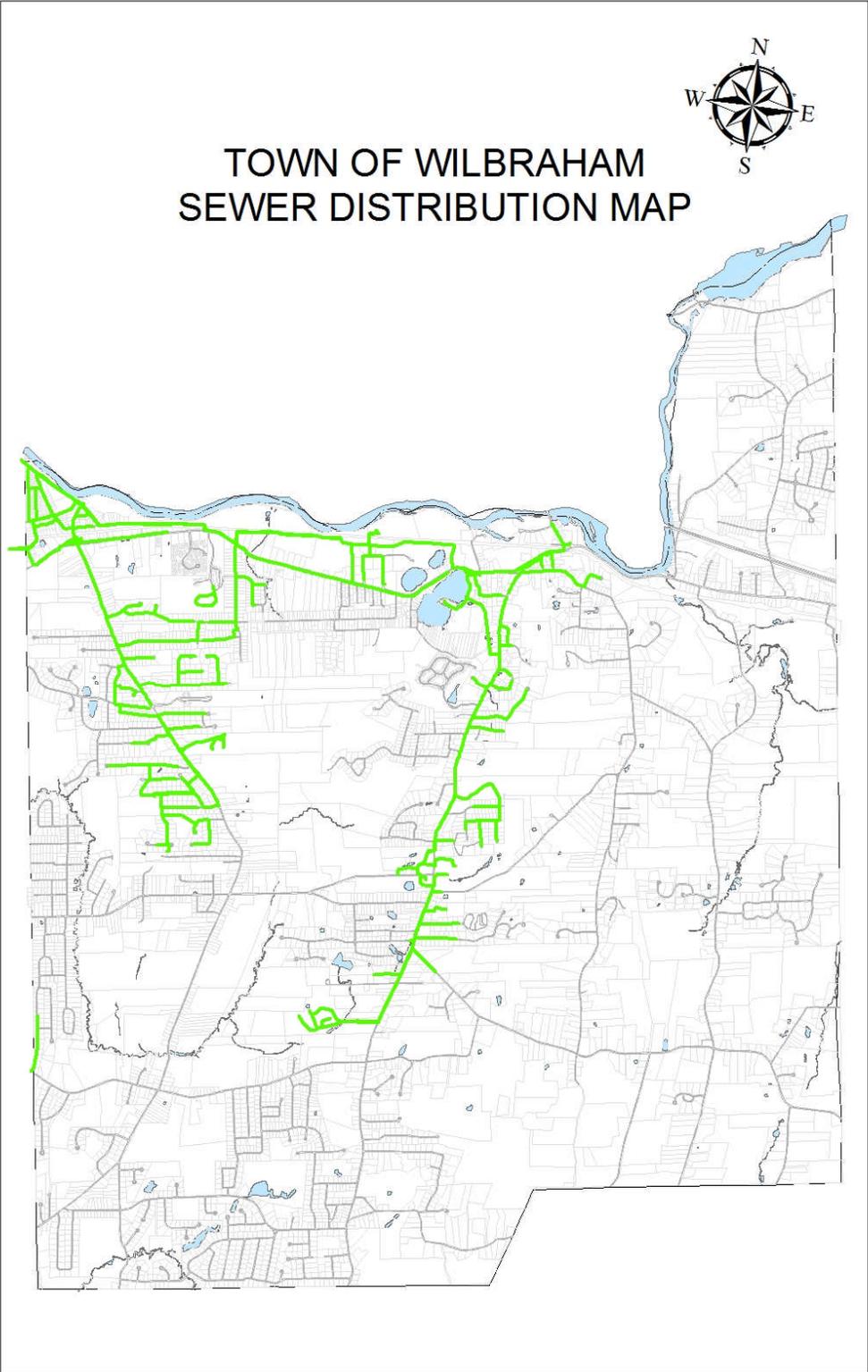
Further sewer expansion, while often necessary for legitimate environmental reasons, can sometimes be incompatible with goals to preserve open space and community character. This holds true to the extent that sewer improvements in undeveloped areas can lead to an undesirable amount of residential development on previously unsuitable soils.

Private Soil Absorption Systems

Private soil absorption (septic) systems serve about 70% of the town. For the most part, private soil absorption systems in Wilbraham discharge to soils that developed on parent materials deposited by glacial activity. Such parent materials may have limitation for use as soil absorption facilities. Coarse and extremely permeable sand and gravel deposits underlie the valley areas. The higher elevations east of Main Street are underlain by dense, stony glacial till. The low northeast to southwest trending hill, from the Old Boston Road dry bridge in the north to the golf course clubhouse in the south, is also underlain by glacial till deposits. The limitations of typical Wilbraham soils are considered in more detail in Section 4.

In order to overcome the limitations of poor soil conditions, advanced and/or alternative systems designs are often necessary. Many homeowners have installed costly replacements to bring their old systems up to current septic system regulations (310 CMR 15.00), which are collectively and commonly known as "Title 5."

Figure 6 Public Sewer System



Zoning and Planning

Wilbraham has evolved from an agricultural town to a desirable residential suburb. Through early zoning efforts and long-standing community interest in sound land use planning, Wilbraham has managed to maintain a character that has contributed to its desirability as a suburban town. Approximately 90% of the town is zoned for residential use (Figure 7, Zoning Map). Residents are attracted to the town's convenient location, excellent schools and small-town character, but most working residents are dependent on the regional economy for employment opportunities.

While the Town of Wilbraham has experienced rapid growth over the course of the last five decades, in recent years the pace of development has moderated somewhat as a result of the recent economic downturn (see Figure 8, Locus Map of Recent Development). As evidenced by the large houses in many subdivisions, Wilbraham is typically perceived as an affluent community. In general, the cost of new real estate excludes homebuyers of modest means. As in other desirable suburban communities, young adults who grew up here usually cannot afford to live here once they have left home. Elderly residents on fixed incomes may also find it difficult to retain housing in the community. Eighty-eight percent of homes in town are single-family dwellings, and attempts to encourage different housing types have met with mixed degrees of success.

There is little mixed-use development in Wilbraham. There is a small business district in the village center and one farm store operates year round on southern Main Street. Major commercial growth, however, has occurred in the Boston Road commercial corridor. In 1998 Home Depot opened a Wilbraham store on Boston Road that has served as an economic magnet attracting additional business development.

There are mixed reactions to commercial growth in Wilbraham. Many residents seem satisfied that such growth has been confined to Boston Road; however, there are some who would prefer no further economic development at all. While it seems that some degree of commercial development is financially beneficial, there may be hidden costs to the town that will become apparent in the future. Town officials are proceeding with caution to ensure that community character is not compromised by economic development in the commercial zones. Mindful of the uncontrolled sprawl found in other communities, local boards have attempted to balance the long-term needs of the town with the rights of commercial property owners.

In 2001, the Massachusetts Department of Housing and Community Development (DHCD) prepared a build-out analysis for the town of Wilbraham which attempted to estimate the amount of future development that would be possible based on current zoning regulations and existing environmental restraints. Land available for future development is colored light blue on the Composite Development Map shown on Figure 9. The state build-out analysis estimated that there are 6,962 acres of additional developable land that, if developed, would result in 4,453 additional residential units and 848,918 additional square feet of commercial building floor area.

Figure 7 Zoning Map

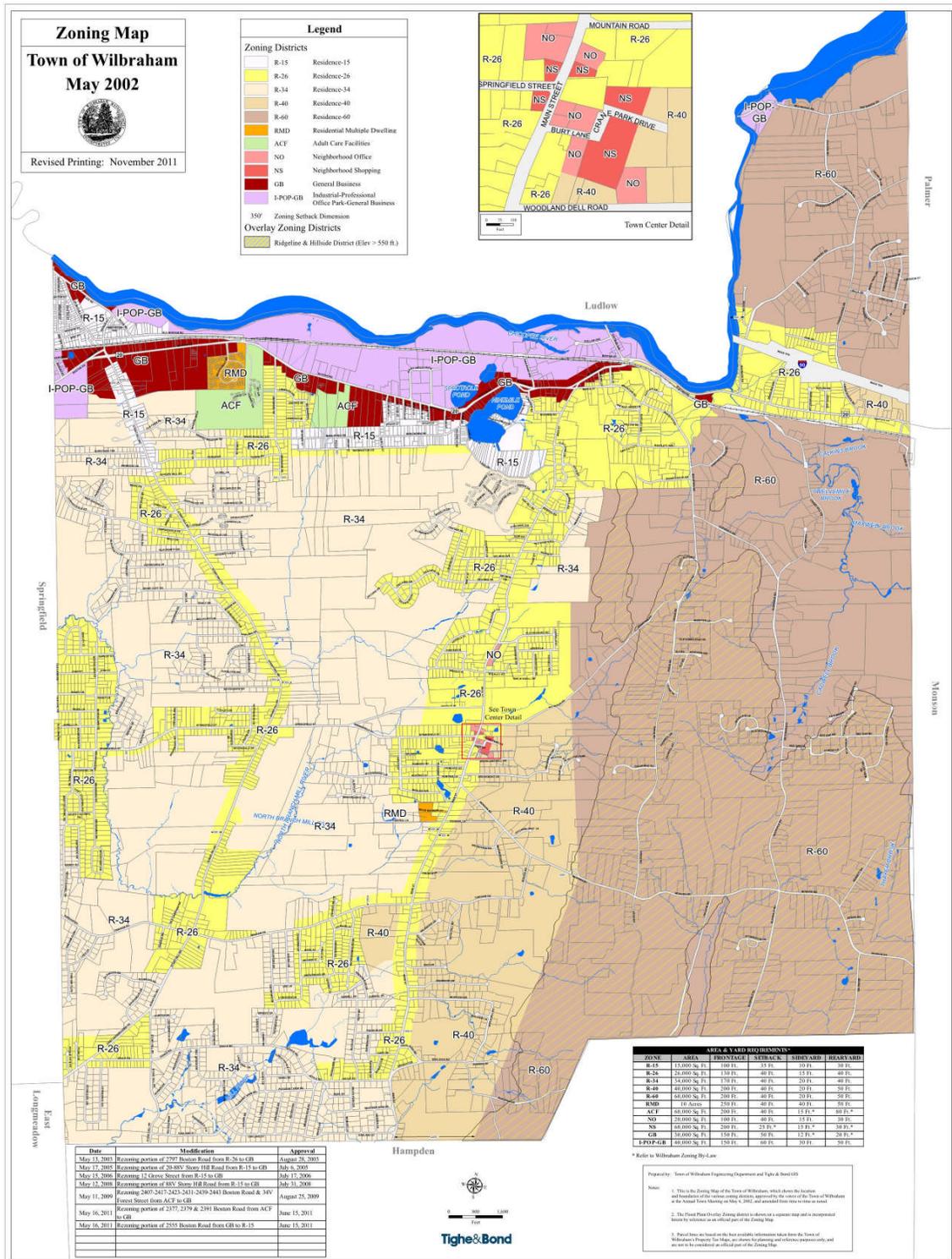
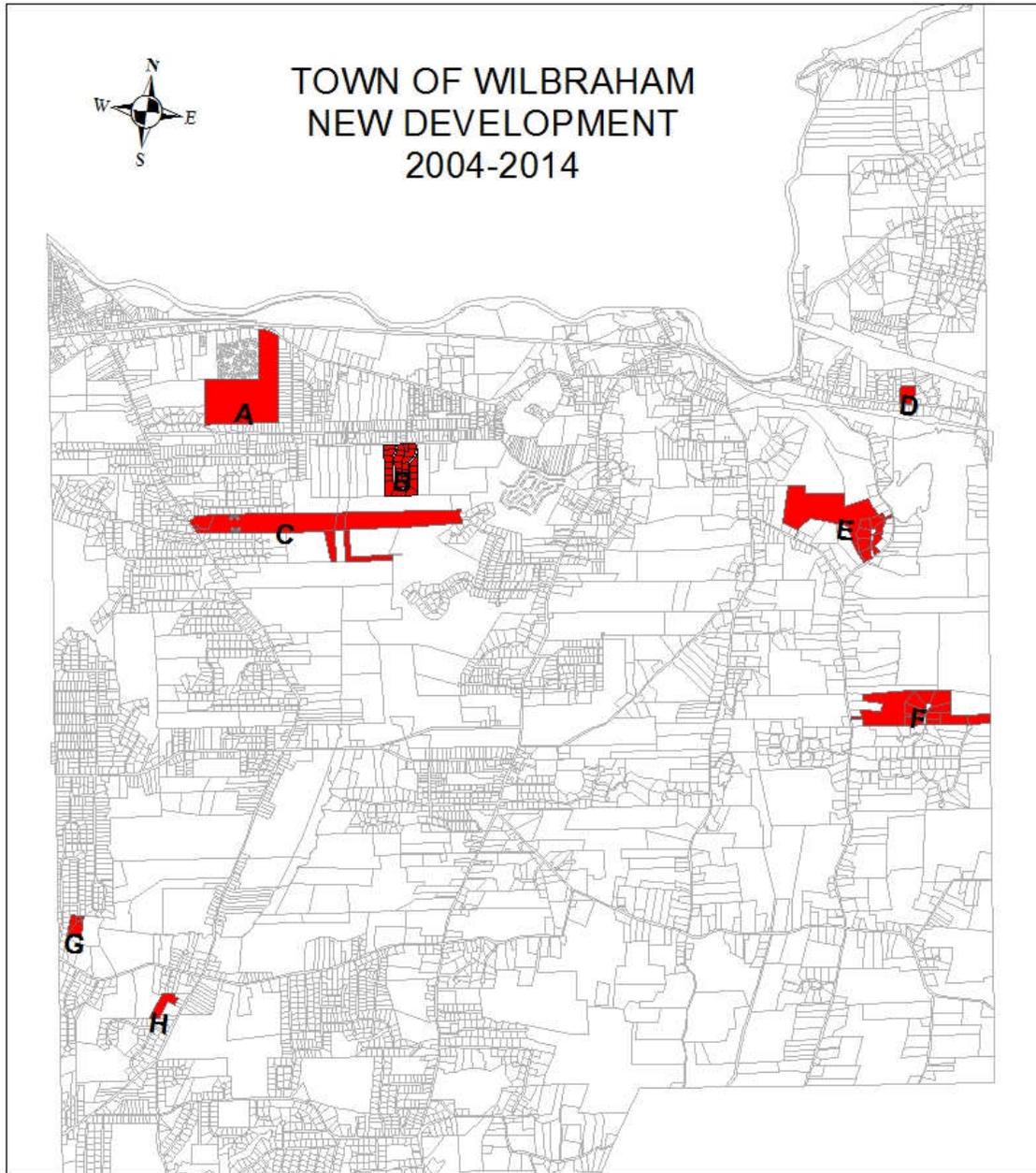


Figure 8 Locus Map of New Development



NEW DEVELOPMENT

- | | | |
|--|--|--|
|  A - GARDENS OF WILBRAHAM |  D - NORTH HILLS LANE |  G - EASTWOOD DRIVE EXTENSION |
|  B - WASHINGTON HEIGHTS |  E - CRANE HILL ESTATES |  H - DANIELE DRIVE EXTENSION |
|  C - CEDAR RIDGE |  F - CADWELL CROSSING | |

Wilbraham Neighborhoods

The historic “village center” is typically considered the town center which is representative of the character of Wilbraham. However, there are other distinctly recognizable areas of town which offer Wilbraham residents a variety of neighborhood flavors.

The Village Center/Academy Historic District

The center historic district is the home of Wilbraham & Monson Academy. The anchor of this area, the school, owns numerous historic buildings and a significant amount of tax-exempt open space. The center is a mix of residences and small businesses (banks, professional offices, barber and beauty shops, a drug store and the enduring Village Store.) In close proximity are two churches, the historic Grange Hall, the Mason’s Hall and a satellite fire station. In the center, and further north on Main Street, several old houses have been converted to attractive professional office space.

The view of Crane Park from Main Street includes the old post office building and the town library. (Many residents were dismayed by the closing of their beloved small post office, which relocated to a large new building on Boston Road in late 1990. The old building has been converted to business use.) A Civil War memorial stands in Crane Park, and the private Woodland Dell Cemetery is located behind the library. The center is served by town water and the sewer system. Recreation resources within walking distance include Bruuer Pond, Crane Park, Gazebo Park, the Wilbraham Public Library and Wilbraham & Monson Academy. The village center was frequently cited in responses to the survey question about the places that are representative community character.

The Pines

One of the early growth centers, the northwest section of Wilbraham borders neighborhoods in nearby Ludlow and Indian Orchard. This area was settled largely by Polish immigrants who worked across the Chicopee River at the Ludlow Manufacturing Company. (This building still stands and is easily viewed from the Pines). High density and small lots characterize the area, which is served by both town water and sewers. Much of Wilbraham’s multifamily housing stock is here, where some of the old mill housing has been nicely updated.

The Pines is home to the Polish American Veteran’s Club, the descendent of a Polish/American organization that provided recreation opportunities and language assistance to Polish immigrants. The future of this building is in some doubt since the Club attempted to sell it (unsuccessfully) in 2004. Wilbraham’s first major expenditure for a modern school building was made here when the Pines School was erected in 1924. The building has been converted and expanded for its current use as a senior center, preschool and elderly housing.

Two neighborhood markets are within walking distance of the Pines building, which also serves as a small community center. The Pines area has some of the town’s best access to the Chicopee River by way of River Road. Other recreation resources include the small playground and athletic field behind the Pines building, and the all-purpose room/gym at the Wilbraham Community Center. (The nearby Indian Orchard business district, also within walking distance, has recently become the home of numerous antique shops.)

The “Patch”

This quaint area is a collection of narrow streets in the area of Ripley Street and Hunting Lane. Developed in the 1920s, it was Wilbraham’s first modern subdivision, and consists of attractive small to medium sized houses on tree-lined streets. Residents here will soon benefit from the sidewalks planned for nearby Springfield Street. The area is within walking distance of the center, Bruuer Pond and Wilbraham & Monson Academy, and is served by town water and private septic systems.

Manchonis-Brainard Road Area

This area consists of single family housing developments in an area defined by Brainard Road, Manchonis Road and Glen Drive. The neighborhood is densely populated and served by municipal sewer service and town water. It is located on the gently sloping hills north of Wilbraham Middle School. A small park on Manchonis Road was recently renovated after years of disuse. Until 1997, non-functional utility poles bisected this open space, known as Brainard Park, preventing its use as an athletic field. It was recently updated to include small playing fields for midget soccer and T-ball, improved parking, a new playscape, and picnic tables.

The Flats

This area, primarily in the southwest portion of Wilbraham, was rapidly developed into residential subdivisions during the building boom after 1950. Some residents here are within easy walking distance of the Rice and Green Acres farm stores on lower Main Street. Near the corner of Tinkham Road and Main Street, the Merrick family farm sells corn and other vegetables on the traditional honor system.

This section of Wilbraham provides a striking example of the problems associated with the mixing of farms and residential subdivisions. The Merrick farm, adjacent to Mile Tree School and Minnechaug Regional High School, is fertilized with locally produced, “natural” fertilizer from the nearby Bennett Turkey Farm. Olfactory evidence of the Merrick fertilization schedule is unavoidable—when the wind is right, the distinctive odor can be detected up to a half-mile away. (Notwithstanding, the resident survey indicates a strong desire to preserve the few remaining farms in Wilbraham).

The Mill River runs through the southwest section, which is served by a combination of private wells and town water. There is no municipal sewer service. Recreation resources include the Sawmill Pond and Pesky Sarpent Conservation Areas, the Wilbraham Children’s Museum, several school properties and the State game farm.

Red Bridge Area

The northeast section of Wilbraham lies to the north of Boston Road, beyond the “elbow” where the Chicopee River turns to the west. Many travelers have associated Wilbraham with the topiary sign maintained by Friendly’s Ice Cream on the south side of the Massachusetts Turnpike (which traverses this area just north of Boston Road.)

Marked on historical maps as “The Elbows,” the Red Bridge area is a mix of residential subdivisions, forestland and open space. Along with several streets in adjacent Ludlow, an area near the Red Bridge dam is part of the Ludlow Village Historic District. Residents here have identified several important sites for protection, including the wildlife habitat at the

impoundment at Red Bridge. The dam, adjacent to the DEM boat launch, produces hydroelectric power. Although the impoundment area offers significant recreation potential, excessive jet ski traffic seems to be disturbing wildlife and restricting passive recreational pursuits such as fishing and canoeing. The Red Bridge area is not served by town water and sewer.

Decorie Drive Area

The Decorie Drive area is just north of the Memorial School. Developed between 1955 and 1970, it extends from western Main Street to the eastern edge of the White Cedar Swamp. Despite their geographic proximity to Wilbraham Middle School, junior high school students from this neighborhood cannot walk to school because there is no formal road or path. An informal trail network exists nearby in the conservation area and utility corridor, and Main Street sidewalks connect this neighborhood to Memorial School and the town center. The Old Spring Hill Conservation Area is also nearby. The neighborhood is not served by town sewers but it is connected to town water. To the north the Wilbraham Woods condominium project has added 150 condominium units to the neighborhood.

Boston Road Corridor (State Highway Route 20)

This corridor contains the majority of Wilbraham's commercial property. There has been a deliberate effort to confine commercial and industrial development to this area, where it is thought to have less impact on the overall rural feeling of the town. (Survey responses clearly indicate that residents favor this approach to protecting community character.) Wilbraham's sand and gravel industry developed between Boston Road and the Chicopee River. Friendly Ice Cream Corporation opened its plant and home offices on Boston Road in 1959. The Boston Road corridor is currently continuing to grow with the addition of Post Office Park, Big Y Market and several restaurants. Additional space on the south side of Boston Rd is under consideration for development and has recently been requested for rezoning.

Except for a stretch near the Palmer line, there are relatively few single-family residences in this part of Wilbraham, but the Woodcrest Condominiums are a prominent part of the western portion of the corridor, and a major adult care facility is presently being developed directly to the south of Woodcrest.

Discussion of a gambling casino in Palmer has begun, engendering a potential need for expanded transportation capabilities in the area. A number of small service businesses, retail establishments and restaurants operate on Boston Road, along with several recreation-based businesses. Recreation resources include the Spec Pond Recreation Area and the beach at Nine-Mile Pond. Town sewers and water serve most of Boston Road.

Stony Hill- Dipping Hole Area

This area is characterized by moderate to large sized residential developments including the 190+ unit fledgling development known as Cedar Ridge.

Wilbraham Mountain

The area known as Wilbraham Mountain is located to the east of Main Street with a ridgeline trending north-south between Ridge Road to the west and Glendale Road to the east. The upland area is characterized by steep slopes and stunning views. Residential development in this part of Wilbraham is served by private wells and septic systems. This translates into larger

minimum lot and frontage requirements. However, subdivisions and frontage lot development on scenic roads have interrupted the rural feeling in some places, and had a dramatic effect on the area's character. On the rolling terrain east of the ridge there are still large tracts of undeveloped land. At one time, several dairy farms operated in this part of Wilbraham, which is the home of many historical sites.

In response to wish of residents to protect the ridgeline—which is prominently visible from many locations in town—from further harm, the 1991 Town Meeting adopted a Ridgeline and Hillside Overlay Zoning District, which regulates all land development in Wilbraham above 550 feet in elevation.

Recreation resources include the 12-Mile Brook Conservation Site, the Ridgeline hiking trail, and the Wilbraham Community Garden, which is located on the Thayer Brook Conservation Property.

Maple Street Historic District

Maple Street intersects Main Street near Boston Road. With its view of the Chicopee River in early Wilbraham, Maple Street was home to mill owners and local businessmen. There are numerous historic structures in the area, including the Grace Union Church and several Victorian houses, one of which houses a nursery school. Some of the houses are listed on the National Register of Historic Places. The old white church at the corner of Maple and Main was recently renovated for professional office space. Wingate at Wilbraham, a long-term care facility, is hidden behind a stand of pines and the Police Station (which was formerly the town hall and originally an old school house). Maple Street runs east into the north end of Mountain Road, which continues along the mountain before it descends to Main Street near the village center.

Just south of Maple Street, St. Cecilia's recently added a new church complex that connects the older structure to the new, creating a focal point along northern Main Street. The inside of the former church has been renovated for use as a social center and small gymnasium. The Maple Street neighborhood is served by town sewer and water. Nearby recreation resources include Spec Pond, Nine-Mile Pond, and the Chicopee River.

Section 4 Environmental Inventory and Analysis

Climate

Wilbraham is located in central Hampden County. Annual precipitation averages 44 inches, is well distributed throughout the year, and is usually adequate for all crops in the area; however, brief droughts occasionally occur in sandy soils with lower water capacity. Average seasonal snowfall is 40 inches. Prevailing winds from the south (and from the north/northwest to a lesser extent) reach their highest average speed during the month of April.

Ecoregions

The United States Environmental Protection Agency (EPA) has identified and mapped 13 distinct and unique ecological regions in Massachusetts wherein the topography, geology, soils, and plant and animal habitats are relatively similar and uniform.

The Town of Wilbraham straddles two distinct ecoregions. In the east the Wilbraham Mountains are part of the Lower Worcester Plateau ecoregion and are characterized by moderate topography which ranges from 500 feet to 1,200 feet and generally acidic soils. The western section of Wilbraham lies in the Connecticut River Valley ecoregion featuring a milder climate, relatively rich floodplain soils, and level terrain with some higher outcropping ridges.

Geology and Topography

Geologists believe that the Connecticut River Valley formed some 200 million years ago during the Paleozoic Era. During that time the land situated along the east side of Main Street was uplifted abruptly, forming the ridge that we see today. This uplift was along a major fault known as the Triassic / Jurassic Border Fault, which forms the eastern edge of the valley from Long Island Sound to New Hampshire. The Wilbraham Mountains are underlain by dense crystalline metamorphic and igneous rocks that are believed to have been formed during the Ordovician and Devonian Periods of the Paleozoic Era some 400 to 500 million years ago. Bedrock underlying this region is comprised of mica schists interlaid with granite gneiss, and amphibolites. Bedrock can be seen at the surface in areas of steeply sloping terrain or along the edges of town roads, such as Mountain Road or Monson Road, that traverse the ridge.

The present height of the Wilbraham Mountains represents only a very small fraction of their original height. Today we see the worn down roots of mountains that are believed to have been as high and rugged as the present day Rocky Mountains. Since their formation 200 million years ago, the original mountains have undergone erosion, filling the initially formed valley lowland with many layers of sediment some of which has turned to rock. These sedimentary rocks are considerably younger than the bedrock underlying the Wilbraham Mountains immediately to the east. Known today as the Portland Formation, they were deposited during the Triassic and Jurassic Periods of the Mesozoic Era. This was a time when dinosaurs roamed the valley, as evidenced by fossil dinosaur footprints left behind in the soft mud of the valley floor.

The mud later became brown and reddish-brown sandstones, shales and arkose. Only a small number of the original bedrock exposures can be found in the valley portion of town, north of Springfield Street and west of the Stony Hill School and northeast of the intersection of Tinkham Road and Main Street. More recent glacial deposits of unconsolidated sand and gravel now cover and conceal the underlying bedrock. Refer to Figure 10, *Block Diagram for Wilbraham of Underlying Geology, Drainage and Physical Features*.

Glaciation

From around 1 million years ago until 20,000 years ago, the entire New England area lay beneath a massive continental sheet of ice at times up to one mile thick; the most recent stage of glaciation (the Wisconsin period) began about 70-80,000 years ago and reached its peak about 20,000 years ago. Melting of the ice sheet some 14,000 years ago had a profound influence on the soils that would eventually develop on top of glacial deposits in Wilbraham. The glacial ice acted as a chisel leaving glacial till, a mixed deposit of dense, ground up silt, clay, sand and gravel, along with substantial cobbles and boulders. Glacial till made farming very difficult in those fields where it was found close to the surface. Early farmers coined the phrase "hard pan" for this soil, primarily because of the numerous cobbles and boulders suspended in a dense mix of silt and clay. Early farmers used cobbles and boulders to line the edges of their fields with picturesque rock walls, many of which are still evident throughout the town.

Glacial till is very extensive across the higher elevations in the Wilbraham Mountains and also on the gentle sloping hills in some areas of the valley elevations. As much as two thirds of Wilbraham subsoil contains glacial till leaving soils that are unsuitable for septic systems, i.e. soils with percolation rates of 30-40 minutes/inch.

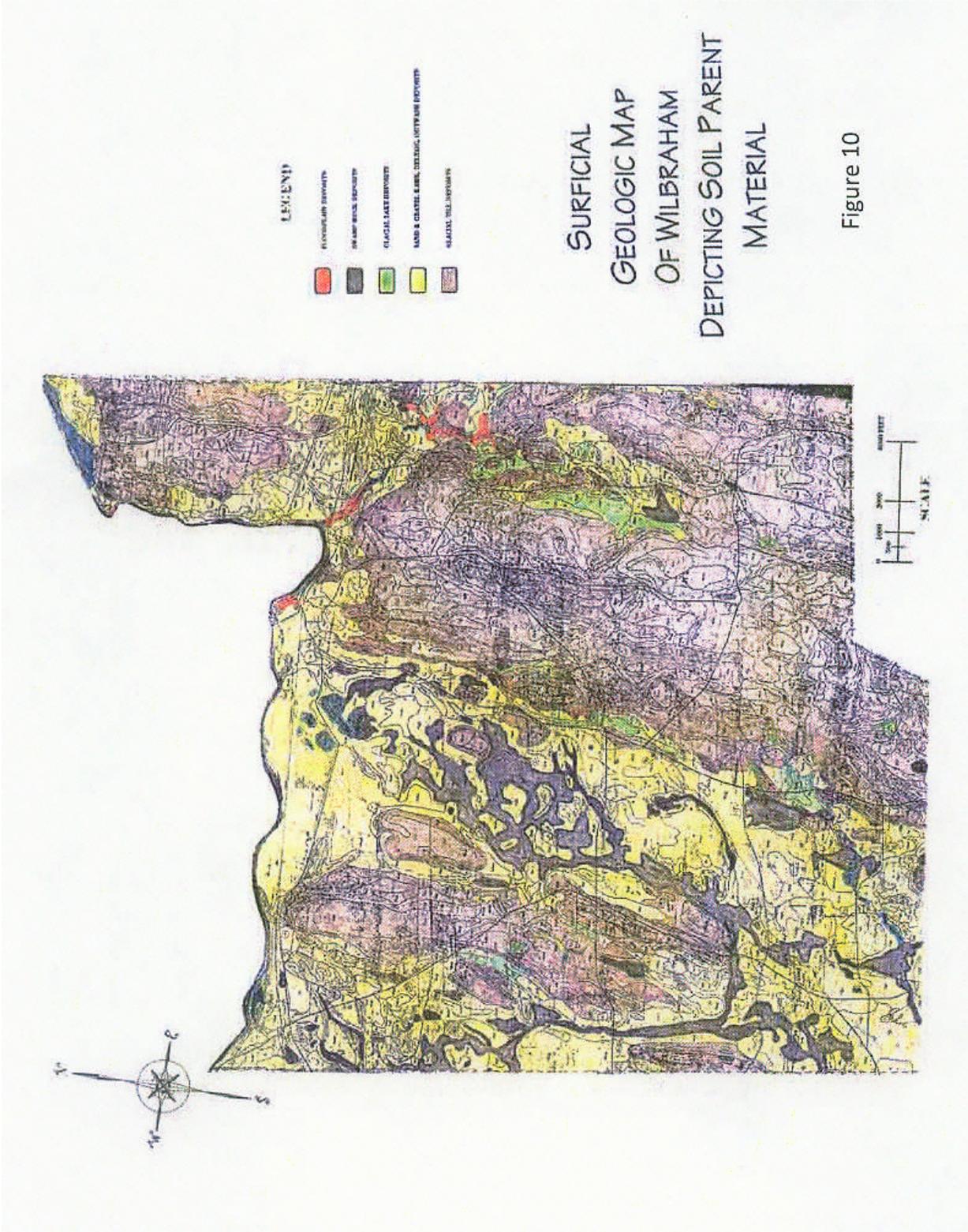
Outwash Deposits

Around 14,000 years ago, as the glacial ice front melted away, meltwater streams deposited substantial quantities of stratified sand and gravel (on top of glacial till) across the valley floor area. Outwash deposits are very extensive across the valley area of town and to a lesser extent in the smaller valley of Calkins Brook and Twelve-Mile Brook in the northeast portion of town extending from Crane Park to areas just north of the Massachusetts Turnpike.

Much of the glacial meltwater began to flow westerly into the Connecticut River Valley from an enormous area of land to a vast glacial lake that eventually became the Chicopee River Valley. Sand and gravel was deposited westward across a delta that spanned from East Longmeadow to South Hadley to depths which are up to 55 feet thick near Boston Rd in town.

The melting of remaining glacial ice blocks left kettle holes scattered across the flat sandy areas. These are now occupied by kettle ponds, including the Spectacle and Nine-Mile Pond group located on Boston Road. Other kettle ponds were likely completely filled in with vegetation leading to peat deposits. Perhaps the most significant one of these areas forms the nucleus of the White Cedar Swamp; other sizable peat deposits are located in the southwest area of town between Porter Road and Tinkham Road.

Figure 11
Surficial Geologic Map of Wilbraham Depicting Soil Parent Material



Muck Swamp Deposits

The floodplains and wetland areas of the North and South Branches of the Mill River contain extensive muck swamp deposits. The actual width of these deposits is typically 100-200 feet on either side of the Mill River at elevations near or below 250 feet above sea level in the lowest and more poorly drained areas of town. It is important to note the vital environmental benefits provided by these wetland areas, which act as a kind of sponge to slow, absorb, and filter storm waters. Wetland areas also recharge aquifers and provide important wildlife habitat.

By contrast, on top of the Wilbraham Mountains, the low and poorly drained areas along the streams are underlain by glacial till-derived soils with seasonally high water tables. Refer to Figure 11, *Surficial Geologic Map of Wilbraham Depicting Soil Parent Material*.

Soils

Wilbraham Soils

Wilbraham soils began forming with the end of the ice age in New England. However, weathering, leaching and accumulation of organic material in the soils has occurred only over the last 14,000 years, making the soils in some of Wilbraham very recent, poorly developed and very acidic.

Glacial Till Derived Soils of Wilbraham

Development of soils across much of the Wilbraham Mountains and low valley hills occurred in areas underlain by glacial till deposits. These soils are very stony and bouldered and have high erosion potential owing to the large amount of fines in the soil. With the exception of the Charlton soils, glacial till-derived soils have a perched water table, which sits on top of a hard pan layer from November through April.

Kame, Deltaic and Outwash Derived Soils of Wilbraham

One third of Wilbraham is underlain by sands and gravel kame, outwash and deltaic deposits, with soils that are excessively drained to moderately well drained in the upland areas. The coarse and highly permeable nature of these soils often poses limitations for septic systems because percolation rates can exceed 2 minutes/inch. At this rapid percolation rate, the soil provides inadequate renovation of contaminants.

In lowland areas, where the water table is at or near the surface for a substantial portion of the year, these soils are somewhat poorly drained to very poorly drained.

Glacial Lake Derived Soils of Wilbraham

These soils are restricted to isolated areas where lake environments existed during the ice melt. The largest contiguous area of glacial lake derived soils in town is located on the east and west sides of Glendale Road at the Cadwell Brook crossing. Other small, localized areas of lake derived soils exist along the east side of Main Street at Wilbraham & Monson Academy, and further south near McIntosh Drive. (see Figure 11)

Drainage Class of Soils

Soil scientists use the term *drainage class* to describe the drainage characteristics of a given soil. Depending on its landscape position and permeability, a soil may have a seasonal water table or remain dry throughout the year. A coarse sandy soil in an upland position, such as found in sandy outwash, will be droughty for the simple reason that the soil cannot hold on to the water. The drainage class for this soil would be *excessively drained*. Conversely, soils developed in the sediment of old glacial lakes tend to have many fines and are typically located in broad, flat plains on valley bottoms. Many of these soils have water within 1 foot of the soil surface. Such a soil is considered *poorly drained* or even *very poorly drained*. The seven soil drainage classes are listed in Table 2.

Table 2 Drainage Characteristics

Approximate Seasonal High Water Table and General Drainage Class Characteristics. (After US NRCS Soil Survey Staff, 1993)		
Drainage Class	Approximate Seasonal High Water Table Depth	General Characteristics
Excessively Drained	> 6 feet	Stony and / or coarse sandy soils, highly permeable
Somewhat Excessively Drained	> 6 feet	Fine and medium sands, highly permeable
Well Drained	> 3 feet	Medium textured soils (loamy), moderately to fairly permeable in upland positions
Moderately Well Drained	2 to 3 feet	Typically in mid to toe-slope positions, may have wide range of soil textures depending on landscape position
Poorly Drained	1 to 0.5 feet	Toeslope and low landscape positions; may include all textural classes, but tend to be fine-textured (loamy, silty or clayey)
Very Poorly Drained	0.5 feet to ponded or flooded	Lowest landscape positions; may include all textural classes, but tend to be fine-textured (loamy, silty or clayey)

Soil Suitability for Locating Soil Absorption (Septic) Systems in Wilbraham

Extensive sand and gravel and glacial till deposits comprise roughly 80% of the land area of Wilbraham that typically have more than one severe limitation for use as soil absorption facilities due to excessively rapid permeability (percolation rate <2 minutes per inch) and/or large amounts of gravel cobbles and boulders that create limitations for use. Some of these soils also have a seasonal groundwater table that is less than 4 feet from the ground surface. Some of the soils have a hardpan (cemented layer) within 48 inches of the ground surface. Proper site investigation of soils and soil absorption system design are critical in this large area of town.

The United States Department of Agriculture's Natural Resource Conservation Service (NRCS) describes five distinct classes of soils that identify the soil suitability for subsurface disposal of sewerage. This five class rating system ranks the soils of Massachusetts from Class I-Class V, in order of decreasing suitability. The information provided in Table 3 is based in part on national criteria of the NRCS (formerly the Soil Conservation Service) but it also incorporates features

unique to Title 5 of the Massachusetts Sanitary Code (310 CMR 15.00, as amended to 12/27/96). Restrictive features are listed in the final column of Table 4.

When using this information to assess the suitability of a particular site, one should be aware of the limitations of soil survey information. Mapping and publication scale, purity of the mapping unit, variability of parent material, and variability within soil series—as well as other parameters—may limit the applicability of this type of information. When used with proper precautions, soil survey data are an important source of information for the siting of septic systems, particularly in the initial planning stages of a project. For new development in Wilbraham, the town engineer and health department should look carefully at new systems designed for Class III and IV soils. Site suitability should always be determined by a qualified individual, based on a proper soil evaluation.

Table 3 Soil Suitability by Class Description

Soil Suitability Class Descriptions (USDA NRCS)	
Soil Class	General Description
I	Well suited for use as a subsurface leaching facility.
II	Soil may have some limitations for use as a leaching facility, but these limitations can be easily overcome with proper design.
III	Soil has several slight or one severe limitation for use as a soil absorption facility. Site investigations should be performed to assess the suitability of the site. Limitations may be overcome with more advanced or alternative designs.
IV	Soil has more than one severe limitation for use as a soil absorption facility. Site investigations should assess the suitability of the site. Limitations may be overcome with advanced or alternative designs.
V	These soils are not suited or permitted to be used for on-site sewage treatment and disposal systems. These sites include regulated wetlands, shallow soils over bedrock lacking 4 ft. of pervious soil, or are non-soil.

Figure 12
Soil Types Depicting Development Limitations for Wilbraham



LEGEND

 NON-SOILS, GRAVEL FITS, ALTERED LAND AREAS

 WETLAND MUCK SOILS (CLASS V)

Title 5 Soil Suitability Classes for Soil Absorption Systems in Massachusetts

Soil Class	General Description
	I Well suited for use as a subsurface leaching facility
	II Soil may have some limitations for use as a leaching facility, but these limitations can be easily overcome with proper design.
	III Soil has several slight or one severe limitation for use as a soil absorption facility. Site investigations should be performed to assess the suitability of the site. Limitations may be overcome with more advanced or alternative designs.
	IV Soil has more than one severe limitation for use as a soil absorption facility. Site investigations should assess the suitability of the site. Limitations may be overcome with advanced or alternative designs.
	V These soils are not suited or permitted to be used for on-site sewage treatment and disposal systems. These sites include regulated wetlands, shallow soils over bedrock lacking 4 ft. of pervious soil, or are non-soil.

SOIL TYPES
DEPICTING
DEVELOPMENT LIMITATIONS
FOR
WILBRAHAM

Figure 12 Legend

Distribution and Extent of Soil Suitability Classes I - V in Wilbraham

Figure 12, *Soil Types Depicting Development Limitations for Wilbraham*, shows by color the areal extent and distribution of the various classes of soil described above for Wilbraham. The bright yellow and orange colored areas clearly represent the extent of Class II and III soils in town, based on soil survey data. Together, these areas comprise roughly 10% of the town's areas. By contrast, the map indicates that nearly 50% of the town is underlain by Class IV soils. These soils have developed on coarse sand and gravel deposits or glacial till deposits as described above. Because they typically have more than one severe limitation for use as a soil absorption facility, advanced or alternative designs are needed to meet Title 5 regulatory requirements. The map also indicates that Class I soils are not mapped in Wilbraham.

Roughly 30% of Wilbraham is underlain by Class IV/V and Class V soils. These soils are found in regulated wetland areas or areas where bedrock is close to the surface. The dark brown and black areas on the map identify these soils. Black areas depict wetland muck soils.

Table 4 lists the criteria for various soil properties for the five soil suitability classes. Soil limiting factors are listed in decreasing order of significance. The user should keep in mind that a soil series might have a wide range of characteristics. A complete listing of soils for Wilbraham, with corresponding drainage class and suitability ratings and soil limiting factors, can be found in the USDA publication "Massachusetts Soil Suitability Rating for Onsite Sewage Treatment and Disposal Using Title V Rating Criteria" referenced in Section 11.

Table 4 Properties Limiting Soil Suitability for Soil Absorption Systems

Soil Property	Suitability					Restrictive Feature
	I	II	III	IV	V	
Soil texture within a depth of 24-72"	-	-	-	silt	silty clay, sandy clay & finer	silty substratum
Flooding frequency	None	None	Rare	Rare	Occasional	flooding
Depth to bedrock	>72"	>72"	>72"	>72"	<72"	shallow soil
Depth to compact loamy substratum	>72"	>72"	48-72"	24-48"	<24"	dense substratum
Depth to sandy substratum	>72"	24-72"	-	24-72"	-	sandy substratum
Depth to maximum groundwater elev.	>72"	>72"	48-72"	<48"	-	high water table
Permeability (in/hr) at depth 24-72"	>2.0	>2.0	>2.0	>2.0	<2.0	percs slowly
Slope (%)	0-3	3-8	8-15	15-25	>25	steep slope
Coarse fraction (% by volume)	<5	<15	15-35	35-60	>60	course fragments

Landscape Character

The contrast between the mountain and lowland landscapes has provided an interesting backdrop to the development of Wilbraham. Main Street runs north/south at the base of the mountain and Stony Hill Road has a similar orientation on the other side of a long, wide strip of open space bisected by only four east/west trending roadways. Most of the major roads in Wilbraham are distinctly north/south or east/west in orientation and are designated scenic highways. Major alterations to the landscape character of any of these roads would be detrimental to the overall “feel” of the town. Haphazard subdivision would severely impact the rural feeling associated with the mountain area. In the more densely populated flatlands, development of any remaining open space—or loss of farms and town landmarks—might endanger the small-town character enjoyed by Wilbraham residents.

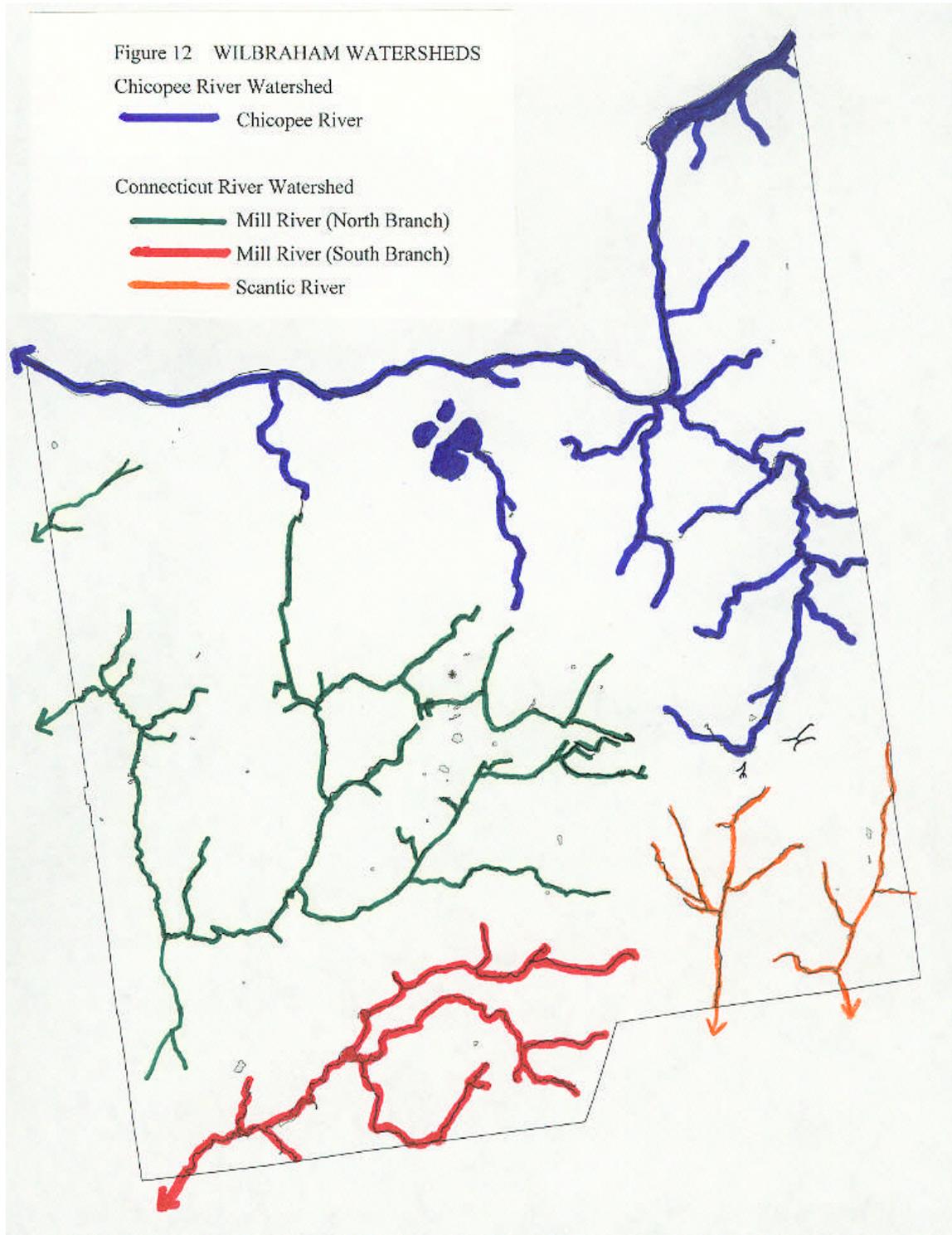
Overall, the variety of landscape character in Wilbraham provides tremendous recreation potential. Adjacent to the town-owned White Cedar Swamp, the town holds many acres of municipal land near the Wilbraham Middle School and the electric utility corridor. The Wilbraham Country Club operates an eighteen-hole golf course on town-owned land. Along with Spec and Nine-Mile Ponds, Boston Road supports several recreation-based businesses. It is possible that more business of this type could be attracted to the area. The recreation potential of the Chicopee River is thought to be vastly underutilized by Wilbraham residents. Despite the fact that the entire northern border of the town is comprised of this riparian area, access is very limited. Finally, the Conservation Commission controls hundreds of acres of protected land with enormous potential for passive recreation, trail based activities, fishing and camping.

Water Resources

Watersheds

Wilbraham lies within two major watersheds. The northernmost section of town lies in the Chicopee Watershed, while the majority of town is downstream in the Lower Connecticut Watershed. Both are considered to be highly vulnerable to quality problems. The Mill River Watershed is a sub-basin of the Connecticut River Watershed which encompasses 31.8 square miles within the communities of Springfield, Wilbraham, East Longmeadow and Hampden. The Mill River Watershed region is unique due to its mixed urban and forested contexts. Originating in the hills of Wilbraham, a significant portion of the Mill River Watershed is located in Wilbraham including the headwaters of the primary tributaries of the Mill River, the North and South Branches. The Mill River Watershed has been designated as an area of critical environmental concern by the Wilbraham Conservation Commission and the Mill River Watch Program is tracking several sites in town.

Figure 13 Wilbraham Watersheds



Rivers and Streams

The Chicopee River, North Branch Mill River, South Branch Mill River, and Twelve-Mile Brook are the major flowing water resources in the town of Wilbraham. The Chicopee River is primarily an undeveloped, riparian corridor in Wilbraham and much of the bank is not accessible to the public. The Wilbraham stretch of the Chicopee River is impounded by three dams – Red Bridge, Cottage Street and Putts Bridge, listed in order of travel downstream from east to west. The upper reach of the Chicopee River in Wilbraham may be accessed upstream of the Red Bridge impoundment at the Red Bridge Landing a boat launch facility owned and operated by the Massachusetts Department of Environmental Management. The middle reach of the Chicopee River may be accessed downstream of the Red Bridge impoundment on property owned and operated by the Massachusetts Department of Environmental Management and at a boat launch located at the rear of the City Tire property at 2380 Boston Road. The lower reach of the Chicopee River may be accessed from River Road in the northwest section of town upstream of the Putts Bridge Dam. All of these sites are thought to be underutilized by Wilbraham residents. A popular access point to the middle reach located on Boston Road near the intersection with Maynard Road has been blocked off by Mass Highway in response to complaints by the abutting landowner about littering. A new recreation access site for the same stretch of river is planned for the John & Blanche Fernbank Conservation Area riverfront property located off of King Drive which is being developed by the Town of Wilbraham.

Access to the Mill River and its branches is more limited because it is surrounded by wetlands. Twelve- Mile Brook—an important tributary to the Chicopee River—flows through seventy-five acres of conservation property.

Lakes and Ponds

Wilbraham has two major pond systems. Spectacle Pond and Nine-Mile Pond (once known as Manchonis Pond) are kettle hole ponds. Spec Pond has been operated as a recreation facility since 1959, when it first opened under the management of the local Lion's Club. The pond was named after the bird's eye view of Spec and Nine-Mile ponds, in which they resemble a pair of eyeglasses. Houses of varying style surround Nine-Mile Pond. It is accessible to the public only at a very small public beach from the state highway where Nokomis Road intersects Boston Road. Other ponds of interest include those in and around the grounds at Wilbraham & Monson Academy, as well as the Sawmill and Bennett Ponds near Soule Road. Although it is dry at certain times of the year, the Bruuer Pond area stores groundwater and provides habitat for a variety of wildlife. Located on Main Street near the center, the Bruuer Pond is a pleasant rest area for cyclists and walkers.

The Recreation Department is aware of the hazards of large numbers of waterfowl near any swimming area. Although other ponds in the region have been closed when their coliform levels exceeded allowable limits, Spec Pond has remained clean. It is tested regularly throughout the summer beach season, and the Recreation Department continues to monitor the waterfowl population. Spec Pond was tested during the "Great American Secchi Dip" of 1998. Secchi depth is a good indicator of clarity and nutrient enrichment of a waterbody. As reported by the Massachusetts Water Watch Partnership, Spectacle Pond scores were among the highest in the state and well above safe swimming standards.

Wilbraham Flood Hazard Areas

The Wilbraham flood hazard areas are located primarily along the Chicopee River and the North and South Branches of the Mill River. The FEMA National Flood Hazard Map is shown on Figure 14. Detention basin work should remediate flooding due to storm water runoff near Main Street in the center of town.

Wetlands

Much of Wilbraham's wetlands in varying widths adjoin upland streams. One notable wetland area is the White Cedar Swamp. This wetland is the most inland extent of Atlantic White Cedar in Massachusetts and perhaps New England. A more detailed description of this wetland resource area is provided in this section under "Major Characteristic or Unusual Geologic Features. Other significant wetland areas surround the North and South Branches of the Mill River. The Map of Wetland Areas is shown on Figure 15.

Aquifer Recharge Areas

Wilbraham has no aquifer recharge areas; there are no public wells.

Figure 14 Flood Hazard Map

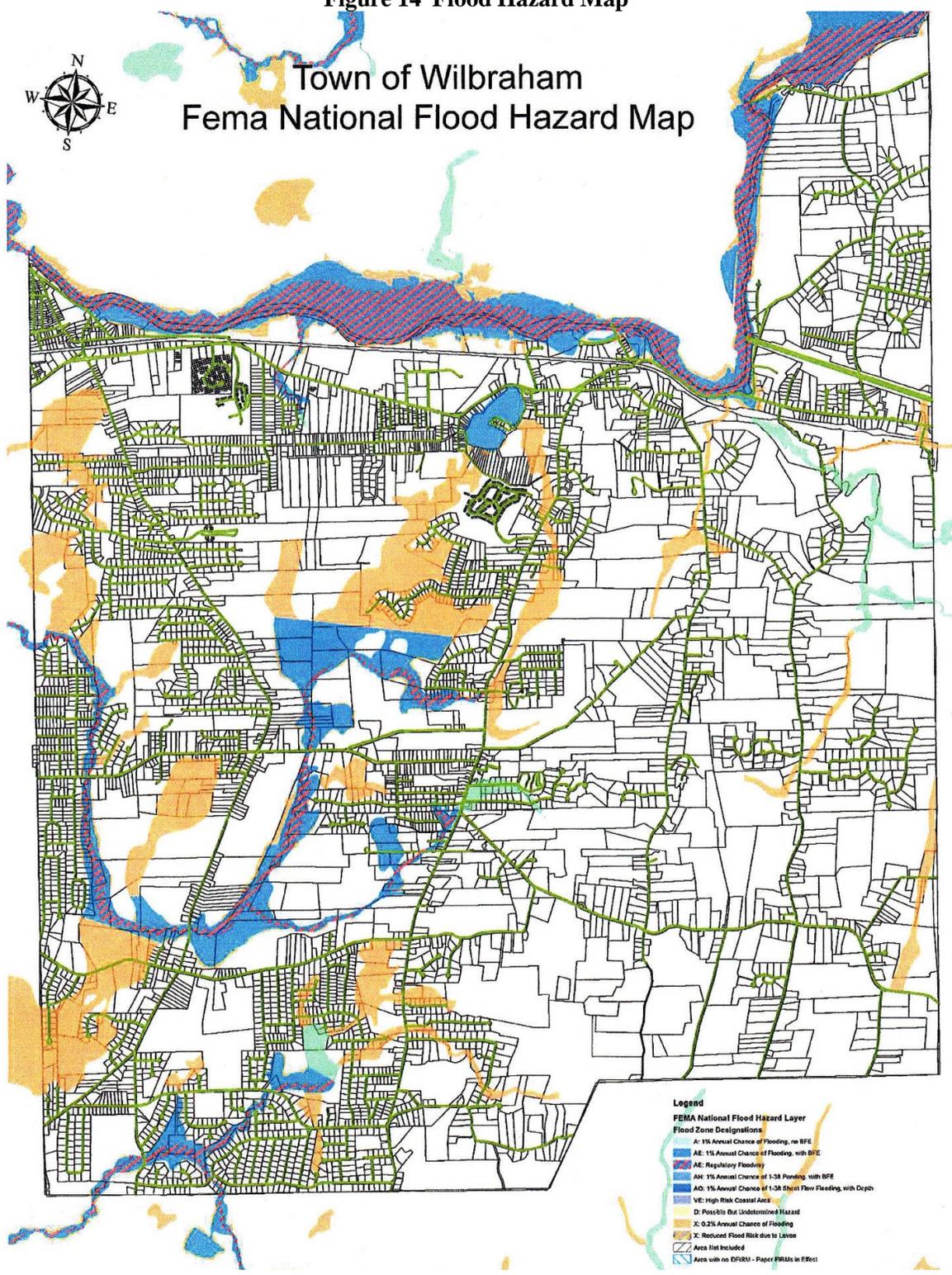


Figure 15 Wetland Areas



Figure 15 - Wetland Areas of Wilbraham Legend

Blue	Water
Yellow	Emergent wetland (marshes and wet meadows)
Light Green	Shrub and Swamp
Medium Green	Deciduous Forested Wetlands
Dark Green	Evergreen Wetlands

Vegetation

Forest Land

There are several distinct forest types in Wilbraham, but almost the entire town exhibits second growth forest in various stages of succession. It is said that Native Americans often burned sections of forest to facilitate their hunting, and much of the land area was cleared for pasture or crops in the early to mid-nineteenth century.

Table 5 Forest Associations

Association	Typical Canopy	Typical Understory	Typical Litter Layer
Upland Deciduous Forest	Red/white oak; gray/paper/ black birch; beech, cherry, hickory	Mountain laurel, flowering dogwood	Ground pine, spotted wintergreen, snowberry, wintergreen, ladyslipper
Upland Evergreen Forest	White/red/pitch pine, eastern hemlock	Evergreen saplings, ferns	Spotted wintergreen, needles
Upland Deciduous Evergreen Forest	White/black/red oak, hickory, black birch, sugar maple, cherry, White/red/pitch pine	Evergreen saplings, ferns	Spotted wintergreen, needles
Deciduous Forested Wetland	Swamp white oak; red maple; white, pin/red/black oak; hemlock; gray/yellow birch; weeping willow, hickory, butternut	Highbush blueberry, speckle alder, common privet, vibernum, swamp azalea, button bush, swamp loosestrife, poison sumac	Pink lady slipper, trailing arbutis, marsh marigold, skunk cabbage, jack-in-the-pulpit, purple aster, cattails, reed grass
Evergreen Forested Wetland	Southern white cedar, larch, white pine, black spruce, hemlock, red maple	Swamp azalea, highbush blueberry, sweetgale, wild raisin, speckled alder	Common cattail, sphagnum, pitcher plant, violets, sensitive fern, tussock sedge, cranberry

Rare, Threatened and Endangered Species of Vegetation

The White Cedar Swamp is a very unusual feature that is rarely found this far inland. Protected as conservation land, it consists of a dense, closed canopy of Atlantic White Cedar, with an understory of High Bush Blueberry and Swamp Azalea (along with some poison sumac). Standing water is typical of the pit and mound topography of this area.

Table 6 Listed Vegetation (Natural Heritage and Endangered Species Program)

Common Name	Species Name	Class	Status
Climbing fern	<i>Lygodium palmatum</i>	Vascular Plant	Special Concern
Bristly buttercup	<i>Ranaunculu pensylvanicus</i>	Vascular Plant	Special Concern
Terete arrowhead	<i>Sagittaria teres</i>	Vascular Plant	Special Concern

Invasive Vegetation

A visit to the edges of most properties in Wilbraham, a walk along the roadside or trek in woods will reveal invasive plants like bittersweet, mustard garlic, and barberry. Invasives are more than weeds in that these nonnative plants often have no enemies and they thrive at the cost of losing native plants. Undesirable changes in plant communities can occur if invasives are not removed and restricted.

A plucked maple leaf will often show the white sap of a Norway maple (*Acer platanoides*) rather than a native Sugar maple (*A. saccharum*). Norway maples were imported and used extensively as a landscape plant; these trees grow rapidly and produce many seeds. Unfortunately they lack quality hardwood, maple syrup or the spectacular fall foliage of the sugar maple. It has pretty much replaced the sugar maple here in Massachusetts in the last forty years and predicts

Landscapers introduce interesting looking new shrubs and flowers with the intent of solving one problem only to create another. An example here is Autumn Olive that grows fast in poor soil and makes a good windbreak. Its berries are loved by migrating birds but lack the calories of native berries that are necessary to build up fat stores for migration.

Massachusetts published an Invasive List in 2008 curtailing nursery sales, but plants are still swapped and new potentially invasive species are introduced. It is important that homeowners learn to identify invasive plants and to be suspicious of any new plant that grows fast, reproduces and is not finicky about growing conditions. Invasives can alter natural succession in plant communities. Thoughtful stewardship will conserve the native plants with which we have grown up.

Public Shade Trees

David Graziano, the Tree Warden, is in charge of the care and preservation of all Wilbraham trees within the limits of any Town road or grounds, overseeing the care, maintenance or removal of all public shade trees.

The objectives of the tree warden are to preserve, protect and manage Wilbraham’s urban forest through tree pruning and other preventative maintenance; enhance public safety by removing dead, dying, hazardous and utility conflicted trees; and improve the quality of Wilbraham’s urban forest areas by implementing a non-native invasive plant management program.

The scope of the job is broad and includes responsibility for all community trees on streets and Town commons, as well as in parks, schoolyards and Town forests. On a day-to-day basis, a tree warden must plan, organize, control and be accountable for all authorized activities in the public

community forest including:

- Pruning of trees for safety and health.
- Removal of trees that are dead or dying (from storms, insects, disease or old age).
- Identify appropriate planting sites.
- Planting new trees.
- Working with National Grid on assessment of trees for potential hazards to public safety.
- Oversight of utility arboriculture operations.
- Working closely with contracted tree professionals.
- Conduct public meeting and tree hearings as necessary.

Removal of trees along one of the town's 21 scenic highways, such as Stony Hill Road, requires a public hearing by the Planning Board for residents' input. This requirement, according to the scenic roads bylaw, is to protect tree canopies from cutting or removal unless for valid public safety reasons.

Fisheries and Wildlife

Fish and Wildlife Resources

The health of a community rests not solely upon the condition of its human inhabitants but also upon the wellbeing of other species that live within its borders.

Fish and wildlife populations are dependent upon the character of the water and land resources. Wilbraham features varied natural resources from upland streams to lowland rivers, vernal pools and ponds. Land resources from forests to fields and floodplains to hillsides also help to increase habitat diversity and enhance the wildlife community of Wilbraham. Maps of all of these areas are available in section 4.

Wilbraham currently sustains numerous wildlife species including reintroduced fishers, a marten relative, and the wild turkey. Occasional moose and bear sightings occur in Town as well. Trout stocking is carried out by the State Fish and Game in several waters including Nine Miler Pond and Spec Pond as well as the Chicopee River. Natural fish populations occur throughout the Town. The Massachusetts Natural Heritage and Endangered Species Program has identified several watershed areas in Wilbraham, such as the White Cedar Swamp, as being critical to protecting endangered species.

Wilbraham's Planning Board has worked tirelessly with developers through the decades to preserve significant open space as part of residential development. This has led to the accruing of Town holdings across the community. Meanwhile, the Wilbraham Conservation Commission has protected riparian corridors, greatly contributing to the health of water resources and the fish and wildlife of the community. By the nature of Town action in response to development proposals; however, fish and wildlife populations have been subjected to fragmentation of their habitats where important areas have not been protected.

As a means of reducing fragmentation, the Wilbraham Open Space committee has begun a "connectivity initiative" to sustain healthy fish and wildlife corridors as part of its Action Plan. These corridors will also be intended as potential recreational resources within the community, helping to sustain the connection between man and his surroundings for the foreseeable future. These areas can be seen as the green areas on the Action Plan Map at the end of section 9.

Upland Wildlife

The varied landscape in Wilbraham supports a diverse upland wildlife population. Skunks, woodchucks and possum are typically found in the area, which is also home to the usual small rodents such as squirrels and chipmunks. Larger mammals found in Wilbraham include coyote, fox, deer, bear and moose. As in many suburban communities, the burgeoning deer population has become a nuisance in some parts of town, and it is not unusual to see deer crossing even the busiest roadways in Wilbraham. Residents report that deer are feasting on prized shrubbery during the winter months. An increasing beaver population has also been reported.

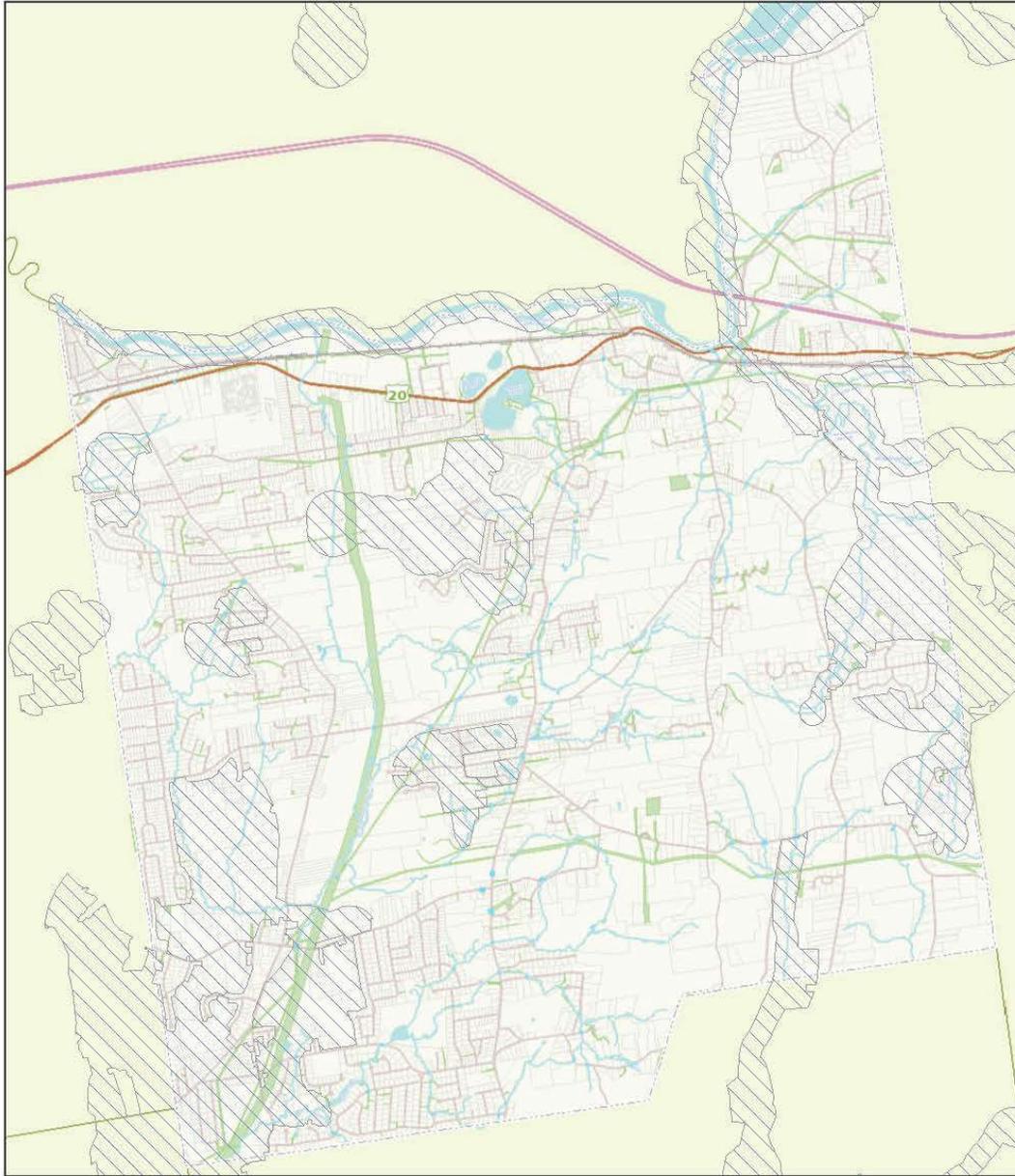
Rare, Threatened and Endangered Species

The Conservation Commission has identified several endangered amphibian species in Wilbraham, including the Four-Toed Salamander, Jefferson Salamander and the Eastern Spadefoot Toad. The Spadefoot is an extremely rare species for this part of the country, and a conservation restriction has been placed on the habitat in which it was spotted. Wilbraham habitats that are expected to support endangered species are illustrated on Figure 16 (*Estimated Rare Wildlife Habitat of Wilbraham*) and Figure 17 (*BioMap2 Core Habitat and Critical Natural Landscape in Wilbraham*).

**Table 7 Listed Wildlife
(Massachusetts Natural Heritage and Endangered Species Program)**

Common Name	Species Name	Class	Status
Jefferson Salamander	Ambystoma Jeffersonianum	Amphibian	Special Concern
Blue-Spotted Salamander	Ambystoma laterale	Amphibian	Special Concern
Marbled Salamander	Ambystoma opacum	Amphibian	Threatened
Grasshopper Sparrow	Ammodramus savannarum	Bird	Threatened
Hessel's Hairstreak	Callophrys hesseli	Butterfly	Special concern
Eastern Worm Snake	Carphophis amoenus	Reptile	Threatened
Spotted Turtle	Clemmys guttata	Reptile	Special Concern
Intricate Fairy Shrimp	Eubbranchipus intricatus	Crustacean	Special Concern
Wood Turtle	Glyptemys insculpta	Reptile	Special Concern
Four-toed salamander	Hemidactylum scutatum	Amphibian	Special Concern
Stygian Shadowdragon	Neurocordulia yamaskanesis	Dragonfly	Special Concern
Brook Snaketail	Ophiogomphus aspersus	Dragonfly	Special Concern
Spattercock Darner	Rhionaeschna mutata	Dragonfly	Special Concern
Eastern Spadefoot Toad	Scaphiopus holbrokkii	Amphibian	Threatened
Eastern Box Turtle	Terrapene carolina	Reptile	Special Concern

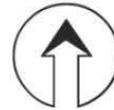
Figure 16 Estimated Rare Wildlife Habitat of Wilbraham



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Estimated Rare Wildlife Habitat

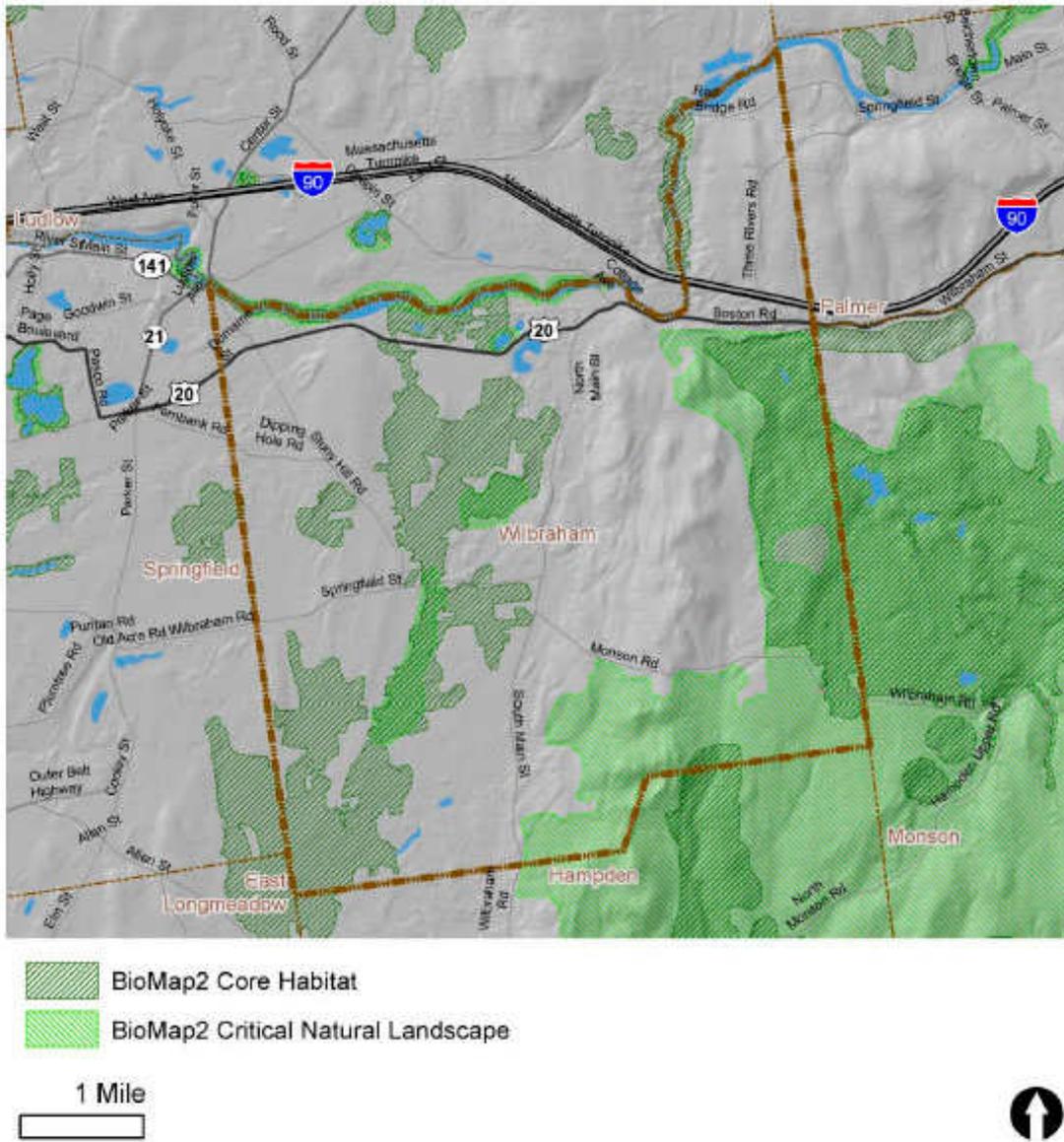
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Figure 17 BioMap2 Core Habitat and Critical Natural Landscape in Wilbraham



Scenic Resources and Unique Environments

Cultural, Archaeological and Historic Areas

Along the Wilbraham mountain range there are caves which may have been used as rock shelters by local Indians in pre-historic times. Today these shelters are grown over but artifacts, particularly arrowheads, can be found throughout Wilbraham. In 1946 Mr. Carl Alsing found a rock shelter on his property about three-fourths of a mile southeast of the center of town. Excavations of a burial near the shelter uncovered skeletal remains. Indians quarried soapstone in North Wilbraham near Glendale Rd. where soapstone artifacts have been found. They made and sold soapstone dishes throughout the North East. The Indians probably abandoned Wilbraham around 1675.

Based on Peck's History of Wilbraham (1913) and other sources, there are over 30 houses still standing in Wilbraham built prior to 1800. Most of these are along Main St. and Stony Hill Rd. with a few of what were once farm houses scattered about the mountain on Glendale Rd.

Near Oakland Rd. is the location where Timothy Merrick was fatally bitten by a rattlesnake in 1761. The story of this event is told in "The Ballad of Springfield Mountain" and retold subsequently in various songs.

The Old Bay Road passed through Wilbraham and under the driveway at Brady's Furniture (now a billiards hall) where an old stone bridge is hidden. Here Lord Jeffrey Amherst, George Washington in 1775, and Henry Knox in 1776 travelled.

At the corner of Main St. and Mountain Road stands the oldest Methodist Meeting House in New England, built in 1793. The Athenaeum Society now occupies this building and operates a museum open to the public without charge. Behind the meeting house stands a renovated hearse house.

Wilbraham Monson Academy sits in the middle of the center of town. The oldest buildings date from around 1825. Much of The Academy property is listed in The National Registry of Historic Places.

The town cares for three historic cemeteries, Adams cemetery on Tinkham Rd , established in 1736, East Wilbraham cemetery in 1760 and Glendale cemetery in 1780. Each was originally adjacent to a church. In 2013 The Wilbraham Historical Commission applied to enter these three cemeteries into the National Registry of Historic Places.

The former State Game Farm, between Tinkham Rd. and Soule Rd., is now the 144-acre Fountain Park, owned and managed by the Wilbraham Nature and Cultural Center, a non-profit organization. It is open to the public and is used for community events such as summer concerts. For many years on Thursday evenings in July Fountain Park has sponsored a family concert series of light music.

The Wilbraham Cultural Council (WCC) provides seed (grant) money to cultural programs open to all members of the town. Their focus is on community-based programs. In 2013 the WCC awarded funding to support the year-long 250th Birthday Celebration of the town. WCC also provides free admission tickets to area museums, and funds art exhibits and music programs in the schools, senior center and the library.

There are ongoing cultural events at the library including art exhibits, free monthly movies, poetry and book discussion groups, musical concerts and lectures.

Sources: 1963 History of Wilbraham edited by Charles Merrick; 2013 Wilbraham Town Report; and Bulletins of Mass. Archaeological Society

Scenic Landscapes

The mountain ridge in Wilbraham provides tremendous westerly views. To the east of the ridge, the rolling landscape is quite rural and scenic. There are historical landscapes, mixed farm fields and woodlots in most areas of town. The lowland areas provide views of the Mountainside. Scenic views from the Wilbraham Country Club, Wilbraham Middle School and the old game farm are of particular importance.

Historic Sites and Scenic Roads of Wilbraham are identified in Figure 18.

Scenic Roads

In 1973 the General Court enacted into law the Scenic Roads Act which authorizes municipalities of the Commonwealth to designate any street other than a numbered route or state highway as a Scenic Road. The Wilbraham Conservation Commission subsequently introduced an article on the warrant of the 1974 annual town meeting which received the overwhelming approval of the voters.

Under provisions of the law, any repair, maintenance, reconstruction, or paving work done with respect to Scenic Roads shall not involve or include the cutting or removal of trees or the tearing down or destruction of stone walls except with prior written consent of The Planning Board. The Planning Board must hold a public hearing before making any decision concerning the provisions of the law.

Much of Wilbraham's charm and rural appeal is due to its roadside trees and stone walls. Designation of the major roads of the town as Scenic Roads gives greater assurance of continued roadside amenities. The provision of a public hearing affords the opportunity for citizen reaction and input; everyone opposed to the widening and straightening of roads in town will thus have an opportunity to be heard should such action be suggested or requested.

The following are designated as Scenic Roads under the provisions of Chapter 40, Section 15C of the General laws: Beebe Road, Bennet Road, Bolles Road, Branch Road, Burleigh Road, Chilson Road, Crane Hill Road, East Longmeadow Road, Faculty Street, Glendale Road, Hollow Road, Main Street, Maple Street, Maynard Road, Monson Road, Mountain Road, Ridge Road, Soule Road, Springfield Street (Main street to Faculty Street), Stony Hill Road, Tinkham Road (Fr. Main Street East).

Figure 18 - Historic Wilbraham



Note: Numbers designate houses constructed before 1800s
Roads in red have been designated "scenic roads"

Major Characteristic or Unusual Geologic Features

Wilbraham Mountain

Clearly, the rural beauty of Wilbraham results from the meeting of the town's lowlands and the prominent ridge of the Wilbraham Mountains. (The abrupt contrast between the valley and ridge in Wilbraham is a result of the Great Border Fault.) This north-south trending ridge provides outstanding views from below, and across the Connecticut Valley from above. Individual peaks—such as Rattlesnake Peak, Wigwam Hill, Mount Chapin, Mount Marcy, and Sunset Ridge—rise steeply along the eastern side of Main Street to form the eastern edge of the Connecticut River Valley. Topographic elevations along the ridge range from 640- 940 feet above sea level, roughly 650 feet higher than the western valley floor, where elevations range between 230-350 feet above sea level. On a clear summer day, the Holyoke Range and the Berkshire Highlands are easily viewed in a 180-degree western panorama from various vantage points along local roads.

White Cedar Swamp

In 1969 the Town of Wilbraham purchased with Self-Help Funding 175 acres of land located east from the Wilbraham Middle School, west from Main Street, and surrounded on three sides by the Decorie Drive residential area. The Decorie Drive residential area was largely built in the late 1950s on an upland peninsula that juts into the center of the property from the east. Known as the White Cedar Swamp Conservation Area, this purchase included a major central area of the swamp and abutting upland areas on the west. Remaining portions of a much larger wetland system extend outside of this parcel northerly toward Nine Mile Pond and toward and beyond Faculty Street in the south. For the most part the swamp surface elevations are below 250 ft above sea level. Standing water in the swamp flows southerly, forming the source of the North Branch of the Mill River, and to a lesser extent northerly into Nine Mile Pond. The standing water in the swamp is fed from higher terrain along the Wilbraham Mountains located east of Main Street. Much of the standing water in the swamp represents the local ground water surface in this area of the town.

The White Cedar Swamp is the largest of three known Atlantic White Cedar swamps in Western Massachusetts. Atlantic White Cedar wetlands are more commonly located near the coast and are found along the Atlantic seaboard from Maine to Florida. The White Cedar Swamp in Wilbraham represents the most significant inland extent of this type of wetland in Massachusetts and perhaps New England. Portions of the White Cedar Swamp having greater than 25% cover of cedar in the forest canopy comprise roughly 43 acres of the total 59 acres of white cedar swamp in Hampden County. Because of this distinct vegetation and limited distribution across the state of Massachusetts, the White Cedar Swamp in Wilbraham, along with other similar wetlands, has been designated as a *Priority Natural Community for Protection* in Massachusetts. This designation has been given by the Natural Heritage & Endangered Species Program of the Division of Fisheries & Wildlife for all Atlantic White Cedar wetlands in the state.

Walking in the swamp the traveler encounters a cool moist and dark environment where it becomes very quiet. The dark green colors of the hemlock and cedar trees dominate a closed forest canopy in places. The cedars are tall, reaching heights of 80 feet with short branches at the upper portions of the tree. The cedars belong to the Cypress Family and have distinct trunks with a twisted peeling cinnamon colored bark. Surface water in the swamp is tea colored as a result of the tannin and lignin in the water resulting from peat decomposition.

In the bog areas both northern and southern bog species exist side by side which in itself is an unusual feature for a wetland community. In certain places insectivorous (insect eating) plants such as pitcher-plant, *Sarracenia purpurea*, can be found. Other areas exist in the bog areas of the swamp where the ground quakes when a person jumps up and down. This action sends a rippling wave affect across the wetland area in localized areas.

Atlantic white cedar are very sensitive to any changes in the amount and duration of standing water in the swamp throughout a given year. Although Atlantic white cedar requires a natural cycle of wet and dry periods for survival and reproduction, any man induced changes in hydrology or hydroperiod of the swamp could threaten the persistence of the cedar. In addition, any changes in water quality that drains into the swamp that degrade the quality of the water, or increase the nutrients to the point where other tree and shrub species have a competing edge over the cedar can be detrimental to the survival of the cedar. For these reasons, development of peripheral lands held in private ownership should be allowed only with careful consideration of stormwater issues. Also, all residential areas abutting the swamp should exercise caution when applying seasonal fertilizers, herbicides and pesticides to ensure that application rates are in conformance with the manufacturers' specifications and EPA guidelines. Over use of these substances ultimately allows the nutrients and chemicals to wash into the swamp from an existing network of storm water drains which are located in each of the residential areas. Other more direct impacts are occurring to the swamp as a result of encroachment with fill or brush disposal, leaves, and debris that takes place at the rear of all existing residences which directly abut the swamp. Over time this chronic encroachment causes a cumulative loss along the edge of the swamp or change in the vegetation toward non-cedar species. This activity should be monitored closely by the conservation commission.

McDonald Property

In 2009 the Town acquired a 29 acre property that was previously owned and farmed by Alton McDonald. It is located northwest of the White Cedar Swamp and provides an important link between many conservation properties in an environmentally sensitive area of town. It will help us to provide a network of trails linking Nine Mile Pond with the Wilbraham Middle School through hayfields and woodlands along the edge of the White Cedar Swamp. This level land provides excellent recreation potential for hikers, mountain bikers, and cross country skiers. The property also has a barn which could prove useful for future agricultural activities in the area.

Rice Farm Nature Preserve

A major acquisition in 2004, this former orchard with its expansive hiking trail system affords breathtaking views of the Connecticut River Valley and the metropolis of Springfield. Hikes lead to a variety of topographies including hilltops, wetlands, fields, orchards and wooded sections. A kiosk at the end of Highmore Drive contains trail maps and information to help make your experience there more enjoyable.

Community Gardens and the Thayer Brook Area

Statistics indicate that food often travels more than 1500 miles to reach a consumer's fork. In contrast, Wilbraham's Community Gardens at Thayer Brook in eastern Wilbraham is one of the older New England community gardens for local food, having been in service since 1974. The gardens serve the needs of over 40 gardeners annually. On site portable toilet facilities and water are provided during the gardening season. Weather permitting, the gardens plays host to Draft

Horse, Sleigh Horse and Annual Clean Up events. Potential gardeners are encouraged to contact the Conservation Commission Office at 596-2800 X204. Thayer Brook also includes a nice trail system including “Whale Rock” as an added recreational feature (see the Wilbraham Open Space town website).

Broad Brook Watershed

The Broad Brook watershed is located in the southeast corner of Wilbraham. This tributary of the Scantic River is part of an important Core Habitat (BM1067) identified on the state Bio-Map produced by the Massachusetts Natural Heritage and Endangered Species Program. The riparian and upland habits in this area include rare Climbing Fern and populations of several state-protected rare reptiles and amphibians.

Environmental Challenges

Wilbraham has no brownfields or hazardous waste sites. Four previously identified clean-up sites under M.G.L. Chapter 21, Section E have achieved RAO status (see chart A). There are no public wells, as the Town gets its water either from the Quabbin Reservoir or private wells. One-third of the Town is sewered, and there are no combined sewer overflows needing remediation. The Town must regulate any proposed development of the Ridgeline Hillside District (above 550’) on the crest of Wilbraham Mountain to control downgradient impact from increased storm water runoff.

New Development

Development proposals are vetted by the Planning Board for site plan approval. The Conservation Commission determines if site plans comply with the State’s Wetland Protection Act and the Wilbraham Wetland By-law. The State Natural Heritage and Endangered Species Program (NHESP) identifies at-risk habitats and supporting natural landscapes in Wilbraham. These bodies serve a key role in balancing the wishes of those who seek development with the Town’s responsibility to protect its natural resources. Together, the Planning Board, Conservation Commission, Zoning Board of Appeals, and the Department of Public Works have permitting processes in place to protect priority resources. We will continue to improve these as regulations change.

Open space protection contributes to the very appeal of Wilbraham’s unique rural charm and character. In the aftermath of three major adverse weather events in 2011- a tornado, a microburst and a severe October snowstorm- the Town suffered open space environmental damage. Clean- up and replanting of hundreds of lost trees supplemented natural regeneration and began the slow process of environmental healing. Many of the Town hiking trails and passive recreation areas were heavily damaged; lack of funding has slowed restoration efforts further.

Erosion and Sedimentation

The Woodland Dell drainage course which discharges into Bruer Pond has caused bank erosion from the high velocity leading to deposits in the pond. This small, centrally located popular natural resource site is used for a bird and bat sanctuary, outdoor concerts, art exhibits, ice skating, and as an outdoor classroom for surrounding schools. Turbulent brook flows eroded upstream banks with significant sediment deposition in the pond, making it shallow which

changed the surviving vegetation and wildlife habitat. This pond, dredged in the early 1990s, is a critical storm water detention basin for mountain run-off. The cumulative sedimentation increase and storm water storage loss increases the chance for upstream flooding on Main St. and Woodland Dell Rd. Nearby residents /facilities such as the United Church, Woodland Dell Fire Station and Discoveries Child Care Facility will benefit from the Bruer Pond Restoration Project. The Conservation Commission fully supports an organized restoration of the pond and surrounding land.

The Town created a comprehensive storm water bylaw to establish minimum standards and procedures to mitigate the adverse impacts associated with storm water runoff from land development.

Chronic Flooding

In March 2014, Wilbraham updated its Hazard Mitigation Plan, prepared by the Wilbraham DPW and the Pioneer Valley Planning Commission. This plan is now under final review by MEMA.

Ground and Surface Water Pollution, including both point and non-point sources

Spec Pond, a nine acre kettle pond, provides the town a beach for swimming, fishing and aquatic recreation. It is an impaired water body, having high phosphorus TMDL (total maximum daily loads). Despite the Town's best efforts, 13% of its land use is impacted by moderate to heavy urban transportation on MA Route 20. This non-point source of pollution is an ongoing problem for the Town.

Forestry Issues

The Town is eager to take care of its open space land including the forested parcels. It wants to promote healthy forest growth by forest management. Such management on Town Land provides benefits including watershed protection, fire hazard management, diseased tree removal to start regeneration of new growth, promotion of disease resistant trees, and protection of wetland quality and wildlife habitat. Improving the health of the forests will also reduce the amount of tree damage caused by weather similar to the three 2011 storm events.

Forest management is essential in playing a large role in the improvement of water quality and sequestration of atmospheric carbon. Regeneration of multi-age and multi-species classes of trees protects them from storm damage. Proper forest management controls invasive species and eliminates hazards from damaged limbs and trees. The Town's Vision Task Force (2013) surveyed residents, who reported highly valuing and wanting more outdoor recreation activities such as hiking, jogging, biking and horseback riding on our open space lands.

Environmental Equity

The distribution of recreation resources in the Town of Wilbraham in regards to environmental equity is concentrated around the primary recreational facilities in town, the Spec Pond Recreational Complex and the Wilbraham Middle School. Both are located roughly two miles from Wilbraham's Environmental Justice neighborhood, with the complexes affording fields and/or playgrounds at no cost to residents. There is also a free access disc golf course in Town. The State and Town of Wilbraham fall short; however, in providing environmental justice residents a free swimming spot. There are user fees in order to swim at the Spec Pond Beach or utilize the Spray Park. There is a fund available; though, for underprivileged children who wish to

attend recreation programs.

The distribution of open space areas in Wilbraham is widespread. The six major open space areas are spread throughout the Town, have marked hiking trails, and are freely accessible to all.

Hazardous Waste Sites

There are no officially identified hazardous waste sites in Wilbraham. The town organizes periodic hazardous waste collection days, where residents can dispose of household chemicals and other materials that might otherwise be discarded improperly. A “put-and-take” area for household paints is located at the town’s Disposal and Recycling Center.

Landfills

The town landfill was closed and capped in 1995. The transfer station and recycling center continue to operate, with residents paying “by-the-bag” for trash disposal. Wilbraham residents consistently earn high marks for recycling efforts. The town participates in a grant program that provides low-cost backyard composting units to town residents.

Non-Point Sources

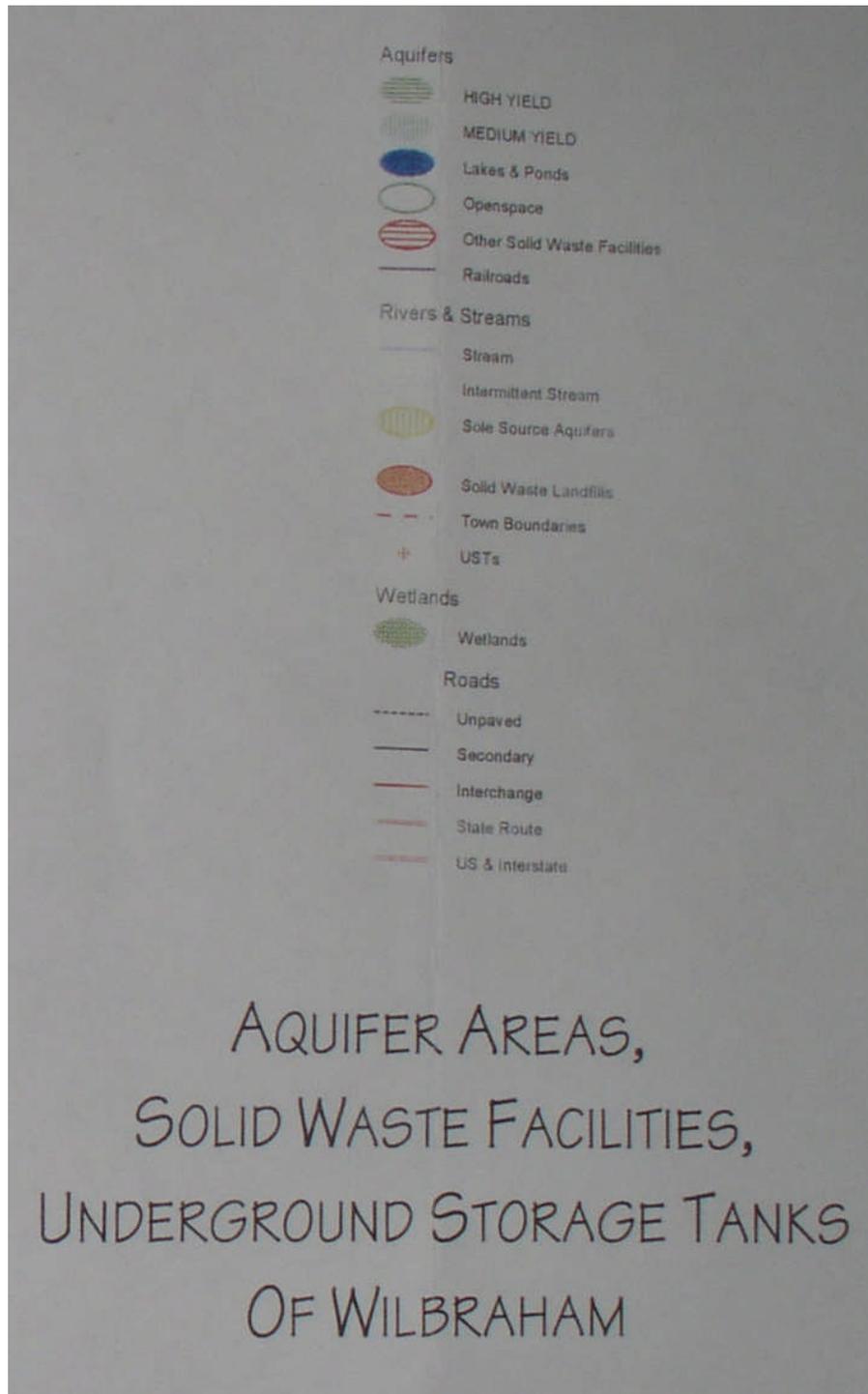
The traditional suburban lawn characterizes many Wilbraham neighborhoods. Although licensed lawn care services are regulated, individual homeowners are not monitored. Studies have shown a connection between non-point sources of pollution, such as runoff from lawn fertilization, and eutrophication of surface water bodies. It is not known, however, whether lawn treatment programs have contributed to any specific environmental problems in Wilbraham.

Areas of environmental concern are identified in Figure 19.

Figure 19
Aquifer Areas, Solid Waste Facilities and Underground Storage Tanks



Figure 19 Legend



Why Open Space Protection Is Important

“It is desirable for greenbelt land to be Town owned...It is recommended that the Town give to the Conservation Commission the backing and financial assistance needed to carry out this very important program.”

—The Wilbraham Master Plan (1963)

Those of us lucky enough to live in Wilbraham know that our community has many special attributes. One of its best treasures is its open space and conservation land. On these parcels can be found beautiful woodland treks, picturesque summit views, towering tree canopies, interesting historical sites, meandering babbling brooks, fascinating rock formations, swamps and bogs with rare flora and fauna, and extensive open meadows. These areas have not been preserved by accident. Wilbraham’s charming, rural character is due to the diligent and extensive caretaking of the Conservation Commission and the Open Space Committee.

The primary reason that open space began to be acquired in Wilbraham in the sixties was to protect its unique White Cedar Swamp which runs through its center. According to Professor Glenn Motzkin in his 2009 report, "The White Cedar Swamp in Wilbraham, Massachusetts is the best example of a cedar wetland in the Connecticut Valley, supporting several white cedar stands as well as rare or uncommon species. In addition to extensive forested wetlands, the site includes a small cedar bog and an open wetland where Atlantic white cedar is associated with species typically found in calcareous wetlands. This is the only documented occurrence of such an association in Massachusetts...Cedar wetlands in Springfield, Hampden, and Ludlow are small and highly disturbed by human activity. Thus, the Wilbraham White Cedar Swamp represents the most extensive and highest quality cedar wetland in the Connecticut Valley, and is of regional and statewide conservation significance" (Motzkin).

Early on, the Wilbraham Conservation Commission realized that the unique and precious wildlife, flora and fauna of the Cedar Swamp could only be protected by surrounding it with open space that would keep the negative impacts of civilization away from it. Thus, the commission began to acquire such land. Today the Wilbraham Open Space and Recreation Committee carries on that mandate.

Through the years the purpose and value of open space has changed. It has always provided, and will continue to provide, a stable habitat for countless species of animals and plants; it helps preserve the water cycle in streams and wetland areas, and it provides a healthy area for pollination. Lately though, open space has taken on greater roles; it helps Town residents to enjoy the benefits of interacting with the natural world, something becoming increasingly rare in our technological, artificial world. It helps preserve the aesthetic, rural and historic character of the Town; it serves as a passive recreational source which provides residents with a fun way to get in fitness activity.

Today, protected conservation and open space land can be found in all sections of Wilbraham. In conjunction with the Minnechaug Land Trust and with assistance from Community Preservation

funds, the Open Space Committee and Conservation Commission have not just acquired land, but has also connected parcels of natural beauty to create a greenbelt throughout Wilbraham – protection to last in perpetuity. A major goal down the line is to create a green corridor through the center of Wilbraham from one end of Town to the other which will provide even wider protection to wildlife, flora and fauna by giving them more room in which to thrive. With the excellent track record that the Conservation Commission, Open Space Committee and Minnechaug Land Trust has over the past decades and the dedication and effort put out by each member that has ever been on the committees, who knows what the future holds.

Important Places

Important places are areas that contribute to town character. Most of these were suggested by survey respondents, who were asked to identify areas that contribute to Wilbraham’s overall character or sense of place. The list of Important Places in Table 8 includes scenic views and roads, historic structures, and neighborhoods or sections of town.

Table 8 List of Important Places in Wilbraham

Site Name	Location
Inn at Chilson & Three Rivers	Chilson Rd & Three Rivers Rd
Stone "pen" (historic)	Chilson Rd
Residential areas on Main St.	Main St.
Merrick Farm House	Main St.
Homes and businesses 100+ years	N/A
Wilbraham & Monson Academy campus	Main St.
Stony Brook Acres Camp	Stony Hill Rd
Rattlesnake Peak	
Ridge Trail	
Mill River Watershed	
Chicopee River	
Ridge behind Wilbraham Shops	Boston Rd
Hollow Rd sites	Hollow Rd
Open spaces leading to Hampden	Main St.
Red Bridge Waterfall	Red Bridge Rd
McDonald Preserve	Washington Rd
Fountain Park (State Game Farm)	Tinkham Rd
Gazebo Park	Main Street
Village Store	Main Street
Louis & Clark (pharmacy)	Main Street
Land between Stony Hill and Main	
Wilbraham Children’s Museum	Main St & Tinkham Rd
“Village Flavor” of town center	
Wilbraham mountain	
Crane Park (center green)	
Spec Pond	Boston Road
Little Red School House	Springfield Street
Library area	Crane Park Drive
Rice Nature Preserve	High Moor Dr
Orchards (all)	
Nine-Mile Pond	Boston Rd
Ridge Road (conserve trees)	
Rural/residential/farm character of main roads	
Danforth’s field	Crane Hill area
Green Acres Farm	Main St. (south)
Glendale Archaeological Site	

Site Name	Location
Main Street (never widen)	
Main St residential area	
Church on Maple St	Maple St
Collins building	Cottage Avenue
East Wilbraham and Glendale (keep from dev.)	
Trees, (stop cutting, causes runoff)	
Monson Road open spaces	
Visibility from the mountain	
Country Club	Stony Hill Rd
Grange Hall	Main St (center)

Open Space Inventory Framework

The following section provides an inventory of open space and recreation land in the Town of Wilbraham by identifying and examining the degree of protection of the various private, public and non-profit owned parcels. The open space inventory is presented in three overall categories: permanently protected land, semi-protected land, and unprotected land as further described below.

Parcel specific information has been extrapolated from the Town of Wilbraham Tax Assessment records and has been cross referenced when possible with Registry of Deeds records. Although it is a work in progress that will require more detail and regular maintenance, the comprehensive OSRP inventory provides readily available information for town officials and interested residents. The importance of such a guide was established early on in the planning process.

Permanently Protected Open Space: 1,564 Acres

Protected open space is land set aside for conservation, agricultural or active and passive recreation purposes with permanent restrictions that protect the land in perpetuity:

- Town-owned conservation and recreation parcels
- State-owned conservation and recreation parcels
- Privately-owned parcels with conservation restrictions or agricultural preservation restrictions

Semi-Protected Open Space: 1,041 Acres

Semi-Protected Open Space is land with conservation, agricultural or recreational uses with only partial (less than permanent) protection:

- Public school property (Hampden Wilbraham Regional School District)
- Town-owned historical/cultural sites
- Municipal land unlikely to be developed in the near or distant future;
- Subdivision open space protected under flexible zoning special permits
- Private property taxed under Chapters 61 (Forestry), Chapter 61A (Agriculture) and Chapter 61B (Recreation)

Semi-protected land includes Town-owned parcels that are designated as serving a general municipal purpose, subdivision land protected under zoning, and privately-owned parcels that are temporarily restricted from development under the Chapter 61 (Forestry), Chapter 61A (Agriculture) and Chapter 61B (Recreation) tax deferral programs. Since any of these designations can be changed and become developable land in the future, they are not legally

protected in perpetuity. However, by virtue of their current use, it is not likely that the municipal parcels will be developed or the subdivision land rezoned in the near or distant future and the Town does have a right of first refusal on acquiring the Chapter 61 lands in certain circumstances.

Unprotected Open Space: 4,610 Acres

Unprotected open space consists of privately-owned parcels of potentially developable land. This is either vacant land or land with one house but containing additional property which can be subdivided and developed.

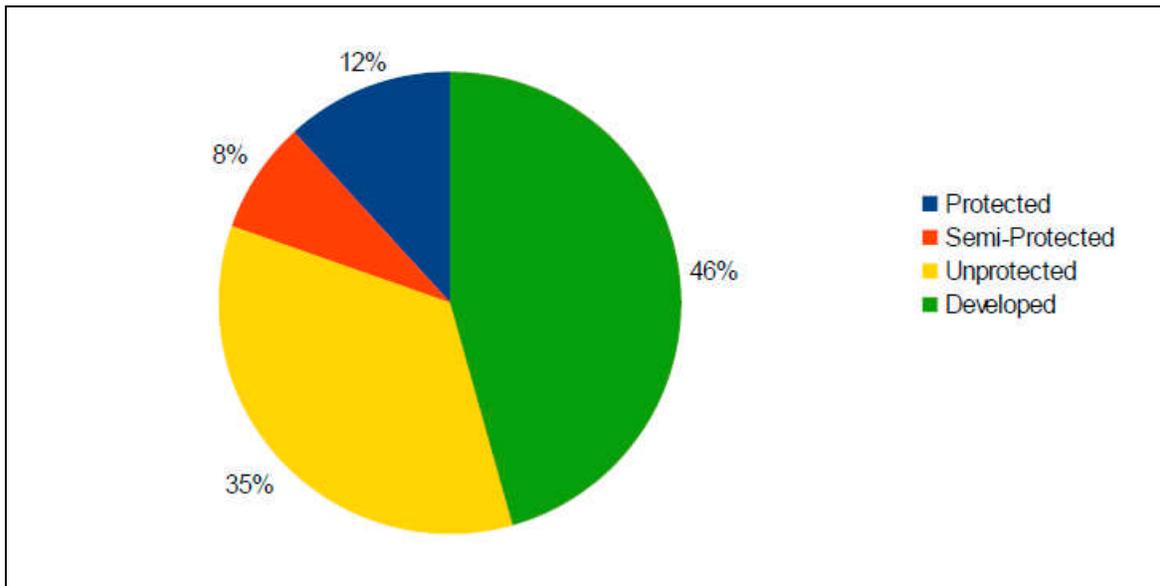
- Parcels classified with 1300 codes by the town assessor. (1300; developable; 1310 potentially developable; 1320, non-developable. Multiple properties in close proximity and held by the same owner are listed regardless of size and use code.)

Open Space Breakdown

According to 2010 Wilbraham Assessors data, there are approximately, 13,265 acres of individually identifiable parcels of land in Wilbraham. Of these, approximately 1,564 acres are Protected, approximately 1,041 acres are Semi-Protected, and approximately 4,610 acres are potentially developable Unprotected Land. This leaves approximately 6,053 acres of land that has already been developed or otherwise not falling into the above categories. Since this data is approximate and based on land use code analysis, some errors likely exist, but the general trend is believed to be correct.

A pie chart of this data is presented in Figure 19.

Figure 19 Open Space Breakdown (% of Total Acreage)



A parcel map of Wilbraham identifying the most important Lands of Conservation & Recreation Interest is shown on the following page in Figure 20 and a detailed inventory of the Lands of Conservation and Recreation Interest in Wilbraham is provided in Appendix B. The inventory in Appendix B is broken into the following four categories:

Appendix B-1	Protected Conservation & Recreation Open Space Land
Appendix B-2	Semi-Protected Town-Owned Municipal Land
Appendix B-3	Semi-Protected Chapter 61 Land
Appendix B-4	Unprotected Vacant Land

Figure 20 Lands of Conservation & Recreation Interest

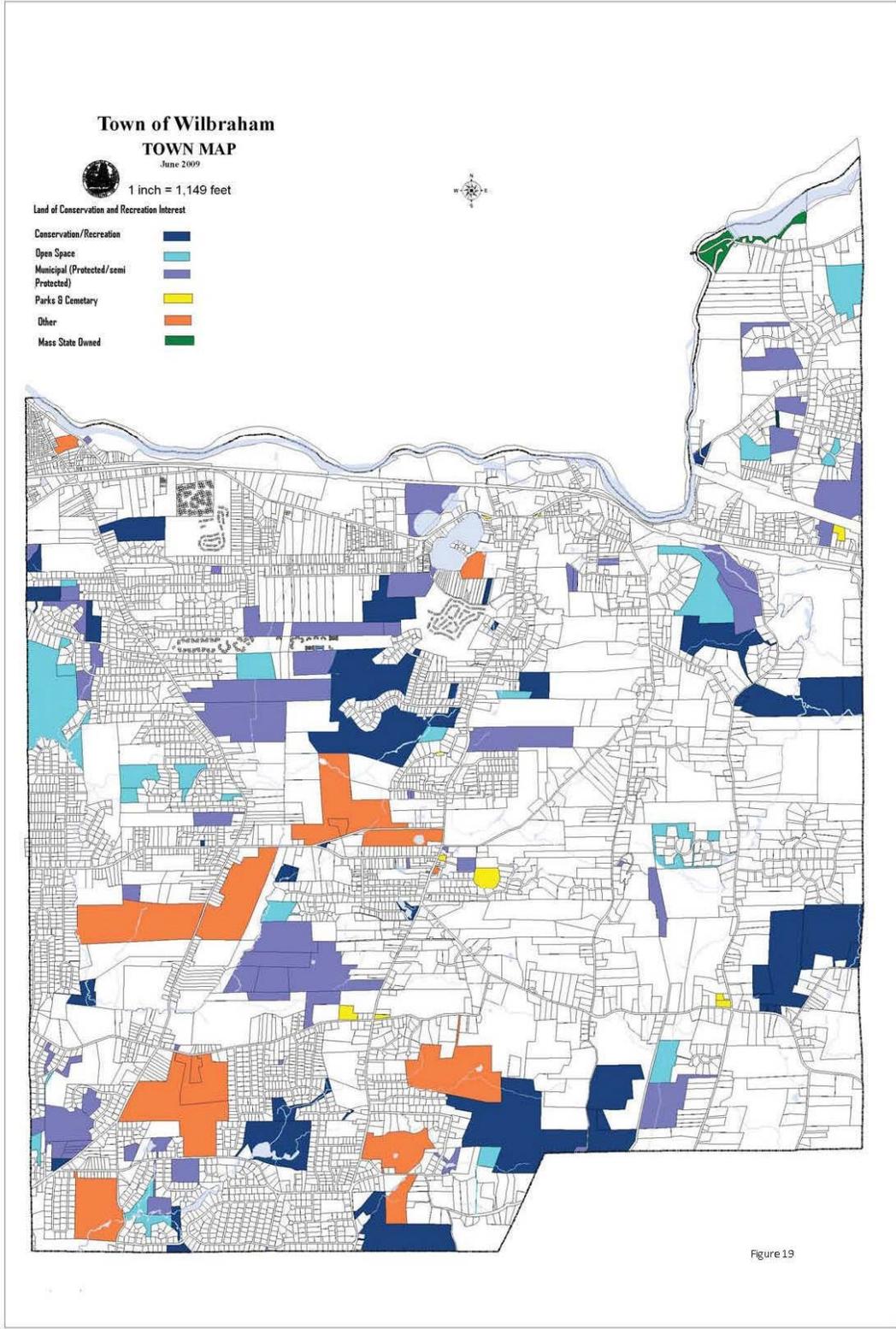
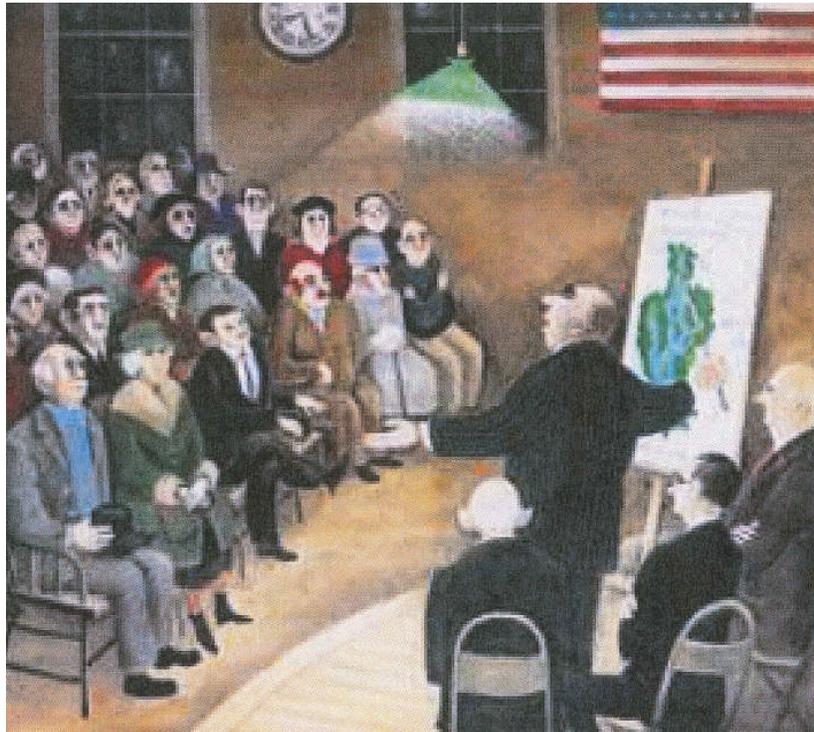


Figure 19

Section 6 Community Goals

Description of Process

The OSRP Committee started with the results of the planning group process employed by the 2005-2010 Plan and has built upon the concerns to develop a slightly revised statement of goals. This is based on input from the hearings conducted in the winter of 2010 as well as ongoing input from the Planning Board and Conservation Commission.



Statement of Open Space and Recreation Goals

The same concerns that permeated the 2005-2010 Plan continue to be on the minds of Wilbraham residents in the 2014-2021 Plan.

Continued Education and Community Building

The Plan can succeed only if it is accepted and endorsed by a wide range of residents and interests in Town. Continuing education of town residents as to the existence of the plan and its goals is imperative.

Residential Development

The community clearly does not want to “close the door” on all growth. Rather, the Town will support reasonable growth that recognizes the values that the Town treasures and attempts to preserve or actively incorporate those values into its fabric. The Town has seen a handful of

residential developments that strive (if not successfully) to meet this goal. There is a frank recognition that, due to both Town and private funding resource limitations, the Town will struggle to protect all of its priority parcels. However, the Plan recognizes that even if these parcels are developed, we can pinpoint open space and recreation values that can be preserved through the interaction of the Town boards that have jurisdiction over these proposals. We must obtain open space from each new development project that enhances the sought-after values, but we are not unrealistic enough to believe that all of our priority parcels will be preserved in their entirety. Enhancing neighborhood retail services and enhancing transportation, allowing creative cluster development proposals and encouragement of combined commercial/residential development will be important to community preservation.

Community Character

Foremost in the residents' minds is the preservation of community character. This means maintaining the rural feel of the town even as projects are developed. There is also a concern about how the growth over the last four years is consistent with a "small town" feel. Preservation of these values can be accomplished by maintaining and highlighting those aspects of each parcel that contribute to these values. The Plan calls for a detailed analysis of the remaining on-the-ground links to the rural past, and these will be highlighted in the priority parcel analyses.

Environmental Protection

As both a value and a statutory mandate in terms of wetlands, the Plan insists that any new project meet the highest contemporary standards of environmental protection, including protection of wildlife outside of wetland buffer areas. This will require the consolidation of large tracts of open space for habitat purposes, especially the creation of corridors through linking open space parcels in both subdivisions and town and trust-owned land.

Recreation and Conservation Facilities and Resources

Another goal is to target recreation and conservation facilities and resources that exist in key parcels and facilitate their preservation through the development process. This includes hiking trail (and potential bike trail) locations.

Trails and Transportation

One significant obstacle to recreation opportunities in Wilbraham is the lack of a formal pedestrian and bicycle transportation network. A significant network of informal trails—on both public and private land—has been defined by recreational vehicles. Combined with utility corridors, these could form the basis of a comprehensive system. Such a network—connecting our schools, recreation resources, library and conservation areas—would provide many benefits to the town.

Section 7 Analysis of Needs

Summary of Community Recreation Needs

It is clear that Wilbraham residents are cognizant of the mental and physical health benefits of recreational activities. They are often seen walking, jogging or bicycling—particularly on Main Street—and the need for sidewalks and bicycle trails has been cited in the resident surveys. Sewer expansion has led to improved sidewalks along portions of Main St. Still it seems that the primary obstacle to the enjoyment of simple, inexpensive outdoor recreation continues to be the lack of information on existing trail systems, the transportation network for pedestrians and bicyclists. Publicizing existing trails is a priority for the Open Space and Recreation Plan Committee through newspaper articles and the Wilbraham town website.

Similar to the previous five years, one common problem the Recreation Department faces season to season is the lack of field and gym availability to match the constant increase in participation levels. The available field space the Recreation Department does utilize and maintain is overused and unfortunately not allowed a season of rest. Therefore most of the Recreational Fields suffer wear and tear year round and are not in ideal playing shape. The Recreation Department is fortunate enough to have partnered with MRHS and is allowed usage of several of their facilities outside of their own programs. But field conditions, practice/game times, and enrollment numbers suffer drastically in an attempt to satisfy as many participants as possible with the limited space the Recreation Department has available for use.

The Recreation Department cites the need for a Community Recreation Center with the main focus of the facility being gym space and storage. Currently the department is sorely lacking in quality storage space for the wide of array of sports and parks equipment that the Department utilizes in its every day operations. The lack of gym space is evident by the fact that 20-30 children share a gym during practices, and some practices start as early as 4:00 AM and run as late as 10:00 PM, while other children are prevented from participating at all. Further, during Saturdays and Sundays the facilities are utilized during every logical available hour. There are several other gyms in town (WMA, MRHS, YMCA) but each building is only available to the Recreation Department for limited hours with a cost associated to the usage, and only during certain days and time periods. Obviously each gym mentioned has several of their own programs that occupy 90% of the available gym time.

Hand in hand with gym space goes field space. The number of fields doesn't adequately match the number of programs that the department currently offers. With enrollment in several programs leveling off (Soccer, Baseball/Softball), the Department has seen an increase in enrollment for sports such as Field Hockey, Lacrosse, and Football while also attempting to meet the needs of the residents by starting up several new programs that absorb field space; for instance Flag Football and Summer Baseball. The Recreation Department is also involved in ongoing efforts to renovate the Spec Pond Recreational Area including the development of new playing fields, bathroom facilities, parking areas, storage facilities and concession stands.

Alongside many of the field and gym issues that the Department has, it is also working at streamlining our marketing process. The Department has begun the gradual transformation from paper brochures to all the information being contained within its website. The hope for the future is that all residents will have the ability to register online without ever having to leave the comfort of home. Information will be updated daily and residents can obtain game schedules, registration dates, policies, etc. all from the Department's new website.

Summary of Community's Resource Protection Needs

As we have learned over the last four years, the Committee needs to continue to take an active and leading role in articulating open space and recreation issues for the key boards that are routinely presented with development proposals.

Integrated Approach to Trail Systems on Town Property

Wilbraham has beautiful mountain vistas, gorgeous fields, shady woodlands, a unique white cedar swamp, a handicapped accessible park and a disc golf course, just to mention a few of our Town Owned Treasures. Basically, we have the makings of a passive recreation wonderland. The Open Space Committee is committed to pursuing additional open space, marking it well, and linking sites through trails. We encourage town residents and other town committees to join us in our efforts.

The Open Space and Recreation Plan Committee is committed to clearly marking the trails on open space land in Wilbraham and to keeping these trails passable. The Committee continually seeks new ways to mark trails in unobtrusive but effective ways. The Committee and the Minnechaug Land Trust will mark the newly created Hayfields/McDonald Farm trails during 2010. Large maps will also be posted at the Wilbraham Middle School and the McDonald's Farm trailheads. The committee and the Land Trust will maintain the marking of the trails. Any changes in trail marking techniques will be reported on the Town of Wilbraham website Trails section.

The dream of the Open Space and Recreation Plan Committee is to eventually create a green corridor through the center of Wilbraham with pockets of green in other areas of town. A system of this sort would enable hikers to park at either Spec Pond on Boston Rd. or Fountain Park off Tinkham Road and hike the central portion of Wilbraham, mostly off road. Adding trail links from Fountain Park south to Southwood and Tinkham Glen could complete a trek from border to border. Another possible green corridor in eastern Wilbraham could utilize the 12 Mile Brook and Crane Hill town properties.

Working with Minnechaug Land Trust

The Minnechaug Land Trust (MLT) was created in 2004 when a group of concerned Wilbraham residents joined forces with the Hampden Land Project of Hampden. The larger group has allowed the trust to be more effective in both communities. The town of Wilbraham has come to rely on the help of the MLT for preserving important parcels. The trust has worked with the town to acquire and establish the Rice Nature Preserve, and most recently the McDonald Nature Preserve.

The MLT is a private entity and responds to its own Board of Trustees. This allows it to do private fundraising and to deal with land owners in a way that would be difficult for the town to do. The Town and the MLT have acted in a successful partnership with each retaining its unique identity. The trust can act more quickly and can facilitate transactions more readily than the Town; yet the MLT needs feedback from official Town sources on the Town's real goals for open space and recreation matters. The MLT also serves as the steward for the properties they assisted in acquiring.

Community Preservation Act and Its Impact in the Town of Wilbraham

Wilbraham voters adopted the Community Preservation Act (CPA) on November 2, 2004 providing funding through a local property tax surcharge. Open Space, Historic Resources and Affordable Housing are the primary funding categories. Some developmental funds for Community Recreation are also provided. CPA is funded by a 1.5 percent surcharge on property tax bills while exempting the first \$100,000 of the value of each taxable parcel of residential real estate. Abatements are allowed for qualifying low-income residents and moderate income senior citizens. At least 10 percent of annual revenue must be allocated to each of the three primary categories; the remaining 70 percent is available for disbursement among the three categories and to developing community recreation facilities. Appropriation of CPA receipts requires a recommendation of the Community Preservation Committee and Town Meeting approval.

Since 2004, CPA has enabled Wilbraham to fund nearly \$2 Million in projects with almost 50% coming from State matching funds. CPA has allowed Wilbraham to protect 170 Acres of Orchards and Farmland in the past 5 years thru the purchase of the Rice Nature Preserve and the Coleman Property (McDonald Preserve). These Open Space purchases will forever protect large and scenic portions of Wilbraham's historic past and create recreational opportunities for the future.

CPA has helped Community Recreation create several new ball fields at the Spec Pond Recreation Area and the area's first 18 hole Disc Golf Course at the Crane Hill Property. Spec Pond also benefited recently from the use of CPA funds for Invasive Weed control to preserve the beach area for future Town children. Historic projects with CPA funding have benefited the Old Meeting House, Little Red School House, Town Cemeteries, Town Records Preservation and others.

Of the many uses of CPA funding, probably the most powerful is the ability to purchase and preserve open spaces that would have otherwise become residential developments. The linkage between Community Preservation and Open Space and Recreation Plan Committees is vital to Wilbraham's wellbeing.

Town Website Development for Open Space and Recreation Planning

Recently, a young member of the Open Space and Recreation Plan Committee commented on the sadness he felt that so much wooded land had disappeared from Wilbraham during his lifetime. This statement further emphasizes the vital need for vigilance and conservation of our open space. The Wilbraham Open Space and Recreation Plan Committee is dedicated to preserving our fragile ecosystems while, at the same time, informing residents about how to enjoy our treasures for recreational and for agricultural use. Since the goals of preserving land and enjoying it sometimes conflict, the Open Space and Recreation Plan Committee has augmented the Wilbraham town website with details about safe use of our land via clear, easy to follow, groomed trails which do not infringe upon delicate areas and do not mar the beauty of our natural environment.

As of January of 2013, the Town of Wilbraham website Trails Section can be reached directly through the Town of Wilbraham web site under Parks and Recreation Department then to Hiking Trails.

Further information on other town open space areas and their preservation will be added as information is collected. Our committee hopes to get people hiking our trails, learning what our

treasures are, and joining the Open Space and Recreation Plan Committee in safeguarding our land treasures from future development. The Town of Wilbraham website trails sections include directions to trailheads, facilities (parking, restrooms, recreation options, etc.), trail lengths, types of ground surfaces on the trails, elevation information, interesting features, background information, and permitted activities. In addition, charts with GPS waypoints and thorough hiking directions are included as well as pictures of distinguishing features, maps, and an occasional video. It is hoped that prospective hikers will read the rules and use the Trails information as they hike. Currently Available Wilbraham Trail Descriptions include Thayer Brook, Hayfields/McDonalds, Rice Preserve/Sunrise Peak and Fountain Park.

Another Open Space element is a hyperlink called “*This Land is Your Land*” under the Open Space and Recreation site on the Town web site. This link provides information on how town residents can care for and preserve their own land by placing conservation restrictions on it to protect it from possible future development. The link also explains how town residents can bequeath their land to the town for open space purposes. Eventually a Town wide trail system map will be added to the site.

Finding Viable Funding Mechanisms

The Town has budgeted around \$7000 per year over the last five years for depositing into its open space fund. This periodic contribution has partially met the five-year goal of periodic open space funding, and funds of this magnitude, while not enough to purchase parcels, may be sufficient to assist landowners who are seeking to donate land or easements to the Town (through paying for appraisals and required surveys).

Agricultural Preservation

Despite the agricultural potential and rural aesthetics of Wilbraham farm lands, acreage is increasingly threatened by housing development as any ride along Glendale Road, Stony Hill Road or Main Street will show. Agriculture in Wilbraham has declined since 2005. The Merrick Farm and Green Acres still are producing crops, but Rice’s Farm Stand, The Oaks Farm, Bennett’s Turkey Farm and Lennox Nursery are gone. Many other sizable acreages are now residential subdivisions. Pressure to sell is increased as acreage assessment skyrockets. Wilbraham is a desirable place to live and building lots are selling at higher and higher prices. If more farm acreage is lost to development, the rural nature of the town so enjoyed by Wilbraham citizens may be compromised.

Many residents have horses and home vegetable gardens, and some of their land in Chapter 61A. They produce nursery stock or hay, but there are no dairy or poultry operations. Few parcels are in Agriculture Protected Land (APR) and guaranteed against development for the future. Many residents have taken advantage of Chapter 61(forestry), 61A (agriculture) and 61B(recreational) tax breaks which give some protection against immediate change, but these do not insure against future development. An Agriculture Commission and Right to Farm By-law to protect farming practices were adopted in Massachusetts in 2006.

Wilbraham and the Minnechaug Land Trust have preserved the former MacDonald Farm and a portion of Rice’s Fruit Farm. Agricultural preservation has remained one of the highest priorities for the Town since the 2000 Plan was put together. The Open Space and Recreation Plan Committee is eager to work with the Agriculture Committee, other boards and developers to preserve at least some agricultural use on such parcels (since this contributes greatly to the “rural” feel that residents cherish.) The purchase of the Rice Fruit Farm and McDonald property

are very encouraging and will hopefully serve as a potential model for the very few other agricultural sites in Town. Vigorous pursuit of creative financing and all available state funding (e.g. APR) is critical.

Target Landowner Areas

The Committee has met with landowners from the Sunset Ridge Area and will be making a similar effort to meet with landowners in the Mt. Marcy-Mt. Chapin Ridgeline area. Recent discussions of Mt. Marcy indicate that the hilltop may be available for Town acquisition. Recent changes to the zoning by-law defining slope could have an impact on parcels that have steep slopes possibly opening up new planning and preservation opportunities. Continuity of the Ridge Line Trail and other trails in the Ridge areas are also a major recreational concern of the Committee. Other areas that are on the Committee's list include properties west of the Cedar Swamp and east of Stony Hill Road and the area between Hollow Road and the Rice Fruit Farm.

Municipal Land Redefined as Open Space

During the last 5 years Wilbraham residents have redefined several municipal parcels as Open Space by 2/3 vote at Town Meetings. Redefinition can be an important tool in protecting trail corridors and buffering agricultural and recreation lands. The process can also identify lands set aside during the course of development as permanently preserved Open Space.

Creative Development Options

The Town should also be open to working with landowners who want to extract some of the equity out of their land but would also like to preserve part of it. Through limited development on part of the parcel, the equity arising from the developed portion may be more than adequate recompense for the landowner who then deeds the balance of the property to the Town or a land trust. The Selectmen and Planning Board should be open to such suggestions. In effect, this is what has happened in some subdivisions in which the Town has obtained open space in excess of the Zoning By-law requirements. With creative development the possibilities for the Town obtaining more valuable and usable land are increased substantially.

Discussions continue regarding the Cedar Ridge development and maximum protections for the abutting Town property in the Atlantic White Cedar Swamp. Town wide creative development will likely require added flexibility in the Planning Board's approach, and there may need to be zoning amendments that allow more creativity.

Recommended Priority Criteria

Based on the perceived Town needs, the Committee has adopted the following criteria by which Town boards and commissions can evaluate the impact of development proposals on the key values that the Town seeks to preserve and enhance. The Committee will continue to evaluate all major (10+ acres) parcels regardless of development proposals and will concentrate on parcels for which a development has been or will shortly be proposed.

Town Character Issues

- Visibility

It is important to situate new developments in such a way that they are not visible from major roadways or that there is a significant buffer between the development and the major roadway. In this fashion at least the illusion of rural charm continues even if the roadways and other Town resources are strained by the development. This continues to be especially important for proposed projects on the Ridgeline. The Committee has worked with the Planning Board to implement a new 15% slope by-law that reduces the amount of “buildable land” in the mountain area. Along with tighter building envelope control, we can make significant progress in shielding the inevitable ridgeline developments from both the east and the west views of the ridge.

- Historic and Cultural Integrity

All of the key parcels are reviewed for historical and cultural artifacts. The preservation of these items are a high priority for the Committee, and its communications to the other boards considering any development proposal highlights these issues.

- Scenic Features

The Committee evaluates key parcels for scenic features, such as views, visible historical features (e.g., stone walls) and similar structures.

Environmental Features

- Wetlands and Related Resource Areas

The Committee takes into account the existence of wetland areas that are jurisdictionally covered by both the state and the local wetlands statutes. Wetlands represent the single most predominant landform in the remaining open spaces in Town and form natural barriers to development. The Committee works with the Conservation Commission to enhance wetland preservation and comments vigorously on proposals that appear to threaten wetland integrity.

- Aquifers and Related Water Supply Areas

Each parcel is reviewed for its potential impact on both local and regional water supply, especially parcels that are shown as having large underground water resources.

- Endangered Species

The Committee reviews each parcel for the presence of endangered species habitat by consulting with the state Atlas of Estimated Habitats of Rare Wildlife and Vernal Ponds. This information colors the Committee's recommendations as to the development potential of the site and its desirability for possible acquisition.

- Wildlife Corridors and Contiguous Wildlife Habitat

The Committee encourages the aggregation of open space over different parcels in order to create significantly large corridors for wildlife migration through the Town. At times the land required is fairly narrow and can often be wedged into a proposed residential development. Density and expanse of habitat are important for many nesting bird species, and the Committee recommends limited clearing of any heavily forested area and the reduction of building envelopes to accommodate such areas.

Prime and Significant Farmland

The Massachusetts Department of Food and Agriculture has developed criteria for evaluating agricultural soils using both the United States Soil Conservation Service's farmland soil assessment and additional criteria. These criteria measure "statewide significant farmland" that may not fall into the prime Class I and II categories established by the SCS. The Committee notes the existence of statewide significant farmland or Class I and II soils in its parcel evaluations and in its responses to development proposals. The goal is always to attempt to preserve as much prime farmland as possible.

Recreational Potential

Parcels are evaluated for their recreational potential in two ways.

- Active Recreation

Parcels are evaluated to see if they might serve the Town as a recreation site, such as a recreation center, playing fields or a neighborhood park. Evaluation is based on proximity to population to be served, appropriate topography, parking and other vehicular access as well as other related concerns.

- Passive Recreation

All evaluated parcels are assessed for their potential for hiking, walking and bicycle trails. Of special importance is the ability to maintain Town-wide networks of trails, many of which are existing (although not improve) and which are threatened with fragmentation through residential growth.

SCORP and Wilbraham

The survey results and the goals of the SCORP exactly reflect what is going on in Wilbraham. In 2013, the Wilbraham Vision Task Force produced *Wilbraham Looks Forward*, a report on the community's current status and its wishes for its future. In all, hundreds of Town residents were

questioned and surveyed, all major Town groups and Town boards and committees were contacted. The results were meticulously gathered in the report.

As with the SCORP, Town residents were an aging population. Since 1970 the median age has increased from 28 to 46. As in the SCORP, sprawl was a big factor in what residents wanted to see controlled. Maintaining the rural Town character was top on the list of residents' desires. Also important was a sense of community, quality schools, open space and individual recreation.

The goals of the SCORP also relate well to Wilbraham. The SCORP survey results call for more trails and nature access and call for trails to be within a short distance of home. The Wilbraham Open Space Committee has GPS'd trails on most major open space areas in town in the last seven years and has kiosks erected at trailheads with hiking information. The information is also available on its website. The Town has seen an uptick in demand for fishing and hunting licenses. A recently created Wilbraham Hiking Club just reached its 1000th hiker.

Another SCORP goal, water activity, is also important to residents with many summer programs available at the Town's recreational complex at Spec Pond. This year will even see the opening of a splash park which Town residents voted to create with CPC funds and recreation fund raised money.

In terms of the needs of special groups, the teenagers in Town have been instrumental in clearing and marking trails. The boy scouts have not only cleared trails, but they also created a much needed link between two different trails. This job involved a massive effort as the terrain was thick with vegetation, and water crossings needed to be created. The high school's hiking club dug holes and erected posts in Wilbraham's new McDonald Preserve. The cross country team has also used Town trails for meets. So teens are involved with the Town's open space. Senior citizens are some of the most active members of the Wilbraham Hiking Club, and the Wilbraham Senior Center also runs hiking programs. Many members of the Conservation Commission and Open Space Committee are seniors. Underprivileged Town residents have access to all Town open space and recreational areas which are either within walking distance or reachable via bus transport. Programs in the Recreation Department that cost money can be accessed via a scholarship fund available for needy residents.

Management Needs

In 2011, a tornado, a microburst and a hurricane hit Wilbraham hard causing major damage to conservation and open space lands. Wilbraham's engineering department and DPW did yeoman work in terms of clearing hard hit areas and in securing FEMA and MEMA funds to do more clearing. As a result, most protected areas of Wilbraham are in good shape today. The Conservation Commission just received a CPC grant for clearing fallen debris and for invasive species management in the Thayer Brook area, and the engineering department is doing similar work in the Rice Preserve area this summer. The engineering department also has a plan in place to get CPC funds to continue the work in the future.

Trails in Wilbraham are managed by the Open Space Committee. The committee created trail monitors at its October 2013 meeting. These committee members are charged with walking the trail assigned to them periodically, assess any work that needs to be done, and bringing the information to the next Open Space Meeting for consideration. At the meeting, a group will be formed to meet at the trail at a designated time with the proper tools to do repair work. In the event that the work requires more effort, the boy scouts or Wilbraham Hiking Club members will

be solicited. In addition, the Open Space Committee applied for, and was granted, CPC funds at the last Town meeting to construct a kiosk at a trailhead where a sign was blown apart by a microburst. The committee also received money for trail signage and paint. They will do the repair work.

The Conservation Commission, Open Space Committee, Minnechaug Land Trust and Agricultural Commission meet periodically to discuss management issues. At a recent meeting, the groups decided on a common plan to manage the use of protected areas by groups such as horse-riding clubs. The committees set up a policy that groups will have to follow to preserve the pristine nature of the trails that they use.

All in all, communication and commitment have helped to maintain good management of the Wilbraham protected lands.

Section 8 Goals and Objectives

The following set of goals with their objectives address the issues introduced in Section 6 and developed in section 7. The majority of these goals and objectives go back to the first Wilbraham Conservation Commission which was charged in the early 1960s with the task of preserving and protecting Wilbraham's rural character, scenic beauty, and natural resources. Those core goals and objectives were passed on to the Open Space Committee when it was formed in 1994. Even though all have lasted to today, they have been impacted by issues that have arisen throughout the decades such as new housing development, invasive species, loss of agricultural land, and extreme weather. In addition, the goals and objectives expanded through the decades with more stress being put on active and passive Town recreation land and facilities. As a result, the 2014 – 2021 OSRP set of goals and objectives showcase the current iteration of these issues. As explained in Section 2, the goals herein were tweaked by public hearings, a survey, newspaper articles, and meetings with public officials and committees.

Goal 1. Maintain an on-going base of support for the Plan by key boards and the public at large through education and cooperation. Communicate through public meetings, newspapers and the Town website. Foster community-wide involvement in the OSRP.

-  *Nominate and appoint interested and qualified townspeople to the OSRPC to fill vacancies and assure continued active involvement—ongoing (Selectmen and Committee)*
-  *Continue to engage in regular communication between town boards, departments, commissions and elected officials*
 - Consider jointly with other boards all development proposal in light of the goals and objectives of the OSRP
 - Schedule semiannual meetings with Planning Board, Conservation Commission, Recreation Commission, CPA Committee and OSRP Committee.
-  *Maintain the OSRP on the Town website and update as required*
-  *Develop trails information on the Wilbraham website*

Goal 2. Promote growth management to prevent open space/ recreation land fragmentation. Seek zoning changes through the Planning Board to allow maximum utilization of Town assets.

-  *Review zoning and wetland bylaws to assure that they adequately protect resources*
-  *Continue to catalog town resources on parcel by parcel basis*
-  *Integrate comments from all relevant committees and boards in development review process. Foster increased involvement of other Committees including Community Preservation and Agriculture*

-  *Reach out to landowners to encourage preservation*
-  *Protect cultural and historic places, landmarks and scenic roads*
-  *Encourage development types with minimal impact on the Town's quality of life and utilization of open space*

Goal 3. Foster interconnectivity of Town lands throughout Wilbraham through formal well maintained trail system.

-  *Explore existing trails using GPS locating technology*
-  *Develop marking system for consistency town wide*
-  *Recommend trail additions to Conservation Commission and implement upon approval*
-  *Document trails on the Wilbraham town website and in local newspapers*

Goal 4. Preserve and protect environmental resources, including wetlands, water resources, upland wildlife habitat and wildlife travel corridors. Encourage synergy among all community, state and regional partners for conservation and preservation.

-  *Propose specific acquisition strategy for key parcels at risk*
-  *Identify potential town water supply sources*
-  *Assure that existing bylaws indentify quality open space*
-  *Explore all funding sources for acquisitions*
-  *Assist in marking and maintaining Town land trail systems*
-  *Improve handicapped rest room access at Town facilities*

Goal 5. Plan for recreation issues

-  *Plan for optimum use of recreation resources by Wilbraham residents*
-  *Plan for diverse, high quality recreation opportunities for residents of all ages and areas of interest*
-  *Evaluate all development proposals for pedestrian linkage potential and provide input to key boards on trail/pedestrian issues*
-  *Support all Recreation Department proposals that are reflective of the Plan*
-  *Encourage residents to recreate on Town properties*

Section 9 Seven-Year Action Plan

Overview

The following action plan represents a careful reevaluation of the original five-year action plan that was laid out in the 2000-2005 Plan and subsequently carried forward in the updated 2005-2010 Plan. As the Committee meets monthly, it has become aware of the types of goals that are realistic and achievable in light of time and financial constraints. At the same time, by focusing on a few major goals each year (and continuing to build community support for the Committee's work through a variety of means), the Committee believes that its mandate will be better fulfilled. Elements of this plan should not be construed as being designed to reduce any landowner rights.

Order of Priority

In order to assure that every goal and objective mentioned in section 8 has the proper amount of time and effort applied to it, each is listed below on a timeline with the most urgent goals and objectives handled in 2014 and subsequent goals and objectives handled in ensuing years based on their importance and the amount of lead time needed to prepare to do them. What follows is a brief explanation of the priority rationale followed by a timeline with the priorities for each year of the current OSRP listed in detail.

- In 2014, liaisons with various Town committees that Open Space is linked with will be priority one. The 2014-2021 Plan update continues to respect the need for inter-committee involvement in open space and recreation issues. Therefore the background to the achievement of this plan will be the close interaction of the Open Space and Recreation Committee and the Planning Board, the Conservation Commission, the Community Preservation Act Committee and the Recreation Commission. With Open Space Committee members serving as liaisons to the various boards and ongoing discussions and consultations among these boards, all of the major committees and town-based authority centers for deciding open space and recreation issues will be integrated. The Open Space Committee enters 2014 with a full complement of members. With communication and a full committee in place, getting out information to the public will be a natural follow up for 2014.
- For 2015, the big issue looks to be working on the possible acquisition of Mt. Marcy, the highest point in Wilbraham.
- 2016 will be devoted to the Open Space Committee holding meetings with landholders to discuss land preservation issues.
- Creative development options will be tackled in 2017 to allow plenty of lead time to gather ideas.
- By 2018, the Town will most likely be changed quite a bit from what it is now so it will be a good time to look at water and sewer issues.
- One of the biggest wishes expressed by Town residents is the addition of more sidewalks and bikeways. As these issues require coordination from many sources, 2019 should be enough lead time to have something organized to address the issues.
- The Town recreation program is growing in leaps and bounds. Each year new areas and programs are added. 2020 will be a good time to assess the changes and determine new wants and needs just prior to the next revision of the OSRP.
- 2021 will be the time to work on the next OSRP.

Prioritized Action Plan Timeline of Goals with Objectives

2014

Goal: *Develop an on-going base of support for the Open Space and Recreation Plan*

1. **Coordinated Meetings.** Hold semiannual meetings with OSPR Committee, Planning Board, Conservation Commission, Community Preservation Act (CPA) Committee and Recreation Commission to discuss issues that arise involving the OSRP.

OSRP Committee, et al.

Funding: none

2. **Appoint Interested Members to the OSPR Committee.** Assure that committed and interested individuals, including taxpayers, with diverse viewpoints are appointed to the OSPR Committee.

OSRP Committee, Selectmen

Funding: none

3. **Publicize and Promote the Plan.** Take measures to publicize and promote the OSRP. Maintain OSRP on Town website and update as appropriate. Make note of OSRP in meetings of boards that are involved with land use issues. Utilize local media to feature “the Treasures of Wilbraham.”

OSRP Committee, Planning Board, Conservation Commission

Funding: none

2015

Goal: *Actively monitor growth to protect rural atmosphere, scenic landscapes, historic sites and community character.*

1. **Flexible Zoning.** Encourage continued use of flexible, creative development to acquire additional protected open space.

Planning Board, OSRP Committee

Funding: none

- 2. Identify Remaining Parcels of Town-Wide Interest and Prepare Portfolios.** Continue to work to review undeveloped parcels in Town for those with the most significance and potential impact on the Town values and goals. Prepare portfolios on each such parcel identifying key features of the parcel and suggesting development or preservation options compatible with Town goals.

OSRP Committee

Funding: State funds, CPC funds, Minnechaug Trust funds

2016

Goal: *Actively monitor growth to protect rural atmosphere, scenic landscapes, historic sites and community character.*

- 1. Convene Landowner Groups.** Convene groups of landowners of large parcels in targeted areas to acquaint owners with preservation options.

OSRP Committee, Minnechaug land Trust

Completion Date:

Hollow Road West Target Area (Spring-Summer 2016)

Stony Hill Road East Target Area (Winter 2016)

Funding: none

- 2. Input on and Review of Development Proposals.** Work with other town boards to review proposed developments and comment on open space and recreation issues involved in such developments.

OSRP Committee, Planning Board, Conservation Commission

Funding: none

2017

Goal 1: *Actively monitor growth to protect rural atmosphere, scenic landscapes, historic sites and community character.*

- 1. Research Creative Development Options.** Provide advice to other boards on potential developments in terms of creative development options including limited, targeted development and other options that may maximize landowner return while serving Town Open Space and Recreation goals. Mixed use development and neighborhood strengthening development should be encouraged.

OSRP Committee, CPA Committee, Planning Board

Funding: none

Goal 2: Preserve and Protect Key Town Resources

1. **Zoning Enhancements.** Work with the Planning Board to review zoning by-law provisions governing building setback (front, side and rear) requirements and open space set-asides for flexible subdivision developments while protecting the property rights of landowners.

*Planning Board, OSRP Committee, CPA Committee
Funding: none*

2. **Frontage Regulation.** Work with the Planning Board to develop potential responses to development of scenic and historic frontage in Wilbraham.

*Planning Board, CPA Committee
Funding: none*

2018

Goal: Preserve and Protect Key Town Resources

1. **Water Supply Protection.** Review plans for water supply development and recommend action necessary to protect town water supply.

*Water Department, Selectmen
Funding: none*

2. **Sewer Extension.** Analyze potential impact of extension of sewer system in Town on open space issues. Evaluate impact to rate of growth on parcels presently not developable or subject to limited development based on septic system limitations.

*OSRP Committee, Sewer Commission, Selectmen, Board of Health,
Planning Board
Funding: none*

2019

Goal: Plan for Recreation Issues

1. **Public Lands Brochure.** Work with Conservation Commission to update the 2012 brochure showing conservation and other public land in Town. Develop the document on the Town website.

*Conservation Commission, Selectmen
Funding: CPC funds*

- 2. Trails and Bikeways.** Review all development proposals for possible links to trail and other pedestrian connections throughout Town. Assure trail and path continuity. Explore Hiking Club formation and coordination.

*OSRP Committee, Recreation Department, Planning Board,
Conservation Commission
Funding: CPC funds*

- 3. Funding.** Actively pursue state and federal transportation funding for bicycle trails and sidewalks.

*Selectmen, OSRP Committee
Funding: State funds, CPC funds, Minnechaug Trust funds*

- 4. Sidewalks.** Encourage sidewalks in subdivisions with linkage to existing sidewalks or other pedestrian ways.

*Planning Board, Selectmen, OSRP Committee
Funding: State funds, CPC funds*

2020

Goal: Plan for Recreation Issues

- 1. Ongoing Evaluation.** Evaluate Recreation programs annually to ensure a good balance of athletic and passive recreational activities for all age groups.

*Recreation Department, OSRP Committee
Funding: State funds, CPC funds, Recreation funds*

- 2. Recreation Resources.** Review all development proposals for possibility of significant recreational opportunities (e.g., fields) and consider proposals for land swaps or other exchanges for increasing playing field potential. Work towards improving handicapped rest room access at town facilities.

*OSRP Committee, Recreation Department, Planning Board
Funding: State funds, CPC funds, Recreation funds*

2021

Goal ***Kick off the next 7 year plan***

1. **Publicize and Promote the Plan.** Take measures to publicize and promote the OSRP. Maintain OSRP on Town website and update as appropriate. Make note of OSRP in meetings of boards that are involved with land use issues. Utilize local media to feature “the Treasures of Wilbraham.”

OSRP Committee, Planning Board, Conservation Commission
Funding: none

2. **Meet to Prioritize the Action Plan of the new OSRP**

OSRP Committee
Funding: none

3. **Update All Hiking Trail Brochures**

OSRP Committee
Funding: CPC funds

Action Plan Map

The Action Plan Map shown as Figure 21 lists all of the Open Space, Conservation and Recreation land in Wilbraham. These sites are the ones referred to in the 2019 Objective 1 - Public Lands Brochure.

Mt. Marcy on the map is the prime parcel of Town-wide interest referred to in the 2015 Objective 2.

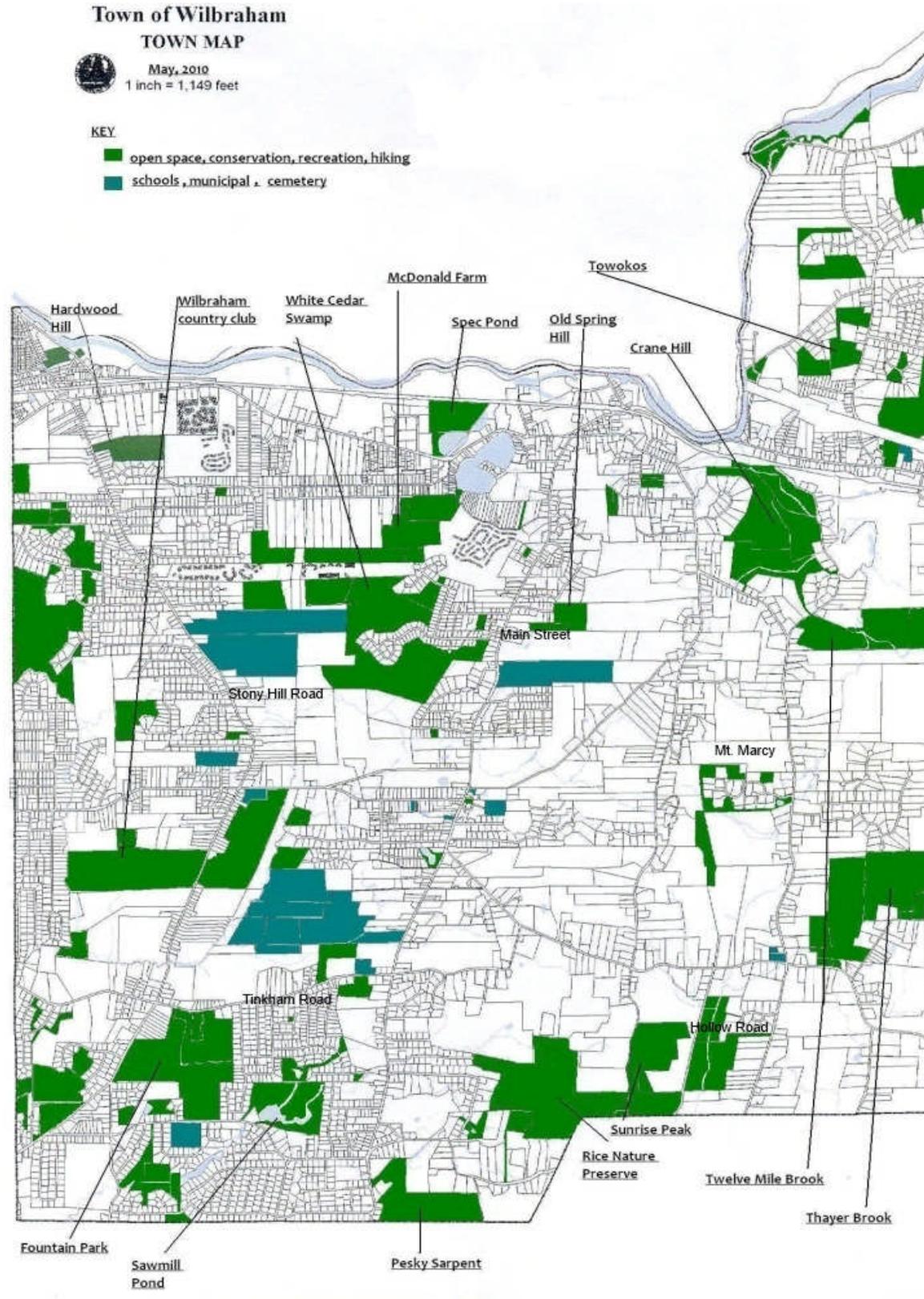
The Hollow Road area and Stony Hill Road area are referred to in 2016 Objective 1.

The trails and bikeways referred to in the 2019 Objective 1 are to be placed on the existing Open Space, Conservation and Recreation land marked on the map.

The sidewalks in the 2019 Objective 4 are meant to be placed on major roads in Wilbraham such as Stony Hill Road, Main Street and Tinkham Road shown on the map.

The Recreation programs referred to in the 2020 Objective 2 mostly take place on the Town’s Spec Pond fields shown in the north part of the map.

Figure 21 Action Plan Map



Section 10 Public Comments

Letters of Review:

1. *Board of Selectmen*
2. *Planning Board*
3. *Pioneer Valley Planning Commission*

TOWN OF WILBRAHAM
240 Springfield Street
Wilbraham, Massachusetts 01095

BOARD OF SELECTMEN
James E. Thompson
Robert W. Russell
Robert J. Boilard
selectmen@wilbraham-ma.gov



TOWN ADMINISTRATOR
Robert A. Weitz
Phone: (413) 596-2800
FAX: (413) 596-9256
rweitz@wilbraham-ma.gov

September 13, 2013

Bob O'Connor, Director
Massachusetts Division of Conservation Services
100 Cambridge Street, Suite 900
Boston, MA 02114

RE: Town of Wilbraham's Open Space and Recreation Plan 2011-2018

Dear Director O'Connor:

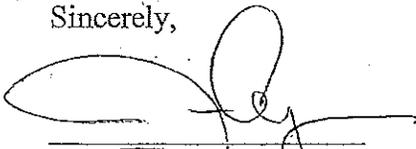
On September 9, 2013, we, the Board of Selectmen, concluded our review of the Town's updated Open Space and Recreation Plan 2011-2018. At such time, we voted 2-1 to endorse the updated plan.

Please know two Selectmen were comfortable endorsing the plan. However, one Selectman felt that the plan was far reaching beyond the scope of what would be normally considered for an open space plan. Moreover, the dissenting Selectman was uncomfortable endorsing the updated plan that was rejected by Town's Conservation Commission.

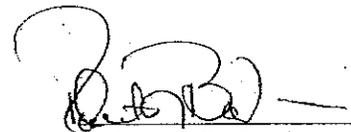
Overall, we commend the hard work of the Wilbraham's Open Space and Recreation Committee in meticulously striving to update the Open Space and Recreation Plan for its submittal to the state. Their labors are most exemplary.

Thank you, in advance, for your attention to this correspondence. If you should have any questions or concerns, relative to the Board of Selectmen's action with regard to their review of the Open Space and Recreation Plan, please do not hesitate to contact

Sincerely,


James E. Thompson
Chairman


Robert W. Russell
Selectman


Robert J. Boilard
Selectman

**PLANNING BOARD
TOWN OF WILBRAHAM**
240 Springfield Street
Wilbraham, Massachusetts 01095

Richard Butler, Chair
Adam Basch
Frederic Fuller
David Sanders
Jeffrey Smith, Associate



John Pearsall, Planning Director
Karen Benoit, Adm. Assistant
Phone: (413) 596-2800 X-203
FAX: (413) 596-9256
planning@Wilbraham-ma.gov

September 11, 2013

Mr. Charles Phillips, Chair
Open Space and Recreation Plan Committee
Town Office Building
Wilbraham, MA 01095

RE: Revised Open Space & Recreation Plan – 2011 to 2018 Update

Dear Mr. Phillips:

At our meeting of September 11, 2013, the Planning Board reviewed and voted (3-2) to endorse the amended draft Open Space and Recreation Action Plan 2011 to 2018 which was prepared by the Open Space and Recreation Plan Committee in a document dated April 16, 2013. On behalf of the Planning Board, I wish to commend you and your committee on the time and effort that went into improving this important document.

The Planning Board strives to provide a long-range planning approach to the land use issues facing the Town. The updated Open Space and Recreation Plan supports the long range planning goals of the Planning Board by establishing a policy framework for dealing with the preservation of open space and the improvement of recreation opportunities in Wilbraham and by providing a comprehensive action program to address the open space and recreation needs of Wilbraham for the next eight years.

The revised Open Space and Recreation Plan update meets the Planning Board's requirements in all respects, and I am pleased to convey the Board's endorsement of your document. The Planning Board has enjoyed a positive working relationship with the Open Space and Recreation Plan Committee and we remain committed to working cooperatively with you in the future to ensure that the recommendations in the updated plan are implemented.

Very truly yours,

Richard Butler, Chair
Wilbraham Planning Board



July 8, 2013

Robert J. Boilard, Chair
Board of Selectmen
Town of Wilbraham
240 Springfield Street
Wilbraham, MA 01095

Timothy W. Brennan, Executive Director

Reference: Update to 2010 Open Space and Recreation Plan

Dear Mr. Boilard:

The Pioneer Valley Planning Commission (PVPC) has reviewed the Seven-Year Action Plan in the 2010 Open Space and Recreation Plan per the request of the Open Space and Recreation Plan Committee. The updated Action Plan is consistent with Valley Vision, the regional land use plan for the Pioneer Valley. In particular, the Action Plan seeks to establish support for future of open space and recreation from multiple town boards and departments by establishing a structure for regular communication on issues presented in the Plan. This collaborative approach is critical to implementing effective strategies for protecting important open space and supporting recreational opportunities.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy W. Brennan". The signature is written in a cursive style with a horizontal line above it.

Timothy W. Brennan
Executive Director

Section 11 **References**

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Section 12 Appendices

Appendix A Resident Survey Responses

Appendix B Inventory of Lands of Conservation & Recreation Interest

Appendix C ADA Section 504 Self-Evaluation

APPENDIX A

RESIDENT RESPONSES TO OPEN SPACE & RECREATION SURVEY

Wilbraham Open Space Committee Seeks Input

The Wilbraham Open Space and Recreation Plan Committee is in the process of completing its Seven Year Action Plan. Consequently, it is seeking the input of town residents. The plan will be placed on the Town of Wilbraham's Open Space website:

http://wilbrahamma.virtualtownhall.net/Pages/WilbrahamMA_BComm/openspace

In addition, the committee will be placing a set of questions on the website that it asks town residents to answer in an email to the committee chair, Charles Phillips, whose email link is on the Open Space page. These questions are also reproduced below. The responses to these questions will help the committee to address the needs and wants of town residents in its future open space plans. Copies of the survey will also be available at the Wilbraham Library and at the Wilbraham Town Hall. The committee will also be holding an Open Hearing on **February 23, 2010 at 7:15** in the Selectmen's Meeting Room at the Wilbraham Town Hall. At that time, the Seven Year Action Plan will be explained, and town resident questions will be answered.

While residents visit the Open Space website, they are encouraged to click on the Wilbraham hike links which give details about some of our precious, open space areas. Please help the Wilbraham Open Space and Recreation Plan Committee in its endeavors to preserve and protect our natural Wilbraham treasures by accessing the website, reading the report, answering the questions and/or coming to the hearing.

Wilbraham Open Space and Recreation Committee

Open Space Committee Schedules Second Hearing

Due to the poor weather conditions on the night of its February 23rd open hearing, the Wilbraham Open Space and Recreation Plan Committee has set a second hearing date for Tuesday, **March 30, 2010 at 7:15** in the Selectmen's Meeting Room at the Wilbraham Town Hall. At that time, the Seven Year Action Plan will be explained, and town resident questions will be answered. The action plan is available on the Town of Wilbraham's Open Space website:

http://wilbrahamma.virtualltownhall.net/Pages/WilbrahamMA_BComm/openspace

Also on the website is a set of questions that the committee asks town residents to answer in an email to the committee chair, Charles Phillips, whose email link is on the Open Space page. These questions are also reproduced below. The responses to these questions will help the committee to address the needs and wants of town residents in its future open space plans. Copies of the survey are also available at the Wilbraham Library and at the Wilbraham Town Hall. Please help the Wilbraham Open Space and Recreation Plan Committee in its endeavors to preserve and protect our natural Wilbraham treasures by accessing the website, reading the report, answering the questions and/or coming to the hearing.

Wilbraham Open Space and Recreation Committee

**Town of Wilbraham
Open Space and Recreation Plan Committee
Survey of Residents
February-March 2010**

Question 1. How important is the protection of Open Space in Wilbraham? Explain.

Responses:

- Very important (4)
- High priority – We must preserve the Town’s rural character, THE LAND, for future generations as our greatest irreplaceable asset.
- We need places in Town to roam without buildings and blacktop.
- Extremely important
- People cite the “rural feel” as being a prime reason to live here (2).
- A growing population means higher service costs and taxes. Open Space preservation helps keep these in check.
- Open Space preservation prevents the destruction of property “overbuilding”.
- It is vital to the future of our town and to the maintenance of our town’s character.
- A green corridor through our town would be a major asset for its residents. Pockets of green all over town will enhance its character too.

Question 2. Do you know any of Wilbraham’s Town-owned conservation properties? If so, please list them?

Responses:

- Rice Nature Preserve (7)
- Saw Mill Pond (2)
- Thayer Brook (3)
- White Cedar Swamp (3)
- Sunrise Peak (3)
- Twelve Mile Brook (3)
- Crane Hill (4)
- Bruer Pond (1)
- McDonald Nature Preserve (3)
- Twokonis (1)

Also mentioned were the following town-owned properties:

- Land near Oaks Farm (2)
- Minnechaug High School lands (1)
- Memorial School Lands (1)
- Area East of Ridge Road down to Hollow Road (1)

Also mentioned was the following privately-owned land:

- Fountain Park (1)

Question 3. In the past 12 months, has someone in your household visited any Town Open Space or Recreation Areas? If so, which ones?

Responses:

- Rice Nature Preserve (5)
- Sunrise Peak (1)
- White Cedar Swamp (2)
- Saw Mill Pond (1)
- McDonald Nature Preserve (6)
- Crane Hill (2)
- Middle School Fields and Woods (2)
- Memorial School Fields and Woods (1)
- Minnechaug Regional High School Fields and Woods (1)

Question 4. Which of the following tools should Wilbraham consider in planning future open space policy?

- **Voluntary conservation deed restrictions (6)**
- **Cluster zoning (developments with open, common areas with park-like settings) (5)**
- **Utilization of local land trust organizations to purchase and maintain open space lands (6)**
- **Town purchases of priority open space lands (7)**
- **Donations of property by landowners (6)**

Comments:

- Cluster is not as important as it sets aside small, enclosed parcels not suited to hiking.
- Education of Town students in Wildlife Values should also be used.
- Other “outside the box” techniques should also be used.
- All are important but 2 stand out: Cluster Zoning is important because housing and businesses will be built in town in the future, and doing so with open common areas is crucial to maintaining the character of the town through such development. Also, Town purchasing of priority land will help build the green corridor.

Question 5. With regard to open space and recreation issues in Wilbraham, do you have any additional comments or suggestions?

Responses:

- The public needs more information on locations of these healthy, free recreation areas, the need to preserve them and what citizens can do to help (4)
- OS&RPC needs to inform other Town Boards about its work and potential funding sources to get the job done.
- The trails should be better marked and maintained (3)
- Foster partnerships for Open Space preservation.
- Selective timber harvests should be done.
- Open Space continues to be a top Town priority.
- Along with a scenic Main Street and a great school system, open space helped rank Wilbraham as a “top 100” place to live (2).
- Main St needs to be designated as a Historic District.
- Future development should only be that which is beneficial to Wilbraham.
- Reduce future Town expenditures by keeping Open Space.
- The open space website hiking trail links need to be expanded to include all Town open space properties, and these areas need to be marked well so that residents can enjoy them. In addition, more articles need to be written to promote these areas.

APPENDIX B

INVENTORY OF LANDS OF CONSERVATION & RECREATION INTEREST

B-1 Protected Conservation & Recreation Open Space

B-2 Semi-Protected Town-Owned Municipal Land

B-3 Semi-Protected Chapter 61 Land

B-4 Unprotected Vacant Land

B-5 Land Use Code Legend

Appendix B-1 Protected Conservation and Recreation Open Space

A. TOWN –OWNED LAND

A1. Crane Hill / Twelve Mile Brook Area:

The Crane Hill / Twelve Mile Recreation Area

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
23V DANFORTH FARM RD 139V CRANE HILL RD	53.39 26.70	passive rec passive rec	Residential Residential	CONSERVATION WILBRAHAM	excellent excellent	add more trails add more trails and golf holes	no no	yes yes	permanent partial
143V CRANE HILL RD	28.75	passive rec	Residential	WILBRAHAM	excellent	add more trails and golf holes	State Self- Help- 1969	yes	partial
235V CRANE HILL RD	46.30	passive rec	Residential	WILBRAHAM	excellent	add more trails and golf holes	no	yes	partial
470R GLENDALE RD	60.51	passive rec	Residential	CONSERVATION	excellent	add more trails	State Self- Help- 1968	yes	permanent
158V GLENDALE RD	15.13	passive rec	Residential	WILBRAHAM	excellent	add more trails	no	yes	partial

A2. Thayer Brook Area:

Thayer Brook Trail Walk

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
44V BENNETT RD	33.05	passive rec	Residential	CONSERVATION	excellent	add more trails	State Self-	yes	permanent

56V BENNETT RD	18	passive rec	Residential	CONSERVATION	excellent	add more trails	Help-1974 no	yes	permanent
96V BENNETT RD	63.42	passive rec	Residential	CONSERVATION	excellent	add more trails	State Self-Help-1974	yes	permanent
98V BENNETT RD	1.64	passive rec	Residential	CONSERVATION	excellent	add more trails	no	yes	permanent
90V MONSON RD	43.62	passive rec	Residential	CONSERVATION	excellent	add more trails	State Self-Help-1974	yes	permanent
700V MONSON RD	0.94	passive rec	Residential	CONSERVATION	excellent	expand community garden	no	yes	permanent
718V MONSON RD	1.05	passive rec	Residential	CONSERVATION	excellent	expand community garden	no	yes	permanent
722V MONSON RD	1	passive rec	Residential	CONSERVATION	excellent	expand community garden	no	yes	permanent
10V FALCON HEIGHTS RD	23.93	passive rec	Residential	WILBRAHAM	excellent	connectivity	no	yes	partial

A3. McDonald Nature Preserve Area:

The Alton's Way Trail Walk

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
40V HILLCREST DRIVE	21.06	passive rec	Residential	WILBRAHAM	excellent	add more trails	no	yes	partial
12V WASHINGTON RD	28.81	passive rec	Residential	WILBRAHAM	excellent	add more trails	State Land-2011/CPC	yes	partial
30V LEEMOND ST	6.60	passive rec	Residential	WILBRAHAM	excellent	add more trails	no	yes	partial
68V BRAINARD RD	69.80	passive rec	Residential	WILBRAHAM	excellent	add more trails	State Self-Help-1975	yes	partial
492 STONY HILL RD	63.12	passive rec	Residential	WILBRAHAM	excellent	add more trails	no	yes	partial
540 STONY HILL RD	61.22	passive rec	Residential	WILBRAHAM	excellent	add more trails	no	yes	partial

20V KENSINGTON DR	21.24	passive rec	Residential	CONSERVATION	excellent	add more trails	no	yes	permanent
92V LAKE DR	1.89	passive rec	Residential	CONSERVATION	good	possible trails	no	yes	permanent
94V LAKE DR	0.93	passive rec	Residential	CONSERVATION	good	possible trails	no	yes	permanent
91V LAKE DR	1.85	passive rec	Residential	WILBRAHAM	good	possible trails	no	yes	partial
99V LAKE DR	1	passive rec	Residential	WILBRAHAM	good	possible trails	no	yes	partial

A4. Rice Nature Preserve Area:

Rice Preserve / Sunrise Peak Trail Walk

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
30V HIGHMOOR DR	140.76	passive rec	Residential	CONSERVATION	excellent	add more trails	State Land-2005/CPC	yes	permanent
5 APPLE HILL RD	0.71	passive rec	Residential	CONSERVATION	good	add more trails	no	yes	permanent
228V BURLEIGH RD	9.18	passive rec	Residential	CONSERVATION	excellent	add more trails	no	yes	permanent
21V PEAK RD	4.0	passive rec	Residential	CONSERVATION	excellent	add more trails	no	yes	permanent
23V PEAK RD	46.00	passive rec	Residential	CONSERVATION	excellent	add more trails	State Self-Help-1966	yes	permanent
24V PEAK RD	1.50	passive rec	Residential	CONSERVATION	excellent	add more trails	no	yes	permanent
25V PEAK RD	22.00	passive rec	Residential	CONSERVATION	excellent	add more trails	State Self-Help-1970	yes	permanent
14V STONINGTON DR	19.47	passive rec	Residential	CONSERVATION	good	connectivity	no	yes	permanent
1067V GLENDALE RD	37.20	passive rec	Residential	CONSERVATION	good	connectivity	no	yes	permanent

A5. White Cedar Swamp Area:

The White Cedar Swamp Trail Walk

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
12V CAPTAIN RD	9.7	passive rec	Residential	CONSERVATION	very good	wetlands	no	yes	permanent
7V CAPTAIN RD	0.9	passive rec	Residential	CONSERVATION	very good	connectivity	no	yes	permanent
9V CEDAR OAK DR	175	passive rec	Residential	CONSERVATION	excellent	add more trails	State Self-Help-	yes	permanent

A.9 Sawmill Pond Area:

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
215R SOULE RD	58.95	passive rec	Residential	CONSERVATION	excellent	lot of wetlands	State Self-Help-1972	yes	permanent
29V BRENTWOOD DR	13.1	passive rec	Residential	CONSERVATION	very good	connectivity	no	yes	permanent

A.10 Pesky Sarpent Area:

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
1004V MAIN ST	69.53	none	Residential	CONSERVATION	very good	hiking	no	yes	permanent

A.11 Old Spring Hill Area:

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
20V PEASE ST	13.44	passive rec	Residential	CONSERVATION	excellent	connectivity	Self-Help-1973	yes	permanent
242R MAIN ST	6.3	passive rec	Residential	CONSERVATION	excellent	connectivity	no	yes	permanent

A.12 Towokos Area:

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
60V THREE RIVERS RD	10.10	passive rec	Residential	WILBRAHAM	excellent	connectivity	no	yes	partial
164R THREE RIVERS RD	14.20	passive rec	Residential	WILBRAHAM	excellent	connectivity	no	yes	partial
174R THREE RIVERS RD	1.19	passive rec	Residential	CONSERVATION	excellent	connectivity	no	yes	permanent
16R DEER RUN DR	12.38	passive rec	Residential	CONSERVATION	excellent	connectivity	no	yes	permanent

A.13 Southwood Area:

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
13A-V OLDWOOD RD	7.32	passive rec	Residential	WILBRAHAM	very good	connectivity	no	yes	partial
4V SOUTHWOOD DR	28.43	passive rec	Residential	WILBRAHAM	very good	connectivity	no	yes	partial
147V EAST LONGMEADOW	5	passive rec	Residential	CONSERVATION	very good	connectivity	no	yes	permanent
81VR EAST LONGMEADOW	7.00	passive rec	Residential	WILBRAHAM	very good	connectivity	no	yes	partial
40V EAST LONGMEADOW	3.28	passive rec	Residential	WILBRAHAM	very good	connectivity	no	yes	partial
63V EAST LONGMEADOW	1.40	passive rec	Residential	WILBRAHAM	very good	connectivity	no	yes	partial
55V EAST LONGMEADOW	1.23	passive rec	Residential	WILBRAHAM	very good	connectivity	no	yes	partial
79 EAST LONGMEADOW	1.96	passive rec	Residential	WILBRAHAM	very good	connectivity	no	yes	partial
12V PEARL DR	1	passive rec	Residential	WILBRAHAM	very good	connectivity	no	yes	partial
10V LADD LN	1.38	passive rec	Residential	CONSERVATION	good	connectivity	no	yes	permanent
27V TINKHAM GLN	4.61	passive rec	Residential	CONSERVATION	very good	connectivity	no	yes	permanent
13V TINKHAM RD	.5	wetlands	Residential	CONSERVATION	fair	limited	no	yes	permanent
17V TINKHAM RD	2.94	wetlands	Residential	CONSERVATION	fair	limited	no	yes	permanent
27V TINKHAM RD	3.88	wetlands	Residential	CONSERVATION	fair	limited	no	yes	permanent
38V TINKHAM RD	9.75	wetlands	Residential	CONSERVATION	fair	limited	no	yes	permanent
8V BRIDLE PATH RD	5.21	passive rec	Residential	CONSERVATION	excellent	connectivity	no	yes	permanent

A.14 Mill River Area:

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
45V PLEASANT VIEW RD	5.7	passive rec	Residential	CONSERVATION	excellent	connectivity	no	yes	permanent
7V MILL BROOK CR	5.2	passive rec	Residential	CONSERVATION	excellent	connectivity	no	yes	permanent
257V SOULE RD	10.37	passive rec	Residential	WILBRAHAM	excellent	connectivity	no	yes	partial
810V STONY HILL RD	8.07	passive rec	Residential	CONSERVATION	excellent	connectivity	no	yes	permanent
813V STONY HILL RD	8	passive rec	Residential	CONSERVATION	excellent	connectivity	no	yes	permanent

A.15 Mount Marcy Area:

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
1V IROQUOIS LN	2.48	passive rec	Residential	CONSERVATION	excellent	connectivity to Mt. Marcy	no	yes	permanent
2V ALGONQUIN DR	17.76	passive rec	Residential	CONSERVATION	excellent	connectivity to Mt. Marcy	no	yes	permanent
260V RIDGE RD	11.40	passive rec	Residential	WILBRAHAM	excellent	Connectivity to Mt. Marcy	no	yes	partial
1V ALGONQUIN DR	0.16	passive rec	Residential	CONSERVATION	very good	connectivity	no	yes	permanent

A.16 Dipping Hole Area:

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
406V DIPPING HOLE RD	10.67	none	Residential	CONSERVATION	good	wetlands	no	yes	permanent
450V DIPPING HOLE RD	10.07	none	Residential	CONSERVATION	good	wetlands	no	yes	permanent
445V DIPPING HOLE RD	1.99	none	Residential	CONSERVATION	good	wetlands	no	yes	permanent
449 DIPPING HOLE RD	14.99	none	Residential	WILBRAHAM	good	wetlands	no	yes	partial
3VR MAPLEWOOD DR	10.31	passive rec	Residential	WILBRAHAM	very good	connectivity	no	yes	partial
17 PRIMROSE LA	5.93	passive rec	Residential	WILBRAHAM	very good	connectivity	no	yes	partial
20V HARNESS DR	91.89	passive rec	Residential	CONSERVATION	excellent	connects to Spfld trails	no	yes	permanent
10V HARNESS DR	1.3	passive rec	Residential	CONSERVATION	excellent	isolated	no	yes	permanent
8R SURREY LN	5	passive rec	Residential	CONSERVATION	excellent	connectivity	no	yes	permanent

A.17 Northeast Wilbraham Area:

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
300V THREE RIVERS RD	0.01	passive rec	Residential	CONSERVATION	very good	isolated	no	yes	permanent
388V THREE RIVERS RD	31.4	passive rec	Residential	CONSERVATION	excellent	possible trails	no	yes	permanent
42V MAYNARD RD	3.5	passive rec	Residential	CONSERVATION	good	water access	no	yes	permanent

124 MAYNARD RD	0.32	none	Residential	CONSERVATION	good	river access	no	yes	permanent
14V WARREN RD	2.31	passive rec	Residential	CONSERVATION	excellent	connectivity	no	yes	permanent
15V WARREN RD	2.69	passive rec	Residential	CONSERVATION	excellent	connectivity	no	yes	permanent
21V CIRCLE DR	40.25	none	Residential	WILBRAHAM	excellent	large parcel	no	no	partial

A.18 Stony Hill Road Area:

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
269V STONY HILL RD	5.70	passive rec	Residential	CONSERVATION	excellent	isolated	no	yes	permanent
649V STONY HILL RD	2.33	passive rec	Residential	CONSERVATION	excellent	isolated	no	yes	permanent
859 STONY HILL RD	170.19	passive rec	Residential	WILBRAHAM	excellent	golf course	no	yes	permanent
32R VICTORIA LN	5.27	passive rec	Residential	CONSERVATION	excellent	isolated	no	no	permanent
9R VICTORIA LN	17.02	passive rec	Residential	CONSERVATION	excellent	isolated	no	no	permanent
14V BRIAR CLIFF DR	0.68	passive rec	Residential	CONSERVATION	very good	wetlands	no	yes	permanent
23V SUNNYSIDE TR	2.34	passive rec	Residential	CONSERVATION	excellent	connectivity	no	yes	permanent
24R OVERLOOK DR	1.23	passive rec	Residential	CONSERVATION	very good	connectivity	no	yes	permanent
9V HITCHCOCK RD	10.51	passive rec	Residential	CONSERVATION	excellent	isolated	no	yes	permanent

A.19 Oakland Street Area:

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
65V OAKLAND ST	3.4	passive rec	Residential	CONSERVATION	excellent	possible trail	no	yes	permanent
32V OAKLAND ST	0.19	none	Residential	CONSERVATION	very good	none	no	yes	permanent

A.20 Springfield Street Area:

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
7V SPRINGFIELD ST	1.9	none	Residential	CONSERVATION	good	none	no	yes	permanent
109V SPRINGFIELD ST	4.3	none	Residential	CONSERVATION	very good	none	no	no	permanent
355 SPRINGFIELD ST	0.48	none	Residential	CONSERVATION	very good	none	no	yes	permanent

108V FACULTY ST	0.66	rest area	Residential	CONSERVATION	good	limited	no	yes	permanent
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A.21 Main Street Area:

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
4V FOX HILL DR	0.87	passive rec	Residential	CONSERVATION	excellent	limited	no	yes	permanent
19 WINTERBERRY RD	11.46	passive rec	Residential	CONSERVATION	good	connectivity	no	yes	permanent

B. STATE-OWNED LAND

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
42 RED BRIDGE RD	56	Boat landing Active rec	I-POP-GB Residential	MASS DCR	good			yes	permanent

C. PRIVATELY-OWNED TAX-EXEMPT LAND

C1. Fountain Park:

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
883 TINKHAM ROAD	144	Passive Rec	Residential	Wilbraham Cultural & Nature Center, Inc.	good			yes	permanent

D. PRIVATELY-OWNED LAND UNDER AN AGRICULTURAL RESTRICTION

D1. Green Acres Fruit Farm (Smedberg):

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
30V BURLEIGH ROAD	19	orchard	Residential	Private Owner	N/A	N/A	yes	by permission	permanent
50V BURLEIGH ROAD	1.1	orchard	Residential	Private Owner	N/A	N/A	yes	by permission	permanent
868 MAIN STREET	39.44	orchard	Residential	Private Owner	N/A	N/A	yes	by permission	permanent

D2. Rice Orchard (Oma's Apple Orchard, LLC):

Address	Acreage	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
757V MAIN STREET	87.9	orchard	Residential	Private Owner	N/A	N/A	yes	by permission	permanent

E. PRIVATELY-OWNED LAND UNDER A CONSERVATION RESTRICTION

E1. Wingate Nursing Home:

Address	Acres	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
9 Maple Street	18	Conservation	Residential	Con Comm	N/A			yes	permanent

E2. Denny Smith Farm:

Address	Acres	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
782 MONSON ROAD	71.7	conservation	Residential	Con Comm	N/A			no	permanent

E3. Joseph Porfilio Residence:

Address	Acres	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
164 East Longmeadow Road	4.59	wildlife habitat	Residential	Con Comm	N/A			no	permanent

E4. The Woods at Wilbraham, LLC:

Address	Acres	Current Use	Zone	Management	Condition	Recreation Potential	Grant	Access	Protection
1 High Pine Circle	51.96	wildlife habitat	Residential	Private Owner	N/A			no	permanent

Appendix B-2 Semi-Protected Town-Owned Municipal Land

Prop ID Code	Address	Acreage	Use Code	Land Use
1984	376V GLENDALE RD	2.24	903Z	CEMETARY
100278	939V GLENDALE RD	1.19	903Z	CEMETARY
3794	12V PEARL DR	0.32	903Z	CLUSTER ZONING
5235	13V TINKHAM RD	0.12	903Z	CLUSTER ZONING
5238	17V TINKHAM RD	2.94	903Z	CLUSTER ZONING
5359	27V TINKHAM GLEN	4.61	903Z	CLUSTER ZONING
5244	27V TINKHAM RD	3.88	903Z	CLUSTER ZONING
119	28 BARTLETT CT	1.91	903Z	EM DOMAIN/MUNC
5748	68V BRAINARD RD	69.8	903Z	EM DOMAIN/MUNC
2759	450 MAIN ST	0.54	903B	HISTORICAL
656	2721 BOSTON RD	2.25	903L	HWAY/WATER DEPT
1395	25 CRANE PARK DR	6.04	9030	LIBRARY/MUNC
5664	6 WOODLAND DELL RD	0.51	9032	MUNC/FIRE STAT
5802	110V FACULTY ST	0.07	903Z	MUNC/PUMP STA
100689	16V KENSINGTON DR	0.04	903Z	MUNC/WALK PATH
3149	11A MCINTOSH DR	0.03	903V	MUNICIPAL
5343	12V TINKHAM GLEN	0.2	903Z	MUNICIPAL
100564	139V CRANE HILL RD	26.7	903Z	MUNICIPAL
3713	13A-V OLDWOOD RD	7.32	903Z	MUNICIPAL
308	13V BONAIR DR	0.13	903Z	MUNICIPAL
1369	143V CRANE HILL RD	28.75	903Z	MUNICIPAL
2652	16 MAIN ST	0.75	9031	MUNICIPAL
5772	16V RED GAP RD	0.35	903V	MUNICIPAL
3982	17V PRIMROSE LN	5.93	903Z	MUNICIPAL
5721	18V WRIGHT PL	0.61	903Z	MUNICIPAL
5354	22A TINKHAM GLEN	0.24	903Z	MUNICIPAL
4604	230V SPRINGFIELD ST	6	903Z	MUNICIPAL

Prop ID Code	Address	Acreage	Use Code	Land Use
615	2540 BOSTON RD	28	903Z	MUNICIPAL
4445	257V SOULE RD	10.37	903Z	MUNICIPAL
1571	25V DEVONSHIRE DR	0.12	903Z	MUNICIPAL
5080	269VR STONY HILL RD	2.9	903Z	MUNICIPAL
100413	288R THREE RIVERS RD	27.77	903V	MUNICIPAL
5889	30V BRIAR CLIFF DR	0	903Z	MUNICIPAL
2559	30V LEEMOND ST	6.6	903Z	MUNICIPAL
2733	318 MAIN ST	40	9033	MUNICIPAL
726	3232 BOSTON RD	6.93	903Z	MUNICIPAL
94	32V BARTLETT AV	2.9	903Z	MUNICIPAL
4368	37V SHIRLEY ST	0.19	903Z	MUNICIPAL
1137	3V CADWELL DR	0.55	903Z	MUNICIPAL
3031	3VR MAPLEWOOD DR	10.31	903Z	MUNICIPAL
1656	40V EAST LONGMEADOW RD	3.28	903Z	MUNICIPAL
2228	40V HILLCREST DR	21.06	903V	MUNICIPAL
1595	449V DIPPING HOLE RD	14.99	903Z	MUNICIPAL
4874	492 STONY HILL RD	63.12	903Z	MUNICIPAL
4485	4V SOUTHWOOD DR	28.43	903V	MUNICIPAL
1659	55V EAST LONGMEADOW RD	1.23	903Z	MUNICIPAL
3033	5V MAPLEWOOD DR	0.03	903Z	MUNICIPAL
2819	625 MAIN ST	8.84	9033	MUNICIPAL
1657	63V EAST LONGMEADOW RD	1.4	903Z	MUNICIPAL
4919	675 STONY HILL RD	11.42	9033	MUNICIPAL
100504	6V KING DR	0.32	903V	MUNICIPAL
3013	6V MAPLE ST	0.16	903V	MUNICIPAL
66	7 APPLE HILL RD	3.96	903Z	MUNICIPAL
1662	79 EAST LONGMEADOW RD	1.96	903B	MUNICIPAL
1178	7R CENTERWOOD DR	3.89	903Z	MUNICIPAL
5268	828 TINKHAM RD	0.58	903Z	MUNICIPAL
1524	8V DELMOR AV	0.17	903Z	MUNICIPAL
3829	8V PHEASANT FARM RD	6.06	903Z	MUNICIPAL
2411	9V KATIE ST	0.48	903Z	MUNICIPAL

Prop ID Code	Address	Acreage	Use Code	Land Use
3000	230V MANCHONIS RD EXT	1.63	903Z	MUNICIPAL PARK
4561	240 SPRINGFIELD ST	4.81	9031	MUNICIPAL USE
731	3244R BOSTON RD	2.88	903Z	MUNICIPAL/CEMETARY
659	2770 BOSTON RD	1.5	9032	MUNICIPAL/FIRE
3995	51V RAILROAD AV	5.12	903Z	OLD LANDFILL
662	2774 BOSTON RD	0.5	903Z	OLD LIBRARY
4885	540 STONY HILL RD	61.22	903Z	ORD/TAKE/SCH/MUNC
5198	164 THREE RIVERS RD	14.2	903Z	ORD/TAKING/CONS
5312	153V TINKHAM RD	4.9	903Z	ORD/TAKING/MUNC
614	2540V BOSTON RD	10.4	903Z	ORD/TAKING/RECRE
588	2480 BOSTON RD	24.4	903L	ORD/TAKING/SEWER
642	2667 BOSTON RD	0.44	903Z	ORD/TAKING/SEWER
643	2671 BOSTON RD	0.72	903Z	ORD/TAKING/SEWER
5200	60V THREE RIVERS RD	10.1	903Z	ORDER /TAKING/CONS
678	2960 BOSTON RD	8.58	903Z	ORDER OF TAKING
120	30 BARTLETT CT	3.02	903Z	ORDER OF TAKING
2651	2V MAIN ST	0.12	903Z	PARK
2825	678 MAIN ST	1.2	903L	PARK/REC/MUNC
4122	260V RIDGE RD	11.4	903Z	PUBLIC
957	16A BROOKMONT DR	0.03	903V	PUMP STATION
4189	56 RIVER RD	0.92	903Z	PUMP STATION
4436	300 SOULE RD	13.5	9033	SCHOOL
5840	11V WHITFORD PL	0.66	903Z	SPACE/PARK
3750	10V OXFORD DR	0.46	903Z	TAX TAKING
1991	1067V GLENDALE RD	37.2	903Z	TAX TAKING
2984	181 MANCHONIS RD	1.26	903Z	TAX TAKING
3782	24V PEAK RD	1.5	903V	TAX TAKING
676	2835 BOSTON RD	2.33	903Z	TAX TAKING
93	28V BARTLETT AV	0.99	903Z	TAX TAKING
1068	30V BRUJER AV	0.05	903Z	TAX TAKING
732	3248 BOSTON RD	0.63	903Z	TAX TAKING
5186	35V THREE RIVERS RD	0.1	903Z	TAX TAKING

Prop ID Code	Address	Acreage	Use Code	Land Use
2474	36V LAKE DR	1	903Z	TAX TAKING
3274	4V MOHAWK ST	0.13	903Z	TAX TAKING
1883	7V GARY DR	0.92	903Z	TAX TAKING
1666	81VR EAST LONGMEADOW RD	7	903Z	TAX TAKING
2499	99V LAKE DR	0.94	903Z	TAX TAKING
1256	10V CLIFFSIDE DR	0.51	903V	TAX TITLE
2139	19V HEMINGWAY RD	1.38	903Z	TAX TITLE
5203	211 THREE RIVERS RD	0.81	903V	TAX TITLE
1250	21V CIRCLE DR	40.25	903V	TAX TITLE
543	2208 BOSTON RD	0.36	903V	TAX TITLE
5210	237 THREE RIVERS RD	1.17	903V	TAX TITLE
91	24V BARTLETT AV	1.5	903V	TAX TITLE
3430	364V MOUNTAIN RD	1.42	903Z	TAX TITLE
1255	8V CLIFFSIDE DR	2.21	903V	TAX TITLE
2494	91V LAKE DR	1.85	903V	TAX TITLE
5719	16V WRIGHT PL	0.58	903V	TE
655	2720 BOSTON RD	16	903Z	TRANSFER STATION
5386	1 VERGE ST	0	903Z	UNGRD PUMP STAT
4510	28 SPRINGFIELD ST	0.79	9035	WPA/RED SCH HOU
101936	10V FALCON HEIGHTS RD	23.93	903V	Unspecified
5434	12V WASHINGTON RD	28.81	903Z	Unspecified
101913	235V CRANE HILL RD	46.3	903V	Unspecified
101943	25V DEERFIELD DR	4.58	903Z	Unspecified
5606	2V WHITE ST	0.11	903V	Unspecified
5749	30V FERNWOOD DR	0.02	903Z	Unspecified
1328	3I COTTAGE AV	0.26	903Z	Unspecified
2773	485 MAIN ST	0.15	9100	Unspecified
3964	6V POWERS DR	1	903Z	Unspecified
100810	9V PATRIOT RIDGE LN	5.14	903V	Unspecified

Appendix B-3 Semi-Protected Chapter 61 Land

Property ID Code	Property Address	Owner	Property Total Acres	Property Use Code	Special Land Use Acres	Special Land Use Code	Special Use Total Acreage
		Vacant Land:					
198	115V BENNETT RD	KOZIOL DAVID A	15.5	6010 61	15.5	6010	15.5
975	40V BROOKMONT DR	MERRICK LLEWELLYN S TRUSTEE	39.8	8030 61B	39.8	8030	39.8
1104	60V BURLEIGH RD	SMEDBERG KATHLEEN A	1.1	7140 61A	1.1	7140	1.1
1099	30V BURLEIGH RD	SMEDBERG KATHLEEN A	19	7140 61A	2	7140	19
1998	1129V GLENDALE RD	KNAPCZYK EDNA C	3.53	8060 61B	3.53	8060	3.53
2840	757V MAIN ST	PRICE ARTHUR W RICE JESSE L CO-TRUS	87.86	7140 61A	52	7140	
2840	757V MAIN ST	PRICE ARTHUR W RICE JESSE L CO-TRUS		7140 61A	10	7160	
2840	757V MAIN ST	PRICE ARTHUR W RICE JESSE L CO-TRUS		7140 61A	25.86	7220	87.86
3301	30V MONSON RD	CHARKOUDIAN LEON	4.94	8030 61B	4.94	8030	4.94
3302	32V MONSON RD	CHARKOUDIAN LEON	15.5	8030 61B	15.5	8030	15.5
3311	236 MONSON RD	JOYCE PAMELA S TRUSTEE	4.47	6010 61	4.47	6010	4.47
3313	240 MONSON RD	JOYCE PAMELA S TRUSTEE	4.67	6010 61	4.67	6010	4.67
3315	242 MONSON RD	JOYCE PAMELA S TRUSTEE	4.87	6010 61	4.87	6010	4.87
3321	372V MONSON RD	WESOLOWSKI JOHN M GEN PARTNER	2.05	8030 61B	2.05	8030	2.05
3322	372VR MONSON RD	WESOLOWSKI JOHN M GEN PARTNER	2.62	8030 61B	2.62	8030	2.62
3323	384V MONSON RD	WESOLOWSKI JOHN M PARTNER	1.59	8030 61B	1.59	8030	1.59
3330	452V MONSON RD	WESOLOWSKI JOHN M	35.78	8030 61B	35.78	8030	35.78
3403	181V MOUNTAIN RD	KITTRIDGE PAUL H	7	7160 61A	3	7160	7
3403	181V MOUNTAIN RD	KITTRIDGE PAUL H		7160 61A	4	7220	
3778	20V PEAK RD	CHARKOUDIAN LEON	18.33	8030 61B	18.33	8030	18.33
3780	22V PEAK RD	CHARKOUDIAN LEON	22.8	8030 61B	22.8	8030	22.8
3784	26V PEAK RD	MERRICK LLEWELLYN S TRUSTEE	9.8	8030 61B	9.8	8030	9.8
3785	28V PEAK RD	MERRICK LLEWELLYN S TRUSTEE	24.8	8030 61B	24.8	8030	24.8
4126	750 RIDGE RD	RAPISARDA ROBERT V	1	6010 61	1	6010	1
4884	884 STONY HILL RD	RASCHILLA SHELLY C TRUSTEE OF THE	19	7130 61A	11	7130	
4884	884 STONY HILL RD	RASCHILLA SHELLY C TRUSTEE OF THE		7130 61A	8	7220	19
5331	186V TINKHAM RD	MATTHEWS ROBERT L	82.55	7130 61A	45	7130	
5331	186V TINKHAM RD	MATTHEWS ROBERT L		7130 61A	37.55	7220	82.55
100302	790V MONSON RD	SMITH DENNY	72.3	7160 61A	30	7160	
100302	790V MONSON RD	SMITH DENNY		7160 61A	42.3	7200	72.3
101856	5V RED GAP RD	STADNICKI BRYAN S	7.35	7130 61A	6.24	7130	
101856	5V RED GAP RD	STADNICKI BRYAN S		7130 61A	1.11	7220	7.35
		Residentially Occupied Land:					
1098	89 BURLEIGH RD	PEARSON PAMELA G	5.79	1010	4.79	7190	4.79
1202	60 CHILSON RD	OBRIEN VICTOR R SR	35.4	1010	25.37	6010	25.37
1207	80 CHILSON RD	FEENEY FRANCIS J DR	11.1	1010	10.1	8010	10.1
1209	90 CHILSON RD	NACEWICZ RICHARD F	10.7	1010	9	8030	9
1920	478 GLENDALE RD	SMEAD STOUGHTON L	35	1010	33	8030	33
1963	768 GLENDALE RD	CACELA LUIS F	20.2	1010	14	7130	
1963	768 GLENDALE RD	CACELA LUIS F		1010	3.48	7220	17.48
1964	767 GLENDALE RD	SHULTS RICHARD L SR	68.5	1010	30	7130	
1964	767 GLENDALE RD	SHULTS RICHARD L SR		1010	5	7180	
1964	767 GLENDALE RD	SHULTS RICHARD L SR		1010	32	7200	67
1966	802 GLENDALE RD	PEPIN DOROTHY L	16.75	1010	15.75	7170	15.75
1997	1127 GLENDALE RD	KNAPCZYK EDNA C	6	1010	5	8060	5
2004	1148 GLENDALE RD	MORIN JAMES R SR	12.6	1010	11.6	8030	11.6

Property ID Code	Property Address	Owner	Property Total Acres	Property Use Code	Special Land Use Acres	Special Land Use Code	Special Use Total Acreage
2275	6 HITCHING POST LN	LENNOX SUSAN A	11	1010	7.5	7130	7.5
2726	288 MAIN ST	MACLEAN MARY ELLEN	63.63	1040	1.5	7120	
2726	288 MAIN ST	MACLEAN MARY ELLEN		1040	6	7130	
2726	288 MAIN ST	MACLEAN MARY ELLEN		1040	8	7180	
2726	288 MAIN ST	MACLEAN MARY ELLEN		1040	15.5	7220	
2822	651 MAIN ST	MERRICK LLEWELLYN S TRUSTEE	98.25	1040	14.65	7120	58.63
2822	651 MAIN ST	MERRICK LLEWELLYN S TRUSTEE		1040	9.93	7160	
2822	651 MAIN ST	MERRICK LLEWELLYN S TRUSTEE		1040	66.21	7220	90.79
2823	658 MAIN ST	MERRICK LLEWELLYN S TRUSTEE	46.2	1010	0.5	7120	
2823	658 MAIN ST	MERRICK LLEWELLYN S TRUSTEE		1010	43.95	7180	44.45
2842	757 MAIN ST	PRICE ARUTHUR W RICE JESSE CO-TRUST	23.16	1010	6	7160	
2842	757 MAIN ST	PRICE ARUTHUR W RICE JESSE CO-TRUST		1010	1.13	7220	
2842	757 MAIN ST	PRICE ARUTHUR W RICE JESSE CO-TRUST		1010	14.03	8030	21.16
2867	868 MAIN ST	SMEDBERG KATHLEEN A	41.44	1010	21.44	7140	
2867	868 MAIN ST	SMEDBERG KATHLEEN A		1010	18	7220	39.44
3297	182 MONSON RD	EMIRZIAN KAREN L ESTATE OF	7	1010	6	7130	6
3299	188 MONSON RD	LENNOX GARY	10.82	130V	9.82	7190	9.82
3329	450-452 MONSON RD	WESOLOWSKI FAMILTD PARTNERSHIP	7.16	1090	6	8030	
3329	450-452 MONSON RD	WESOLOWSKI FAMILTD PARTNERSHIP		1090	0	8030	6
3404	182 MOUNTAIN RD	KITTRIDGE PAUL H ESTATE OF	8	1010	0.5	7120	
3404	182 MOUNTAIN RD	KITTRIDGE PAUL H ESTATE OF		1010	3	7160	
3404	182 MOUNTAIN RD	KITTRIDGE PAUL H ESTATE OF		1010	3.5	7220	7
3426	351V MOUNTAIN RD	HAYNES DONALD	49.39	6010 61	45.39	6010	45.39
3445	459 MOUNTAIN RD	DOLLAR BRIAN A	18	1010	8	7180	
3445	459 MOUNTAIN RD	DOLLAR BRIAN A		1010	8	7220	16
4128	756 RIDGE RD	RAPISARDA ROBERT V	14.6	1010	10.6	6010	10.6
4141	820 RIDGE RD	WESOLOWSKI JOHN M	7.38	1010	6	8030	6
4982	875 STONY HILL RD	RASCHILLA SHELLY C TRUSTEE OF THE	52	1010	14	7180	
4982	875 STONY HILL RD	RASCHILLA SHELLY C TRUSTEE OF THE		1010	14	7220	28
5326	1329 TINKHAM RD	RICE TRACY A	6.24	1010	5.24	8030	5.24
5439	84 WASHINGTON RD	ANDERSON ROBERT A	9	1010	1	7120	
5439	84 WASHINGTON RD	ANDERSON ROBERT A		1010	3	7130	4
5896	18 BOLLES RD	JOHNSON NEALA	7.31	1010	6.31	8140	6.31
5909	925 GLENDALE RD	SANDERS DAVID A	8.78	1010	7.78	7180	7.78
Notes:	1. Of the 1127 Acres of privately owned Chapter 61 land within Wilbraham, only 508 is vacant land. The rest is residentially occupied, i.e. a single family house (1010) with a large portion of the remainder of the land placed in Chapter 61, 61a, 61b. Only 45 % of the privately owned "empty land" in Wilbraham is truly vacant.						
	2. Land Use Codes:						
	7130 - Field Crops	1010 - Single Family Housing	6010 - Ch 61 10 Year				
	7170 - Productive Woodland	7140 - Orchards	7160 - Tillable Forage				
	7200 - NONPRNECLD	7180 - Pasture	7190 - Nurseries				
		7220 - Wetland	8030 - 61 B - Nature				
		8060 - 61 B - Horse					

Appendix B-4

Unprotected Vacant Land in Wilbraham

Prop ID	Address	Acres	Land Use Code	Owner
4388	35V SILVER ST	121.2	130V	SHAPIRO SUSAN A
2840	757V MAIN ST	87.86	7140 61A	PRICE ARTHUR W RICE JESSE L CO-TRUS
5331	186V TINKHAM RD	82.55	7130 61A	MATTHEWS ROBERT L
100302	790V MONSON RD	72.3	7160 61A	SMITH DENNY
2331	14V INWOOD DR	71.47	130V	GLEASON REALTY
4390	45V SILVER ST	67	130V	MOORE HELEN R SKORUPSKI JUNE E
4032	42V RED BRIDGE RD	56	910V	THE COMMONWEALTH OF MASS
1943	611V GLENDALE RD	51	130V	SILO FARM ASSOCIATES LLC
3426	351V MOUNTAIN RD	49.39	6010 61	HAYNES DONALD
5227	108V THREE RIVERS RD	43.51	9010	MASS TURNPIKE AUTHORITY
4879	386V STONY HILL RD	42.17	4230	WESTERN MASSACHUSETTS ELECTRIC
3333	500V MONSON RD	40.93	130V	STUSICK THEODORE
975	40V BROOKMONT DR	39.8	8030 61B	MERRICK LLEWELLYN S TRUSTEE
1796	5V FEDERAL LN	38.76	903A	MINNECHAUG REGIONAL
4026	30V RED BRIDGE RD	36.58	130V	BERNARD VACLAW J
3330	452V MONSON RD	35.78	8030 61B	WESOLOWSKI JOHN M
5012	690V STONY HILL RD	35.52	130V	BIANCO ROSEMARY
5248	676V TINKHAM RD	35.35	130V	CALDAROLA SANTE M
4142	821V RIDGE RD	33.51	316V	TROMBLEY JULIA M ESTATE OF
5130	21 SUNSET ROCK RD	32.05	130V	BURK RAYMOND D
1119	231V BURLEIGH RD	31.2	130V	DOLBEN JOSEPH A
102073	570V GLENDALE RD	26.2	130V	MILLER FREDERICK R TRUSTEE OF
5397	15V VISTA RD	25	130V	KOSTORIZOS JAMES D
3785	28V PEAK RD	24.8	8030 61B	MERRICK LLEWELLYN S TRUSTEE
3460	494V MOUNTAIN RD	24.26	130V	PIPER KURT
4918	470V STONY HILL RD	24.17	4230	WESTERN MASSACHUSETTS ELECTRIC
4121	255V RIDGE RD	23	130V	JOHNSON RAYMOND G
3780	22V PEAK RD	22.8	8030 61B	CHARKOUDIAN LEON
5801	126V BEEBE RD	22.7	130V	KRAJEWSKI JAMES J
1794	3V FEDERAL LN	22	903A	MINNECHAUG REGIONAL
5910	285 THREE RIVERS RD	21.68	130V	PALATINO MARK
3367	895V MONSON RD	21.29	130V	OCONNELL OIL ASSOCIATES INC
4618	544V SPRINGFIELD ST	21	130V	NOLTE WILLIAM T
100360	600V STONY HILL RD	20.96	1320	KURPASKA THOMAS W
5731	35V WRIGHT PL	20.66	130V	TRIMBOLI VINCENT A JR
4909	636 STONY HILL RD	20.23	1320	AMBROSE MARTIN S
2242	4V HILLTOP PK	20.2	130V	HANSON GLENN R
4910	448V STONY HILL RD	20.2	4230	WESTERN MASSACHUSETTS ELECTRIC
4852	404 STONY HILL RD	20	130V	MILE OAK ASSOCIATES LLC
4665	26V STIRLING DR	19.65	1320	D.A.K.S. TRUST
1228	7V CHURCH LN	19.5	130V	ARVANITIS ANDREA & JENNIFER
101854	856V GLENDALE RD	19.46	130V	GREELEY JOHN P
4984	884 STONY HILL RD	19	7130 61A	RASCHILLA SHELLY C TRUSTEE OF THE
1099	30V BURLEIGH RD	19	7140 61A	SMEDBERG KATHLEEN A
5911	2380 BOSTON RD	18.96	4400	JPZ INC
3778	20V PEAK RD	18.33	8030 61B	CHARKOUDIAN LEON
1233	35V CHURCH LN	18	903A	MINNECHAUG REGIONAL
1907	392V GLENDALE RD	17.8	130V	COURTNEY RICHARD A
2280	15V HOLLOW RD	17.59	130V	MEERAN MOOIDEEN K
4976	602V STONY HILL RD	17.41	4230	WESTERN MASSACHUSETTS ELECTRIC
5250	679 TINKHAM RD	17.05	130V	CALDAROLA SANTE M
4097	576V RIDGE RD	16.62	130V	PIKUL EUGENIA TERESA
4013	9V RED BRIDGE RD	16.25	130V	GLEASON REALTY COMPANY
3302	32V MONSON RD	15.5	8030 61B	CHARKOUDIAN LEON
198	115V BENNETT RD	15.5	6010 61	KOZIOL DAVID A
1359	5V CRANE HILL RD	15.4	130V	MERWIN DONNA S

**Unprotected Vacant Land in Wilbraham
(continued)**

Prop ID	Address	Acres	Land Use Code	Owner
4383	10V SILVER ST	15	130V	RAE HOLLY
100328	23R DEERFIELD DR	15	1320	WILBRAVIEW LIMITED PARTNERSHIP
1674	5V EAST LONGMEADOW	14.9	130V	WARD JWARD E BRACCI J RUSSELL A &
4581	412V SPRINGFIELD ST	14.37	130V	DOWNIE CHERYL L
2276	2V HOLLOW RD	14.02	130V	NIETUPSKI PAUL J
5007	930 STONY HILL RD	13.94	1320	RADEBAUGH DAVID P
1230	29V CHURCH LN	13.75	903Z	HAMP-WILB REGIONAL SCHOOL DIST
5303	1040 TINKHAM RD	13.25	903A	MINNECHAUG REGIONAL
197	111V BENNETT RD	12.87	1320	KALIVAS CHARLES J
4898	422V STONY HILL RD	12.5	4230	WESTERN MASSACHUSETTS ELECTRIC
1205	70V CHILSON RD	12.3	130V	OBRIEN VICTOR R SR
1389	252V CRANE HILL RD	12	130V	HARRIS PAMELA A
4139	802V RIDGE RD	12	130V	TROMBLEY JULIA M ESTATE OF
5730	30V WRIGHT PL	11.86	1320	BASS DALE E
3935	2V POND RD	11	910V	SPRINGFIELD BOYS' CLUB INC
5062	798V STONY HILL RD	10.9	4230	WESTERN MASSACHUSETTS ELECTRIC
102051	303V MOUNTAIN RD	10.66	130V	HUIJING PAUL INC
5791	1245 STONY HILL RD	10.25	130V	MERRITT DANIEL P
4845	304V STONY HILL RD	10.21	1320	MILE OAK ASSOCIATES LLC
1231	30V CHURCH LN	10	1320	RADEBAUGH DAVID P
3784	26V PEAK RD	9.8	8030 61B	MERRICK LLEWELLYN S TRUSTEE
4092	130V RIDGE RD	9.62	130V	PATTERSON BRUCE M
315	1855R BOSTON RD	9.61	3910	O ICE LLC
2835	733 MAIN ST	8.47	130V	COOLEGE THEODORE E
5249	676 TINKHAM RD	8.39	130V	CALDAROLA SANTE M
5450	150 WASHINGTON RD	8.3	4230	WESTERN MASSACHUSETTS ELECTRIC
4391	105V SILVER ST	8.14	1310	LABROAD MARTHA E
5453	48V WASHINGTON RD	8.01	130V	CELENTANO MARY P
5443	116V WASHINGTON RD	7.98	1320	CELENTANO MARY
5442	110 WASHINGTON RD	7.98	1320	CZAJKOWSKI PETER S
5445	136V WASHINGTON RD	7.92	1320	PRESZ WALTER M JR
5451	156 WASHINGTON RD	7.89	1320	PRESZ EDWARD A
5452	46V WASHINGTON RD	7.88	130V	ST PETER ROBERT F
101853	250V BURLEIGH RD	7.8	130V	FULLER DAVID M
102072	580V GLENDALE RD	7.77	130V	MILLER FREDERICK R TRUSTEE OF
102050	305V MOUNTAIN RD	7.74	130V	HUIJING PAUL
102071	590V GLENDALE RD	7.74	130V	MILLER FREDERICK R TRUSTEE OF
5237	644 TINKHAM RD	7.7	130V	GOONAN CHRISTINE M
3736	22V ORLANDO ST	7.41	130V	POMEROY ST LLC
1799	10V FEDERAL LN	7.38	1320	JURGENS CATHERINE G
1139	6V CADWELL DR	7.36	130V	HUIJING PAUL
101856	5V RED GAP RD	7.35	7130 61A	STADNICKI BRYAN S
1569	23V DEVONSHIRE DR	7.3	906V	THE CHURCH OF EPIPHANY
2844	758V MAIN ST	7.26	130V	FISHER RUDOLPH J
555	2350 BOSTON RD	7.22	4400	TARPINIAN MARI E
641	2682V BOSTON RD	7	3910	CALLAHAN CHARLES M JR
1229	22V CHURCH LN	7	903A	HAMPDEN WILBRAHAM REGIONAL
3403	181V MOUNTAIN RD	7	7160 61A	KITTRIDGE PAUL H
2006	1155R GLENDALE RD	6.9	130V	EGERTON ROBERT
101829	230V BURLEIGH RD	6.74	130V	FULLER DAVID M
571	2379V BOSTON RD	6.5	4230	WESTERN MASSACHUSETTS ELECTRIC
5449	40V WASHINGTON RD	6.41	1320	PRESH GERALDINE
3440	138V MOUNTAIN RD	6.4	1320	PURAN BHOWANIE
5661	10V WOODLAND RD	6.25	130V	WELCH ROBERT T
562	2372 BOSTON RD	5.8	4230	WESTERN MASSACHUSETTS ELECTRIC
3455	480V MOUNTAIN RD	5.74	130V	SARANT THEODORE G

**Unprotected Vacant Land in Wilbraham
(continued)**

Prop ID	Address	Acres	Land Use Code	Owner
3462	505R MOUNTAIN RD	5.61	904V	WILBRAHAM & MONSON
557	2351 BOSTON RD	5.5	4230	WESTERN MASSACHUSETTS ELECTRIC
1672	4V EAST LONGMEADOW	5.46	130V	PORFILIO JOSEPH
100304	652 STONY HILL RD	5.39	130V	AMBROSE MARTIN S
4985	630V STONY HILL RD	5.3	4230	WESTERN MASSACHUSETTS ELECTRIC
100035	5 POST OFFICE PK	5.25	3900	THE GARVEY GROUP INC
5030	1049 STONY HILL RD	5.23	130V	DANIELE ROBERT D
583	2417 BOSTON RD	5.2	1010	PONTIAC JOHN F
3453	474V MOUNTAIN RD	5.14	130V	SARANT THEODORE G
5880	32V FERNWOOD DR	5.05	130V	BLASK WESLEY T
591	2431 BOSTON RD	5	1010	CHRZANOWSKI ALEXANDRA
101911	342V GLENDALE RD	5	130V	CRANE HILL LLC
2024	16V GLENN DR	5	1320	DIOTALEVI JAMES J
1673	0V EAST LONGMEADOW	5	1320	WARD J WARD E BRACCI J RUSSELL A &
3301	30V MONSON RD	4.94	8030 61B	CHARKOUDIAN LEON
4555	110V SPRINGFIELD ST	4.94	4230	WESTERN MASSACHUSETTS ELECTRIC
3315	242 MONSON RD	4.87	6010 61	JOYCE PAMELA S TRUSTEE
3476	548V MOUNTAIN RD	4.87	1310	LYNCH JOHN P
5131	30 SUNSET ROCK RD	4.8	1320	BURK RAYMOND
102075	7V AUTUMN RD	4.73	130V	WRIGHT TIMOTHY C
101944	22V DEERFIELD DR	4.71	130V	POLLARD JAMES H
4862	352V STONY HILL RD	4.7	4230	WESTERN MASSACHUSETTS ELECTRIC
1771	115V FACULTY ST	4.68	904V	WILBRAHAM & MONSON ACADEMY
3313	240 MONSON RD	4.67	6010 61	JOYCE PAMELA S TRUSTEE
4625	560V SPRINGFIELD ST	4.65	130V	ROMANO GARY C
1364	88V CRANE HILL RD	4.61	1320	RIDDLE JOHN R
1518	23V DEERFIELD DR	4.58	130V	WILBRAVIEW LIMITED PARTNERSHIP
4557	229 SPRINGFIELD ST	4.57	1320	CIOCCA NICHOLAS
1619	12 DOLLAR AV	4.55	4400	DAS LEASING INC
5629	4V WILLOW RD	4.54	1320	CORDNER MARILYN F TRUSTEE
2498	96V LAKE DR	4.53	1320	SMOLA LOUIS M
5060	794V STONY HILL RD	4.5	4230	WESTERN MASSACHUSETTS ELECTRIC
3311	236 MONSON RD	4.47	6010 61	JOYCE PAMELA S TRUSTEE
100303	1V HIGHVIEW CR	4.41	130V	JOSEPH CHAPDELAIN & SONS INC
4974	598V STONY HILL RD	4.37	1320	DOLLAR BRIAN A
1232	34V CHURCH LN	4.3	4230	WESTERN MASSACHUSETTS ELECTRIC
593	2439 BOSTON RD	4.2	4400	REED FRANK L
1384	232V CRANE HILL RD	4.19	130V	BLANCHARD JEAN E
4747	88V STONY HILL RD	4.12	130V	KYUNG WON KIM
1953	700V GLENDALE RD	4.03	1320	WILBRAVIEW LIMITED PARTNERSHIP
4020	21V RED BRIDGE RD	4.02	130V	CHACONAS GREGORY M
714	3180 BOSTON RD	4	130V	BEDNARZ RAYMOND J
4162	12V RIDGEWOOD RD	4	1320	KELLY MARTIN
4556	112V SPRINGFIELD ST	4	4230	WESTERN MASSACHUSETTS ELECTRIC
4955	767 STONY HILL RD	3.59	130V	MCCARTHY FRANCES C TRUSTEE OF
1998	1129V GLENDALE RD	3.53	8060 61B	KNAPCZYK EDNA C
1381	210V CRANE HILL RD	3.5	130V	BLANCHARD JEAN E TRUSTEE
4022	23V RED BRIDGE RD	3.5	130V	CHACONAS GREGORY M
1747	19V ELY RD	3.5	130V	ZORZI PETER A
5908	2377R BOSTON RD	3.39	3920	BENCHMARK GPT WILBRAHAM LLC
5252	781 TINKHAM RD	3.37	130V	LANGONE FRANK A
2987	198V MANCHONIS RD EXT	3.3	1320	ORLUK ADOLPH F
941	46V BROOKLAWN RD	2.96	130V	GOODYEAR BARBARA F
1001	29V BROOKSIDE CR	2.8	1320	PAYER EDITH F
4854	336V STONY HILL RD	2.8	4230	WESTERN MASSACHUSETTS ELECTRIC
101951	32 EASTWOOD DR	2.79	130V	BRETTA THOMAS L

**Unprotected Vacant Land in Wilbraham
(continued)**

Prop ID	Address	Acres	Land Use Code	Owner
1208	81 CHILSON RD	2.78	130V	CHACONAS GREGORY M
100125	9V DANFORTH FARM RD	2.69	130V	JACQUEL MARGUERITE F
3353	721V MONSON RD	2.64	1320	BUSKE GEORGE L
3322	372VR MONSON RD	2.62	8030 61B	WESOLOWSKI JOHN M GEN PARTNER
100121	4V DANFORTH FARM RD	2.57	130V	DAN ROULIER & ASSOCIATES INC
553	2346 BOSTON RD	2.57	4400	TARPINIAN MARI E
3131	335V MAYNARD RD	2.5	130V	RUSTIN IRENE M
3130	280V MAYNARD RD	2.49	130V	WOJNICKI WILLIAM P
554	2349 BOSTON RD	2.43	1010	GIOSCIA NICOLA
102076	70 POST OFFICE PK	2.41	3900	70 POST OFFICE PARK LLC
101919	5V SQUIRE DR	2.41	130V	CRANE HILL LLC
100129	19V DANFORTH FARM RD	2.41	130V	KASPER JOHN D
5126	16V SUNSET ROCK RD	2.4	1320	SAVOIE BRENDA L
1329	1V COTTAGE AV	2.36	424V	MASSACHUSETTS ELECTRIC CO
100156	1076V GLENDALE RD	2.35	130V	BOWERS-KANE LAURIE
101918	7V SQUIRE DR	2.33	130V	CRANE HILL LLC
4776	153V STONY HILL RD	2.31	1320	HERNANDEZ CELIO G
101934	8V FALCON HEIGHTS RD	2.28	130V	AC HOMEBUILDING LLC
4385	20V SILVER ST	2.25	130V	DART WILLIAM R
3105	13V MAYNARD RD	2.25	1320	LINDSAY RITA
5269	832 TINKHAM RD	2.22	4230	WESTERN MASSACHUSETTS ELECTRIC
1919	478V GLENDALE RD	2.2	130V	SMEAD STOUGHTON L
4846	306V STONY HILL RD	2.2	4230	WESTERN MASSACHUSETTS ELECTRIC
4102	V RIDGE RD	2.19	130V	PIKUL EUGENIA TERESA
2138	17V HEMINGWAY RD	2.18	130V	MCMASTER ROBERT F
100480	19V STONINGTON DR	2.18	1320	SILO FARM ASSOCIATES LLC
101914	4V SQUIRE DR	2.14	130V	CRANE HILL LLC
100467	5 STONINGTON DR	2.12	130V	SILO FARM ASSOCIATES LLC
4928	692V STONY HILL RD	2.1	130V	GRADY MICHAEL W
4091	571V RIDGE RD	2.1	1320	SCHMIDT KEVIN E
4090	120V RIDGE RD	2.08	1320	HALON PHILIP J
3345	651V MONSON RD	2.07	130V	LARAMEE MARK T
4089	115V RIDGE RD	2.06	1320	HALON PHILIP J
100101	3V DANFORTH FARM RD	2.06	130V	ROULIER DANIEL R
3321	372V MONSON RD	2.05	8030 61B	WESOLOWSKI JOHN M GEN PARTNER
4098	580V RIDGE RD	2.01	130V	PIKUL EUGENIA TERESA
101921	19V SQUIRE DR	2	1320	CRANE HILL LLC
1215	125V CHILSON RD	2	130V	MORAN STEVEN
757	19V BRADLIND AV	1.92	1320	LINDSAY EDWARD JR
1129	295V BURLEIGH RD	1.92	1320	VARTANIAN JOHN N JR
1969	825V GLENDALE RD	1.91	1320	DUNWOODY WILLIAM H
4562	245V SPRINGFIELD ST	1.91	1320	NAIOLEARI JAMES M
2496	95V LAKE DR	1.87	1320	ANGELCARE
2493	87V LAKE DR	1.84	1320	JAMBORA WALTER P & ISABELLE D
100026	10 POST OFFICE PK	1.84	3900	THE GARVEY GROUP INC
4072	473V RIDGE RD	1.8	1320	BRADFORD ALICE M
663	2780 BOSTON RD	1.8	1040	MOORE HELEN R
558	2357 BOSTON RD	1.8	4230	WESTERN MASSACHUSETTS ELECTRIC
101920	3V SQUIRE DR	1.78	130V	CRANE HILL LLC
4069	454V RIDGE RD	1.78	130V	SCHMIDT JOHN
5020	1015 STONY HILL RD	1.77	130V	COWLES MARK B II
102074	294V BURLEIGH RD	1.77	130V	FORTIER DAVID
100466	4 STONINGTON DR	1.73	130V	SILO FARM ASSOCIATES LLC
2485	65V LAKE DR	1.72	1320	HEFFERNAN ROBERT
725	3220V BOSTON RD	1.71	130V	FRIENDLY ICE CREAM CORPORATION
2853	772 MAIN ST	1.71	130V	ZEBIAN NAZIH

**Unprotected Vacant Land in Wilbraham
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Prop ID	Address	Acres	Land Use Code	Owner
1343	5V COUNTRY LN	1.7	1320	STONE DAVID
4929	496V STONY HILL RD	1.7	4230	WESTERN MASSACHUSETTS ELECTRIC
100813	39V MAPLE ST	1.68	130V	LABARBERA LAWRENCE
5069	1234 STONY HILL RD	1.68	1310	NIERENHAUSEN LUKE M
1932	540V GLENDALE RD	1.67	130V	BALTAZAR
4611	524V SPRINGFIELD ST	1.63	130V	BORDENUK JOAN
102052	301V MOUNTAIN RD	1.62	130V	HUIJING PAUL INC
377	2155 BOSTON RD	1.61	3900	NEW WOODCREST LLC
100030	105 POST OFFICE PK	1.59	3900	THE GARVEY GROUP INC
3323	384V MONSON RD	1.59	8030 61B	WESOLOWSKI JOHN M PARTNER
323	1985 BOSTON RD	1.58	322V	BALISE AUTOMOTIVE REALTY LP
100463	2 STONINGTON DR	1.58	130V	SILO FARM ASSOCIATES LLC
1122	245V BURLEIGH RD	1.57	1320	HAIBACH FREDERICK G
2209	3V HIGHRIDGE RD	1.56	130V	HOLBACK JOAN L
2340	10V IROQUOIS LN	1.55	130V	OHMYA LLC
4086	555V RIDGE RD	1.54	130V	BATES MARK
230	9V BITTERSWEET LN	1.54	1320	NUNEZ PAUL JR
2771	480 MAIN ST	1.54	906V	WILBRAHAM UNITED CHURCH
196	109V BENNETT RD	1.53	1320	DEMETRIUS DIANA L
1112	100V BURLEIGH RD	1.5	1320	DANIELE MARGARET E
1889	318V GLENDALE RD	1.5	130V	GILFOIL MURIEL A
5447	144 WASHINGTON RD	1.5	4230	WESTERN MASSACHUSETTS ELECTRIC
4925	486V STONY HILL RD	1.5	4230	WESTERN MASSACHUSETTS ELECTRIC
5124	14 SUNSET ROCK RD	1.49	130V	KOZLOWSKI BETTY-MARIE ESTATE
100809	8V PATRIOT RIDGE LN	1.47	130V	RHIE YOUNG H
100468	6 STONINGTON DR	1.47	130V	SILO FARM ASSOCIATES LLC
3309	232 MONSON RD	1.43	130V	ANDERSON ERIC W TRUSTEE
100168	39V RED BRIDGE RD	1.43	130V	WAITE ROBERT J
101938	12V FALCON HEIGHTS RD	1.4	130V	AC HOMEBUILDING LLC
100152	9V FALCON HEIGHTS RD	1.4	1320	CADWELL CROSSING LLC
101857	7V RED GAP RD	1.4	130V	H & L TASSINARI BUILDERS INC
5031	1052V STONY HILL RD	1.4	130V	SHEEHAN TIMOTHY T
4921	478V STONY HILL RD	1.4	4230	WESTERN MASSACHUSETTS ELECTRIC
4923	482V STONY HILL RD	1.4	4230	WESTERN MASSACHUSETTS ELECTRIC
873	16V BRIAR CLIFF DR	1.38	130V	VISCITO LEONARD
100473	10 STONINGTON DR	1.36	130V	SILO FARM ASSOCIATES LLC
102070	8V KING DR	1.35	130V	BUSHEY DAN P
3457	166V MOUNTAIN RD	1.34	1320	FRAGOSO CATALINA
100465	3 STONINGTON DR	1.33	130V	SILO FARM ASSOCIATES LLC
99	76 BARTLETT AV	1.3	1010	TOURVILLE ROBERT C
3427	352V MOUNTAIN RD	1.27	130V	GUENTHER CAROL A
1738	5V ELY RD	1.25	1300	ELY SANDRA K
1768	34V FACULTY ST	1.25	1320	KELDER DEBORAH S
1075	3V BULKLEY RD	1.25	130V	WILBRAHAM & MONSON ACADEMY
2738	360 MAIN ST	1.24	3910	KOWALSKI STANLEY III
545	2338 BOSTON RD	1.23	3900	ARABIK STANLEY J
100474	11 STONINGTON DR	1.23	130V	SILO FARM ASSOCIATES LLC
1141	8V CADWELL DR	1.23	130V	SUNDBERG MARCELLA
3447	154V MOUNTAIN RD	1.21	1320	BRADFORD ALICE M
101	111V BARTLETT AV	1.2	1320	MILLER BEVERLY J
379	2201 BOSTON RD	1.2	3900	NEW WOODCREST LLC
1864	18V FOREST GLADE DR	1.19	130V	KOZUB JANICE
2500	101V LAKE DR	1.18	1320	LEMONDE ROGER A
100127	16V DANFORTH FARM RD	1.17	130V	DAN ROULIER & ASSOCIATES INC
1251	18V CIRCLE DR	1.17	1310	PAULL JAMES R
100386	9V DRUMLIN CR	1.14	130V	MCLAUGHLIN RICHARD M

**Unprotected Vacant Land in Wilbraham
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Prop ID	Address	Acres	Land Use Code	Owner
5641	5V WILTON DR	1.13	1320	STUART DONALD J
3202	6V MELIKIAN DR	1.12	130V	DEARDEN GEORGE E
1746	17V ELY RD	1.11	130V	ZORZI GREGORY
319	1964V BOSTON RD	1.1	3920	RESOURCE DEVELOPMENT LLP
1104	50V BURLEIGH RD	1.1	7140 61A	SMEDBERG KATHLEEN A
2985	185 MANCHONIS RD	1.04	1320	PION KATHLEEN MARY
606	2525 BOSTON RD	1.02	3900	ERRICOLO MICHAEL P
2978	170V MANCHONIS RD	1.02	130V	GREZBIEN BARBARA A TRUSTEE OF
162	19V BELLI DR	1.01	130V	JONES WILLIAM M
4126	750 RIDGE RD	1	6010 61	RAPISARDA ROBERT V
3161	21V MCINTOSH DR	1	1320	ROVITHIS EMMANUEL D
4382	5V SILVER ST	1	130V	WHITE DONALD E
5021	1016 STONY HILL RD	1	920V	YMCA OF GREATER SPRINGFIELD INC
2481	50V LAKE DR	0.98	1320	MARCIANO ERIC ANTHONY
4106	610V RIDGE RD	0.97	130V	KLEEBOG RICHARD A
95	49V BARTLETT AV	0.94	1320	EYER RICHARD K
4130	766V RIDGE RD	0.92	1320	ROBINSON JAMES E
2067	4V GRANT ST	0.92	1320	RUSSELL JANET
2982	174 MANCHONIS RD	0.91	1320	COTE DONNA M
5202	207 THREE RIVERS RD	0.89	130V	CHRISTOPHER ALBERT F
100479	17V STONINGTON DR	0.88	1320	SILO FARM ASSOCIATES LLC
5246	669 TINKHAM RD	0.86	1320	BARSOM VALERIE
2480	48V LAKE DR	0.85	1320	MARANO ERIC A
2172	12V HICKORY HILL DR	0.85	1300	NOWAK EUGENE J
3556	22V OAKLAND ST	0.85	1320	PODOSKI ROBERT J
3640	11V OLD CARRIAGE DR	0.84	1320	TUCKER CATHERINE I
1795	4V FEDERAL LN	0.83	1320	LYONS WILLIAM G III
5393	6 VISTA RD	0.83	1320	WAWRZYK JERRY L
3558	24V OAKLAND ST	0.82	1320	PODOSKI ROBERT J
5079	155V STONY HILL RD	0.81	1320	BIGOS JOHN M
5692	3 WOODSLEY RD	0.81	130V	REEJHSINGHANI NANDLAL S
1118	229V BURLEIGH RD	0.8	130V	CROSS JAMES
4327	14 SHADY LN	0.8	130V	HAM DANA A
2479	46V LAKE DR	0.8	1320	MARANO MARC R
1226	5V CHURCH LN	0.8	4230	NEW ENGLAND POWER CO
3560	28V OAKLAND ST	0.8	1320	PODOSKI ROBERT J
865	8V BRIAR CLIFF DR	0.79	130V	SMITH RICHARD M TRUSTEE
4325	13 SHADY LN	0.78	130V	HAM DANA A
107	130V BARTLETT AV	0.78	1320	LUZI DANA-LEE
4988	898 STONY HILL RD	0.78	1320	THE BLOMBERG 2005 REVOCABLE
818	59V BRAINARD RD	0.77	1320	CARUANA WILLIAM H
1850	34V FOREST ST	0.77	130V	FRANK L REED INC.
829	9V BRANCH RD	0.77	1320	NICOLI EILEEN M
771	19V BRAINARD RD	0.76	130V	2301 BOSTON ROAD LLC
953	12V BROOKMONT DR	0.73	130V	ZIMMERMAN KURT R
647	2700 BOSTON RD	0.72	130V	ZIMMERMAN KURT R TRUSTEE OF THE
1888	317V GLENDALE RD	0.69	130V	BILODEAU NELSON
2945	106V MANCHONIS RD	0.69	1320	CALABRESE EDWARD E
4063	12V RICE DR	0.69	130V	SCHECHTERLE NANCY
3668	8V OLD HOMESTEAD DR	0.69	130V	SHEPARD RONALD A
3393	129V MOUNTAIN RD	0.68	130V	MITCHELL LUCILLE M
4341	7V SHADY LN	0.68	130V	TRAN QUYNH D
2179	4V HIGHLAND AV	0.67	130V	DRISCOLL KEVIN E
3303	216 MONSON RD	0.67	1320	MERCIERI LEONARD J
4186	20V RIPLEY ST	0.67	1320	ZIOBRO THOMAS H
3019	15V MAPLE ST	0.66	1320	CHEETHAM DONALD N

**Unprotected Vacant Land in Wilbraham
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Prop ID	Address	Acres	Land Use Code	Owner
3437	414V MOUNTAIN RD	0.65	1320	STACY JUNE
715	3181V BOSTON RD	0.65	130V	STUSICK THEODORE
2986	197V MANCHONIS RD EXT	0.64	1320	KELLIHER ROBERT W
5723	20V WRIGHT PL	0.63	130V	BUTLER JASON M
4328	15 SHADY LN	0.63	130V	HAM DANA A
4329	16 SHADY LN	0.63	130V	HAM DANA A
4331	18 SHADY LN	0.63	130V	HAM DANA A
4332	20 SHADY LN	0.63	130V	HAM DANA A
4334	22 SHADY LN	0.63	130V	HAM DANA A
4335	24 SHADY LN	0.63	130V	HAM DANA A
3164	23V MCINTOSH DR	0.63	1320	MITCHELL ANNE M
2966	139 MANCHONIS RD	0.63	4230	WESTERN MASSACHUSETTS ELECTRIC
2972	147 MANCHONIS RD	0.63	4230	WESTERN MASSACHUSETTS ELECTRIC
102011	75V MANCHONIS RD	0.62	130V	ARABIK STEPHEN A
1639	24 DUMAINE ST	0.62	1010	BEDNARZ ROBERT D DOROTHY D
4068	10V RIDGE RD	0.62	1320	BURKE HAROLD REYNOLDS
5263	804 TINKHAM RD	0.61	130V	COWLES MARK B II
4108	616V RIDGE RD	0.61	130V	KLEEBOG RICHARD A
4583	418V SPRINGFIELD ST	0.6	1320	BRUNETTI JOSEPH R
712	3179V BOSTON RD	0.6	130V	STUSICK THEODORE
2981	174V MANCHONIS RD	0.59	1320	COTE DONN M
3823	10V PEASE ST	0.59	1320	JACKSON GEORGE S JR
311	1846 BOSTON RD	0.58	3900	ROVITHIS EMANUEL D
2065	24 GLENN DR REAR	0.56	130V	GERNIX THOMAS J
4395	3V SOULE RD	0.56	1320	NADEAU TAMASY JOANN A
334	2018 BOSTON RD	0.56	3900	O'DAY CADWELL LLC
4184	16V RIPLEY ST	0.55	1320	JACKMAN ALAN C
4053	2V RICE DR	0.55	1320	RUSSELL MARY L
3159	19V MCINTOSH DR	0.54	1320	CLARKE THOMAS E
631	2644 BOSTON RD	0.54	3900	EAGLE COVE LLC
4081	526V RIDGE RD	0.53	1320	DEANE THOMAS
3931	42V POMEROY ST	0.51	1320	POMEROY ST LLC
741	3279V BOSTON RD	0.5	130V	MAGNOLIA PIPE LINE CO
4339	27 SHADY LN	0.5	130V	MCLAUGHLIN JAMES
1640	40 DUMAINE ST	0.49	1010	BEDNARZ ROBERT J
353	2124 BOSTON RD	0.48	3920	DEMERS FAMILY REALTY LLC
5713	8V WRIGHT PL	0.48	130V	MARSHALL GEORGIANNA
5267	824 TINKHAM RD	0.48	130V	NEW ENGLAND POWER COMPANY
5034	1059 STONY HILL RD	0.46	130V	DANIELE ROBERT D
176	27 BENNETT RD	0.46	1010	GASTEYER ROBERT TRUSTEE
3813	5 PEASE ST	0.46	130V	GORDON BARBARA JUNE
103	117V BARTLETT AV	0.45	130V	SANCHEZ MINDY
4109	195V RIDGE RD	0.44	1320	BELLUCCI LAWRENCE A
3721	14V OPAL ST	0.43	1320	OPALINSKI JOHN
4342	8R SHADY LN	0.43	1320	ROSSMAN JOSEPH P
3869	24 PINE DR	0.42	1320	BATES BEATRICE P
5742	VR-B EAST LONGMEADO	0.41	1320	DONALDSON BRIAN M
3530	16V NOKOMIS RD	0.41	1320	EISOLD RICHARD A
2907	40V MANCHONIS RD	0.41	1320	MARTIN MARION D
4578	407V SPRINGFIELD ST	0.41	1320	POLLOCK CHARLES R
1184	8V CHAPIN DR	0.4	1320	CURRAN ALBERT N
2591	39V LINWOOD DR	0.4	130V	DANE DANIEL J
2302	16V HUNTER ST	0.4	1320	FARNHAM DEBORAH
2799	582VR MAIN ST	0.4	130V	PUFFER JOHN C
1802	16V FEDERAL LN	0.4	4230	WESTERN MASSACHUSETTS ELECTRIC
3723	18V OPAL ST	0.39	1320	MEGA HELEN M ESTATE OF

**Unprotected Vacant Land in Wilbraham
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Prop ID	Address	Acres	Land Use Code	Owner
2469	26V LAKE DR	0.39	130V	PRENDERGAST WILLIAM K
788	37V BRAINARD RD	0.38	1320	NETTEBURG OLEN
2530	5V LEE LN	0.36	1320	SIROIS LEE C
1086	15V BUNGALOW POINT	0.35	1320	FONTAINE GEORGE O
1710	30V EASTWOOD DR	0.34	130V	BRETTA THOMAS L
654	2717 BOSTON RD	0.34	1010	LAKE FRANCIS T
4725	43 STONY HILL RD	0.34	130V	MATHISEN GAIL
2184	6V HIGHLAND AV	0.34	1320	OBRIEN DAVID M III
4791	195 STONY HILL RD	0.34	1320	PRZYBYCIEN MARK
673	2825V BOSTON RD	0.34	3920	RDS ENTERPRISES LLC
2965	138 MANCHONIS RD	0.34	4230	WESTERN MASSACHUSETTS ELECTRIC
2967	140 MANCHONIS RD	0.34	4230	WESTERN MASSACHUSETTS ELECTRIC
2969	142 MANCHONIS RD	0.34	4230	WESTERN MASSACHUSETTS ELECTRIC
1538	27V DELMOR AV	0.32	1320	BABINEAU TODD M
728	3233V BOSTON RD	0.32	1320	PATRONE NELSON A
2968	141 MANCHONIS RD	0.32	4230	WESTERN MASSACHUSETTS ELECTRIC
2970	143 MANCHONIS RD	0.32	4230	WESTERN MASSACHUSETTS ELECTRIC
2971	145 MANCHONIS RD	0.32	4230	WESTERN MASSACHUSETTS ELECTRIC
2903	36V MANCHONIS RD	0.31	1320	DONNELLY FLORENCE M
1675	5VR EAST LONGMEADOW	0.31	1320	KNOX RANDOLPH M
3725	22V OPAL ST	0.31	1320	SZCZYGIEL JOHN
646	2696 BOSTON RD	0.31	3900	ZIMMERMAN KURT R TRUSTEE OF THE
5743	VR-C EAST LONGMEADO	0.29	1320	COKOTIS PETER J
2102	12 GROVE ST	0.28	3370	O'BRIEN FRANCIS X
4029	43V RED BRIDGE RD	0.28	1320	WAITE ROBERT J
5441	99 WASHINGTON RD	0.27	1320	A C HOMEBUILDING LLC
1069	12V BRUUER AV	0.27	1320	SWEET MICHAEL D
349	2048V BOSTON RD	0.26	3920	MARPAL REALTY LLC
352	2118 BOSTON RD	0.25	1010	DEMERS FAMILY REALTY LLC
3093	2V MAYNARD RD	0.25	1320	KINSEY RICHARD S
601	2493 BOSTON RD	0.25	3910	MCPHERSON JAMES H
4521	56-V SPRINGFIELD ST	0.24	1320	AGERTON MARJORIE N
2892	1018V MAIN ST	0.24	1320	LONG CHARLES E
3671	2V OLD LANE RD	0.24	1320	PERRON PAUL A
5608	6V WHITE ST	0.23	130V	PATULLO ANTONIO
1071	2V BRUUER RD	0.23	1320	RICHARDSON PATRICIA
3507	16V MOUNTAIN VIEW ST	0.23	130V	STUSICK THEODORE
4183	10V RIPLEY ST	0.22	1320	BUDREAU SANDRA HILL
220	8R BIRCHKNOLL DR	0.22	1320	LACHENMEYER WILLIAM M
3672	4V OLD LANE RD	0.21	1320	BOGACZ STEPHEN A
1425	29V DALTON ST	0.21	1320	KOZIOL GERALD A
2501	28A LAKE DR	0.21	1320	QUINN DENNIS
5520	8V WEST COLONIAL RD	0.2	1320	HALE RONALD B
5388	3 VERGE ST	0.2	130V	PALM WALTER S
598	2475 BOSTON RD	0.2	3910	PATULLO ANTONIO
815	16V BRAINARD RD	0.18	1320	DOMANOWSKI JUNE A
658	2765 BOSTON RD	0.18	1010	MARCEAU DENNIS A
3917	14V POMEROY ST	0.18	1320	POMEROY ST LLC
3389	115V MOUNTAIN RD	0.16	1320	BREADY JAMES E
5518	50 WEST COLONIAL RD	0.15	1010	ASKWITH ARNOLD W
1187	8R CHAPIN DR	0.15	1320	CURRAN ALBERT N
1403	9V DALTON ST	0.15	130V	ELSEBAE ALY
572	2379R BOSTON RD	0.15	4230	WESTERN MASSACHUSETTS ELECTRIC
1415	25V DALTON ST	0.14	130V	BAK SOPHIE
2224	4V HILLCREST DR	0.14	1320	GACEK LOUISE H STANLEY J
4734	65V STONY HILL RD	0.14	1320	KAMINSKI JOSEPH

**Unprotected Vacant Land in Wilbraham
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Prop ID	Address	Acres	Land Use Code	Owner
1045	47V BROOKSIDE DR	0.14	1320	ZWARYCZ MARGUERITE R
351	2118V BOSTON RD	0.13	3920	DEMERS FAMILY REALTY LLC
5416	10V WALTER ST	0.13	1320	HALLAHAN PHILIP F TRUSTEE
1422	39V DALTON ST	0.13	130V	SAKOWSKI PETER E
3448	470V MOUNTAIN RD	0.13	1320	SHAW STANLEY R III
4448	280V SOULE RD	0.13	4230	WESTERN MASSACHUSETTS ELECTRIC
3102	12V MAYNARD RD	0.12	130V	COCCHI THOMAS J
2223	15V HILLCREST DR	0.12	1320	GACEK LOUISE H STANLEY J
613	2551V BOSTON RD	0.12	1310	OBRIEN FRANCIS X
3715	1V OPAL ST	0.12	1320	WNUK JOSEPHINE P
5741	VR-A EAST LONGMEADO	0.11	1320	CARITHERS DAVID W
1413	24V DALTON ST	0.11	1320	CHMURA EDWIN A
2925	72V MANCHONIS RD	0.11	1320	COLEMAN MARLENE
561	2367V BOSTON RD	0.11	1320	ERICKSON ELIZABETH
5736	10V MEETING HOUSE LN	0.11	1320	FAULSTICH PHILLIP L
1840	17V FOREST ST	0.11	1320	HODGES KRISTIN S
3451	468V MOUNTAIN RD	0.11	1320	PARKER MICHAEL R
5607	4V WHITE ST	0.11	130V	PATULLO ANTONIO
1627	13V DUDLEY ST	0.11	1320	ROVITHIS EMANUEL
1249	20V CIRCLE DR	0.1	1320	NEWTON TYLER T
3923	27V POMEROY ST	0.1	1320	POMEROY ST LLC
3653	14V OLD COACH RD	0.09	1320	STEVENSON EDWARD T
1834	5V FOREST ST	0.08	1320	GRAVELINE WILLIAM P
3106	20 MAYNARD RD	0.08	1320	LINDSAY RITA
1224	2V CHURCH LN	0.08	4230	MASSACHUSETTS ELECTRIC
1412	23V DALTON ST	0.08	1320	SHEA JOSEPH M
1088	17V BUNGALOW POINT	0.07	1320	FONTAINE GEORGE O
1009	16V BROOKSIDE DR	0.06	1320	KACHWAHA SURESH
218	8V BIRCHKNOLL DR	0.06	1320	LACHENMEYER WILLIAM M
4317	2V SEVERYN ST	0.06	1320	MOTYL JACOB R
1421	35V DALTON ST	0.06	1320	SAKOWSKI PETER
1623	12V DUDLEY ST	0.05	130V	DUMALA DAVID D
100464	2V STONINGTON DR	0.05	1320	SILO FARM ASSOCIATES LLC
4520	56V SPRINGFIELD ST	0.04	1320	AGERTON MARJORIE N
943	2V BROOKMONT DR	0.04	1320	CALABRESE JUDITH M
1082	8V BUNGALOW POINT	0.04	1320	LABRECQUE LEO
3751	12V OXFORD DR	0.04	4230	WESTERN MASSACHUSETTS ELECTRIC
3607	8V OLD BOSTON RD	0.03	1320	CLEMENTS DONALD B JR
1109	151V BURLEIGH RD	0.03	1320	DANIELE MARGARET E
4326	13V SHADY LN	0.03	1320	HAM DANA A
2395	26V JOAN ST	0.03	1320	HEYMAN JOHN T
4719	24V STONY HILL RD	0.03	1320	NOWAK THADDEUS P
3094	2 MAYNARD RD	0.03	1320	STRATTOS GRAMMATIKI J
4476	8V SOUTH COLONIAL RD	0.02	1320	JENSEN YVETTE M
4757	105V STONY HILL RD	0.02	130V	PABIS ROBERT F
5519	60 WEST COLONIAL RD	0.02	1320	PAULHUS ROBERT G
2750	399V MAIN ST	0.02	904V	WILBRAHAM & MONSON
5870	20V BELLOWS RD	0.01	130V	BELLOWS INC
1634	54 DUDLEY ST	0.01	1320	GAUTHIER SHIRLEY R
1625	25V DUDLEY ST	0	1320	SARRETTE ERNEST D & CLAIRE T

Total Unprotected Vacant Land = 2,870.4 Acres

Appendix B-5 Land Use Code Legend

Land Use Code	Land Use Description	Land Use Code	Land Use Description
0101	SINGLE FAMILY	0331	AUTO S S&S
0102	CONDO	0332	AUTO REPR
0103	MOBILE HOME	0333	FUEL SV/PR
0104	TWO FAMILY	0334	GAS ST SRV
0105	THREE FAM	0335	CAR WASH
0106	AC LND IMP	0336	PARK GAR
0109	MULTI HSES	0337	PARK LOT
0111	APT 4-UNIT	0338	OTH MTR SS
0112	APT OVER 8	0340	OFFICE BLD
0120	PR RES OPN	0341	BANK BLDG
0121	BOARDNG HS	0342	PROF BLDG
0122	FRAT/SOROR	0350	POST OFF
0123	DORMITORY	0351	EDUC BLDG
0124	REC/CONVEN	0352	DAY CARE
0130	PRI RES	0353	FRATNL ORG
0131	RES ACLNPO	0354	TRANSPORT
0132	RES ACLNUD	0355	FUNERAL HM
0134	PRI RS C/I	0356	PROF ASSOC
0140	PR RES IND	0360	MUSEUMS
0201	SFR OPEN	0361	ART GAL
0202	WET RES PV	0362	MOVIE THTR
0210	PRI OPN SP	0363	DRIVEINTHT
0211	NONPROD VC	0364	THEATER
0300	HOTELS	0365	STADIUMS
0301	MOTELS	0366	ARENAS
0302	INNS	0367	RACETRACK
0304	NURSING HM	0368	AMUSE PARK
0305	HOSP PVT	0369	OTHER CULT
0306	TRANS RES	0370	BOWLING
0310	PRI COMM	0371	ICE SKATE
0311	RTL GAS ST	0372	ROLLER SKT
0312	GRAIN ELEV	0373	SWIM POOL
0313	LUMBER YRD	0374	HEALTH SPA
0314	TRK TERM	0375	TENNIS CLB
0315	DOCKYARDS	0376	GYMS
0316	COMM WHSE	0377	OTH IN REC
0317	FARM BLDGS	0380	GOLF CRSE
0318	COM GRN HS	0381	TENNIS ODR
0321	HRDWARE ST	0382	RIDING STB
0322	STORE/SHOP	0383	BEACHES
0323	SHOPNGMALL	0384	MARINAS
0324	SUPERMKT	0385	FISH&GAME
0325	CONV FOOD	0386	CAMPGROUND
0326	REST/CLUBS	0387	YTH CAMPS
0330	AUTO V S&S	0388	OTHR OUTDR

Land Use Code	Land Use Description	Land Use Code	Land Use Description
0389	STRUCT-61B	0801	61B HIKE
0390	DEVEL LAND	0802	61B CAMP
0391	POT DEVEL	0803	61B NATURE
0392	UNDEV LAND	0804	61B BOAT
0393	AH-NOT 61A	0805	61B GOLF
0400	FACTORY	0806	61B HORSE
0401	IND WHSES	0807	61B HUNT
0402	IND OFFICE	0808	61B FISH
0403	ACCLND MFG	0809	61B AL-SKI
0404	R-D FACIL	0810	61B NR-SKI
0410	PR IND RES	0811	61B SWIM
0411	GYPSSUMMINE	0812	61B PICNIC
0412	ROCK MINE	0813	61B GLIDE
0413	OTH MINES	0814	61B TARGET
0420	PUB TANKS	0900	US GOVT
0421	TANKS LNG	0901	COMM-MASS
0422	ELEC PLANT	0902	COUNTY
0423	ELEC ROW	0903	MUNICIPAL
0424	ELECSUBSTA	0904	PRI SCHOOL
0425	GAS PLANT	0905	P/HOS CHAR
0426	GAS ROW	0906	CHURCH ETC
0427	GAS STG	0907	121A CORP
0428	GAS SUBSTA	0908	HSNG AUTH
0430	TEL X STA	0909	RELIGIOUS
0431	TEL REL TW	0910	CHARITABLE
0432	CBL-TV TR	0920	NON PROFIT
0433	RAD/TV TR	1010	SINGLE FAM MDL-01
0440	IND LD DV	1011	SFR (NL)
0441	IND LD PO	1012	OCN FT
0442	IND LD UD	1013	SFR WATER
0501	IND ASC TR	1014	SFR GOLF
0502	DOM/FOR CP	101C	SINGLE FAM MDL-94
0503	DOM/FOR ME	101V	SINGLE FAM MDL-00
0504	PUB UTIL	1020	CONDO
0505	MCH PL/WR	1021	CONDO NL MDL-05
0506	PIPE LINES	1022	DOCKOMINIU
0601	C61 TEN YR	102R	CONDO NL MDL-01
0602	C61 5 YEAR	1030	MOBILE HOM
0610	FOREST C61	1031	TRAILER
0710	CRANBERRY	1040	TWO FAMILY
0711	TOBACCO SD	1041	TWO FAMILY
0712	TR CRP VEG	1050	THREE FAM
0713	FIELD CRPS	1051	THREE FAM
0714	ORCHARDS	1060	AC LND IMP
0715	VINEYARDS	1090	MULTI HSES
0716	TILL FORAG	1091	MULTI HSES
0717	PROD WOOD	1110	APT 4-UNT MDL-01
0718	PASTURE	1111	APT 8+UP
0719	NURSERIES	1112	APT CO-OP
0720	NONPRNECLD	111C	APT 4-UNT MDL-94
0722	NONPRWETLD	1120	APT OVER 8
0800	RECREATION	1210	BOARDNG HS

Land Use Code	Land Use Description	Land Use Code	Land Use Description
1220	FRAT/SOROR	3360	PARK GAR
1230	DORMITORY	3370	PARK LOT
1240	REC/CONVEN	3380	OTH MTR SS
1250	OTHR LIV F	3400	OFFICE BLD MDL-94
1300	RES ACLNDV MDL-01	3401	OFF CONDO
130V	RES ACLNDV MDL-00	340I	OFFICE BLD MDL-96
1310	RES ACLNPO	3410	BANK BLDG
1320	RES ACLNUD	3420	PROF BLDG
1400	CHILD CARE	3421	PROF CONDO
2010	SFR OPEN	3500	POST OFF
2020	WET RES PV	3510	EDUC BLDG
2100	NONPROD AH	3520	DAY CARE
2110	NONPROD VC	3530	FRATNL ORG
3000	HOTELS	3540	TRANSPORT
3010	MOTELS MDL-94	3541	AIRPORT
301R	MOTELS MDL-01	3542	BUS STATN
3020	INNS	3543	TRAIN STA
3040	NURSING HM	3544	TAXI STAND
3050	HOSP PVT	3550	FUNERAL HM
3060	TRANS RES	3560	PROF ASSOC
3100	RTL OIL ST	3600	MUSEUMS
3110	RTL GAS ST MDL-95	3610	ART GAL
311I	RTL GAS ST MDL-96	3620	MOVIE THTR
3120	GRAIN ELEV	3630	DRIVEINTHT
3130	LUMBER YRD	3640	THEATER
3140	TRK TERM	3650	STADIUMS
3150	DOCKYARDS	3660	ARENAS
3160	COMM WHSE MDL-94	3670	RACETRACK
316I	COMM WHSE MDL-96	3680	AMUSE PARK
316V	COMM WHSE MDL-00	3690	OTHER CULT
3170	FARM BLDGS	3700	BOWLING
3180	COM GRN HS	3710	ICE SKATE
3210	HRDWARE ST	3720	ROLLER SKT
3220	STORE/SHOP MDL-94	3730	SWIM POOL
322I	RTL CONDO	3740	HEALTH SPA
3222	COMM BLDG MDL-94	3750	TENNIS CLB
322I	STORE/SHOP MDL-96	3760	GYMS
322L	COMM BLDG MDL-96	3770	OTH IN REC
322O	COMM BLDG MDL-06	3800	GOLF CRSE
322V	STORE/SHOP MDL-00	3810	TENNIS ODR
3230	SHOPNGMALL	3820	RIDING STB
3240	SUPERMKT	3830	BEACHES
3250	CONV FOOD	3840	MARINAS
3260	REST/CLUBS MDL-94	3841	YACHT CLUB
326I	REST/CLUBS MDL-96	3850	FISH&GAME
3300	AUTO V S&S	3860	CAMPGROUND
3310	AUTO S S&S MDL-95	3870	YTH CAMPS
331I	AUTO S S&S MDL-96	3880	OTHR OUTDR
3320	AUTO REPR MDL-95	3890	STRUCT-61B
332I	AUTO REPR MDL-96	3900	DEVEL LAND
3330	FUEL SV/PR	3910	POT DEVEL
3340	GAS ST SRV	3920	UNDEV LAND
3350	CAR WASH	3930	AH-NOT 61A

Land Use Code	Land Use Description	Land Use Code	Land Use Description
4000	FACTORY	8020	61B CAMP
4010	IND WHSES MDL-96	8030	61B NATURE MDL-00
401C	IND WHSES MDL-94	803R	61B NATURE MDL-01
4020	IND OFFICE	8040	61B BOAT
4021	IND CONDO	8050	61B GOLF
4022	IND BLDG	8060	61B HORSE
4030	ACCLND MFG	8070	61B HUNT
4040	R-D FACIL	8080	61B FISH
4100	SAND&GRAVL MDL-96	8090	61B AL-SKI
410C	SAND&GRAVL MDL-94	8100	61B NR-SKI
4110	GYPSSUMMINE	8110	61B SWIM
4120	ROCK MINE	8120	61B PICNIC
4130	OTH MINES	8130	61B GLIDE
4200	PUB TANKS	8140	61B TARGET
4210	TANKS LNG	9000	US GOVT
4220	ELEC PLANT	9010	COMM-MASS
4230	ELEC ROW	9020	COUNTY
4240	ELECSUBSTA MDL-96	9030	MUNICIPAL MDL-94
424V	ELECSUBSTA MDL-00	9031	POLICE
4250	GAS PLANT	9032	FIRE
4260	GAS ROW	9033	PUB-SCHOOL MDL-94
4270	GAS STG	9035	TOWN-PROP MDL-94
4280	GAS SUBSTA	903A	PUB-SCHOOL MDL-00
4300	TEL X STA	903B	TOWN-PROP MDL-01
4310	TEL REL TW	903I	MUNICIPAL MDL-96
4320	CBL-TV TR	903L	TOWN-PROP MDL-96
4330	RAD/TV TR	903R	MUNICIPAL MDL-01
4400	IND LD DV	903V	MUNICIPAL MDL-00
4410	IND LD PO	903Z	TOWN-PROP MDL-00
4420	IND LD UD	9040	PRI SCHOOL MDL-94
5010	IND ASC TR	904I	PRI SCHOOL MDL-96
5020	DOM/FOR CP	904R	PRI SCHOOL MDL-01
5030	DOM/FOR ME	904V	PRI SCHOOL MDL-00
5040	PUB UTIL	9050	P/HOS CHAR MDL-94
5050	MCH PL/WR	905O	P/HOS CHAR MDL-06
5060	PIPE LINES	905R	P/HOS CHAR MDL-01
6010	C61 TEN YR	9060	CHURCH ETC MDL-96
6020	C61 5 YEAR	906V	CHURCH ETC MDL-00
6100	FOREST C61	9070	121A CORP MDL-96
7100	CRANBERRY	907R	121A CORP MDL-01
7110	TOBACCO SD	9080	HSNG AUTH MDL-94
7120	TR CRP VEG	908R	HSNG AUTH MDL-01
7130	FIELD CRPS	908V	HSNG AUTH MDL-00
7140	ORCHARDS	9090	RELIGIOUS MDL-94
7150	VINEYARDS	909I	RELIGIOUS MDL-96
7160	TILL FORAG	9100	CHARITABLE MDL-94
7170	PROD WOOD	910R	CHARITABLE MDL-01
7180	PASTURE	910V	CHARITABLE MDL-00
7190	NURSERIES	9200	NON PROFIT MDL-94
7200	NONPRNECLD	920R	NON PROFIT MDL-01
7220	NONPRWETLD	920V	NON PROFIT MDL-00
8000	RECREATION	995	CONDO MAIN
8010	61B HIKE		

APPENDIX C

ADA ACCESS SELF-EVALUATION

C-1 OSRP Section 504 Self-Evaluation Report - March 2005

Exhibits - Updated OSRP Facility Self-Evaluations

- 1. Wilbraham Soccer Club – 540 Stony Hill Road**
- 2. Disc Golf Course – 143V Crane Hill Road**
- 3. Memorial School Recreation Fields – 318 Main Street**
- 4. Spec Pond Recreation Complex – 2540 Boston Road**

TOWN OF WILBRAHAM MASSACHUSETTS

OPEN SPACE & RECREATION PLAN SECTION 504 SELF-EVALUATION

A Study of Access to Open Space and to Recreation Programs for
People with Disabilities, Town Administration Responsibilities,
Program Accessibility/Transportation Plan and Employment Practices

March 2005

A project of the Open Space and Recreation Committee and the Commission on
Disabilities

SUMMARY OF FINDINGS

With the completion of this self-evaluation, the Town of Wilbraham is substantially in compliance with Section 504 of the National Rehabilitation Act in regard to properties under the jurisdiction of the Park and Recreation Commission and the Conservation Commission, their sites, programs and policies.

BACKGROUND

Federal Regulations providing for people with disabilities: the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act of 1973 (Section 504)

This Section 504 Self-Evaluation document has been prepared as a companion document to the Town of Wilbraham Open Space and Recreation Plan, 2004 – 2010. Although the Self - Evaluation requirement is intended for those programs, services and lands under the jurisdiction of the Park and Recreation Commission and the Conservation Commission, town policy is frequently referenced as it includes these organizations. A summary explanation of the laws that apply to access is included in this description for the reader who is unfamiliar with these requirements. Section 504 predates the Americans with Disabilities Act (ADA) which is more sweeping in its requirements.

Section 504 Self Evaluation – A “Section 504” evaluation refers to the National Rehabilitation Act of 1973, public law 93-112, as amended and the Department of the Interior Regulations 43 CFR 17, Subpart B. All communities are required to conduct a self-evaluation on all their facilities and programs. In addition, all federally- assisted park and recreation programs and activities must comply with this law. Since many communities receive federal funds for these types of programs and activities, the programs and activities must comply with this law. The Department of the Interior has issued guidelines and regulations.

Americans with Disabilities Act- According to a booklet entitled “The Americans with Disabilities Act Questions and Answers” published by the U.S. Equal Employment Opportunity Commission and the U.S. Department of Justice, Civil Rights Division, the purpose of the ADA legislation follows:

The Americans with Disabilities Act gives civil rights protection to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, state and local government services and telecommunications.

While ADA is more far-reaching than Section 504, Section 504 applies specifically to properties improved with federal monies and applies to many open space projects. The Town of Wilbraham has an ADA Coordinator who is responsible for Section 504 standards and the town strives to meet both standards.

INTRODUCTION

Purpose of the Section 504 Self-Evaluation

The purpose of this evaluation is to meet the requirements of section 504. All communities in Massachusetts that prepare Open Space Plans are required to conduct a Section 504 Self-Assessment. The State Division of Conservation Services mandates this as part of the planning process for Open Space preservation. The Division of Conservation Services is an arm of the Executive Office of Environmental Affairs and awards various state and federal funds competitively on a partial reimbursement basis to qualifying communities in the commonwealth. An Open Space Plan inclusive of the Self-Evaluation is part of the qualifying criteria for receipt of funds.

People with Disabilities and the Open Space and Recreation Plan

As part of preparing the overall Open Space Plan, the town has been responsive to the needs of people with disabilities. The Open Space Plan has as one of its key goals, accessibility for people with disabilities. This applies to all open space both “active” and “passive”. “Active” sites would include, for example, parks with playing fields; “passive” sites would include wooded areas or shoreline. An example of this orientation is contained in Goal 3 of the “Five Year Action Plan”, found in Section 9 of the plan. This goal intends to provide a plan for optimum use of recreation and conservation resources by Wilbraham residents. Its main objective is to provide diverse, high quality recreation opportunities for residents of all ages and areas of interest. Tasks under this objective include providing access to people with disabilities. These are:

- Continue to develop and coordinate a uniform signage system (to guide and inform) at all major open space sites
- Publicize and continue to implement the town policy of creating access for people with disability at every developed, redeveloped or improved site
- Publish the Pioneer Valley Transit Authority (PVTA) bus route as a means of transportation to open space sites
- Continue implementing and make necessary revisions to a plan for people with disabilities for all open space sites (i.e. handicap restroom facilities and handicap parking at or near site entrances)
- Maintain and if necessary increase parking opportunities at open space sites for regular and handicapped spaces
- Maintain rest spots and benches and increase them as necessary to provide access for elders.

The Town of Wilbraham’s Approach to the Needs of People with Disabilities

Progressive Approach – The Open Space Plan reflects the progressive policies of the Town of Wilbraham in regard to meeting the needs of people with disabilities. The Wilbraham Commission on Disability has special concern regarding the handicap population. The Commission was established by the 1992 Annual Town Meeting under Section 8 of Chapter 40 of the Massachusetts General Laws. Five of the nine Commission members must be persons with disabilities. All Commission meetings are conducted under the Massachusetts Open Meeting Law. Other interested advocates include the Planning and Community Development Administrator under whose auspices this Open Space Plan occurs, the Library Director, Elder Affairs Director, Recreation Director, Local Emergency Planning Commission, Local Public Access (Cable Television) Executive Director and Oversight Board, Atheneum Society, Public Works Director, the town's Chief Administrator and the Building Inspector/ADA Coordinator.

The Town of Wilbraham completed a self-evaluation report under Section 504 of the Rehabilitation Act of 1984 in August of 1994.

Recent Accomplishments:

- **ADA ramp at Public Access Television Building**
- **Renovate 2 Bathrooms at Memorial School (summer 2005)**
- **Replaced handicap ramps at Town Office Building, Soule Road School Memorial School**
- **Additional handicap spaces for Minnechaug Regional High School football field parking area**
- **Accessible parking area for the Memorial School baseball fields**
- **Accessible parking spaces at the Spec Pond Recreation Area**
- **A new accessible bathroom at Fire Department Headquarters**

SECTION 504 SELF EVALUATION

Introduction

This self evaluation was prepared in accordance with the guidelines included in the Open Space Planners Workbook published by the state Division of Conservation Services, Executive Office of Environmental Affairs. It has three parts. They are:

Part I. Administrative Responsibilities

Part II. Program Accessibility

Part III. Employment Practices

The town is in compliance with federal regulations in all three areas.

Part I. Administrative Responsibilities

Findings and Recommendations: Examination of the requirements for this section, Administrative Responsibilities shows that the town is in substantial compliance.
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1.) Designation of 504 Coordinator

Mr. William J. Fogarty, Town Administrator served as the Town of Wilbraham's Americans with Disabilities Act (ADA) Coordinator (in accord with 43 CFR 17.206 (a) since 1992. He was appointed as ADA Coordinator in 1992 by the Board of Selectmen at their regularly scheduled business meeting. The board subsequently appointed Lance Trevallion, the town's Building Inspector as the succeeding ADA Coordinator on September 18, 2000. Attached is a copy of the appointment slip identifying Mr. Trevallion's appointment by the board.

Commission on Disabilities

The town's Commission on Disabilities was established by the 1992 Annual Town Meeting under Section 8 J of Chapter 40 of the Massachusetts General Laws. Five of the nine commission members must be persons with disabilities. All Commission meetings are conducted under the Massachusetts Open Meeting Law. The Commission meets as needed at a minimum of six (6) times annually, keeps recorded minutes and files an annual report. According to the Massachusetts Constitutional Amendment, Article 114-1980: "No otherwise qualified handicapped individual shall, solely by reason of his handicap, be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity within the Commonwealth." Any city or town in the Commonwealth which accepts the provisions above is authorized to establish a Disability Commission. The Wilbraham Disability Commission has provided information and consultation to Wilbraham citizens with disabilities and their families. Commission members joined with the Building Inspector in surveying the town's public buildings and monitoring ADA compliance. Commission members have examined and evaluated the town's employment policies and procedures and have provided advice to restaurant and business owners regarding service and parking facilities. The members have assisted solutions to elder housing complaints and have advocated for a 10% discount on the cable bills of disabled residents. Commission advocacy has also resulted in having the Town Meeting Warrant prepared in large print for citizens with visual impairment. The committee is working closely with

the Recreation Department toward ensuring accommodation at sites and programs. The Commission will review this report for completeness and suggestions.

The Committee meets regularly in the Town Hall Offices at 240 Springfield Street in town. Following passage of the Americans with Disabilities Act, two (2) concrete ramps were installed at the two parking lot entrances. New handicap signage was installed at designated spaces and a new audible door chime was installed to assist entry in lieu of automatic entry doors. Windows were installed in the solid wood doors to increase sight and alleviate mishaps. Business counters were lowered to accommodate wheelchair access in some of the offices. There is a universal handicapped restroom located near the entrance and all public notice materials are located in the main lobby at a single location.

2. Grievance Procedures

ADA Grievance procedures were issued to all Department Heads in 1994. They had been in draft form since October of 1993 and are called TOWN OF WILBRAHAM A.D.A. POINTS OF CONCERN PROCEDURE at Town Counsel's request. The procedure is attached as Attachment and is a six page document in four parts: Introduction, Procedure, Complaint and grievance Process. The process has four steps: Town Agent Appeal Level, ADA Coordinator Appeal Level, Commission on Disability Appeal Level, Board of Selectmen Appeal Level.

Comprehensive Nature of the Grievance Procedure - This grievance procedure is all inclusive. It is universal in its reach and is in force for all departments and all programs of the town. It governs the activities of the Recreation and Conservation Commission and is intended to govern any situation that may arise and ultimately result in a grievance. The protocol language can be used in any department, including all those that relate to Open Space and Recreation.

Some of those ancillary departments include: the Department of Public Works for maintenance, Recreation Department for recreation programs, the Recreation Commission for policy matters concerning the lands and buildings under their control and for ADA improvements to park areas. The Cemetery Commission maintains the town's three cemetery locations and contracts out for grounds keeping. The Conservation Commission oversees the town's green spaces which are largely undeveloped and unpaved. Most of this land, except for bona fide recreational areas, have no permanent paths and are not physically suited for handicapped accessibility.

3. Public Notification Requirements

Public Notice of Nondiscrimination - Public notice is routinely given to employees and the general public that the town does not discriminate on the basis of disability. The Annual Town Report publishes a notice on the back cover in large text that the publication is available in alternate format (large print, audio). The town files an annual Affirmative Action Report on Municipal Employment Activities to the Commonwealth and each employment job posting and media advertisement is tagged with the following statement without exception:

“The Town of Wilbraham is an Affirmative Action Equal Employment Opportunity Employer. We believe diversity strengthens our organization. All qualified applicants are encouraged to apply.”

The Human Resources Department is poised to read aloud, record on audiotape, any employment advertisement on request, or take any other reasonable action to accommodate people with disabilities. Printing notices in large type or reformatting to simple language can be accommodated upon request.

The town has maintained the Americans with Disabilities Act of 1990, as amended and has additionally adopted an employee policy on Disability Accommodation which was approved by the Board of Selectmen on February 8, 1999.

The policy states in part:

“...The town is committed to complying fully with the Americans with Disabilities Act (ADA) and ensuring equal opportunity in employment for qualified persons with disabilities...Hiring procedures have been reviewed and provide persons with disabilities meaningful opportunities. Upon request, job applications are available in alternative, accessible formats, including assistance in completing the application. Pre-employment inquiries are made only regarding an applicant’s ability to perform the duties of the position. Reasonable accommodation is available to all disabled employees, where their disability affects the performance of job functions. All employment decisions are based on the merits of the situation in accordance with defined criteria, not the disability of the individual. Employees who develop any condition or illness while employed by the Town of Wilbraham should make town management aware of the special need and work with their supervisor in determining reasonable accommodation for their specific situation.”

An Equal Opportunity/ Affirmative Action/ Americans with Disabilities statement prominently appears at the beginning of the Employee Handbook.

In order to fully comply with ADA and Section 504, the town stands ready to translate any public notices into appropriate format to ensure communication and to provide opportunity for people with disabilities.

PUBLIC ACCESS TELEVISION AND FORMAT ACCOMMODATION

Wilbraham Public Access operates under a license from the town and Charter Communications to broadcast programming and public notice of community importance. Public notice of upcoming meetings are broadcast routinely as are school committee and various local board and committee meetings.

The studio provides an audio read for sight impaired residents twice weekly at three times throughout the broadcast day, seven days a week. Hearing - impaired residents are afforded the community bulletin board which runs continuously between programs. The bulletin board communicates all community notice received by the station within a regional network and is displayed in colorful context with sharp, bold print on the notice text.

Sign language interpretation is provided with advance notice at any public meeting.

Part II. Program Accessibility

Conclusions:

The town is in compliance with this section of the 504 Evaluation. Each site under the jurisdiction of either the Park and Recreation Commission or the Conservation Commission has been improved, is scheduled to be improved or is not required to be improved.

Introduction

Requirements

This section examines properties held by the Conservation Commission and the Recreation Commission. Programs and services are offered by the Recreation Department, Nature and Cultural Council and various town departments on occasion. The Conservation Commission does not run programs or provide services on its sites. Buildings, recreational facilities and equipment are also included in this section.

Conservation Commission – The Conservation Commission holds all regular meetings in an accessible conference and meeting room at Town Hall. The commission employs a part time staff person who is also located in an accessible space during normal business hours.

Programs and Services

Recreation Programs and Services

Program Inclusion – It is the policy of the Recreation Department to include populations of all skills and ability levels. A universal handicap logo appears on printed matter with further instructions to the participant. The following words are included on pamphlet literature and brochures:

The Town of Wilbraham complies with the Americans with Disabilities Act and will make special arrangements upon request. Contact the Recreation Office (596-2816) at least 24 hours in advance.

Recreation Programs are also offered to non-residents and program sponsorships are available for youth and families who need financial assistance.

Special Needs Activities – When families identify a special need at enrolment into a program for either parent or child, Program Staff respond to the individual need as requested.

Recreation facilities

Access to recreational facilities is constantly monitored for potential improvement. All town ball fields and the picnic/pavilion area at Spec Pond are accessible. The parking lot area has an extended paved way from the lot to the sandy beach to allow access. The bath houses and public rest rooms are also accessible.

Municipal Properties

The town has a systematic five - year approach to capital improvements planning. Departments, boards and commissions submit budget requests to the Board of Selectmen for review by the Finance Committee. The capital budget is a flexible planning tool that responds to adjustments

made by boards and commissions relative to changing unexpected circumstances. Disability access is incorporated into facility renovation as a routine matter.

School Properties

The Regional School District conducted a 1993 ADA review of properties in order to schedule ADA renovations through the capital planning budget. Many of the town's recreational programs are conducted at the schools so the improvements assist students, families, coaches, recreation instructors and registered program participants.

Summary of the Properties

For purposes of this report, town-owned properties are classified under three categories:

1. Protected Land: 1,564 Acres

The inventory of protected land includes only those parcels with permanent restrictions.

- Town owned conservation parcels
- State-owned conservation and recreation parcels
- Parcels with conservation restrictions or agricultural preservation restrictions(APR)

2. Semi-Protected Land: 1,041 Acres

This category includes town owned properties with less than permanent protection. It is not likely that these parcels will be developed in the near or distant future.

- Town Park or Recreation sites
- Municipal land
- Open space zoning land
- Housing Authority property
- Town- owned historical/cultural sites

3. Unprotected Land: 4,607 Acres

Total number of Park and Recreation properties: 12 (9 fields; 3 parks)

Total land area of Conservation Areas: 1,260.23 acres

Site Evaluation Description

Protected Lands:

Please refer to Section 5, Inventory of Protected Land for site locations and description.

These town owned protected parcels have public access in some cases and limited access in others. Although there are foot paths present, no formal trails have been established. These sites are not required and not scheduled to be improved.

Semi Protected Lands:

Please refer to Section 5, Inventory of Semi Protected Land for site location and description.

Miles Morgan Housing Fed/State assisted elderly housing	Current ADA standards are met
Pines School Building Fed/State assisted congregate housing	Current ADA standards are met
Falcon Housing Fed/State assisted congregate housing	Current ADA standards are met
Municipal Land	Not required, not scheduled for improvement.
Water Department	Current ADA standards are met
Disposal & Recycling & DPW building	Current ADA standards are met
Bird Sanctuary	Foot path access only; no formal path
Little Red Schoolhouse	Handicap bathroom only; ADA access/egress unmet
Old Library land	Not required, not scheduled for improvement
Sewage Treatment Plant	Not required, not scheduled for improvement
Pump Station	Not required, not scheduled for improvement
Town Office Building	Current ADA standards are largely met. Individual office doors need to be widened but are not currently scheduled
Senior Center/Recreation Office	Current ADA standards are met
Fountain Park	Foot paths only, no ADA access; property not fully developed; Non-profit owner seeking funds.
Crane Park	Current ADA standards are met
Collins, Glendale Knox Park	ADA standards are met. Footpaths only.
Brainard Park	ADA standards are met
Wilbraham Country Club	ADA standards are met
Spec Pond Recreation Area	ADA standards are met
Nile Mile Pond	Primarily a boat launch site; not scheduled for improvement
Children's Museum	Current ADA standards are met
Public Library	Current ADA standards are
Regional School property	Current ADA standards are

Part III

Findings: The Town is in compliance with this section of the Self – Evaluation. The Personnel Department will read materials aloud or put materials and applicant directions on audio tape. Job Announcements currently include a non- discrimination statement.

This section of the Self-Evaluation looks at the employment practices of the town.

1. Recruitment

a. Job Announcements

- The town includes a non-discrimination AA/ADA/EOEA statement.
- Job postings are posted in five designated sites throughout town, including Town Hall, Personnel Office and cable television, the public library, police department and fire station.
- Cable television, the library and town hall are accessible locations.
- Auditory format is provided upon request.

b. Interviews

- All interviews address applicant qualifications for the job. Applicant disability or its severity is not discussed at interview. The town's Assistant Town Administrator/Human Resources Manager is present at all interviews with little exception in order to deliver the HR informational piece to the applicant and to monitor interview questions. Department Heads receive a personalized orientation to the hire process and a list of allowable questions. None of these questions concern disabilities or possible disability.

c. Applicant Form

- A sample application form is attached.

2. Personnel Actions

All personnel activity is referenced to the town's AA/ADA/EOE standards. The town's personnel handbook articulates employee benefits as well as recruitment, selection, promotion, hiring, probation, evaluation and the position upgrade process. The text therein clearly states that none of these processes are based on disability.

3. Leave Administration

Policies for granting leave do not adversely affect qualified employees with disabilities. The town follows federal FMLA guidelines in all cases for periods of extended leave due to federal health criteria. All other leave is either contractual or expressly stated in the town's Employee Handbook.

4. Training

It is the policy of the Town of Wilbraham to train staff and provide development activities to personnel and volunteers that includes information about ADA employment requirements. All materials include information on reasonable accommodation, grievance procedures and essential vs. non-essential job function. New employees are

advised of their rights and responsibilities as employees of the Town of Wilbraham. Internships are not denied based on disability, nor is participation on boards or commissions denied based on disability. On-the-job-training occurs for all employees daily as municipal service delivery is totally diversified and unpredictable.

5. Tests

Tests measure essential job function only.
All testing is designed to allow employees/applicants of all abilities to participate.

6. Medical Examinations/Questionnaires

Pre-employment physicals and federally required drug testing are the only tests administered to general employees. Police and Fire Departments are subject to testing only in the event of promotional opportunities and for baseline entry in the Fire Department since the town is not a civil service community.

7. Social/Recreational Programs

The community is largely rooted in recreational clubs, civic and church organizations. Since the inherent philosophy of these organizations is to appreciate and accommodate the differences in each of us, ADA accommodation is largely a component of the activity. The Human Resources Department is ever mindful of the accommodations needed by town employees of all ages and abilities.

8. Fringe Benefits

All compensation including salary and fringe is governed by the Fair Labor Standards Act and/or individual or employee group contract with the town. Employees who work 18 or more hours can elect health/life at the time of employment or during open enrollment. Personal, sick, vacation follow a town formula. Military leave, bereavement, FMLA, jury duty are assigned as needed. Voluntary dental and medical reimbursement is open to every non temporary employee regardless of work schedule or number of hours worked.

9. Collective Bargaining Agreements

The terms and practices of collective bargaining agreements are written and reviewed by the town's Labor Counsel and are free from any language that could be interpreted as a barrier to any individual. People with disabilities may participate.

10. Wage and Salary Administration

The town's compensation plan is administered according to Grade and Step as determined by job title and /or performance evaluation. Performance Evaluations are based on the performance of essential job function. Employees with disability are not offered a pay schedule separate from the town's compensation plan.

ATTACHMENTS

- Part I. Administrative Requirements**
- Part II. Program Accessibility**
- Part III. Employment Practices**



EXHIBIT ONE

TOWN OF WILBRAHAM

240 Springfield Street

Wilbraham, Massachusetts 01095

Tel (413)596-2800 ext 204 Fax (413) 596-9256

LANCE TREVALLION

Building Inspector

Zoning Enforcement Officer

ADA Coordinator

WILBRAHAM SOCCER CLUB

This facility is a Town owned property which is presently leased to the Wilbraham Soccer Club which supports Soccer activities for children of many ages. There are 6 full sized soccer fields and a pavilion/snack bar building, all have been constructed by volunteers and parents of participants. Bathroom facilities are provided by means of portable toilets rented on a seasonal basis. During spring and fall soccer seasons between 200 and 300 participants and spectators use this facility daily and on weekends. Access to this area is from a dirt parking area which does have designated ADA parking spaces. There are no walking/access paths for spectators to access the various fields. Permanent bathroom facilities would enhance this facility greatly. Sewer and water are available.

Lance Trevallion
ADA Coordinator

WILBRAHAM SOCCER CLUBS

Facility Inventory

LOCATION: 540 STONY HILL RD

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	Located adjacent to accessible paths
		Access to Open Spaces
	Grills	Back and Arm Rests
		Adequate number
Picnic Shelters	Picnic Shelters	Height of Cooking Surface
		Located adjacent to accessible paths
		Located adjacent to accessible paths
Trails		Located adjacent to accessible paths
		Located near accessible water fountains, trash can, restroom, parking, etc.
		Surface material
		Dimensions
Swimming Facilities	Pools	Rails
		Signage (for visually impaired)
		Entrance
	Beaches	Location from accessible parking
		Safety features i.e. warning for visually impaired
		Location from accessible path into water
Play Areas (tot lots)	All Play Equipment i.e. swings, slides	Handrails
		Location from accessible parking
		Shade provided
Game Areas: *ballfield *basketball *tennis	Access Routes	Same experience provided to all
		Located adjacent to accessible paths
Boat Docks	Access Routes	Enough space between equipment for wheelchair
		Located adjacent to accessible paths
		Berm cuts onto courts
		Height
Fishing Facilities	Access Routes	Dimensions
		Spectator Seating
	Equipment	Located adjacent to accessible paths
		Handrails
		Arm Rests
Programming	Are special programs at your facilities accessible?	Bait Shelves
		Handrails
		Fish Cleaning Tables
Services and Technical Assistance		Learn-to-Swim
		Guided Hikes
Services and Technical Assistance		Interpretive Programs
		Information available in alternative formats i.e. for visually impaired
Services and Technical Assistance		Process to request interpretive services (i.e. sign language interpreter) for meetings

LOCATION

SITE ACCESS, PATH OF TRAVEL, ENTRANCES			
<i>Specification</i>	Yes	No	<i>Comments/Transition Notes</i>
Site Access			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance	X		
Disembarking area at accessible entrance	X		
Surface evenly paved or hard-packed		X	
No ponding of water		X	
Path of Travel			
Path does not require the use of stairs	X		
Path is stable, firm and slip resistant		X	
3 ft wide minimum		X	
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).		X	
Continuous common surface, no changes in level greater than 1/2 inch		X	
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane		X	
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"		X	
Curb on the pathway must have curb cuts at drives, parking and drop-offs		X	
Entrances			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and not be the service entrance			
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			N/A
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress – alarms with flashing lights and audible signals, sufficiently lighted			

NOTES

LOCATION

STAIRS and DOORS			
<i>Specification</i>	Yes	No	<i>Comments/Transition Notes</i>
Stairs			
No open risers			
Nosings not projecting			
Treads no less than 11" wide			N/A
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1 1/4" and 1 1/2"			
1 1/2" clearance between wall and handrail			
Doors			
Minimum 32" clear opening			
At least 18" clear floor space on pull side of door			
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors			N/A
Threshold maximum 1/2" high, beveled on both sides			
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)			
Hardware minimum 36", maximum 48" above the floor			
Clear, level floor space extends out 5 ft from both sides of the door			
Door adjacent to revolving door is accessible and unlocked			
Doors opening into hazardous area have hardware that is knurled or roughened			

NOTES

LOCATION

PARKING			
Total Spaces	Required Accessible Spaces		
Up to 25	1 space		
26-50	2 spaces		
51-75	3 spaces		
* 76-100	4 spaces YES		
101-150	5 spaces		
151-200	6 spaces		
201-300	7 spaces		
301-400	8 spaces		
401-500	9 spaces		
Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance	X		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.			
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle	X		
Van space -- minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.	X		
Sign with International symbol of accessibility at each space or pair of spaces	X	-	
Sign minimum 5 ft, maximum 8 ft to top of sign	X		
Surface evenly paved or hard-packed (no cracks)		X	
Surface slope less than 1:20, 5%	X	-	
Curbside to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present		X	
Curbside is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow		X	
RAMPS			
Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12			
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			N/A
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1 1/4" and 2"			
Clearance of 1 1/2" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

LOCATION

RESTROOMS -- also see Doors and Vestibules			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
5 ft turning space measured 12" from the floor			
At least one Sink:			
Clear floor space of 30" by 48" to allow a forward approach			
Mounted without pedestal or legs, height 34" to top of rim			N/A
Extends at least 22" from the wall			
Open knee space a minimum 19" deep, 30" width, and 27" high			
Cover exposed pipes with insulation			PORTABLE TOILETS ONLY
Faucets operable with closed fist (lever or spring activated handle)			
At least one Stall:			
Accessible to person using wheelchair at 60" wide by 72" deep			
Stall door is 36" wide			
Stall door swings out			
Stall door is self closing			
Stall door has a pull latch			
Lock on stall door is operable with a closed fist, and 32" above the floor			
Coat hook is 54" high			
Toilet			
18" from center to nearest side wall			ACCESSIBLE PORTABLE TOILET.
42" minimum clear space from center to farthest wall or fixture			
Top of seat 17"-19" above the floor			
Grab Bars			
On back and side wall closest to toilet			
1/4" diameter			
1/2" clearance to wall			
Located 30" above and parallel to the floor			
Acid-etched or roughened surface			
42" long			
Fixtures			
Toilet paper dispenser is 24" above floor			
One mirror set a maximum 38" to bottom (if tilted, 42")			
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor			

NOTES

LOCATION

FLOORS, DRINKING FOUNTAINS, TELEPHONES

Specification	Yes	No	Comments/Transition Notes
Floors			
Non-slip surface			N/A
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored			
Corridor width minimum is 3 ft			
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor			
Drinking Fountains			
Spouts no higher than 36" from floor to outlet			N/A
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
Telephones			
Highest operating part a maximum 54" above the floor			N/A
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			

SIGNS, SIGNALS, AND SWITCHES

Specification	Yes	No	Comments/Transition Notes
Switches, Controls and Signs			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			N/A
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
Signs			
Mounting height must be 60" to centerline of the sign			
Within 18" of door jamb or recessed			
Letters and numbers at least 1 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES

LOCATION

SWIMMING POOLS - accessibility can be via ramp, lifting device, or transfer area			
Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			N/A
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION

SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use			
Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening			N/A
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

LOCATION

PICNICKING			
Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access		X	
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.		X	
Top of table no higher than 32" above ground		X	
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions	X	X	
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter		X	



EXHIBIT TWO

TOWN OF WILBRAHAM

240 Springfield Street

Wilbraham, Massachusetts 01095

Tel (413)596-2800 ext 204 Fax (413) 596-9256

LANCE TREVALLION

Building Inspector

Zoning Enforcement Officer

ADA Coordinator

CRANE HILL ROAD DISC GOLF AREA

This facility is a Town owned 79 acre property which has been developed by volunteer Disc Golf enthusiasts authorized by the Town Conservation Commission, some of the development has been financed thru Community Preservation Funds. The area consists of a variety of terrain much of it thru hillside and parts thru flatter areas which could be suitable to ADA access. Most weekdays 15 to 30 participants use the facility while on weekends twice that number can be seen. The area could benefit from the installation of permanent bathrooms and accessible walking paths. This activity in the flatter terrain would seem ideal for those with disabilities.

Lance Trevallion
ADA Coordinator

CRANE HILL RD. DISC GOLF

Facility Inventory

LOCATION: 1431 CRANE HILL RD

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	Located adjacent to accessible paths
		Access to Open Spaces
	Grills	Back and Arm Rests
		Adequate number
	Trash Cans	Height of Cooking Surface
Picnic Shelters	Located adjacent to accessible paths	
	Located near accessible water fountains, trash can, restroom, parking, etc.	
Trails		Surface material DIRT
		Dimensions
		Rails
		Signage (for visually impaired)
Swimming Facilities	Pools	Entrance
		Location from accessible parking
	Beaches	Safety features i.e. warning for visually impaired
		Location from accessible path into water
		Handrails
Play Areas (tot lots)	All Play Equipment i.e. swings, slides	Location from accessible parking
	Access Routes	Shade provided
		Same experience provided to all
Game Areas: *ballfield *basketball *tennis	Access Routes	Located adjacent to accessible paths
		Enough space between equipment for wheelchair
	Equipment	Located adjacent to accessible paths NO
		Berm cuts onto courts NO
		Height
Boat Docks	Access Routes	Dimensions
		Spectator Seating
Fishing Facilities	Access Routes	Located adjacent to accessible paths
		Handrails
	Equipment	Arm Rests
		Bait Shelves
		Handrails
Programming	Are special programs at your facilities accessible?	Fish Cleaning Tables
		Learn-to-Swim
		Guided Hikes
Services and Technical Assistance		Interpretive Programs
		Information available in alternative formats i.e. for visually impaired
		Process to request interpretive services (i.e. sign language interpreter) for meetings

LOCATION

SITE ACCESS, PATH OF TRAVEL, ENTRANCES			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Site Access			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance		X	
Disembarking area at accessible entrance		X	
Surface evenly paved or hard-packed		X	
No ponding of water		X	
Path of Travel			
Path does not require the use of stairs			
Path is stable, firm and slip resistant		X	
3 ft wide minimum		X	
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).		X	
Continuous common surface, no changes in level greater than 1/2 inch		X	
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane		X	
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"		X	
Curb on the pathway must have curb cuts at drives, parking and drop-offs		X	
Entrances			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and not be the service entrance			
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			
At least 18" clear floor area on latch, pull side of door			N/A
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress -- alarms with flashing lights and audible signals, sufficiently lighted			

NOTES

LOCATION

STAIRS and DOORS

Specification	Yes	No	Comments/Transition Notes
Stairs			
No open risers			
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			N/A
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1 1/4" and 1 1/2"			
1 1/2" clearance between wall and handrail			
Doors			
Minimum 32" clear opening			
At least 18" clear floor space on pull side of door			
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors			
Threshold maximum 1/2" high, beveled on both sides			N/A
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)			
Hardware minimum 36", maximum 48" above the floor			
Clear, level floor space extends out 5 ft from both sides of the door			
Door adjacent to revolving door is accessible and unlocked			
Doors opening into hazardous area have hardware that is knurled or roughened			

NOTES

LOCATION

PARKING			
Total Spaces	Required Accessible Spaces		
Up to 25	1 space		
26-50	2 spaces		
51-75	3 spaces		
76-100	4 spaces		
101-150	5 spaces		
151-200	6 spaces		
201-300	7 spaces		
301-400	8 spaces		
401-500	9 spaces		
Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance	X		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.			
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle		X	
Van space -- minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.		X	
Sign with international symbol of accessibility at each space or pair of spaces		X	
Sign minimum 5 ft, maximum 8 ft to top of sign		X	
Surface evenly paved or hard-packed (no cracks)		X	
Surface slope less than 1:20, 5%	X		
Curbcut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present		X	
Curbcut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow		X	
RAMPS			
Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12			
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1 1/4" and 2"			
Clearance of 1 1/2" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

N/A

LOCATION

RESTROOMS -- also see Doors and Vestibules			
Specification	Yes	No	Comments/Transition Notes
5 ft turning space measured 12" from the floor			
At least one Sink:			
Clear floor space of 30" by 48" to allow a forward approach			NONE
Mounted without pedestal or legs, height 34" to top of rim			
Extends at least 22" from the wall			
Open knee space a minimum 19" deep, 30" width, and 27" high			AVAILABLE
Cover exposed pipes with insulation			
Faucets operable with closed fist (lever or spring activated handle)			
At least one Stall:			
Accessible to person using wheelchair at 60" wide by 72" deep			
Stall door is 36" wide			
Stall door swings out			
Stall door is self closing			
Stall door has a pull latch			
Lock on stall door is operable with a closed fist, and 32" above the floor			
Coat hook is 54" high			
Toilet			
18" from center to nearest side wall			
42" minimum clear space from center to farthest wall or fixture			
Top of seat 17"-19" above the floor			
Grab Bars			
On back and side wall closest to toilet			
1 1/4" diameter			
1 1/2" clearance to wall			
Located 30" above and parallel to the floor			
Acid-etched or roughened surface			
42" long			
Fixtures			
Toilet paper dispenser is 24" above floor			
One mirror set a maximum 38" to bottom (if tilted, 42")			
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor			

NOTES

LOCATION

FLOORS, DRINKING FOUNTAINS, TELEPHONES			
Specification	Yes	No	Comments/Transition Notes
Floors			
Non-slip surface			N/A
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored			
Corridor width minimum is 3 ft			
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor			
Drinking Fountains			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
Telephones			
Highest operating part a maximum 54" above the floor			N/A
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
SIGNS, SIGNALS, AND SWITCHES			
Specification	Yes	No	Comments/Transition Notes
Switches, Controls and Signs			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			N/A
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
Signs			
Mounting height must be 60" to centerline of the sign			
Within 18" of door jamb or recessed			
Letters and numbers at least 1 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES

LOCATION

SWIMMING POOLS - accessibility can be via ramp, lifting device, or transfer area			
Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			N/A
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION

SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use			
Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening			N/A
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

LOCATION

PICNICKING			
Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access			N/A
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.			
Top of table no higher than 32" above ground			
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions			
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter			



EXHIBIT THREE
TOWN OF WILBRAHAM

240 Springfield Street
Wilbraham, Massachusetts 01095
Tel (413)596-2800 ext 204 Fax (413) 596-9256

LANCE TREVALLION
Building Inspector
Zoning Enforcement Officer
ADA Coordinator

MEMORIAL SCHOOL RECREATIONAL FIELDS

This property is a Town owned elementary school. A portion of the property is used as two little league baseball fields, separate from the school playground area. Updating of the property with new fences, dugouts and field repairs has been completed by volunteers and the Town Recreation Department. During spring and fall baseball seasons approximately 50 to 100 spectators and participants use these fields. Bathroom facilities are provided in the form of portable toilets. There are no walking paths to access the fields from the grass parking areas. The facility could be greatly enhanced with the addition of permanent bathrooms and walking paths. Water and sewer are available.

Lance Trevallion
ADA Coordinator

MEMORIAL SCHOOL RECREATIONAL FIELDS

Facility Inventory

LOCATION: 318 MAIN ST. WILBRAHAM

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	Located adjacent to accessible paths
		Access to Open Spaces
	Grills	Back and Arm Rests
		Adequate number
		Height of Cooking Surface
Trash Cans	Located adjacent to accessible paths	
Picnic Shelters		Located adjacent to accessible paths
		Located near accessible water fountains, trash can, restroom, parking, etc.
Trails		Surface material
		Dimensions
		Rails
		Signage (for visually impaired)
Swimming Facilities	Pools	Entrance
		Location from accessible parking
	Beaches	Safety features i.e. warning for visually impaired
		Location from accessible path into water
		Handrails
Play Areas (tot lots)	All Play Equipment i.e. swings, slides	Same experience provided to all
	Access Routes	Located adjacent to accessible paths
		Enough space between equipment for wheelchair
Game Areas: *ballfield *basketball *tennis	Access Routes	Located adjacent to accessible paths
		Berm cuts onto courts
	Equipment	Height
		Dimensions
		Spectator Seating
Boat Docks	Access Routes	Located adjacent to accessible paths
		Handrails
Fishing Facilities	Access Routes	Located adjacent to accessible paths
		Handrails
	Equipment	Arm Rests
		Bait Shelves
		Handrails
Programming	Are special programs at your facilities accessible?	Fish Cleaning Tables
		Learn-to-Swim
		Guided Hikes
Services and Technical Assistance		Interpretive Programs
		Information available in alternative formats i.e. for visually impaired
		Process to request interpretive services (i.e. sign language interpreter) for meetings

LOCATION

SITE ACCESS, PATH OF TRAVEL, ENTRANCES			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Site Access			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance		X	
Disembarking area at accessible entrance		X	
Surface evenly paved or hard-packed		X	
No ponding of water		X	
Path of Travel			
Path does not require the use of stairs		X	
Path is stable, firm and slip resistant		X	
3 ft wide minimum		X	
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	X		
Continuous common surface, no changes in level greater than 1/2 inch		X	
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	X		
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	X		
Curb on the pathway must have curb cuts at drives, parking and drop-offs		X	
Entrances			
Primary public entrances accessible to person using wheelchair; must be signed, gotten to independently, and not be the service entrance	X		
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			
At least 18" clear floor area on latch, pull side of door			N/A
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress -- alarms with flashing lights and audible signals, sufficiently lighted			

NOTES

LOCATION

STAIRS and DOORS			
Specification	Yes	No	Comments/Transition Notes
Stairs			
No open risers			
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			N/A
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1 1/4" and 1 1/2"			
1 1/2" clearance between wall and handrail			
Doors			
Minimum 32" clear opening			
At least 18" clear floor space on pull side of door			
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors			
Threshold maximum 1/2" high, beveled on both sides			N/A
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)			
Hardware minimum 36", maximum 48" above the floor			
Clear, level floor space extends out 5 ft from both sides of the door			
Door adjacent to revolving door is accessible and unlocked			
Doors opening into hazardous area have hardware that is knurled or roughened			

NOTES

LOCATION

PARKING			
Total Spaces	Required Accessible Spaces		
Up to 25	1 space		
26-50	2 spaces		
51-75	3 spaces		
76-100	4 spaces		
101-150	5 spaces		
151-200	6 spaces		
201-300	7 spaces		
301-400	8 spaces		
401-500	9 spaces		
Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance			PARKING IN GRASS AREAS
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.			
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle			
Van space -- minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.			
Sign with International symbol of accessibility at each space or pair of spaces			NONE
Sign minimum 5 ft, maximum 8 ft to top of sign			
Surface evenly paved or hard-packed (no cracks)			
Surface slope less than 1:20, 5%			
Curbcut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present			
Curbcut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow			
RAMPS			
Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12			
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			N/A
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1 1/4" and 2"			
Clearance of 1 1/2" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

LOCATION

RESTROOMS – also see Doors and Vestibules			
Specification	Yes	No	Comments/Transition Notes
5 ft turning space measured 12" from the floor			
At least one Sink:			
Clear floor space of 30" by 48" to allow a forward approach			PORTABLE TOILETS ONLY
Mounted without pedestal or legs, height 34" to top of rim			
Extends at least 22" from the wall			
Open knee space a minimum 19" deep, 30" width, and 27" high			
Cover exposed pipes with insulation			
Faucets operable with closed fist (lever or spring activated handle)			
At least one Stall:			
Accessible to person using wheelchair at 60" wide by 72" deep		X	
Stall door is 36" wide			
Stall door swings out			
Stall door is self closing			
Stall door has a pull latch			
Lock on stall door is operable with a closed fist, and 32" above the floor			
Coat hook is 54" high			
Toilet			
18" from center to nearest side wall			
42" minimum clear space from center to farthest wall or fixture			
Top of seat 17"-19" above the floor			
Grab Bars			
On back and side wall closest to toilet			
1 1/4" diameter			
1 1/2" clearance to wall			
Located 30" above and parallel to the floor			
Acid-etched or roughened surface			
42" long			
Fixtures			
Toilet paper dispenser is 24" above floor			
One mirror set a maximum 36" to bottom (if tilted, 42")			
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor			

NOTES

LOCATION

FLOORS, DRINKING FOUNTAINS, TELEPHONES			
Specification	Yes	No	Comments/Transition Notes
Floors			
Non-slip surface			
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored			N/A
Corridor width minimum is 3 ft			
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor			
Drinking Fountains			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
Telephones			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
SIGNS, SIGNALS, AND SWITCHES			
Specification	Yes	No	Comments/Transition Notes
Switches, Controls and Signs			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			N/A
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
Signs			
Mounting height must be 60" to centerline of the sign			N/A
Within 18" of door jamb or recessed			
Letters and numbers at least 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES

LOCATION

SWIMMING POOLS - accessibility can be via ramp, lifting device, or transfer area			
Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			N/A
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION

SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use			
Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening			N/A
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

LOCATION

PICNICKING			
Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access			N/A
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.			
Top of table no higher than 32" above ground			
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions			
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter			



EXHIBIT FOUR

TOWN OF WILBRAHAM

240 Springfield Street
Wilbraham, Massachusetts 01095
Tel (413)596-2800 ext 204 Fax (413) 596-9256

LANCE TREVALLION

Building Inspector
Zoning Enforcement Officer
ADA Coordinator

SPEC POND RECREATIONAL COMPLEX

This facility is a multi purpose facility containing a multitude of athletic and recreational uses such as:

Soccer Field	Summer Camp for children	Splash Park
Baseball Field	Pond w/ swimming and fishing	Playground
Lacrosse Field	Bath House	Pavilion w/ kitchen facilities
Softball Field	Concession Stand w/ Handicap Bathrooms	
Football Field	Outdoor Barbeque	
Basketball Court	Picnic Areas	

This area supports numerous sports teams throughout the year with daily attendance at times exceeding 300 spectators and participants, a summer camp accommodating 60-65 children for six weeks in the summer, a large beach area open to the public, and a pavilion which is rented most weekend days during the season. Some of these facilities located on the 40 acre site are fully accessible while many areas are not in compliance, improvements could be made in many of these areas.

Lance Trevallion
ADA Coordinator

TOWN OF WILBRAHAM

SPEC POND RECREATIONAL FACILITY

Facility Inventory

LOCATION: 2540 BOSTON RD

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	Located adjacent to accessible paths YES
		Access to Open Spaces YES
		Back and Arm Rests NO
	Grills	Adequate number YES
		Height of Cooking Surface 36
	Trash Cans	Located adjacent to accessible paths NO
	Picnic Shelters	Located adjacent to accessible paths YES
Located near accessible water fountains, trash can, restroom, parking, etc. YES		
Trails	Surface material	NONE BUT
	Dimensions	
	Rails	
	Signage (for visually impaired) NEEDED	
Swimming Facilities	Pools	Entrance
		Location from accessible parking } NONE
		Safety features i.e. warning for visually impaired } NONE
	Beaches	Location from accessible path into water } YES
		Handrails NO
		Location from accessible parking ADJACENT
		Shade provided YES
Play Areas (tot lots)	All Play Equipment i.e. swings, slides	Same experience provided to all YES
	Access Routes	Located adjacent to accessible paths YES
		Enough space between equipment for wheelchair YES
Game Areas: *ballfield *basketball *tennis	Access Routes	Located adjacent to accessible paths
		Berm cuts onto courts SOME
	Equipment	Height N/A
		Dimensions N/A
		Spectator Seating NONE
Boat Docks	Access Routes	Located adjacent to accessible paths } NONE BUT
		Handrails } NEEDED
Fishing Facilities	Access Routes	Located adjacent to accessible paths } NONE BUT
		Handrails } NEEDED
	Equipment	Arm Rests
		Bait Shelves
		Handrails
Programming	Are special programs at your facilities accessible?	Learn-to-Swim IF REQUESTED
		Guided Hikes NO
		Interpretive Programs NO
Services and Technical Assistance	Information available in alternative formats i.e. for visually impaired	NO
	Process to request interpretive services (i.e. sign language interpreter) for meetings	PER ADA

LOCATION

SITE ACCESS, PATH OF TRAVEL, ENTRANCES			
Specification	Yes	No	Comments/Transition Notes
Site Access			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance			PARTIAL
Disembarking area at accessible entrance			PARTIAL
Surface evenly paved or hard-packed			SOME
No ponding of water	X		SOME PONDING
Path of Travel			
Path does not require the use of stairs	X		
Path is stable, firm and slip resistant	X		SOME
3 ft wide minimum	X		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	X		
Continuous common surface, no changes in level greater than 1/2 inch	X		
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	X		
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	X		
Curb on the pathway must have curb cuts at drives, parking and drop-offs	X		
Entrances			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and not be the service entrance	X		
Level space extending 5 ft. from the door, interior and exterior of entrance doors	X		BATHROOMS ONLY
Minimum 32" clear width opening (i.e. 36" door with standard hinge)	X		
At least 18" clear floor area on latch, pull side of door	X		
Door handle no higher than 48" and operable with a closed fist	X		
Vestibule is 4 ft plus the width of the door swinging into the space	X		
Entrance(s) on a level that makes elevators accessible		X	N/A
Door mats less than 1/2" thick are securely fastened		X	
Door mats more than 1/2" thick are recessed		X	
Grates in path of travel have openings of 1/2" maximum		X	
Signs at non-accessible entrance(s) indicate direction to accessible entrance		X	
Emergency egress -- alarms with flashing lights and audible signals, sufficiently lighted		X	

NOTES

LOCATION

STAIRS and DOORS			
Specification	Yes	No	Comments/Transition Notes
Stairs			
No open risers			} NO STAIRS
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1 1/4" and 1 1/2"			
1/2" clearance between wall and handrail			
Doors			
Minimum 32" clear opening		X	
At least 18" clear floor space on pull side of door		X	
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors		X	
Threshold maximum 1/2" high, beveled on both sides		X	
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)		X	
Hardware minimum 36", maximum 48" above the floor		X	
Clear, level floor space extends out 5 ft from both sides of the door		X	
Door adjacent to revolving door is accessible and unlocked	X		N/A
Doors opening into hazardous area have hardware that is knurled or roughened	X		N/A

NOTES

LOCATION

PARKING			
Total Spaces	Required Accessible Spaces		
Up to 25	1 space		
26-50	2 spaces		
51-75	3 spaces		
76-100	4 spaces		
101-150	5 spaces		
151-200	6 spaces		
201-300	7 spaces		
301-400	8 spaces		
401-500	9 spaces		
Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance	X		SOME AREAS
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.	X		
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle	X		
Van space - minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.	X		
Sign with International symbol of accessibility at each space or pair of spaces	X		
Sign minimum 5 ft, maximum 8 ft to top of sign	X		
Surface evenly paved or hard-packed (no cracks)	X		
Surface slope less than 1:20, 5%	X		
Curbcut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present	X		
Curbcut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow	X		
RAMPS			
Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12			
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			N/A
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1 1/4" and 2"			
Clearance of 1 1/2" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

LOCATION

RESTROOMS -- also see Doors and Vestibules			
Specification	Yes	No	Comments/Transition Notes
5 ft turning space measured 12" from the floor	X		
At least one Sink:			
Clear floor space of 30" by 48" to allow a forward approach	X		
Mounted without pedestal or legs, height 34" to top of rim	X		
Extends at least 22" from the wall	X		
Open knee space a minimum 19" deep, 30" width, and 27" high	X		
Cover exposed pipes with insulation	X		
Faucets operable with closed fist (lever or spring activated handle)	X		
At least one Stall:			
Accessible to person using wheelchair at 60" wide by 72" deep	X		
Stall door is 36" wide	X		
Stall door swings out	X		
Stall door is self closing	X		
Stall door has a pull latch	X		
Lock on stall door is operable with a closed fist, and 32" above the floor	X		
Coat hook is 54" high	X		
Toilet			
18" from center to nearest side wall	X		
42" minimum clear space from center to farthest wall or fixture	X		
Top of seat 17"-19" above the floor	X		
Grab Bars			
On back and side wall closest to toilet	X		
1 1/4" diameter	X		
1 1/2" clearance to wall	X		
Located 30" above and parallel to the floor	X		
Acid-etched or roughened surface	X		
42" long	X		
Fixtures			
Toilet paper dispenser is 24" above floor	X		
One mirror set a maximum 38" to bottom (if tilted, 42")		X	
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor	X		

NOTES

LOCATION

FLOORS, DRINKING FOUNTAINS, TELEPHONES

Specification	Yes	No	Comments/Transition Notes
Floors			
Non-slip surface	X		
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored		X	
Corridor width minimum is 3 ft	X		
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor		X	
Drinking Fountains			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			N/A
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
Telephones			
Highest operating part a maximum 54" above the floor			N/A
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
SIGNS, SIGNALS, AND SWITCHES			
Specification	Yes	No	Comments/Transition Notes
Switches, Controls and Signs			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			N/A
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
Signs			
Mounting height must be 60" to centerline of the sign			N/A
Within 18" of door jamb or recessed			
Letters and numbers at least 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES

LOCATION

SWIMMING POOLS -- accessibility can be via ramp, lifting device, or transfer area			
Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			N/A
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION

SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use			
Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening		X	
Floors are pitched to drain the stall at the corner farthest from entrance		X	
Floors are non-slip surface	X		
Controls operate by a single lever with a pressure balance mixing valve		X	
Controls are located on the center wall adjacent to the hinged seat		X	
Shower heads attached to a flexible metal hose		X	
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor		X	
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long		X	
Soap trays without handhold features unless they can support 250 pounds		X	
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar		X	
Grab bars are placed horizontally at 36" above the floor line		X	

LOCATION

PICNICKING			
Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access		X	
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.		X	
Top of table no higher than 32" above ground	X		
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions	X		
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter	X		