

The Town of Maynard's  
2004  
Open Space and Recreation Plan

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## CHAPTER 1: SUMMARY

*"A sustainable society is one that satisfies its needs without diminishing the prospects of future generations."--Lester Brown, Worldwatch*

Maynard's Open Space and Recreation Plan responds to the needs and desires of residents of Maynard.

The Plan identifies four goals and their associated objectives:

**1. To maintain, protect and improve the quality of Maynard's natural resources for the benefit of all current and future resident.**

- Preserve and improve surface water quality, including aggressive sewage treatment and storm water management and treatment.
- Protect wetlands on behalf of the ecosystems they support.
- Protect, preserve and promote biodiverse, healthy ecosystems within Maynard.
- Improve air quality, promote dark night skies and maintain and promote a healthy noise-level throughout the town.

**2. To protect and enhance community identity and character including a pedestrian-friendly downtown and a verdant perimeter for the benefit of all current and future residents.**

- Promote, enhance, and gain public access to riverfront and water features throughout the town, effectively turning the town to face the river.
- Preserve open space parcels, especially those forming a green belt around the town in order to maintain Maynard's character and provide open space within easy walking distance of every part of town.
- Develop or redevelop land that is already developed to maintain Maynard's characteristically walkable downtown and residential neighborhoods.
- Re-green downtown to enhance the pedestrian and residential experience as density increases.

**3. To maintain, improve and expand public and private recreational facilities to meet current and future needs of all residents.**

- Complete the Assabet River Rail Trail (ARRT) linking the new Assabet River National Wildlife Refuge (ARNWR) in the south with downtown Maynard and the Commuter Rail in the north.
- Promote, maintain and improve recreational opportunities for all current and future residents.

**4. To increase cooperation within/between the community and town government in order to reach conservation and recreation goals and in order to secure the budgets necessary to do so.**

- Organize town government to effectively reach OSRP's and other long-term goals, ensuring that proactive planning, researching & creative thinking happens to make wise, cost-effective & timely decisions & actions.

- Form volunteer town committees or commissions to carry intensive planning efforts required to achieve Goals 1, 2 & 3 above.
- Engage the public in the decision-making of their Town government and encourage volunteering in the community in order to achieve conservation and recreation goals.

The Five-Year Action Plan (Section 9) details specific suggestions for accomplishing these community goals and objectives. A summary of some of the key actions appears below.

- **Land Protection and Acquisition**
  - o Reorganizing of town land under management of appropriate department
  - o Protect/acquire well-head and aquifer recharge land
  - o Protect/acquire key wetland and woodland parcels
  - o Acquire Assabet River Rail Trail (ARRT) parcels.
  - o Protect/acquire other key recreation parcels
  - o Develop plans for Ch 61 lands
  - o Develop plan for Landfill site
  - o Certify vernal pools
  - o Register historic sites
- **Land and Facility Management**
  - o Create coordinated management plans for all municipal facilities
  - o Develop plan for the management of invasive species
- **Facility Creation**
  - o Insure new and redevelopment projects are ADA accessible
  - o Continue development of ARRT.
  - o Install bike racks, water fountains, public toilets
  - o Create pocket parks
  - o Create fenced dog park
  - o Install picnic benches and park benches on select properties
- **New Initiatives to improve Town Character**
  - o Promote mass transit, bicycling, and pedestrian travel
  - o Develop aesthetic guidelines for downtown high density district
  - o Encourage developers to increase public access to river
  - o Encourage developers to increase green space and shade trees
- **Better Government**
  - o Create new volunteer working groups needed to continue the study of and planning for Maynard's future, including standing:
    - Open Space Planning Committee
    - Water Board
    - Riverfront Visioning Committee
    - Parks and Recreation Commission
    - Downtown Design Committee
    - Shade Tree Committee
    - Night Sky Committee
    - Design Review Committee
    - Department of Planning and Resource Management

- Create new and improved municipal bylaws and regulations to address, among other things, stormwater, infiltration, land use, and downtown character
- Improve enforcement of laws, bylaws, and regulations regarding dumping, land stewardship, night skies, noise
- Recreate and fund Town Planner position
- Recreate and fund Building Inspector position
- Rezone down town
- Rezone publicly-owned open space
- Analyze of Town government
- **Better Coordination and Communication**
  - Focus on soliciting citizen input
  - Focus on public education

## CHAPTER 2: INTRODUCTION

### 2.A. STATEMENT OF PURPOSE

This Plan was prepared as an update of the 1997 Open Space and Recreation Plan (OSRP). It was prepared in recognition of the need for a comprehensive, proactive, and coordinated effort among town government, residents, and business owners to plan for Maynard's sustainable development. This Plan serves as a guide to balancing growth pressures with requirements for open space preservation, recreation opportunities, and the steady supply of clean water and air. This Plan was also prepared in order to fulfill necessary eligibility requirements for the reimbursement of land protection costs through state grant programs.

The intention is that the Plan will serve the interests of Maynard's residents. This Plan identifies and analyzes factors such as the town's physical and cultural assets, land use, the recent buildout analysis, and socio-economic trends that are relevant to the protection of important resources. It inventories present resources and identifies future conservation and recreation needs. It outlines, in a Five-Year Action Plan, a series of recommendations for safeguarding and expanding these resources.

To be effective, this must be a working document, part of an on-going planning process, responsive to changes and unfolding events. Therefore, the Plan recommends the establishment of a standing Open Space Planning Committee (OSPC).

### 2.B. PROGRESS MADE ON 1997 OPEN SPACE & RECREATION PLAN

Maynard has accomplished many of the recommendations identified in the 1997 OS&RP FiveYear Action Plan.

<b>Table 2-1 Accomplishments from Action Items of 1997 Open Space &amp; Recreation Plan</b>	
<b>Accomplishment</b>	<b>Responsible Party</b>
Major Assabet River Rail Trail land acquisitions	Selectmen, Town Planner, and Conservation Commission
Acquisition and redevelopment of a riverfront brownfield into Ice House Landing Educational Park and canoe landing	Selectmen, Town Planner, and Conservation Commission
Revival of the Carbone Park Conservation Land into a now-attractive green respite in the heart of Maynard's downtown	Grant and Conservation Commission
Good progress (in spite of fiscal challenges) toward the opening of the Assabet River National Wildlife Refuge, for which two Maynard entrances are currently planned. Environmental inventories begun and	ARNWR staff and Friends of ARNWR



a management plan drafted	
Enhancement of a municipal Conservation Administration Bylaw further protecting the town wetland resources beyond protection provided by State regulations	Conservation Commission and the citizens at Town Meeting
Restructuring of the Winter St DPW yard and recycling facility to bring it into compliance with wetland protection regulations	DPW, Conservation Commission and Board of Health
Town access to State GIS mapping; Maynard's assessor's maps are coordinated with this system. Conservation Commission is using these to work on the current Open Space and Recreation Plan as well as for trail mapping	Board of Assessors and Conservation Commission
Major Conservation Land mapping and trail head signage work. "Friends of" individual Conservation parcels created and active in maintaining parcels	Conservation Commission
The position of tree warden created	Selectmen and citizens at Town Meeting
Creative ways to finance the renovations of school playing fields sought out; renovation of High School field was successful	School athletic director
A field management task force is studying the use and maintenance of the town's playing fields	Selectmen and Field Management Taskforce
The Land Use Subcommittee of the Community Development Planning Committee proposes protection/development plan for the town. Their work includes proposed zoning changes	Community Development Planning Committee and Land-Use Subcommittee
Gateway signage and plantings and downtown planters have been created and maintained	Maynard Community Gardeners

These are samples of accomplishments since the needs were identified in the 1997 Open Space and Recreation Plan. Residents, town government and business leaders can continue to build on the good work done and help to create a thriving Maynard, well-prepared for the future. Residents are encouraged to participate in the continuing open space planning process and to contribute their ideas and time to local community groups and town government efforts.

## 2.C. PLANNING AND PUBLIC PARTICIPATION FOR 2004 OS&RP

### 2.C.1. Participants

Maynard's OSRP was developed by an all-volunteer Open Space Planning Committee (OSPC) as a subcommittee of the Conservation Commission. The core members of the OSPC include:

- D. Brown, also serving on the CDPC and Land Use Subcommittee
- B.Hedberg, also serving on the CDPC and Land Use Subcommittee
- K. MacNeil, also serving on the field management task force
- E. Redner

- K. Wheeler, chairperson, associate member Conservation Commission, also serving on the CDPC
- G. Yates

All of the OSPC meetings and the forums have been open to the public. Meeting minutes, memos and press coverage of the OSPC activities are included in Appendix H.

Town departments, local conservation and recreation groups, and a number of citizens-at-large supplemented the efforts of OSRPC members in providing helpful information and important data. A partial list of involved public and private groups from Maynard follows.

- B. Alafat
- L. Bowker
- M. Bowker
- P. Curtin
- E. Duggan
- D. Hunter
- P. Keenan
- M. Liguori
- M. Lucyk
- Barbara Lawson
- Carol Leary, Maynard Community Gardeners
- Laura Howick, Maynard Cultural Council
- Robert Nadeau, Field Management Task Force, Selectman
- Michael Gianotis, Town Administrator
- Community Development Planning Committee and its Land Use Subcommittee
- Jennifer Steel, Conservation Commission
- Kate Cremens, Soccer Board
- Steve Jones, Soccer Board
- Walter Sokolowski and Jerry Flood, Department of Public Works
- Robin Schulman, Bicycle Advisory Committee
- Gerry Collins, Board of Health
- Tim Prior, Assabet River National Wildlife Refuge manager
- Mark Masterson, School Superintendent
- Robert Brooks, Middle School Principal
- John Lent, High School Principal
- Bernadette McLaughlin, Elementary School Principal
- Entire Board of Assessors
- Entire Recreation Commission
- David Marks, Assabet River Rail Trail
- Paul Boothroyd, Maynard Historical Society
- Mike Graceffa, Physical Education Athletics Director

The consulting firm of MacGregor and Associates was hired to assist the CDPC and the OSPC in preparing the 2004 OSRP. The 2004 OSRP is folded into the CDP as its 'Natural Resources'

section. MacGregor and Associates assisted the OSPC by facilitating the visioning sessions, drafting sections, and ensuring that the Plan is consistent with the Division of Conservation Services guidelines.

### **2.C.2. Process**

The OSPC began its work in October 2001 with weeknight meetings, which also led to a series of Saturday walks on Conservation and other town-owned parcels. Through these, the OSPC and other interested community members became familiar with many of Maynard's open spaces and recreational facilities. After September 2002, OSPC benefited from the work of the dedicated volunteers serving on the Community Development Planning Committee (CDPC). Joining forces with the newly formed CDPC allowed the OSPC to leverage planning dollars, combine wisdom and enthusiasm, and cosponsor town-wide visioning sessions. At these sessions, open to all the public and led by facilitators from MacGregor and Associates, the attendees broke out into groups to create a vision for the community relating to the topics of the CDP and OSRP. The results of this effort appear in Appendix A.

The OSPC, with the invaluable help of Maynard Town Planner, Carolyn Britt, created a survey to elicit open space and recreation priorities from residents, and mailed it to every household in Maynard. The results of the survey were tabulated by Bill Hedberg and the written comments typed by Barbara Lawson, and further organized by Eugene Redner. They were reviewed by the OSPC and appear in Appendix B.

The OSPC also solicited information during individual interviews with Town employees and residents, and during two public forums.

The OSPC played a major role in clarifying and validating goals, identifying needs, providing information and ultimately adopting action items. The OSPC's careful review of draft materials ensures that the Plan echoes the sentiments of the community. The Action Plan, in particular, received a thorough review to make sure it was the appropriate means to the end results that residents desired and the community needed.

The Draft Plan was finalized in June 2004, posted on the Town web page, and issued for public review and comment. After considering additional input from Town Boards and the public, revisions were made to the final Plan. A final public forum was held in June 23, 2004 \_\_ to promote awareness of the Plan and create the means to fully integrate the Plan into the Town's daily decision-making processes.

## CHAPTER 3: COMMUNITY SETTING

### 3.A. REGIONAL CONTEXT

Maynard is located in East Central Massachusetts (see Figure 3-1) bordered by Stow to the west and southwest, Acton to the north, and Sudbury to the east and southeast. Located 22 miles westnorthwest of Boston, 28 miles northeast of Worcester, and 20 miles south of Lowell, Maynard is a small, urbanized community, clustered around a historic mill complex and surrounded by wealthier bedroom communities. With only 5.37 acres, Maynard is geographically the 11<sup>th</sup> smallest town in mainland Massachusetts.

With approximately 1,943 people per square mile (in 2000), Maynard's population density is significantly higher than that of surrounding towns. Stow has approximately 302 persons/square mile, Sudbury approximately 589 people/square mile, and Acton approximately 894 people/square mile. The most densely populated areas of Maynard are centrally located in the downtown and in the Arthur Street neighborhood.

Maynard is part of the MAGIC subregion of the Metropolitan Area Planning Council along with many other towns that are less densely settled and are more rural/suburban in nature. Only Hudson, and to some extent Concord, within the MAGIC subregion have a defined town center and an area of dense residential development.

MAGIC communities are served by two regional preservation entities, the SuAsCo Coalition (named for the Sudbury, Assabet, and Concord Rivers) which functions as the watershed association for the area, and the Sudbury Valley Trustees, a land protection non-profit with offices in Maynard but no current land under its ownership in Maynard. Maynard is also an active member of the Organization for the Assabet River (OAR). Over the years, Maynard's Conservation Commission and many citizen volunteers assisted OAR with an extensive shoreline survey and river clean-up.

Maynard contains approximately 815 acres of the Assabet River National Wildlife Refuge's 2,230 acres, an asset it shares with the many less developed communities that also contain portions of the three wildlife refuges in the area – Assabet River, Great Meadow, and Oxbow. The Assabet River National Wildlife Refuge is the newest addition to the area, being located in the former Fort Devens Annex, land that was taken by the federal government during World War II to use for the storage of ammunition. Portions of the Refuge are in Stow, Sudbury and Hudson. Access to the Refuge is planned from Sudbury, from Maynard, and from the Maynard/Stow border where White Pond Road intersects the Assabet River Rail Trail. The federal government designated the area in Maynard, Sudbury and Stow as the Assabet River National Wildlife Refuge in 2000 and is not yet open to the public as of the spring of 2004. The Department of the Interior (DOI) completed a draft Comprehensive Conservation Plan for the Refuge in the summer of 2003, and is completing the public hearing portion of the release of the draft plan. The Plan, which can be viewed at [http://northeast.fws.gov/planning/eastern\\_ma.htm](http://northeast.fws.gov/planning/eastern_ma.htm) has incorporated the proposed activities within

the six areas of wildlife dependent uses that can be incorporated into Refuge uses as detailed in the 1997 Refuge Improvement Act. These uses include wildlife observation, wildlife photography, environmental education, environmental interpretation, and hunting and fishing. The draft plan has proposed a variety of specific activities in each of these categories that will be detailed later in this plan. Refuge management undertook an extensive public education and public use priorities effort during 1999.

The ongoing acquisition and development of the Assabet River Rail Trail is another major regional recreation development with which Maynard is involved. The trail is planned to run from the center of Marlborough to the South Acton commuter rail station. Construction of much of the ARRT in Marlborough and Hudson is planned for 2004. Stow, Maynard, and Acton are actively involved in acquiring land. Maynard used funds from an ISTEA grant and an Urban Self-Help grant to acquire .75 miles of the 2-mile corridor through Maynard in the spring of 2003. This portion, connecting town-owned parkland with the Assabet River National Wildlife Refuge was the most important and most immediately useable section of the ARRT. This land is currently being used. The five remaining parcels in Maynard are still in discussion for acquisition.

In addition to local open space amenities partially located within Maynard, residents of Maynard have the opportunity to utilize the following regional recreational areas:

- Walden Pond State Park (Concord)
- Great Meadows National Wildlife Refuge (Concord and Sudbury)
- Nashoba Valley Ski Area (Westford)
- Minuteman National Park (Concord/Lexington)
- Drumlin Farm/Mass Audubon (Lincoln)
- Bolton Flats Wildlife Management Area (Bolton/Lancaster)
- Lincoln Conservation Land (Lincoln)
- Stow Conservation Land (Stow)
- Acton Conservation Land (Acton)
- Oxbow National Wildlife Refuge (Shirley/Lancaster/Ayer)
- Pantry Brook Wildlife Management Area (Sudbury/Concord)

Maynard is one of several communities between Cambridge and West Brookfield through which a historic trade route, dating back to pre-colonial times, is located. A grassroots organization known as Freedom's Way Heritage Association (FWHA) is seeking federal designation of the Massachusetts Bay Path and surrounding areas of significant historic, cultural and natural resources as a National Heritage Corridor.

Within the Boston metropolitan area, the Bay Circuit is a 100-mile crescent around the Massachusetts Bay, from Plum Island on the north shore to Duxbury Bay on the south shore. The goal of the Bay Circuit Program is to connect a series of parks and conservation lands with trails, waterways, and scenic sites to preserve the natural and historic heritage of New England. Maynard, Stow, and Hudson are included in the program and hope to benefit from potential planning assistance grants for the development of open space, recreation, and conservation plans. The towns are also able to use their funding to protect shared water resources, increase public access to passive and active recreation areas, and increase land acquisition.

Many of the communities in the area share natural resources across borders. Three of Maynard's wells are located on the Town's eastern border, with at least two of the Zone I areas (the 400' radius immediately around the wells) crossing the borders into adjacent towns. One of Maynard's wellhead protection zones extends over the boundary to the Town of Sudbury and another extends into Acton.

Two communities abutting Maynard, Stow and Acton, have passed the Community Preservation Act (CDA) and are actively involved in acquiring land for protection. Stow is currently working on the acquisition of part of the Assabet River Rail Trail that runs for almost two miles along the Assabet River, terminating at the border with Maynard and the proposed west gate of the Assabet River National Wildlife Refuge. As of the writing of this Plan, no other purchases are planned for the border areas with Maynard. The CDA program does provide an important option for the region to protect open space and recreation areas.

### **3.B. HISTORY OF MAYNARD**

Although there is only recently discovered archaeological evidence of prehistoric settlements in Maynard, Native American sites are likely to be found on well-drained terraces and knolls overlooking the river. Taylor Brook and adjoining wetlands are considered prime locations for possible settlements, according to the Assabet Riverway Plan. Taylor Brook was also the site of a sawmill and gristmill during the early colonial period. Another historic landmark in Maynard is Pomsitticut Hill (now known as Summer Hill). In 1676, King Phillip and his people met at Pomsitticut Hill to plan the strategy for defending their lands against the new colonial settlements. During the King Phillip War, the white settlements along the Assabet were destroyed and settlers fled to communities in the east.

Maynard, traversed by the Assabet River, was originally settled by Europeans for agriculture. However, since the mid-1800s, its focus has been industrial activity. Maynard was incorporated in 1871 from land acquired from Stow and Sudbury. Maynard grew as the commercial and residential center for the mill that was constructed in the 1840s and expanded over the years to 1.1 million square feet of office and manufacturing space that exists today. The mill, now known as Clock Tower Place, is located on the Assabet River. Water was diverted through a canal dug behind the Ben Smith Dam to serve the mill. A millpond still exists and the gates sending the water under the mill and back to the Assabet River still exist and are operational.

Maynard sits in the middle of the major transportation routes west of Boston, but has direct access to none of them. Rt. 2 runs north of Maynard, Rt. 128 east, I-90 south, and I-495 west. A trip of over 10 minutes is required to access these via routes 117, 27, and 62. With more difficult highway access than virtually any of its neighbors, Maynard has served niche retail and commercial businesses. The historical occurrence of an attractive and walkable downtown, coupled with the size and attraction of the 1.1 million square feet of office space in Clock Tower Place, provides a powerful attraction to continued investment in both retail and commercial properties.

In 1898, the Assabet Mill in Maynard was the largest woolen manufacturing plant in the United States, and its story is a classic tale of the river industries in New England. The water turbine installed at the Mill in 1905 is still in operable condition and is historically significant.

The mill was founded by Amory Maynard, who in 1863 built the dam, dug a channel and millpond, and began a profitable textile business. The fortunes of the Town rose with the demand for wool during World Wars I and II and with the influx of immigrant labor. Conversely, the Town later suffered when capital improvements to the mill were minimal and when overproduction hurt the industry. In 1950, the woolen mill closed permanently due to the decline in the demand for wool after World War II, and as a result of the widespread use of synthetics. After its closure and hard times for Town residents in the 1950s, it slowly came back to life as a multi-use complex for a number of commercial and industrial concerns. One of those early tenants, Digital Equipment Corporation, grew quickly from a small 1957 start-up company to the second-largest computer manufacturer in the world in the 1980s. The Mill served as the company's corporate headquarters and business in downtown Maynard boomed, as did the Town's tax revenues.

Maynard's housing stock and development pattern reflects its company town origins. Modest, densely clustered homes fill the neighborhoods nearest the mill and were mill hand housing in the company's heyday. The downtown area is therefore naturally within walking distance of much of the housing. Outlying areas were originally farmland and some parcels of undeveloped space remain. This provides Maynard's characteristic settlement pattern: a densely developed downtown and adjacent neighborhoods, with commercial and residential spaces coexisting, surrounded by a ring of less densely developed land toward the edge of town, including significant parcels of open space.

The Assabet Mill was never Maynard's only industry. A paper mill was located at what is now the intersection of Routes 62 and 27, and a gunpowder factory was built on Powdermill Road (also known as Route 62). Also, a historic stone splitting site was located on the Devens Annex (now ARNWR) parcel in Maynard.

There are several areas throughout the Town where old stone walls are intact. A section of the New Lancaster Road (now called Puffer Road) near Vose Pond remains in almost the same condition as when the stagecoach traveled through Maynard to stop at Rice Tavern a short distance to the west. The stone walls are mainly intact and the road is largely unpaved. Sections of the old road can be seen along Great Road (Route 117), Old Marlboro Road, Acton Street, Summer Street, Summer Hill Road, Old Mill Road and Concord Street.

### **3.C. MODERN HISTORY OF MAYNARD AS IT RELATES TO OPEN SPACE**

While manufacturing has since been replaced with professional services as the primary industry, Maynard's characteristically dense and mixed residential and commercial downtown remains a legacy of its origin. This has resulted in a walkable, service-oriented downtown that attracts both local and nearby residents to its dining establishments, shopping and workplaces.

When the mill and all its associated water facilities (pond, canal, Ben Smith Dam) were acquired by Digital there was a great deal of open land acquired with it, including the area around Vose Pond and considerable area around the mill. Digital developed some of this land with new

buildings. Digital developed two satellite facilities in Maynard of approximately 400,000 square feet and 450,000 square feet for a total presence in Maynard of almost 2 million square feet. One parcel on Parker St. is now called the Metrowest Technology Center and is largely vacant and another on Powder Mill Rd. houses Stratus Computers. Both of these parcels still have some open land associated with them. The land directly surrounding Vose Pond was sold in the 1990s for residential development.

The Ben Smith Dam on the Assabet River near the Stow line is historically significant, as well as being a very pleasant area for picnicking and walking. This dam was the result of Amory Maynard's foresight in realizing the potential of waterpower. A canal was dug from the Assabet above the dam, thereby channeling water into a reservoir (the present Mill Pond). The stored water drove the water wheels, providing power. The dam is a remarkable structure in itself, being laid with cut stone.

Another result of Maynard's mill town heritage is the development crowding the waterfront. The early development of the riverfront and millpond and canal, while being major features of the town, did not take aesthetics into consideration. Throughout a good part of town, there is little public access or even visual connection to the river. Only recently has the town begun to appreciate the Assabet River, and its associated ponds, and brooks, as a visual respite and a recreational opportunity. Maynard, like other area mill towns, has recognized its riverfront as an unexplored asset.

Another part of Maynard's industrial history is the abandoned rail bed which runs from the Town's southern border, along the river, into the heart of Maynard and on to the West Acton Railway Station. It has great potential as an important recreational and transportation feature, linking the heart of downtown Maynard with conservation and recreation land at the edges of town, as well as providing a link with the West Acton train station. The future Assabet River Rail Trail (ARRT) is well begun, and large parts of Maynard's rail bed have been acquired by the Town in the last few years. Continuing to build on these successes promises an excellent future economic, recreational, and transit link between the heart of Maynard and surrounding communities and resources.

Perhaps one of the most important historic events in Maynard that impacted the availability of open space and recreation was the seizure in 1943 of the 700 acres that now comprise the Maynard portion of the Assabet River National Wildlife Refuge. This land was taken as a place to store ammunition during World War II and was maintained under the control of the U.S. Army until 2001 when control was transferred to the Department of the Interior for use as a wildlife refuge. Under other scenarios, much of this land would have been developed over the years.

An open space resource that has been provided by historic development patterns is comprised of the Glenwood Cemetery, the public cemetery that has been nominated to the National Register of Historic Places. Glenwood has a pond on site and is often used for recreation (see Appendix B summarizing the Open Space survey). St. Bridget's Cemetery is affiliated with St. Bridget's Catholic Church and also provides space for walking and contemplation adjacent to Glenwood Cemetery.

### 3.D. POPULATION CHARACTERISTICS OF MAYNARD

According to the U.S. Census, 10,433 individuals resided in Maynard in 2000; representing a nearly 30% increase from the population in 1920. Table 3-1 documents Maynard's population over the period 1920 through 2000 and projected to 2010. Maynard's population has remained quite stable since 1970 based on few parcels left to develop and declining household size.

<b>Year</b>	<b>Population</b>	<b>Source</b>
1920	7,086	U.S. Census
1930	7,156	U.S. Census
1940	6,812	U.S. Census
1950	6,978	U.S. Census
1960	7,695	U.S. Census
1970	9,710	U.S. Census
1980	9,590	U.S. Census
1990	10,325	Town of Maynard
1991	10,384	Town of Maynard
1992	10,345	Town of Maynard
1993	9,980	Town of Maynard
1994	9,839	Town of Maynard
1995	9,968	Town of Maynard
1996	10,069	Town of Maynard
2000	10,433	U.S. Census
2010	10,880	MAPC Projection

Note: MAPC projections based on 1990 U.S. Census.

Table 3-2 contains information on the age distribution of Maynard residents. The median age in Maynard in 2000 is 37.7 years, up from 33.8 years in 1990. This change is largely due to the 30.7% decline in residents between the ages of 20-34 (in keeping with the national demographic shift caused by aging Baby Boomers. The largest percentage increase in the population over the last decade occurred in the 45-64 and over-75 age groups. Residents over 65 make up 12.2% of the population, and showed virtually no increase in the last decade. Maynard's age composition statistics are quite similar to that of the MAGIC Region.

<b>Ages</b>	<b>% Change</b>	<b>Number of People 2000</b>	<b>Percent of Total</b>	
			<b>Maynard</b>	<b>MAPC Region</b>
0 - 19	2.4%	2,250	25.0%	24.8%
20-34	-30.6%	2,004	19.2%	23.1%
35-44	16.9%	2,058	19.7%	16.7%



45 - 64	35.0%	2,505	24.0%	22.1%
65 - 74	-14.0%	709	10.5%	11.4%
75and Over	19.5%	570	1.7%	1.8%

Source: 1990 MISER U.S. Census 2000

Maynard's demographics closely resemble the state average. There are several key trends to note, including: the decline in the 20-34 year age bracket, possibly due to limited affordable rental properties; the increase in 45-64 year age bracket, and the increase in 75 year and over age bracket. Shifts in recreational facilities may be needed to accommodate the changing demographics.

### 3.E. ECONOMICS AND EMPLOYMENT

The socio-economic characteristics in Maynard are unique in the region in that the town is small in area (5.37 square miles), is densely developed, and has a traditional town center retail area and dominant historic industrial facility. Virtually all of the town's man-made physical features derive from its history as an historic early settlement and dominant mill community in the area. While the retail sector has not grown in recent years, the historic mill facility has generated spinoff commercial real estate developments that have maintained Maynard's key role as an employment center.

As a result of the early development of modest housing by owners of the mill facility for their employees, Maynard has remained a town of modest, well-maintained homes that are more affordable than those in many of the surrounding communities.

Hard times in the early 1990s led to Digital's decision to downsize its staff and move its headquarters out of the Mill, and subsequently out of town. Local businesses suffered greatly as the demand for daily services fell and weekday foot traffic all but disappeared in the downtown area. In 1994 Digital sold the property for \$1.5 million dollars to the Franklin Lifecare Corporation that failed in its effort to redevelop the mill as an elder residential and care community. The Town of Maynard lost a major tax payment as the assessed value of the property fell from a peak of \$19 million in 1988 (the height of the real estate market) to its 1997 assessment of \$3.1 million. The complex was sold in 1997 to Wellesley Rosewood Capital LLC that has redeveloped the complex into a multi-tenanted commercial and light industrial facility that reached full tenancy in 2000, but has since lost both tenants and employees in the recent downturn. The complex is currently home to approximately 80 tenant companies and 2,000 employees.

The almost 2 million square feet of commercial/office/light industrial space in Maynard, coupled with significant retail development, can provide an employment home for up to 8,000 workers. Table 3-3 summarizes employment in Maynard through 2001. It is estimated that Maynard could provide home to over 8,000 employees at full occupancy as multi-tenant projects

These employees represent a potentially great demand for recreation opportunities, especially the Assabet River National Wildlife Refuge and the Assabet River Rail Trail –for both recreational and transportation purposes.

**Table 3-3: Business Establishments and Employment by Year, 1990-1999**

Year	Business Establishments	Total Employees
1990	245	7,403
1991	220	6,800
1992	207	6,448
1993	213	6,047
1994	232	5,306
1995	244	5,058
1996	238	4,867
1997	247	4,764
1998	259	4,696
1999	279	4,207
2000	306	4,962
2001	313	5,626

Source: Commonwealth of Massachusetts, Division of Employment and Training (ES-202 Series)

Note: This information does not reflect much of the increased employment in Clock Tower Place and Stratus Computers.

The median income in Maynard of \$64,379 places Maynard as a solidly middle class community in the state. Maynard is surrounded by communities with considerable higher median incomes – near \$90,000 for most communities (except for Hudson, whose median income is quite similar to Maynard's). Further, Maynard had an equalized valuation/capita in 2000 of \$67,125 – considerably lower than that of many of the surrounding communities.

Employees in Maynard make up a large proportion of the day-time population in town. Many of these larger industrial facilities are located near the proposed Assabet River Rail Trail and the Assabet River National Wildlife Refuge. The commercial office space on the north end of Town, currently largely occupied by SeaChange International, are located near the Assabet River Rail Trail and the Rockland Avenue ball fields and trails. Maynard completed a map of trails in town in recent years that are available to these employees. Based on data from the Massachusetts Department of Employment Security through 2001, it has been estimated that there are approximately between 5,000 and 6,000 working in businesses in Maynard. These employees can provide an important set of users of recreation resources as well as important funding sources for new resources.

A major pressure on Maynard's town government has been the reluctance of the citizens to pass the 2½% override to support the town budget. Maynard made several efforts in the early 2000s to pass overrides of "Proposition 2½" in order to fund specific projects as well as basic services and has been unable to do so. At the same time State funding to local government is being cut. This has meant that town departments have been asked repeatedly to cut where possible. Although this can cause tensions and low morale in Town Hall, as departments compete for tax dollars, this could also be an opportunity, mandated by the citizens, to do the creative thinking and systems analysis that may result in a stronger, smarter, more responsive town government. Creating opportunities for the residents, business owners, and town government to brainstorm and creatively envision the future of Maynard together, is one way to address these tensions. Another way of seizing this opportunity is to bring in a systems analyst or management consultant to identify areas of town government needing support or to suggest alternative systems. A third possibility for leveraging the human resources we have is to combine departments under

a cooperative mantle, say DPW, Conservation Commission, Planning Board, Board of Health, under the larger framework of Natural Resources, with the goals of greater communication and cooperation in the face of declining funding. Acquiring land or developing new recreation resources without at least some state assistance will be virtually impossible looking into the near-term future.

### 3.E. ZONING AND DEVELOPMENT PATTERNS

## Map 3.1 "Maynard's current zoning" goes here

### 3.E.1. Introduction

Maynard consists of nine zoning districts; their geographical locations are displayed on **Map 3.1**. These zoning districts and their general restrictions are as follows in Table 3-4 and their relative scales in Table 3-5.

<b>Zoning District</b>	<b>General Restrictions</b>
Central Business District	Retail, service commercial; 7,000 square foot lot; 75-foot frontage.
Business	Business; 7,000 square foot lot; 75-foot frontage.
Industrial	Industrial, office, warehousing (no lot, yard or building restrictions).
General Residence	Residential; 7,000 square foot lot; 75-foot frontage; public housing - 2,000 square feet; multi-family - 5,000 square feet.
Single Residence (S-1)	Residential; 10,000 square foot lot; 100-foot frontage.
Single Residence (S-2)	Residential; 20,000 square foot lot; 130-foot frontage.
Garden Apt District	Residential; 1 acre parcel; 10,000 square feet per unit.
Health Care/Industrial District	Industrial, business and municipal, health care uses and health care/elderly and medically-assisted housing, and appropriate ancillary uses; 40,000 square foot lot, 150-foot frontage.
Open Space District	Preservation and maintenance of groundwater table affecting town water supply; therefore, no buildings or land filling or permanent storage except for recreational purposes.

<b>Land Uses</b>	<b>Acres</b>
Residential	997.4
Commercial	60.0
Industrial	136.3
Multiple Uses	1.2
Privately Owned Open Space	160.6
Vacant Residential	58.7
Vacant Commercial	6.8

Vacant Industrial	1.2
Chapter 61A: Agricultural	26.0
Chapter 61B: Recreational	100.4
Tax Exempt Land	1,506.5
Total Acres Land	3,055.1

Source: 1997 Town of Maynard, Assessor's Office. Update

It is unlikely that the acquisition of all sensitive parcels by the Town will be financially possible. This plan recommends appropriately rezoning sensitive parcels to open space or recreation. Rezoning of environmentally sensitive and long-targeted S-1 or S-2 parcels to open space and/or recreation zoning is an important step in protecting valuable land and slowing the increasing tax burden on existing residential and commercial property owners. This is one means of providing a level of protection from development. However, the rezoned parcels would still be subject to possible Ch. 40B residential development until such time as the town passes the 10% certified level for affordable housing.

The Town is in the process of reviewing its Zoning Bylaws as part of the Community Development Planning process in order to better protect its open space and recreation land areas. The Zoning Bylaws do not currently allow cluster developments. This type of development allows for relatively intensive use of a portion of a land parcel while at the same time maintaining the existing character and permanently preserving open space for conservation and recreation on the remainder of a site. The garden apartment district could be amended to promote cluster developments. Existing private open space and recreation land-owners would then have an option for development that would preserve their current facilities and present opportunities for enhanced open space corridors throughout the Town.

### 3.E.2. Residential Land

Residential development is booming in Maynard partly because the Town-owned water and sewer systems eliminate the expense of drilling wells or installing septic systems. The residential zoning minimum lot sizes (10,000 and 20,000 square feet) encourage dense construction. Consistent with the findings of the 1997 Open Space and Recreation Plan, Maynard continues its trend towards more dense development. While there are several developable parcels between developed areas and open space, many of Maynard's developable parcels would represent infill development.

Residential land uses currently comprise nearly one-third of Maynard's total land area. About one-half of the area of the Town is in tax-exempt properties owned by the Federal Government (FEMA, Fish and Wildlife, the U.S. Air Force) or in Town ownership (schools, playing fields, town buildings, etc). Fish and Wildlife does make some payments in lieu of taxes.

The nine subdivisions brought before the Planning Board between 1988 and 2003 are listed in Table 3-6. These resulted in the building of 127 new homes in Maynard during that period of time.

<b>Table 3-6: Maynard Subdivisions</b>
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<b>Subdivision</b>	<b>Lots</b>	<b>Covenant Date</b>
Autumn Woods	34	8/23/88
Reeves Road	8	6/25/91
Carbone Circle	11	6/27/95
Orchard Valley	16	10/10/95
Assabet Village / Taft Ave.	12	2/27/96
Countryside Estates	10	10/3/96
Vose Pond	23	8/8/97
Asparagus Farm Estates	11	8/10/99
Rockland Ave.	2	2001

Source: Maynard Planning Board

### **3.E.2. Commercial and Industrial Land**

Less than 10% of all Maynard's land is zoned commercial or industrial. Much of that has already been developed, but redevelopment and infill development on those properties remains an option.

There remain major undeveloped commercial or industrial parcels in town, including parcels on Rockland Ave., the Rod & Gun Club, the old Town Dump, and the land between the the Rod & Gun Club and Stratus. Some of these parcels are municipal, some are private, and some are private and enrolled in M.G.L. Ch. 61 tax abatement programs.

Significant additional commercial/industrial development is possible under current zoning.

### **3.E.3. Open Space**

There are approximately 1,700 acres of open space and recreation land in the Town including the ARNWR. That represents roughly 50% of the town. However, only the Refuge and 5 municipally-held parcels (4 behind the schools adjacent to the Refuge and one off Sheridan Avenue) are currently zoned as Open Space. (The Town zoned the then Devens Annex as Open Space (OS) in 1997, protecting the land from development should the federal government have sold it when it was no longer needed.) Most of the Town's open space and recreation lands are zoned residential (S-1 and S-2) and much of the private open space/recreation lands are zoned industrial. Similarly, Maynard's wetland areas are not zoned to provide appropriate protection. Additionally, none of the zoned open space parcels are currently owned or managed by the Conservation Commission. Town-owned open space and recreation lands, especially the Quirk Well land, could be zoned open space, and large private open space lands currently zoned S1 or S2 or industrial (which does not restrict lot size or dimensions) could be rezoned to a more restrictive district.

### **3.E.4. Build-out Analysis**

A build-out analysis was prepared for the Town by the Metropolitan Area Planning Council in 2001. Table 3-7 summarizes the build-out analysis which projects that a total of 518 additional lots could be built in Maynard, representing approximately 1,332 additional residents. This

number is derived from new building lots as well as redevelopment of existing developed parcels. This suggests that Maynard, under current zoning patterns, could see a roughly 12% increase in the number of housing units.

**Table 3-7: Summary of 20 01 Build-out Analysis**

Zoning District	Future Lots or Acres	Solid Waste	Water Use*
Residential S-1	270 Lots	332 tons	48,545 GPD
Residential S-2	243 Lots	300 tons	43,791 GPD
Residential GR	5 Lots	7 tons	1,000 GPD
Industrial	56 Acres	45 tons	

Source: MAPC Build-out Analysis 2001

\*GPD is Gallons per Day

Like its surrounding communities Maynard is suffering from unplanned residential development. Every recent planning document dealing with the matter targets rezoning as a critical need for the Town. Yet little progress has been made in this area. The current Community Development Planning Committee has formed the Land Use Subcommittee to perform this vital work. The Open Space Planning Committee benefits from the Land Use Subcommittee's recommendations for rezoning, which were based on a thorough look at the current zoning throughout the Town, and careful thinking about providing for current and future community needs, including housing, drinking water, commercial development, recreation facilities and conservation of vital ecosystems. The Land Use Subcommittee's detailed zoning recommendations form a strong and proactive foundation for all future planning efforts. In brief, the zoning will support a denser residential/commercial downtown area with a greener band of protected open space, recreation and aquifer protection land around it.

## **CHAPTER 4: ENVIRONMENTAL AND CULTURAL INVENTORY**

### **4.A. GEOLOGICAL CHARACTERISTICS**

#### **4.A.1 Topography**

The topography in Maynard can be characterized as "hilly" and has typical landforms of a glacial outwash plain with drumlins. The topography varies from level plains to steep slopes and hills, ranging from 175 to 387 feet above sea level.

The highest elevation, 387 feet, occurs on Summer Hill. Other significant elevations in Town are Tuttle Hill, Vose Hill, Silver Hill, the unnamed hills in the Assabet River National Wildlife Refuge, and the hill between Powdermill and Old Mill Roads. Elevated areas provide vistas and a scenic backdrop for the Town.

#### **4.A.2. Geology**

Identification of geological features provides a basis for judging the land's ability to support various uses, and a guide to land value.

Sedimentary rock underlies most of the area. This rock is of diverse composition and is greatly deformed in most areas. Igneous rock of sizeable dimension occupies a relatively small portion of the area and usually occurs as outcrops.

Glacial deposits cover broad areas, commonly only in a thin mantle, but of substantial thickness in some places. Glacial outwash plains consist mainly of sand and gravel bedrock material that comes to rest on the beds of streams and melt water as they flow away from a glacier.

When the last glacier finally retreated about 10,000 years ago, large lakes with sand and mixed gravel deposits were left behind. The present Assabet River flood plain and much of the soil that is predominant in the Maynard land mass are made up of reworked combinations of these glacial deposits. In some locations chunks of glacial ice melted, leaving sizeable deposits of sands in kames, deltas, terraces and outwash plains. These are excellent water table recharge areas, due to their permeability.

Following glacial activity, swamps formed in depressions and low lying areas. Swamp accumulations throughout the area consist of sand, silt and accumulations of peat, as well as other organic material. Some of the swamp deposits are very deep while others are quite shallow

#### **4.A.3 Soils**

Identification and delineation of the soils in the Town of Maynard provide a basis for sound land use planning decisions in the future. Factors such as the presence of wetland soils, drainage characteristics, permeability, and depth to water table have been evaluated for the purpose of identifying limitations of uses.

### *Map 4.1 “Maynard’s soil & geologic features” will appear here*

Soils in the Town (**Map 4.1**) are a mixture of fine sandy loam, gravelly outwash material, silt loam, rock outcrop, and an unconsolidated mixture of sand, silt, and gravel commonly referred to as urban land. Soil types found in Maynard have been grouped into “sensitive or valuable” and “appropriate for development”.

#### β Sensitive or Valuable:

- o Hydric Soil in its undisturbed condition, is saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of hydrophytic vegetation. Generally, hydric soils can be found in low elevations in the landscape including floodplains, upland depressions, and bordering bodies of water such as lakes, ponds, and rivers. Urban growth development should be restricted in areas of hydric soils for the following reasons: tendency to flood, high water table, slow permeability rates. Land comprised of hydric soils should be restricted to open space, wetland wildlife habitat, and recreational uses.
- o Prime Farmland soils are those that have the best combination of physical and chemical characteristics for producing agricultural production. Prime farmland soils should be made available for agricultural and open space recreational activities.
- o Soil/Bedrock Complex consist of shallow depths to bedrock ranging from surface to a depth of 20 inches. Development is made very difficult by the presence of bedrock and the sensitive flora and fauna associated with bedrock areas would be lost.

#### β Appropriate for Development

- o Urban Land/Soil Complex where the soil has been altered or obscured by buildings, industrial uses, paved parking lots, sidewalks, roads, and railroads. Land with this type of soil should be restricted for urban growth.

## **4.B. LANDSCAPE CHARACTERISTICS**

Maynard is an excellent example of the early New England industrialized village. The Assabet River runs through Maynard, and the center of downtown Maynard is still dominated by the mill complex with its millstream and millpond. Maynard also has a wealth of historic mill-related housing. Heavily populated, downtown Maynard is surrounded by slightly less dense singlefamily homes and duplexes. The density decreases the further one moves from the downtown.

Though densely developed, Maynard is blessed with numerous pockets of publicly owned green space: the Assabet River corridor, the National Wildlife Refuge, and many medium and small parcels of woodland and wetland. Located on the outskirts of Maynard are several private parcels identified in several OSRPs as of cultural, recreational, ecological or aquifer protection importance. Four of these parcels are enrolled in Chapter 61 programs, which provide the owner with tax abatement in return for giving the Town right to match a fair offer should the property come up for sale. They are the tree nursery extension (on SE Route 27 across from Vose Pond), the apple orchard (on SW Summer St.), Maynard Country Club (the golf course on NW Route 27), and the Maynard Rod and Gun Club (off Waltham Street). Another major open space asset is the Assabet River National Wildlife Refuge (formerly Devens Annex), which occupies the southern quarter of Town. The Waltham Street landfill and two cemeteries are located near the eastern border and the Rockland Avenue ball fields and other undeveloped Town-owned land is located on the north-western border of Town. Viewsheds associated with the dams to the north and south of Town are worthy of protection

## **4.C. INFRASTRUCTURE**

### **4.C.1. Transportation**

Maynard is situated in the Greater Boston Area and benefits from the region's excellent rail, air, and highway facilities. State Routes 62, 117, and 27 provide highway access to Maynard. Maynard's downtown street pattern has a combination of one-way and two-way streets that seem to serve the Town well. Massachusetts Bay Transportation Authority rail service is available in nearby Acton and Concord. Maynard does not, however, have a commuter bus service. The future Assabet River Rail Trail will provide a safe bicycle and pedestrian link between Maynard and the Acton rail station. Parking downtown has been an issue and will need to be carefully considered in any redevelopment projects that bring greater density to downtown development. Several intersections in town have safety issues, including the intersection of Routes 62 and 117, where a traffic light encourages cars on 62 to turn left into traffic on 117.

### **4.C.2. Drinking Water Supplies**

The majority (95% to 98%) of Maynard is served by public water and public sewerage. Only a few outlying residences do not utilize these municipal services.

Prior to mid-May 1997, the Quirk Wells (Wells 1, 2 & 3, which are located in the Quirk Well field, near the Sudbury line off Old Marlboro Road) and White Pond in Hudson and Stow served as the two main sources of drinking water for Maynard. See **Map 4.2**. Both of these sources are located in glacial deposits that contain a considerable amount of ground water. Approximately 55% of the Town's drinking water came from White Pond in Hudson, with the remainder taken from Wells 1, 2 and 3. As a result of the 1990 DEP Consent Order requiring Maynard to either treat White Pond water or abandon it as a drinking water source, the Town chose to abandon White Pond. The delay in closing off White Pond from the system brought an action against the Town. Special Town meeting voted to upgrade the fourth well (behind the schools) in October 1996. In 1996, the Town completed a treatment facility for corrosion control at Wells 1, 2 and 3, the installation of a 12 inch water main on Great Road, and the reactivation of Well 4 off Tiger

Drive behind the new Fowler School. Subsequently the Rockland Avenue well fields and a treatment facility to remove iron and manganese on Rockland Avenue were developed and are now in use. White Pond remains an emergency water supply, but is “off-line”.

Maynard's Aquifer Protection By-Law protects the areas near the wells from certain kinds of development and use of potential contaminants, including salt, fertilizers, and other chemicals. Existing wells are located on Town-owned land and are surrounded by well-head protection zones. However, development in adjacent Sudbury, within the well-head protection zone, must be monitored for adverse impact. Additional land acquisition surrounding the well sites will further protect the municipal water supply from potential contamination sources.

### ***Quirk Well Site (Town Wells 1, 2 & 3)***

A major source of drinking water is generally referred to as the Quirk Well site, located off of Old Marlboro Road in the southeast section of Town. Three active wells are located in the area. Geologically, the area is characterized by glacial sands and gravels, much of which is located in an old glacial outwash plain and in kame terrace structures. The greater portion of the surface geology is deep peat bog, making the area swamps and wetlands.

The original Well 1 was constructed in 1965 and is gravel packed. The second gravel-packed well was installed during the summer of 1972, 300 feet north of the first well. The third gravel-packed well was constructed in 1993.

Wells 1, 2 and 3 are all are in the same high yield sand and gravel aquifer. As is expected from continued usage of such well sites, the ground water table has dropped by four to six feet within 100 feet of the pumping wells. Due to continuous pumping, surface water is no longer abundant in the mucky-swamp areas found around the well site. This is identified as a common problem with wells with associated surface water wetlands. Over-pumping can contribute to major ecological shifts and poor recharge.

### ***The School Well Site (Well 4)***

The Town renewed Well 4 and completed construction of a filtration plant to deal with aesthetic issues. This brought the closed well back on-line, part of an effort to remove White Pond from the Town's drinking water supply, as required by the State (due to the requirement to treat surface water supplies and the residents' reluctance to pay for treatment facilities). One should note that subsequently the taxpayers have paid more than the original estimate for filtering White Pond in order to construct new wells, filtration plants.

### ***Rockland Avenue Well fields***

Rockland Ave. deep bedrock wells and a water filtration plant were developed on Conservation and Board of Selectme land north of Rockland Avenue in 2000. A new waterline was installed in 2003 across conservation land on the south side of Rockland Avenue leading up to a connection with existing waterlines on George Road, which will supplement the current waterline running east along Rockland Avenue.

### ***Zone I and Zone II Areas***

Wellhead Zone IIs are the estimated area from which the town wells recharge and draw. These areas, only recently defined for Maynard, are critical to protect drinking water quality and supply.

#### **4.C.3. Potential Drinking and Industrial Water Supplies**

Historically, three sites were identified as potential sites for ground water extraction, and one surface water site was used for drinking water supply.

1. **Taylor Brook:** Three potential sites for ground water sources are located in the western portion of the outwash plain and glacial deposits near the Assabet River National Wildlife Refuge. A large kame terrace sand deposit acts as the aquifer for this potential site, which might yield as many as 150-300 gallons of water per minute. A large, deep mucked swamp is situated between the western edge of the outwash plain and the well sites. This acts as a reservoir, feeding water into Taylor Brook and therefore the aquifer.
2. **Additional Well near School Well:** Another location for well development is near the School Well (Well 4). This location would allow the Town to make use of the existing pump house. However, the presence of residual contamination on the Annex must be considered when siting new water supplies. There is no current evidence that the proposed location of Well 5 is impacted by contaminated sites on the Annex.
3. **Summer Hill:** On the northern edge of the drumlin known as Summer Hill, glacial deposits of some sands and coarse gravels can be located. The types of recharge materials are ill-defined at this time and further exploration is necessary. The area consists of assorted gravels as well as swamps with muck soils.
4. **White Pond:** Located in the Towns of Hudson and Stow, White Pond has served as a major source of Maynard's water supply, yielding approximately 250 million gallons of water per year. White Pond lies in the former bed of the pre-glacial Assabet River. During pre-glacial times, the Assabet River flowed into the Sudbury River, to the south of Maynard, in what today is the general area of Lake Boon and White Pond. During and after the recent glacial period, the melt filled the River channel with sand and gravels, diverting the River water into its present channel. While any potential drinking water supply will only increase in value as resources are strained by new development and industry, surface drinking water supplies require careful treatment and monitoring due to their vulnerability to contamination from wildlife, septic system and other runoff.

#### **4.C.4. Wastewater and Sewer**

Most of the residences and commercial enterprises in Town are hooked up to the town's sewer system and wastewater treatment plant on Pine Hill Road. A few pump stations \_\_\_\_\_ The

wastewater plant was upgraded to secondary treatment in 1986. The Town recently upgraded the plant to meet new federal standards for phosphorous. The treated effluent is discharged into the Assabet River.

#### 4.C.5. Solid Waste

Maynard's Solid Waste Management program is quite progressive. Maynard collects trash and recycling curb-side, and ships it out of town. The Town was one of the first in the Commonwealth, with Worcester, to initiate a pay-per-bag system, with each household allowed one 32-gallon container of trash per week, alongside an unlimited and extensive recycling program. There is a \$2.00 fee per bag of additional non-recyclable waste. This has resulted in a significant decrease in the amount of solid waste the Town produces. Maynard has rated an "A" from DEP for its recycling program since the State rating system was initiated \_\_\_ years ago.

Maynard also operates a drop off recycling center on the first Saturday of every month for large metal items (appliances, lawn mowers, bed springs, etc.), automobile tires, and automotive batteries, and computer parts.

A semiannual household hazardous waste day has a large turn-out. In 2003 the Board of Health had to cancel their second hazardous waste collection day to save money.

The Town BOH received a grant in 1991 to develop the yard waste composting area north of Summer Street. The Town collects from the curb-side leaves and brush in the spring and fall; currently, some of the yard waste is taken to a commercial site out of town for chipping because of the limited capacity at the Town composting area. In 1996 the Town was granted a revolving fund for the purchase of compost bins from the State. The Town has sold hundreds of these bins to Town residents for backyard composting.

#### 4.C.6. Active Recreation Facilities

There are a total of roughly 223 acres of recreation land in Maynard. Recreation land in Maynard takes the form of ball fields, school grounds, recreation centers, the golf course, and the rod and gun club. This recreation land is owned municipally (the Board of Selectmen, School Department, and Recreation Department), and privately. Little of the municipal and private recreation land in Maynard is zoned as Open Space or Recreation Land; indeed, little has any true protection against development.

**Table 4-1: Maynard's Public Active Recreational Areas, 2003**

Area	Location	Size	Owned	Managed	Description
Maynard High School Field (not Alumni Field)	Great Road, behind High School	33.5	Town	School Department	<ul style="list-style-type: none"> <li>■ Baseball Field/Field Hockey/Soccer</li> <li>■ Bleachers</li> <li>■ Natural areas for nature study</li> <li>■ Project Adventure (Ropes Course)</li> <li>■ Parking Lot</li> </ul>
Alumni Field	Great Road and Route 27	13.5	Town	School Department	<ul style="list-style-type: none"> <li>■ Field House</li> <li>■ 3 Little League baseball or softball fields</li> <li>■ Football field</li> </ul>



					<ul style="list-style-type: none"> <li>■ Track all-weather</li> <li>■ 3 Basketball courts</li> <li>■ 4 tennis courts</li> <li>■ 1 shotput field</li> <li>■ Bleachers</li> </ul>
Fowler School Field	Behind School, off Tiger Drive	?	Town	School Department	<ul style="list-style-type: none"> <li>■ Baseball and soccer field</li> <li>■ Bleachers</li> <li>■ Parking lot</li> <li>■ Natural areas for nature study</li> </ul>
Green Meadow School	Great Road	25.2	Town	School Department	<ul style="list-style-type: none"> <li>■ Part of new playground</li> <li>■ Ropes course ?maintained</li> <li>■ Jogging trail</li> <li>■ Soccer field</li> <li>■ Natural areas for nature study</li> </ul>
Crowe Park	Great Road	10.0	Town	DPW	<ul style="list-style-type: none"> <li>■ 1 Baseball field</li> <li>■ Tot Lot with picnic tables</li> <li>■ Mini-Pavilion</li> <li>■ Bleachers</li> <li>■ Parking Lot</li> <li>■ Drinking fountain</li> <li>■ 1 skateboard park</li> </ul>
Reo Road Lot	Reo Road	0.6	Town	<a href="#">Cons. Com.</a>	<ul style="list-style-type: none"> <li>■ Tot-lot</li> </ul>
Coolidge School	Bancroft  Street	0.8	Town	Selectman*	<ul style="list-style-type: none"> <li>■ Playground including:</li> <li>■ Basketball Court</li> <li>■ Tot Lot - Equipment</li> <li>■ Large grass area (for soccer)</li> <li>■ Small sledding hill</li> <li>■ Little League baseball/softball field</li> </ul>
Rockland Avenue Ball Fields	Rockland  Avenue	45.0	Town	<a href="#">Cons. Com.</a>	<ul style="list-style-type: none"> <li>■ Baseball/Softball</li> <li>■ Soccer</li> <li>■ Horseshoe Toss</li> <li>■ Most of field within wellhead protection area</li> <li>■ Natural areas for nature study</li> </ul>
Rod and Gun					■
Country Club					■
ARRT**					■
Fitness	Maynard				■
Martial arts, dance, and yoga studios	Downtown Maynard				■

\* The Coolidge School is used by the School Department for administrative offices, and by the Maynard Food Pantry. There has been some discussion of renting the building to help fund the school budget. \*\* The Assabet River Rail Trail corridor is a major recreational feature in the works. Cyclists and walkers already use unpaved sections of the path that will eventually be paved as part of the Rail Trail project. In 2002, the Town purchased the rail corridor from the Stow town line to Rt. 117 and over 6 acres of conservation land abutting the Ice House Landing Educational Park. \*\*\* Close by in Acton, Stow, and Concord are an indoor ice skating rink, a squash club, and fitness clubs, available with admission or membership fees.

There are also several private recreational facilities and areas in Maynard.

**Table 4-2 Private Recreation Land**

Map	Lot	Street	Parcel	Owner	Acres
05	75	Brown St	Maynard Country Club	Maynard Country Club	58.1
06	19	Concord St	Maynard Country Club	Moscariello Family Trust	2.5
16	21a	Old Mill Rd	Maynard Rod & Gun Club	Maynard Rod & Gun	2.2
16	4	Old Mill Rd	Maynard Rod & Gun Club	Maynard Rod & Gun	39.3
20	51	Waltham St	Ball field	Iannarelli, B & E	4.8
<b>TOT AL PR IVATE</b>					<b>106.9</b>

Activity	Number of Facilities
Baseball Diamond	4
Soccer Field	3
Dual Purpose Field (baseball/soccer field)	4
Basketball Courts	5
Tennis Courts	4
Wooded Areas with Maintained Walking Paths	8
Play Structures	5
Beach Volleyball Court	2
Football Field	1
Track	1
Horseshoe Pit	4
Shot-put	2
Project Adventure Ropes Course (unmaintained)	2
Skateboard Park	1
9-hole Golf Course	1
Rod and Gun Club	1

Source: 2003 Open Space and Recreation Site Visit

On recreation land, the Maynard Recreation Commission offered the following eight programs 2003 and 2004. \_\_\_\_\_ confirm programming.

- Summer Playground Program (six weeks in Summer)
- Maynard Recreation Swimming Program (three weeks in Summer)
- Tiny Tot Swimming Program (one week in Summer)
- Maynard Recreation Adult Basketball (one-night/week in October and November)
- Maynard Recreation Adult Volleyball (one-night/week in October and November)
- Maynard Recreation Baton Program (one-night/week November through June)
- Maynard Recreation Games Program (one-night/week mid-December through mid-February)
- Winter Learn To Ski Program (Saturday mornings January through mid-February)

Additional programs are offered by local organizations, including hockey, Little League baseball, martial arts instruction, soccer, and volleyball.

**4.C.7. Passive Recreation Facilities**

In Maynard there are five major municipal holders and one major federal holder of natural open space (woodlands and wetlands available for walking, photography, etc.). See 4.H. for greater detail on these areas.

<b>Land Owner/Manager</b>	<b>Acres</b>
Maynard Conservation Commission	207
Maynard Board of Selectmen	110
Maynard DPW	215
Maynard Recreation	19
Maynard Schools	20
US Fish and Wildlife Service	817

The Assabet River National Wildlife Refuge is a regional facility primarily providing wildlife habitat protection but also providing passive recreation. Once it opens it will serve as an opportunity to vastly expand the Town's passive recreational space. At the time writing the date of its opening is unknown, as is the real impact it will have on the Town's recreational opportunities and the Town's infrastructure. Maynard's 815-acre contribution to the Refuge should eventually offer many passive recreational and educational opportunities. However, ARNWR currently has numerous public safety issues and is not available for public use. In fact, the time frame for opening is currently unknown, as is the extent to which the public may eventually be able to use the area. According to the U.S. Fish and Wildlife Service, once ARNWR is made safe for the public, it will most likely be available for walking on the extensive road system already in place. Educational programs such as those offered at the Great Meadows Wildlife Refuge in Sudbury, which include nature study and wildlife observation, will probably be encouraged. In some Wildlife Refuges formal environmental education sites have been designated and teachers trained in their use. Puffer's Pond has the potential for a recreational catch-and-release fishing program. The abundant white-tailed deer herd may provide opportunity for a closely controlled hunting program, including provisions for a special hunt by mobilityimpaired sportsmen.

To protect the sensitive wildlife populations, especially reptiles and amphibians, use of motorized vehicles by the general public will not be permitted. Exclusion of vehicles will extend the "oasis" concept from wildlife to people as well, for those seeking a quiet, peaceful "oasis" from the noisy, hectic way of life outside the refuge boundary. Wildlife viewing opportunities will also be enhanced without the presence of motorized vehicles.

#### **4.D FORESTED LAND**

The forested areas within the Town are very important because of the variety of vegetation and habitats they provide, ranging from mixed upland forest to red maple swamp. There are many introduced species in the built-up areas.

Mixed upland forest is composed of secondary growth (less than one hundred years old). The wooded areas are dominated by oak and maple, interspersed with pine, beech, birch, and aspen. This type of northern deciduous forest is termed the Northern Hardwood Association. Hardwood Associations of this type cover much of the lowland areas of New England. In Maynard, this oak, beech, and maple forest mix is located on the **Assabet River National Wildlife Refuge**, the **School Woods** behind the school campus adjacent to the Refuge, **Summer Hill, Rockland Woods**, the **Old Marlboro Road municipal well site**, and **Sudbury Nursery extension**. (See 4.G.3. for descriptions of these important large natural areas.)

#### 4.E AGRICULTURAL LAND

With the recent development of Asparagus Farm, few agricultural properties remain. The two most important are enrolled in Chapter 61 programs: the former **Sudbury Nursery extension** on Route 27 across from Vose Hill and the **apple orchard** on Summer Street.

The **Sudbury Nursery extension** (currently enrolled in Ch. 61) consists of flat rich upland along Rt. 27 and extensive wetlands near Town Wells 1, 2 and 3. This property should be preserved as one of the remaining undeveloped agricultural fields in Maynard and as an important well head buffer.

The **apple orchard** (currently enrolled in Ch. 61) on the Stow town line abuts other areas of open space, and so is important to protect. It also is one of the last working farms in town, and is typical of the historic agricultural landscape in this part of New England prior to residential development. It is a public landscape, viewable from one of the major roads in town, onto which the public is invited to pick their own apples. It is an important scenic and recreational resource. The orchard is also home to at least one vernal pool and so qualifies as priority habitat.

The **farm at the end of Glendale Street** consists of a small cultivated field, barns, some pasture, and woods. The property runs to wetlands below. As one of the last working farms, albeit a hobby farm, Glendale Street farm is deserving of preservation.

#### 4.F WETLAND RESOURCES

*Map 4.2 “Maynard’s water resources” will appear here*

**Map 4.2** illustrates Maynard’s wetland resources, a combination of rivers, streams and ponds and their associated wetlands and isolated wetlands, such as vernal pools. Wetlands should be protected because of their water storage capability, wildlife habitat, scenic beauty in the spring and fall, and use as study areas of ecology for nearby schools.

The water resources serve multiple important functions for the Town including:

- Public and private water supply (see above);
- Ground water supply;
- Flood control;
- Storm damage prevention;

- Prevention of pollution;
- Fisheries
- Wildlife habitat
- Water features have cultural, aesthetic and historic value
- Educational value including public uses such as nature study and photography
- Active and passive recreation

#### **4.F.1 Watershed**

Maynard's river, the Assabet, is part of the Sudbury, Assabet and Concord River watershed. There are many swamps and glacial deposits in the area. These, coupled with the rolling topography, have produced many large and smaller feeder streams. Taylor Brook watershed is perhaps the most significant sub-watershed in Maynard, as it occupies considerable land acreage and has excellent ground water.

#### **4.F.2. Surface Waters**

Maynard has approximately 70.4 acres (.11 sq. miles) of surface water and approximately 307 acres of vegetated wetlands. Water for domestic and industrial purposes is dependent upon the protection of surface waters and related recharge areas. The Assabet River and small ponds offer potential for recreation as well as fire fighting. Much of this surface water must be upgraded for the Town's use and enjoyment.

##### ***Assabet River***

The Assabet River flows northeast through the center of Maynard. The present channel of the Assabet River cuts through an area of assorted gravels, sands and a large assortment of rocks. The Assabet crosses bedrock ledges in the center of Town, although it does not appear to have eroded them. Much of the present flood plain is composed of glacial sands and gravels that have been removed from the watershed and deposited along the flood zone.

The water in the Assabet River is designated as a Class B waterway, meaning it is designated for use as a warm water fishery and for primary and secondary recreation. Waters assigned Class B status must be protected for the propagation of fish, and for activities such as swimming and boating (primary and secondary contact recreation, respectively). The Assabet fails to meet Class B standards, primarily due to high levels of nitrogen and phosphorus, and low levels of dissolved oxygen.

The federal initiative to remove dams and restore the rivers to their natural state has begun a debate in town about the effect removal would have on the Assabet system in Maynard. The Ben Smith Dam at the southern end of town creates the mill pond complex and may aid the wild and scenic designation further upstream. The dam to the north of Maynard, over the Acton border, creates the Powdermill Circle basin. It may continue to be used for power generation and would therefore be exempt from the dam removal initiative.

The State has designated the Assabet River as Class B Warm Water Fisheries. But the Assabet fails to meet Class B standards, primarily due to high levels of nitrogen and phosphorus, and low levels of dissolved oxygen.

### *Ponds*

The water quality of some of the ponds is a concern in Maynard, as eutrophication decreases aesthetic value, speeds filling and conversion to marsh, and limits passive and active recreational activities.

**The Clock Tower Place Mill Ponds** located just south of the River provide open water; however, since the two ponds are surrounded by development, with little associated vegetative buffer, they currently offer limited wildlife habitat.

**Vose Pond**, now built out, is located at the southeastern tip of the Town and used to provide valuable open water and habitat for wildlife.

**Puffer Pond**, protected within the borders of the new Assabet River National Wildlife Refuge is the largest standing water body in Maynard

**Thanksgiving Pond**, on private property is affected by the DPWs recycling facility and yard storage area, as well as drainage from its feeder stream, Taylor Brook. It empties directly into the Assabet River.

**Assabet River Basins:** In the standing water behind the Ben Smith and Powder Mill dams, organic matter from the water plant life is beginning to fill in the water course. There is sufficient water plant life to support a wide variety of fish. Water hyacinth abounds in the standing water areas of the River, almost choking these waters. Duckweed, a small surface plant, covers the waters because of the high concentration of nutrients present in the quiet areas of the River; nutrients are supplied by sewage effluent from upstream and from agricultural runoff.

### **4.F.3. Vegetated Wetlands**

The primary wetland resource types found in Maynard are bordering vegetated and isolated wetlands. The predominant type of vegetated wetland is the red maple swamp. These areas, as well as marshes and floodplains, offer important visual resources and wildlife habitats, which adds a natural dimension to Maynard.

#### *Wetlands North of the Assabet River*

The largest area of wetland in this section of Maynard is in the very northern tip of town, near **Rockland Woods**. The wetlands are part of a large wetland system that goes into Acton and Stow called the **Great Swamp, Heath Hen Meadow, and Pratts Brook** (see **Map 4.2**). These wetlands consist primarily of red maple swamp with a well-developed shrub layer of pepperbush, the invasive European Buckthorn and winterberry. The canopy layer of wetlands in the northwestern portion of the Town consists primarily of white pine with little understory. There

are few areas of open water in this area. Rockland Woods conservation land is home to several species identified by NHESP as needing State protection. This area is also the location of the newest town wells and water treatment plant. It has also been identified as an important biodiversity area in the SuAsCo watershed.

Numerous other smaller areas of wetlands and streamways exist north of the Assabet River.

#### ***Wetlands of the Assabet River***

Typical riverine vegetation includes birch, box elders, alders, willows and silver maples. The alders grow at the edge of the River and are important in holding the River embankments in place. Embankment vegetation could provide a fine greenbelt through the center of the Town.

#### ***Wetlands South of the Assabet River***

The wetlands in this portion of the Town have not been as heavily disturbed or segmented as the wetlands north of the River. Almost all of the wetlands in this area consist of red maple swamp with a shrub layer which varies in density.

The **Assabet River National Wildlife Refuge** and the **School Woods** area contain the most extensive and least developed wetland resources in the Town. The red maple swamp in this region is associated with Taylor Brook, various unnamed streams and Puffer's Pond. This area is most likely of the greatest value to wildlife due to its lack of disturbance, its seclusion, the interspersion of wetlands and uplands, and its increased edge between habitat types. It has both open water, with Puffer's Pond and streams, red maple swamp, limited areas of marsh, and many vernal pools. It includes at least one remnant Atlantic White Cedar swamp.

Other such wetland areas include the **Old Marlboro Road well site** and **Sudbury Nursery extension** which lies in large tract of swampland east of and along Route 27, the **swamps between the High School and Green Meadow School**, and the wetlands at **Glenwood and St. Bridget's Cemeteries** (one a man-made pond, another a group of vernal pools, and another a red maple swamp).

#### ***Vernal Pools***

There are eight certified vernal pools in Maynard as of 11/15/02, see map \_\_\_\_\_ X. Certified vernal pools are located near Vose Pond, in Glenwood and St. Bridget's Cemetery woods, and behind the schools. Other identified vernal pools are on Rockland Avenue, on the Derby Orchard property and in the Wildlife Refuge among other places.

#### **4.F.4. Flood Hazard Areas**

Maynard's Floodway Boundary and Floodway Map (Floodway) and Flood Insurance Rate Map (FIRM) show the areas subject to flooding within the Town.

Except for the Assabet River National Wildlife Refuge (former Devens Annex) property, the Floodway map includes the boundaries of all floodways in the Town, while the FIRM map designates zones of flooding including information on the probable depth of maximum high water in the floodways.

Because of Maynard's extensive river and tributary system, many flood hazard areas are spread throughout the Town. All of the streams and brooks which are part of the Assabet River system have areas of potential flood hazard. Generally, flood hazard areas associated with surface water bodies have 100-year flood boundaries, while wetlands not associated with surface water bodies have 500-year flood boundaries.

On the southeast side of Maynard, limited flood hazard zones correspond to the location of wetlands and Town wells. Wetlands in the northeast and the Fort Pond Brook Branch stream, as it drains into the Durant Retention Basin, are flood hazard zones. Several of the residential cul-de-sacs east of Powdermill Road border on a flood hazard zone. Flooding from Taylor Brook, the Assabet River and Mill Pond is confined to areas directly adjacent to the banks of the waterways and pond.

## **4.G. WILDLIFE AND NATURAL COMMUNITY RESOURCES**

### **4.G.1. Inventory**

In June of 2001 and 2002, Maynard's participated in the State's Biodiversity Days species count. A species list appears in Appendix H; due to the late spring date of Biodiversity Days, it is a very incomplete picture of species in residence. U.S. Fish and Wildlife and the Friends of the Assabet River Wildlife Refuge have conducted species inventories on the Refuge (see 4.G.4 below) which have greatly aided the Town in clarifying its picture of Maynard's wildlife community. Many of the Town's species of concern have been documented on the Refuge (see Tables 4-1 and 4-2). Mammals found on the Refuge and elsewhere in town include beaver, bobcat, mink, river otter, coyote, porcupine and fisher. Refuge staff and volunteers have worked to identify the invasive species, and most on their list are also common throughout Town.

### **4.G.2. Wildlife Corridors and Streamways**

## *Map 4.3 Maynard's Flora, Fauna and Important Habitats will appear here*

There are several wildlife corridors throughout Town, the primary one being the riparian corridor along the Assabet River. Much of the green space along the Assabet has been developed, but a priority identified in this and previous OSRPs is to restore, re-wild, and develop greater public access to the riverfront.

The Assabet River Rail Trail (ARRT) is major regional project which will promote access to the River and make use of open space adjacent to the River for recreational activities. The ARRT proposes to link the Towns of Marlborough, Hudson, Stow, Maynard, and Acton with a 12-mile

trail for commuting and recreation, while enhancing and protecting the natural beauty of the Assabet River Valley. The acquisition of the section of the future Assabet River Rail Trail, south of Route 117, along the river, has brought a major riparian parcel into public sphere and will restrict future development to a paved bike path. While excellent progress has been made in Maynard on securing the rail bed for this project, several key parcels continue to elude acquisition. Every effort to acquire and support acquisition of these links should be made.

The stream running to the east of Silver Hill Conservation Land connects that area of woodland via the streamway to the Rockland Woods Conservation Land, and thence to Great Swamp in Acton, and so is a valuable habitat targeted for protection.

The Glenwood Cemetery wooded wetlands drain into a Red maple swamp to their north, which in turn runs into a perennial stream, all of which comprises a substantial wetland complex. The Glenwood Cemetery wetlands, vernal pools, and woods are home to at least two of the Town's species of concern and are worthy of protection as wildlife habitat. (The Glenwood Cemetery is also a Works Project Administration site and also merits historic preservation.)

The streamway running behind Ericson's ice cream shop on Route 117 eastward into the Assabet River is another wetland complex providing excellent potential habitat.

Completing the protection of a riparian corridor along the west bank of the Assabet between the Riverwalk Conservation Land and the DPW waste water treatment facility is another priority. The connection is currently privately owned and unprotected.

#### **4.G.3. Large Natural Areas**

The **Assabet River National Wildlife Refuge** is included in the Sudbury-Assabet-Concord Inland River priority for protection Focus Area under the North American Waterfowl Management Plan (NAWMP). The Refuge is also included within the Emergency Wetlands Resource Act of 1986. It is included in the US Environmental Protection Agency's Priority Wetlands of New England listing (1987). The Refuge is also one of two areas in Maynard identified as being High Biodiversity Focus Areas in the SuAsCo Watershed Biodiversity Protection and Stewardship Plan (see Appendix D for full reference). The Refuge has also been designated a Massachusetts Important Bird Area (IBA) for its rare and unique habitat, including: Atlantic white cedar swamp, kettlehole pond, dwarf shrub bogs, open canopy minerotrophic peatlands and other sand communities. IBAs provide essential habitat for one or more species of breeding, wintering or migrating birds. The decision on ARNWR's IBA status should be forthcoming in 2004. The U.S. Fish and Wildlife Service will be relying upon the assistance of volunteers from the surrounding communities to make recreational opportunities happen. The Friends of the ARNWR are active in trail construction, maintenance, creating educational programs and interpretation, wildlife monitoring and many other important projects and the public is encouraged to join them and support their efforts. The timeframe for resolution of safety issues and official opening to the public is unclear at the time this Plan is being drafted.

Due to its immediate proximity to the Refuge, the **School Woods** merits special protection. The ARNWR and the School Woods provide a continuous habitat, and there is every reason to believe

the species of concern on the Refuge make use of the School Woods as well. This is one of Maynard's most diverse habitats and may well be outstanding bird habitat on a State-wide level. These woods are also home to several of Maynard's vernal pools.

Another important resource area is **Rockland Woods/Great Swamp**, the woodlands and wetlands to the north and west of Maynard running from the area around Silver Hill Conservation Land, north along both sides of Rockland Avenue. This is a large complex system providing habitat for several State-listed species. This area has been identified, along with the ARNWR, as a High Biodiversity Focus Areas in the SuAsCo Watershed Biodiversity Protection and Stewardship Plan.

All the Town's vernal pools, particularly the **Glenwood Cemetery vernal pool complex** are priority habitat as defined by the State. They should be given special protection as they are often critical habitat for some of the State's species of concern.

**Summer Hill** is the highest peak in Maynard and home to the town's water tanks. The surrounding hill holds acres of woodland, perched wetlands, intermittent streams, and a variety of other ecosystems.

The **Assabet River** is a critical component of the Sudbury-Assabet-Concord River watershed. Its protection is a matter of concern, not only for the Town of Maynard, but for all the communities along its banks.

Although Maynard does not contain any State recognized **Areas of Critical Environmental Concern** (ACECs), the natural resources in Town are significant. If an ecosystem falling in Maynard is identified as qualifying it may be proposed. An ACEC is an area containing concentrations of highly significant environmental resources that has been formally designated by the Commonwealth's Secretary of Environmental Affairs following a public nomination and review process. As such, there may be areas that are worthy of a high level of concern and protection that have potential for future ACEC designation based on the following criteria:

- Threat to public health through inappropriate use
- Quality of the natural characteristics
- Productivity
- Uniqueness of area
- Irreversibility of impact
- Imminence of threat to resource
- Magnitude of impact
- Economic benefits
- Supporting factors

These factors do not need to be weighed equally, nor must all the factors be present for an area to be designated. Prime candidates for ACEC designation include the Refuge and the Great Swamp areas.

#### **4.G.4. Rare, Threatened, and Endangered Plants**

Assabet River National Wildlife Refuge is the only property in Maynard on which a major plant survey has been conducted. The results of the Refuge's efforts show that Maynard is home to many plant species deserving protection. Based on their preliminary environmental review at the Refuge, the U.S. Fish and Wildlife Service has documented the following plant species of State or Federal concern (see Table 4-4). Because their documentation is Refuge wide and so does not show whether a specific species actually exists in Maynard, an assumption has been made that they all may do so. Because the School Woods form a continuous ecosystem with the Refuge, one would expect that the woodland species listed in Table 4-1 may also be present there.

<b>Common Plant Name</b>	<b>Scientific Name</b>	<b>Status</b>
New England Blazing Star	<i>Liatris borealis</i>	SC
Few-Fruited Sedge	<i>Carex oligosperma</i>	ST
Grass-leaved Ladies' Tress (Disputed sighting)	<i>Spiranthes vernalis</i>	SC
Philadelphia Panic-Grass	<i>Panicum philadelphicum var.</i>	SC & Federal Candidate Species
Lacegrass	<i>Eragrotis capillaries</i>	SW
Midland Sedge	<i>Carex mesochorea</i>	SE
Northern Starwort	<i>Stellaria calycantha</i>	SW
Red Pine	<i>Pinus resinosa</i>	SW
Small Beggar Ticks	<i>Bidens discoidea</i>	SW
Wood Witchgrass	<i>Panicum philadelphicum</i>	SC

SE: State endangered; ST: State threatened; SC: State special concern; SW: State watch listed  
 Sources: Sudbury Annex Vol. I, June 1995 & Eastern Mass. Nat. Wildlife Refuge Complex draft plan April 2003

While a detailed plant survey has not been conducted there, Great Swamp, on the border of Maynard and Acton, running through Rockland Avenue Conservation Land, is one of the largest red maple swamps in the SuAsCo watershed, and is targeted as an area of great merit on the SuAsCo Biodiversity Protection and Stewardship Plan. There is every reason to believe that a species survey conducted on this rich and fairly undisturbed site would be rewarded by many plant species of concern.

State-listed species of concern have been found associated with the Rockland Woods Conservation Land, the Glenwood Cemetery, and the vernal pools throughout Town.

**4.G.5. Rare, Threatened, and Endangered Animals**

The U.S. Fish and Wildlife Service has identified many animal species of concern on the ARNWR. Because this Refuge falls in several towns, this Plan cannot determine their exact location, but attributes them to Maynard in which a large and ecologically rich area of the Refuge falls. State-listed species found in other locations in Maynard are drawn from the State's Natural Heritage and Endangered Species listing.

<p><b>Table 4-6: Federal and State-Listed Animal Species found on Assabet River National Wildlife Refuge (ARNWR) and Elsewhere in Maynard (EIM)</b></p>
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Common Name	Scientific Name	Status	Location
Bald Eagle	<i>Haliaeetus leucocephalus</i>	FT-SE	ARNWR
Peregrine Falcon	<i>Falco peregrinus</i>	FE-SE	ARNWR
Sharp-shinned Hawk	<i>Accipiter striatus</i>	SC	ARNWR
Cooper's Hawk	<i>Accipiter cooperi</i>	SC	ARNWR
Blackpoll Warbler	<i>Dendroica striata</i>	SC	ARNWR
Least Bittern	<i>Ixobrychus exilis</i>	SE	ARNWR
Northern Parula	<i>Parula Americana</i>	ST	ARNWR
King Rail	<i>Rallus elegans</i>	ST	ARNWR
Eastern Bluebird	<i>Sialia sialis</i>	SW	ARNWR
Great Blue Heron	<i>Ardea herodias</i>	SW	ARNWR & EIM
Osprey	<i>Pandion haliaeetus</i>	SW	ARNWR
Purple Martin	<i>Progne subis</i>	SW	ARNWR
Red-Shouldered Hawk	<i>Buteo lineatus</i>	SW	ARNWR
Blanding's Turtle	<i>Emydoidea blandingii</i>	ST	ARNWR & EIM
Blue Spotted Salamander	<i>Ambystoma laterale</i>	SC	ARNWR
Spotted Turtle	<i>Clemmys guttata</i>	SC	ARNWR
Eastern Box Turtle	<i>Terrapene carolina</i>	SC	ARNWR
Spotted Salamander	<i>Ambystoma maculatum</i>	SW	ARNWR & EIM
Elderberry Long-horned Beetle	<i>Desmocerus palliates</i>	SC	EIM

FE-SE: Federally endangered-State endangered; FT-SE: Federally threatened-State endangered; ST: State threatened; SC: State special concern; SW: State watch listed

Sources: Sudbury Annex Vol. I, June 1995 & Eastern Mass. Nat. Wildlife Refuge Complex draft plan April 2003

#### 4.G.6. Vernal Pools: Threatened Natural Communities

Vernal pools are a priority habitat type within the State. Vernal pools are temporary freshwater pools which hold snowmelt and spring rains and provide critical breeding habitat for a number of invertebrate species, due to the absence of predatory fish. These pools may or may not dry out in the summer or be associated with an outflow. The Town has eight certified vernal pools and has identified numerous others (see **Map 4.2**). Maynard's vernal pools are providing critical habitat for at least three of the Town's species of concern. Most of the vernal pools are behind the schools and on the Refuge, or in the cemetery woods, but others appear in the apple orchard on Summer Street, on Rockland Woods Conservation Land, and near Vose Pond subdivision. Maynard's Wetland Administration Bylaw gives special protection to both certified and uncertified vernal pools.

#### 4.H. CONSERVATION AND PASSIVE RECREATION LAND

Open Space in Maynard takes the form of the river and stream corridors, natural woodlands and wetlands, and a few parcels dedicated to orchard and tree farm activities. This open space is owned federally (the Assabet River National Wildlife Refuge), by the state (Department of Environmental Management), municipally (the Conservation Commission, Board of Selectmen, Department of Public Works, School Department, and Recreation Department), and privately. Little of the municipal and private open space in Maynard is zoned as Open Space; indeed, little has any true protection against development.

<b>Table 4-7 Public Open Space</b>					
<b>Map</b>	<b>Lot</b>	<b>St_Name</b>	<b>Owner 1</b>	<b>Owner 2</b>	<b>Acres</b>
02	2	Rockland Ave	Town of Maynard	Conservation	45.0
05	4	Rockland Ave	Town of Maynard	Conservation	24.0
04	23	George Rd	Town of Maynard	Conservation	16.0
05	10	Rockland Ave	Town of Maynard	Conservation	11.6
05	12	Silver Hill Rd	Town of Maynard	Conservation	9.0
04	156	Dana Rd	Town of Maynard	Conservation	2.4
05	12	Silver Hill Rd	Town of Maynard	Conservation	9.0
05	12	Silver Hill Rd	Town of Maynard	Conservation	9.0
08	113	Dix Rd	Town of Maynard	Conservation	1.6
08	114	Reo Rd	Town of Maynard	Conservation	1.9
09	223	End of Orchard Terr	Town of Maynard	Conservation	0.9
10	60	Concord St (Rear of	Town of Maynard	Conservation	9.9
09	32	Mockingbird Ln	Town of Maynard	Conservation	8.1
09	214	Charles St Ext	Town of Maynard	Conservation	3.3
08	25	Nick Ln	Town of Maynard	Conservation	11.1
10	68a	Windmill Dr	Town of Maynard	Conservation	1.0
10	179	Colbert Ave	Town of Maynard	Conservation	7.5
09	324	Walcott St	Town of Maynard	Conservation	0.4
10	210	Walcott St Ext	Town of Maynard	Conservation	0.4
10	206	Walcott St Ext	Town of Maynard	Conservation	0.3
08	186	Summer St	Town of Maynard	Conservation	8.0
08	174	Summer St	Town of Maynard	Conservation	5.6
13	4	Abbott Rd	Town of Maynard	Conservation	9.3
14	286	Howard Rd	Town of Maynard	Conservation	1.6
14	67	Summer St	Town of Maynard	Conservation	1.0
13	3	Summer Hill Rd	Town of Maynard	Conservation	21.8
12	14	Dewey St	Town of Maynard	Conservation	0.3
20	168	Burns Ct &	Town of Maynard	Conservation	1.9
21	32	Maybury Rd	Town of Maynard	Conservation	0.7
06	17	Pine Hill Rd	Town of Maynard	DPW	0.4
06	15	Pine Hill Rd	Town of Maynard	DPW	0.8
06	14	Pine Hill Rd	Town of Maynard	DPW	0.8
10	94	Pine Hill Rd	Town of Maynard	DPW	12.0
06	16	Pine Hill Rd	Town of Maynard	DPW	0.3
08	119	Mockingbird Ln	Town of Maynard	DPW	1.2
13	1	Summer Hill Rd	Town of Maynard	DPW	20.0
13	92	Tower Rd	Town of Maynard	DPW	0.9
20	248	Harrison St	Town of Maynard	DPW	7.3
24	15	Great Rd	Town of Maynard	DPW	17.5
24	16	Great Rd	Town of Maynard	DPW	1.6
24	15	Great Rd	Town of Maynard	DPW	17.5



28	1	Behind High School	Town of Maynard	DPW	64.5
29	11	Old Marlboro Rd	Town of Maynard	DPW	68.9
25	14	Parker St	Town of Maynard	Glenwood Cemetery	32.4
24	14	Taylor Rd	Town of Maynard	Recreation	19.0
05	1	Rockland Ave	Town of Maynard	Selectmen	36.1
05	3	Acton St	Town of Maynard	Selectmen	0.5
05	5	Rockland Ave	Town of Maynard	Selectmen	0.5
08	131	Reo Rd	Town of Maynard	Selectmen	4.9
09	213	Charles St Ext	Town of Maynard	Selectmen	0.4
06	3	Summer St	Town of Maynard	Selectmen	12.1
08	132	Summer St	Town of Maynard	Selectmen	5.7
09	106	off Charles St	Town of Maynard	Selectmen	3.5
08	204a	Summer St	Town of Maynard	Selectmen	0.5
14	123	Main St	Town of Maynard	Selectmen	2.4
20	246	Forest St	Town of Maynard	Selectmen	4.4
18	177	Corner White &	Town of Maynard	Selectmen	1.7
18	190	Winter St	Town of Maynard	Selectmen	0.1
18	189	Winter St		Selectmen	2.0
24	14	Taylor Rd.	Town of Maynard	Recreation	19.0
23	2	Riverside St	Dep. Envi. Mgmt	Office of the Comm'n'r	8.0
		Nat'l Wildlife Refuge	Dept. of Interior	US Fish & Wildlife	817
<b>TOT AL PU BLIC</b>					<b>1407</b>

Table 4-8 Private Open Space \_\_\_\_

See Chapter 5 for more details on individual parcels of open space.

#### 4.I. MAYNARD'S CULTURAL FEATURES

*Map 4.4 "Maynard's characteristic cultural features" will appear here*

Cultural features are varied, but provide benefits, often intangible to the public. Woodlands, for example, contribute directly to the scenic value of landscapes, add to landscape diversity, provide recreational value, and may serve as areas of scientific research and outdoor education.

##### 4.I.1. Scenic Resources

Maynard's visual character is defined by:

- β The Assabet River and the Ben Smith Dam
- β The Mill Complex
- β Densely developed downtown
- β Forested hills (such as Summer Hill, Silver Hill, etc.)
- β Ponds (such as the Mill Ponds, Thanksgiving Pond, Durant Pond, etc.)

- Viewsheds of hills (e.g., Summer Hill, Silver Hill), water resources (e.g., Ben Smith Basin, Mill Ponds, Powder Mill Pond, etc.).

Figure 4-4 illustrates the locations of Maynard's scenic viewsheds. Land has been acquired in parts of the Town to maintain the open space and forested visual quality of the area.

#### 4.1.2. Cultural Resources

Maynard's cultural character is defined by:

- Densely developed downtown
- Clock Tower Place
- The Maynard School Campus
- The Assabet River Rail Trail
- Art Space
- The Maynard Rod and Gun Club
- The Maynard Country Club
- The Maynard Public Library (existing and new)
- Numerous restaurants
- Numerous churches

#### 4.1.3. Historical Resources

Maynard is home to one identified pre-Colonial site and the Town's riverfront and pond-side land probably hold many more yet to be discovered. A prehistoric site has been located in the central wetland area of the ARNWR. Other sites on the Refuge have the conditions that would have attracted Native American use. Maynard is one of several communities between Cambridge and West Brookfield through which a historic trade route, dating back to pre-colonial times, is located. Established by Native Americans as the preferred travel route, the Massachusetts Bay Path initially served to link Native American villages. European settlers quickly recognized the path as the one most easily traversed. Settlers widened this path to accommodate carts and wagons. A grassroots organization known as Freedom's Way Heritage Association (FWHA) is seeking federal designation of the Massachusetts Bay Path and surrounding areas of significant historic, cultural and natural resources as a National Heritage Corridor. FWHA is currently in the process of determining the corridor's exact boundary. Maynard's central position in the proposed corridor nearly guarantees its inclusion in the final corridor. FWHA is collecting information to concretely demonstrate that this area is rich in historic sites, trails, landscapes and viewsheds which are important in this country's founding and the establishment of America's philosophies of freedom, conservation, and social justice. Designation as a National Heritage Corridor by the National Park Service, Department of the Interior will serve to enhance and preserve the region's special identity.

Table 4-9 identifies the location of Maynard's various historical sites throughout the Town.

<b>Table 4-9: Historic Sites in Maynard</b>	
<b>(N.B.: most are registered with the Maynard Historical Commission)</b>	
<b>Site Name</b>	<b>Site Location</b>

Glenwood Cemetery	Rt. 117 and Rt. 27
Maynard Family Tomb	Glenwood Cemetery
Cemetery Vault	Glenwood Cemetery
Balcom Watering Trough	117 & 27 Intersection
George F. Brown House,	93 Acton Street
Haynes Watering Trough	Concord & Acton Streets
Dexter Smith House	40 Concord Street
Red Brick School	101 Summer Street
Lucius Maynard House	114 Summer Street
Haman Smith House	36 Great Road
Thomas Brooks House	52 Summer Street
Silas Brooks House	90 Summer Street
Asa Smith House	84 Summer Hill Road
Garfield School	48 Sudbury Street
Union Congregational Church	
Mrs. Smith's Girl School	166 Great Road
Lorenzo Maynard House	9 Dartmouth Street
Jonathan Smith House	174 Great Road
Levi Smith House	178 Great Road
William Smith House	208 Great Road
St. Bridget's Cemetery Vault	Off Great Road
Louis Brigham House	318 Great Road
Granite Road Marker	Parker St & Old Marlboro Rd
Lorenzo Maynard Water Trough	Acton at Summer Street
Old Nason Street School	26 & 28 Acton Street
Union Hall	11-17 Main Street
Riverside Hall Building	117 Main Street Gruber's Block
Rafferty Watering Trough	Main & Sudbury Streets
Old Marlboro Road	
Old Lancaster Road (Puffer Road)	
Russell's Bridge	
Grist Mill (in ARNWR)	
Maydale Spring Bottling Co.	
Car-barn: Concord, Maynard, & Hudson Street Railroad	(St. Mary's Indian Orthodox Ch.)
Powerhouse: Concord, Maynard & Hudson St. Railroad	
Canal to Mill Pond	
Ben Smith House & Dam	
Mill Complex and Mill Clock Tower	
Summer St.	
Concord St.	
Summer Hill	

In addition to these registered areas and homes, there are/were many old farm houses in the interior of the Assabet River National Wildlife Refuge. The ARNWR contains the remains of the former Rice Tavern at the intersection of Old Lancaster Road (Puffer Road) and Old Marlboro

Road. The military disassembled Rice Tavern, an old stage coach stop, although the foundation is still visible. Vose Pond is particularly significant for potential archeological remains as it is located opposite to Rice Tavern. Vose Pond was also used by Finish immigrants around the turn of the century as a picnic and recreation site. Vose Pond is privately owned and has been developed as a 23-home subdivision, with no public access to the pond itself

## **4.J ENVIRONMENTAL CHALLENGES**

### **4.J.1 Hazardous Waste and Brownfield Sites**

The Massachusetts Bureau of Waste Site Clean-Up provides the table of sites reporting recent spills and their states of remediation (see Appendix G). This figure does not include the hazardous waste sites on the ARNWR, (former Devens Annex) which was a federal Superfund site. Apart from the hazardous waste sites at the Refuge, most of the spills in Maynard were associated with either an automobile service station or with Digital Equipment Corporation.

### **4.J.2 Landfills**

Maynard's closed **Waltham Street Municipal Landfill** is located in the north-western section of Town on the border of Sudbury and Maynard, specifically between Walnut Street and Second Division Brook. Between 1948 and 1979, the unlined landfill served the refuse requirements of the Town's residents. In 1980, the landfill was closed and, in 1986, capped. The landfill was graded so that it could serve as a soccer field; however it has not yet been used as such. Maynard's Board of Health continues to monitor the landfill. Discussions with Maynard's Soccer Board and Recreation Committee during the preparation of the current plan have changed the thinking to developing the Waltham Street Landfill as a baseball field with parking and fenced dog walking area.

A brush, stump, yard waste, and staging area at the waste water treatment facility has raised complaints from the Conservation Commission about poor management within the buffer zone of the Assabet. The DPW recapped the facility recently, but poor conditions returned subsequently. Currently the Conservation Commission is working with the DPW to rectify conditions there.

### **4.J.3. Erosion and Sedimentation**

Although there are currently no major problems associated with erosion in Town, there are a few areas that this plan targets for erosion control plantings, such as the Elks Club Parking lot. Plantings along residential riverbanks will reduce siltation due to storm run-off. The Organization for the Assabet River has taken the lead identifying potential areas prone to erosion and directing volunteers to mitigate the problem areas, such as the erosion control plantings conducted during the summer of 1996 at the Perry Packaging firm in Maynard.

Anecdotal information and casual observation suggests that Thanksgiving Pond contains sedimentation buildup. The Ben Smith Dam basin and the Clock Tower Place millpond are both nutrient and sediment sinks.

#### **4.J.4. Chronic Flooding and Storm Drain Maintenance**

There are currently problems associated with flooding in the lower Waltham Street area, near Butler Lumber on Parker Street and across from Cuttings Nursery off of Route 27.

All catch basins and selected drain manholes, including those located at the schools, were mechanically cleaned in 1996. By 2004, many are overdue for cleaning. Trunk drain lines were washed clean in various sections of Town in order to insure design capacity. The Department of Public Works repaired fourteen catch basins in 1996. Repairing man holes and catch basins is an ongoing process in the maintenance of drainage systems. Culverts and brooks are checked regularly and cleaned as needed to prevent blockage during inclement weather.

#### **4.J.5. New Development**

The primary concerns for residents regarding development are its effects on the quality of life in Maynard and its impacts on the environment. Residential housing development continues, due to Maynard's development-friendly zoning, and it can be expected that the population will continue to increase. Residential growth in Maynard, as in all suburban towns, will strain existing drainage systems, increase road maintenance and repair costs, demand public safety services, strain school capacity, and generally overburden the Town's infrastructure. However, the greatest concern is that this development will continue to impinge on the last undeveloped land, or partially protected areas, critical to wildlife habitat, water supply protection, recreational needs, and community character.

As Maynard comes closer to total buildout, the remaining parcels of undeveloped land become even more critical. Maynard recently found itself in violation of State regulations in order to provide sufficient drinking water to its residents and businesses, prior to the completion of the Rockland Avenue wells and water treatment facility. All development comes with very real financial costs to the community (See Appendix \_\_\_\_\_) and loss of natural resources. Therefore planned development and protection of critical land is crucial for the Town's survival.

#### **4.J.6. Ground and Surface Water Pollution (from Point and Non-Point Sources)**

The Town is in compliance with the DEP's surface water and drinking water monitoring programs. Minor contamination of surface water in the Assabet has been associated with seasonal changes, but the Town has never experienced major ground water pollution problems, except on the Refuge, associated with the Army's activities there. The Town's wells have never been shut down due to contamination problems. Boil orders, however, have been issued. These have been associated with delivery system failures rather than well-head contamination. The wells are located in relatively remote areas, away from current industrial activities. However, residential development continues in Sudbury alongside Maynard's Old Marlboro Road wellheads, and near potential well sites. Rezoning and other proactive protection including land acquisition is essential around current and potential municipal water supplies to ensure adequately for the community's growing needs.

As previously mentioned, due to stricter DEP/EPA requirements, the Town was forced to take offline White Pond in Hudson for part of its drinking water supply. It is critical that the Town continue to retain its drinking water rights to White Pond; the loss of this resource would seriously undermine Maynard's potential potable water resources.

Water quality monitoring team from the Organization for the Assabet River (OAR) periodically sample and test the Assabet River for pollution from Maynard point sources. OAR's Summer 2002 water quality report on the Assabet River cites numerous dissolved oxygen (DO) concentration samples as failing to meet Massachusetts Class B standards in Maynard waters. "Nutrient concentrations, both phosphorus and nitrogen species, were consistently above maximum recommended levels." [OAR 2002, p.28] "The findings of the Assabet River TMDL Phase One Study (ENSR 2001) confirm that the majority of the nutrients entering the river come from wastewater treatment plants that discharge treated effluent to the river. In particular, treatment plants are the major source of ortho-phosphorus (the bioavailable form of phosphorus) throughout the year." [OAR 2002, p.6] There are isolated areas in the Assabet River where fecal coliforms have been identified. There are possible point sources within Maynard's downtown area; some have been identified and corrected over the past few years. The level of fecal coliform below the Maynard Wastewater Treatment Plant outfall meets all Class B limits. However, non-point sources may be more critical than point sources. Control of development along the River along with cleanup, bank stabilization and the creation of vegetated buffer zones along the bank should be a priority to control non-point source pollution. River cleanups, sponsored by local volunteer organizations, take place on a regular basis.

#### **4.J.7. Impaired Water Bodies (Water Quality and Water Quantity)**

The water bodies and waterways of Maynard remain the most threatened natural resources in Town. Although most of the Town is sewerred, the Assabet River, Mill Pond, Taylor Brook and Thanksgiving Pond, and Vose Pond are still at risk from the effects of non-point source pollution. Trash, runoff, algae and water weeds (from elevated nutrient concentrations), and elevated levels of fecal coliform are problems for most bodies of water in Maynard.

The **Assabet River**, as has been previously noted, is a Class B (Warm Water Fishery) body of water. It has regularly failed to meet State standards (see above). The major cause of this failure is attributed to the numerous municipal waste water facilities along the river. Additional pollution is the result of lawn and other untreated runoff along the riverbank.

As the Assabet flows between the two dams that frame Maynard's stretch of the river, a portion of the river is shunted into the Clock Tower Place (CTP) mill race and mill pond. These manmade water features originally provided water power to the old woolen mill and was used to generate electricity at a small hydroelectric plant. Both these functions have ceased; the mill pond now serves as a fire pond and an aesthetic and historic landscape feature in the heart of Maynard. The water management system controlling the water level in the mill stream and pond is unsophisticated and not well maintained. The management of the system by current owners has led to complaints from residents that CTP ownership need to be more active to allow a good flow through the main branch of the Assabet during periods of low flow (typically the height of

summer). The balance between maintaining the CTP “campus” aesthetics and preserving maximum flow in the Assabet for the health of dependent wildlife is difficult to achieve.

Bioaccumulation studies of fish found in **Puffer Pond** show that while contaminants are present they are not statistically different from other fish samples from nearby areas. The mercury present in the fish samples is not present in the pond water tested. However, the pond is listed in the Massachusetts Department of Public Health Freshwater Fish Consumption Advisory List for mercury, and the advisory state “The general public should not consume any fish from this water body. Puffer Pond contains levels of sediment and water contaminants above desired State levels, but current data does not show it having an adverse effect on wildlife.

**Taylor Brook**, which runs from Puffer Pond and other sources into the Assabet River via Thanksgiving Pond in Maynard, should have similar issues to those found in Puffer Pond.

#### 4.J.8. Wildlife and Human Health Issues

Two important human health issues in Maynard are tied to wildlife. **Rabies** is active in Maynard’s mammal population, although no human exposure is recorded. Maynard has an active rabies inoculation program for pets. The BOH also provides information on living near wildlife that potentially carries rabies.

New subdivisions often bring the concerns associated with the retention ponds and with them concerns about **West Nile and other mosquito-borne viruses**. West Nile Virus has been found in nearby bird populations, but no human exposure has been recorded in Maynard. Maynard has just joined the East Middlesex Mosquito Control Project which provides pesticide application in return for payment. The debate continues between advocates for human health and environmentalists who disagree about the effectiveness, the methods, and the need for pesticide application, and are concerned about the effect of the pesticide on human health and other species more closely related to mosquitoes. For the present, the human concerns have preempted other environmental considerations; and the increase of West Nile Virus in the bird population continues. The Conservation Commission has adopted a policy favoring infiltration over detention, and all pertinent boards should adopt the same policy.

#### 4.J.9. Invasive and Introduced Species

A recent survey of species on the Refuge found that 78% were native and 22% were introduced. This is likely true of introduced species throughout the Town. The Refuge is setting up a program of control. Coordination with Refuge management may be the most efficient way of controlling species progress across major parcels of Maynard land. The Town of Concord has undertaken a town-wide survey locating invasives street by street; such a model might work well in the relatively small town of Maynard.

Table : 4-10 Invasive species identified on the Assabet River National Wildlife Refuge (and by implication throughout Maynard)	
Common Name	Scientific Name
Norway maple	<i>Acer platanoides</i>



Black swallowwort	<i>Cynanchum nigrum (L.) Pers</i>
Japanese Barberry	<i>Berberis thunbergii DC.</i>
Catawpa Tree	<i>Catalpa speciosa</i>
True Forget-me-not	<i>Myosotis scorpioides L.</i>
Bella honeysuckle	<i>Lonicera X bella Zabel</i>
Japanese honeysuckle	<i>Lonicera japonica Thunb.</i>
Morrow honeysuckle	<i>Lonicera morrowii Gray</i>
Asiatic bittersweet	<i>Celastrus orbiculata Thunb..</i>
Spotted knapweed	<i>Centaurea maculosa Lam.</i>
Common reed	<i>Phragmites australis (Cav.) Trin. Ex Steud</i>
Yellow Iris	<i>Iris pseudacorus L.</i>
Black locust	<i>Robinia pseudo-acacia L.</i>
Japanese knotweed	<i>Polygonum cuspidatum Siebold &amp; Zuccar.</i>
Sheep sorrel	<i>Rumex acetosella L.</i>
Moneywort	<i>Lysimachia nummularia L.</i>
European buckthorn	<i>Rhamnus frangula L.</i>
Multiflora rose	<i>Rosa multiflora Thunb.</i>
Swingle tree-of-heaven	<i>Ailanthus altissima (Mill.)</i>
Purple loosestrife	<i>Lythrum salicaria</i>

Source: Eastern Massachusetts National Wildlife Refuge Complex draft plan April 2003

The invasive **Norway maple** is found throughout Town, even as a street tree. This particular non-native species provides almost no habitat, grows strongly (and therefore is not recognized as a nuisance), and interbreeds with native maples. Because of their strength and adaptability they will take over native species habitat unless controlled. Planting and cultivation of this species within Town should be stopped and a public education campaign undertaken. The Town should not plant Norway maples as street trees.

Invasive **Burning bush** or winged euonymous is a garden escapee now taking over in sections of conservation land. Invasive **Oriental Bittersweet** brings down sections of forest on conservation and other land. The Conservation Commission has begun programs of bittersweet eradication on conservation land.

**Water chestnut** and **water millfoil** are taking over waterways, roadsides, and woodlands. A program to combat their advance should be designed and implemented as soon as possible.

**European Buckthorn** , **Japanese knotweed**, and **Purple loosestrife** are all highly invasive plant species which prefer moist land and thrive along waterways.

The major non-native parasite affecting vegetation is the **wooly adelgid**, which, like the parasites of the American elm and the native chestnut before them, is causing widespread destruction of a native population, the Canadian hemlock. These insects have been seen in Maynard's hemlock population. A relatively non-toxic control program is to spray affected hemlocks with 'sun oil' or agricultural oil that suffocates the insects if applied at a specific stage of their life cycle. This is a labor intensive and not inexpensive management program that depends on accurate timing of application for its effectiveness.

#### **4.J.10. Air Quality**

Sampling of air quality throughout Massachusetts shows that the entire State does not attain public health standards for ozone levels. So Maynard is one among many towns struggling with this problem. Public health messages indicate when levels are dangerous and encourage residents to keep their children indoors. While there is no testing for carbon monoxide in the immediate vicinity, levels are regularly exceeded in Worcester and Waltham and Maynard may well be affected by this air quality issue as well. Aerial deposition of mercury generated outside the northeast is posited as the reason for the levels of mercury found within the inland fish population. The good news is that aerial deposition of lead has decreased markedly since unleaded gas became the standard.

While little can be done within Town to directly affect the Town's air quality because it is a regional or even nationwide problem, the Town can contribute to the general betterment of air quality in the region by being pedestrian and bicycle friendly, encouraging use of mass transit, retaining healthy forested ecosystems for air filtering, work with Town industries that impact air quality to encourage green practices, and harness government and resident's power as consumers to make wise energy and other choices.

# CHAPTER 5: INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST

## 5.A. INTRODUCTION

The purpose of this Section is to identify and map all protected and unprotected land of interest to the residents of Maynard for conservation or recreation use.

The inventory was created by reviewing the existing open space and recreation lands in to the Town Assessor's database, and identifying: (1) adjacent parcels that would augment or complete **greenway corridors**, (2) parcels that would protect existing or future **wellheads**, and (3) parcels that had **conservation** or **recreation** value on their own. Conservation value in this case includes native ecosystem protection and rare species protection; recreation value includes active (e.g. ballfields) and passive (e.g. birdwatching areas) recreation potential. The Open Space Planning Committee reviewed the inventory to validate and prioritize the list of properties considered for protection.

For this chapter to be translated into action items, however, a different organizational scheme was adopted. Parcels are classified by **ownership** (public or private) and by the level of **protection** currently afforded them. Limited protection is afforded by (1) Maynard's open space zoning which restricts some aspects of development so long as the zoning remains in place and ownership by the Conservation Commission because land dedicated to conservation is protected by Article 97 of the State Constitution and a change of disposition requires a vote of Town Meeting and the State Legislature. Perpetual protection is only afforded by Federal ownership for conservation purposes (such as the National Wildlife Refuge) and by Conservation Restrictions and Easements that are granted in perpetuity and are attached to the deed.

Article 97 states: "The people shall have the right to clean air and water, freedom from excessive and unnecessary noise, and the natural, scenic, historic, and esthetic qualities of their environment; and the protection of the people in their right to the conservation, development and utilization of the agricultural, mineral, forest, water, air and other natural resources is hereby declared to be a public purpose. The general court shall have the power to enact legislation necessary or expedient to protect such rights. In the furtherance of the foregoing powers, the general court shall have the power to provide for the taking, upon payment of just compensation therefor, or for the acquisition by purchase or otherwise, of lands and easements or such other interests therein as may be deemed necessary to accomplish these purposes. Lands and easements taken or acquired for such purposes shall not be used for other purposes or otherwise disposed of except by laws enacted by a two thirds vote, taken by yeas and nays, of each branch of the general court."

## 5.B. OVERVIEW

Of the 3,055 acres in Maynard there are approximately 1,409 acres of conservation and open space land in Maynard. Figure 5-1 illustrates and Table 5-1 itemizes all open space categorized according to ownership.

Type of Property	Management Agency	Acres
Public land	FEMA/Department of Interior (National Wildlife Refuge)	815
Public land	Mass. Dep. of Environmental Management	1
Public land	Maynard Conservation Commission	206
Public land	Maynard Board of Selectmen, Department of Public Works, and Recreation Commission	338
Private properties	Various individuals, families, and trusts	49
	<b>TOTAL</b>	<b>1,409</b>

Source: 2001 MassGIS, Maynard 2003 Assessor's Database, Open Space and Recreation Plan Committee

MAP 5-1: Maynard's Public- and Privately-owned Parcels of Conservation and Recreation Interest

[delete swap info on table below and replace with map reference concerning transfer of municipal management?]

Map	Lot	St Name	Owner1	Owner2	Acres	
	2	Rockland Ave	Town Of Maynard	Conservation	45.0	
05	4	Rockland Ave	Town Of Maynard	Conservation	24.0	
04	23	George Rd	Town Of Maynard	Conservation	16.0	
05	10	Rockland Ave	Town Of Maynard	Conservation	11.6	
05	12	Silver Hill Rd	Town Of Maynard	Conservation	9.0	
04	156	Dana Rd	Town Of Maynard	Conservation	2.4	
05	12	Silver Hill Rd	Town Of Maynard	Conservation	9.0	
05	12	Silver Hill Rd	Town Of Maynard	Conservation	9.0	
08	113	Dix Rd	Town Of Maynard	Conservation	1.6	
08	114	Reo Rd	Town Of Maynard	Conservation	1.9	
09	223	End Of Orchard Terr	Town Of Maynard	Conservation	0.9	
10	60	Concord St (Rear Of	Town Of Maynard	Conservation	9.9	
09	32	Mockingbird Ln	Town Of Maynard	Conservation	8.1	
09	214	Charles St Ext	Town Of Maynard	Conservation	3.3	
08	25	Nick Ln	Town Of Maynard	Conservation	11.1	
10	68a	Windmill Dr	Town Of Maynard	Conservation	1.0	
10	179	Colbert Ave	Town Of Maynard	Conservation	7.5	
09	324	Walcott St	Town Of Maynard	Conservation	0.4	
10	210	Walcott St Ext	Town Of Maynard	Conservation	0.4	
10	206	Walcott St Ext	Town Of Maynard	Conservation	0.3	
08	186	Summer St	Town Of Maynard	Conservation	8.0	??? .8??
08	174	Summer St	Town Of Maynard	Conservation	5.6	
13	4	Abbott Rd	Town Of Maynard	Conservation	9.3	

14	286	Howard Rd	Town Of Maynard	Conservation	1.6	
14	67	Summer St	Town Of Maynard	Conservation	1.0	
13	3	Summer Hill Rd	Town Of Maynard	Conservation	21.8	
12	14	Dewey St	Town Of Maynard	Conservation	0.3	
20	168	Burns Ct &	Town Of Maynard	Conservation	1.9	
21	32	Maybury Rd	Town Of Maynard	Conservation	0.7	
06	17	Pine Hill Rd	Town Of Maynard	DPW	0.4	Swap
06	15	Pine Hill Rd	Town Of Maynard	DPW	0.8	Swap
06	14	Pine Hill Rd	Town Of Maynard	DPW	0.8	Swap
10	94	Pine Hill Rd	Town Of Maynard	DPW	12.0	
06	16	Pine Hill Rd	Town Of Maynard	DPW	0.3	Swap
08	119	Mockingbird Ln	Town Of Maynard	DPW	1.2	Swap
13	1	Summer Hill Rd	Town Of Maynard	DPW	20.0	Swap
13	92	Tower Rd	Town Of Maynard	DPW	0.9	Swap
20	248	Harrison St	Town Of Maynard	DPW	7.3	Swap
24	15	Great Rd	Town Of Maynard	DPW	17.5	Swap
24	16	Great Rd	Town Of Maynard	DPW	1.6	Swap
24	15	Great Rd	Town Of Maynard	DPW	17.5	Swap
28	1	Behind High School	Town Of Maynard	DPW	64.5	Swap
29	11	Old Marlboro Rd	Town Of Maynard	DPW	68.9	Swap
25	14	Parker St	Town Of Maynard	Glenwood Cemetary	32.4	
23	2	Riverside St	DEM	Office of Cmmss'ner	8.0	
24	14	Taylor Rd	Town Of Maynard	Recreation	19.0	
05	1	Rockland Ave	Town Of Maynard	Selectmen	36.1	Swap
05	3	Acton St	Town Of Maynard	Selectmen	0.5	Swap
05	5	Rockland Ave	Town Of Maynard	Selectmen	0.5	Swap
08	131	Reo Rd	Town Of Maynard	Selectmen	4.9	Swap
09	213	Charles St Ext	Town Of Maynard	Selectmen	0.4	Swap
06	3	Summer St	Town Of Maynard	Selectmen	12.1	Swap
08	132	Summer St	Town Of Maynard	Selectmen	5.7	Swap
09	106	Off Charles St	Town Of Maynard	Selectmen	3.5	Swap
08	204a	Summer St	Town Of Maynard	Selectmen	0.5	Swap
14	123	Main St	Town Of Maynard	Selectmen	2.4	Swap
20	246	Forest St	Town Of Maynard	Selectmen	4.4	Swap
18	177	Corner White &	Town Of Maynard	Selectmen	1.7	Swap
13	90a	St Botolph St	Town Of Maynard		0.3	Swap
18	190	Winter St	Town Of Maynard		0.1	Swap
18	189	Winter St	Town Of Maynard		2.0	Swap
<b>Municipal &amp; State TOTAL</b>					<b>571.1</b>	
ARNWR (FEDERAL REFUGE)					817.0	
<b>TOTAL</b>					<b>1388.1</b>	

Map	Lot	Location	Acres	*
01	4	Rockland Ave	2.0	
05	7	Acton St	5.0	



05	8	Acton St	1.5	
04	6	Glenn Dr -Rear	3.0	
04	182	Silver Hill Rd	4.6	
04	180	Dana Rd	4.8	
10	86	Ethelyn Cir	1.6	
10	87	Ethelyn Cir	0.4	
08	36	Summer St	2.2	
09	206	Charles St	1.0	
09	207	Charles St	1.7	
07	2	Stow/Maynard Line	1.5	
12	15	Summer St	4.3	
16	2	Old Mill Rd	3.6	
15	102a	Old Mill Rd	1.0	
15	101	Winthrop Ave	2.2	
12	16	Off Summer St	2.0	
15	132.1	Crane Ave	5.3	
15	107	Winthrop Ave	0.7	
15	106	Winthrop Ave	0.9	
15	103n	Wood Ln	2.9	
12	11	42nd St	1.3	
12	13	42nd St	0.9	
13	90a	St Botolph St	0.3	
13	90	Dewey St	0.3	
12	11a	42nd St	0.9	
13	87b	Dewey St	0.3	
12	11b	42nd St	0.1	
13	88	Dewey St	0.2	
18	260	Moynihan Dr	0.3	
18	1	Great Rd	1.0	
13	89	Dewey St	0.3	
13	87a	Dewey St	0.3	
19	29	Assabet River &	3.0	
18	201	Assabet River	4.4	
18	191	Great Rd & Winter St	0.1	
19	29	Assabet River &	3.0	
25	18	Great Rd	20.0	
20	249	Great Rd	6.0	
23	3	Winter St	12.0	
25	89	Tobin Dr	1.4	
26	33	Old Marlboro Rd	10.9	
29	8	Parker St	4.9	
29	6	Parker St &	13.3	
33	8x	Puffer Rd	5.4	
33	31	Parker St	8.5	
37	1	Puffer Rd	14.0	

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**165.3**

<b>Table 5-4: Municipally-owned Land of Recreation Interest</b>					
<b>Map</b>	<b>Lot</b>	<b>St_Name</b>	<b>Owner1</b>	<b>Owner2</b>	<b>Acres</b>
09	383	Railroad	Town Of Maynard	Selectmen	1.9
09	335a	Acton St	Daemco Llc	???	1.0
14	292	Nason St	Town Of Maynard	Selectmen	2.3
21	15	Waltham St	Town Of Maynard	Selectmen	13.2
21	15b	Waltham St	Town Of Maynard	Selectmen	0.2
18	188	Winter St	Town Of Maynard	Selectmen	6.1
20	234	Bancroft St	Town Of Maynard	Coolidge School	2.5
18	188	Winter St	Town Of Maynard	Selectmen	6.1
24	1	Great Rd	Town Of Maynard	Green Meadow School	18.8
24	2	Great Rd	Town Of Maynard	School Department	5.0
24	3	Tiger Dr	Town Of Maynard	High School	24.0
24	13	Tiger Dr	Town Of Maynard	School Committee	19.6
24	12	Great Rd	Town Of Maynard	School Committee	8.6
24	11	Ballfield	Town Of Maynard	School Department	3.9
<b>TOTAL</b>					<b>113.4</b>

<b>Table 5-5: Privately-owned Parcels with Recreation Interest</b>			
<b>Map</b>	<b>Lot</b>	<b>St_Name</b>	<b>Acres</b>
05	94	Acton St	0.6
05	75	Brown St	58.1
05	95	Acton St	1.2
06	19	Concord St	2.5
16	21a	Old Mill Rd	2.2
16	4	Old Mill Rd	39.3
14	130	Main St	1.0
19	273	High St	0.2
20	51	Waltham St	4.8
<b>TOTAL</b>			<b>109.8</b>

## 5.C. PROTECTED OPEN SPACE

### 5.C.1. Private Protected Open Space

#### *Conservation Restrictions and Easements*

Maynard has no approved conservation restrictions at the time of this writing, though two are in the process of development that will provide perpetual protection of important wetland resource areas. The sole conservation easement in Town is associated with the Deer Hedge Run condominium complex and protects the wetlands and pond to the north of the units as well as a 5 acre lot to the south of the units.

### 5.C.2. Public Protected Open Space

The 815-acre **Assabet River National Wildlife Refuge and FEMA bunker** may be developed to further their current use, but the Refuge designation essentially perpetually protects the open space resources therein. The undeveloped refuge land (including numerous streams and extensive wetlands) could offer a wide variety of open space and recreational opportunities for Maynard.

The **Department of Environmental Management** owns less than one acre on the Assabet River, near the Stow town line. This land is also, apparently, fully protected from development by the state policy: “agencies shall not sell, transfer, lease, relinquish, release, alienate, or change the control or use of any right or interest of the Commonwealth in and to Article 97 land. The goal of this policy is to ensure no net loss of Article 97 lands under the ownership and control of the Commonwealth and its political subdivisions.”

The **Conservation Commission** manages 206 acres of open space and passive recreation lands. Protection of this land is provided by Article 97 of the Massachusetts Constitution.

Maynard's **Open Space District zoning** prohibits filling or dumping in any part of the District. Buildings or structures, except for small structures for non-commercial recreational uses and municipal necessities such as pumping stations, are also prohibited from an Open Space District. Finally, the permanent storage of materials or equipment is prohibited from the Open Space District. Only the FEMA and ARNWR land and one small parcel near Winter Street Yard are currently protected by open space district zoning (see **Map 3.1**).

## **5.D. UNPROTECTED OPEN SPACE**

### **5.D.1. Private Unprotected Open Space and Recreation Land**

#### *Totally Unprotected*

Some of the valuable open space and recreation amenities in Maynard are on private land, currently unprotected against future development. A build-out analysis prepared for the Town by the Metropolitan Area Planning Council in 2001 (Table 3-7) determined that in Maynard under current zoning guidelines, 518 heretofore undeveloped lots could be built on, representing approximately 1,332 additional residents and also additional industrial and commercial development.

#### *In Tax Abatement Programs: M.G. L. Chapter 61*

Some land is designated through “Chapter 61”, but it is not thereby protected from development. Chapter 61 designation means that, once the application has been received and approved, Chapter 61 classification functions as a lien upon the land for taxes levied under the provisions of M.G.L. Chapter 61. The designation of private parcels as Farm lands (Chapter 61A), Private Recreation lands (Chapter 61B), Forestry lands (Chapter 61), restricts the current use of land in exchange for significant reduction in taxes. Farm Lands and Private Recreation land must have a minimum of five acres and the status must be renewed every year or the land shall be removed from classification by the Assessor. Property under these designations provide the owner

significant tax abatements and allow the Town a right of first refusal on the land should the property owner intend to take the land out of the restricted status.

Protection of these lands is only ensured if the Town is able to act on its right of first refusal to purchase when the property owner makes a decision to remove the coverage under Chapter 61. Therefore it is critical to assess the properties currently listed under these Chapters to identify those parcels which are most likely to be subjected to development pressure in the near future.

In Maynard, 25.9 acres are listed under Chapter 61A, agricultural restriction (Table 5-5). The properties are located on the outskirts of Maynard in areas targeted by the current OS&RP as critical open space. Both these locations are gateway properties visible from the road, as well as important open spaces. The Sudbury Nursery extension is adjacent to Town wells 1, 2 and 3 and contains important wetlands.

<b>Table 5-5: Chapter 61A-Agriculture Lands</b>				
<b>Owner and Location</b>	<b>Acres</b>	<b>Lots</b>	<b>Zoning</b>	<b>Activities</b>
<b>Sudbury Nursery Extension:</b> near Sudbury line east side of Rt. 27 (Parker St)	18.16	2	S-2	Defunct Tree Nursery
			residential	
<b>Apple orchard:</b> Summer St. at Stow Town line	7.8	3	S-2	Pick-your-own apples

In Maynard, five parcels, as identified in Table 5-6 are under a Recreation Management Plan (Chapter 61B) comprising a total of 100.4 acres. The land is privately-owned, but community use is allowed based upon membership and/or compensation of some form. This category includes the Maynard Country Club (golf course) and the Rod & Gun Club. Similar to the Chapter 61A parcels, these lands are on the outskirts of Maynard in areas targeted for protection by this Plan. The nine-hole Country Club golf course borders the Town of Acton on the north, while the Rod & Gun Club borders Sudbury on the east.

<b>Table 5-6: Chapter 61B-Recreation Lands</b>				
<b>Owner</b>	<b>Acres</b>	<b># of</b>	<b>Zoning</b>	<b>Activities</b>
<b>Maynard Country Club:</b> Rt. 27 at Acton Town line	58.47	2	S-2	Golfing, Sledding, Function Hall
<b>Maynard Rod &amp; Gun Club</b> Old Mill Rd north of Waltham St.	41.93	3	S-1 & I residential & industrial	Hunting, Fishing, Target Shooting, Softball, Volleyball, Function Hall

### 5.D.3. Public Unprotected Open Space and Recreation Land

Public unprotected open space includes all land owned by the Board of Selectmen, Department of Public Works, and Recreation Commission. Together they manage nearly 369 acres of open space and land that may be used for active recreation. While a change in the disposition of much of this land is unlikely, it is possible with only a vote of Town Meeting.

Drafters of this plan have identified the need to permanently protect municipal lands from development. Not all Town-owned lands are in any way permanently protected. Much land currently managed for the Town by the Board of Selectmen may be sold with a minimum of public input. During times of fiscal difficulty such as the present, the pressure on the Board to sell property for a one-time short-term budgetary gain is great. Some Town-owned lands may require a change of zoning, or a change of management agency to insure protection or appropriate use. Correct zoning of Town-owned lands will help clarify the community's intentions for the land, and protect it during these stressful times. Another tool for protection is being sure that the management agency assigned to the land is appropriate for the planned use.

## 5.E. PROTECTION OPPORTUNITIES

There are many parcels that may be appropriate for municipal acquisition or permanent protection for public uses through other means. Of course, only the right alignment of opportunity (i.e., the parcels coming up for sale or the owner offering to enter into a protection plan) and ability (i.e., municipal finances or management being made available) will allow these interests to come to fruition. Because of changing and unknown opportunities and ability, it is impossible to establish a prioritized list of parcels for protection. Acquisition and protection should be undertaken if and as the town is able. Below are listed the desired acquisitions/protections, categorized based on potential use/value. Please note that one parcel may appear in more than one category.

There are also many parcels that this Plan recommends for increased private protection and improved private stewardship.

### 5.E.1. Open Space Parcels for Conservation and/or Passive Recreation

- Portions of the **Sudbury Nursery Extension** properties, Ch 61 lands mentioned in Section 5.2, have been targeted for acquisition through grant applications and discussion with owners.
- Land **between Durant Pond and Rockland Woods**
- Land behind **Taylor Road and Boeske Avenue**
- Summer St. parcel
- DEK? and undeveloped woodlands, near Deer Hedge Run
- Parcel off Crane
- Parcel off Dawn Rd/Crane
- Acquiring a small parcel of land or gaining a public right-of-way linking the Riverwalk Conservation Land with the adjacent large parcel off Concord Street on which the Town's wastewater treatment facility stands on will give the residents an improved trail corridor for a continuous walk along a particularly scenic stretch of the Assabet River below the dam on the Acton town line.
- A large and ecologically important parcel across Thanksgiving Pond from the DPW's Winter Street garage is privately owned. It is adjacent to the new Assabet River National Wildlife Refuge and the Assabet River Rail Trail section known as Track Road, just

acquired by the Town. It is deserving of protection as prime wildlife habitat extending the important protected habitat of the Refuge to the river.

- Several privately owned, unprotected parcels lie along a streamway off the east end of Dana Road in an otherwise densely developed neighborhood, adjacent to Silver Hill Conservation Land. This is land largely unsuitable for development due its wetland siting. It is prime conservation land as it is adjacent to and links several conservation parcels and protects a coherent and stream-based habitat.

#### 5.E.2. Open Space Parcels for Well Head Protection

- The **Sudbury Nursery Extension** properties, Ch 61 lands mentioned in Section 5.2, have been targeted for acquisition through grant applications and discussion with owners. These parcels abut several Town wellheads, contain major undisturbed wetlands and protected species have been killed crossing the road to or from these parcels. The Conservation Commission has been working with the owners to understand their needs and make clear the Town residents' interest in the property. Parcels fall within wellhead Zone II.
- Parcels of land off Old Marlboro Road just north of the town wells contain wetland and serve as well head protection within wellhead Zone II.
- Adjacent to the wellhead parcels on Rockland Avenue, the former **Lalli** property is now owned by the Board of Selectmen. It comprises a house lot, some upland, and some wetland. It is important to protect this open space for wetland and wellhead protection, as well as future well development. The house lot, which is zoned industrial, has potential as a small industrial development, but this plan supports such development in already developed areas, not adjacent to wellheads and virgin wetland. Parcel falls within wellhead Zone II.

#### 5.E.3. Open Space Parcels for General Recreation

- In this category fall several properties currently enrolled in chapter 61 programs, the Maynard **Rod and Gun Club**, to the north of Waltham Street, and the Maynard **Country Club** (golf course) on the north east side of Route 27 north toward the Acton town line. Both properties are among the largest open space parcels in Maynard; both offer irreplaceable recreation opportunities; both are part of the cultural and visual heritage of Maynard. Their current zoning does not recognize their long term use, nor does it promote their retention as recreation spaces. Both properties have been targeted for protection in previous open space plans.
- All remaining parcels along the planned path of the **Assabet River Rail Trail** are a priority for acquisition and turning over to the Rail Trail project. Major trail parcels have been acquired since the last plan, but the remaining lots tend to be the more problematic ones. An active and ongoing effort to acquire the remaining rail bed pieces is essential. The Town Planner has been leading this effort under the direction of the BOS. We strongly support this continuing, as well as the development of an involved ARRT activist group in town. The current group has been stretched thin clearing acquired rail trailways. Community support is critical.

- **Sudbury Nursery Extension** is close to Alumni Field and the school campus, and has been considered for additional recreation land.

#### **5.E.4. Open Space Parcels for Ball Fields**

- The **Sudbury Nursery Extension** properties have been considered for additional ball fields.
- While the Waltham Street **Landfill** has been closed and capped in preparation for redevelopment as a playing field, little more has been done at the site. Its thoughtful redevelopment as a multiuse recreational facility will bring it back to the town as a major asset.

#### **5.E.5. Open Space Parcels for Pocket Parks**

- Property at east end of **North St.**
- Property off Waltham Street currently containing a ball field.

#### **5.E.6. Open Space Parcels for Threatened/Endangered Species**

- There have been repeated sighting of a protected species in **Glenwood Cemetery**, and the vernal pools in the woods behind the cemeteries are important ecosystems to protect. The future urge to expand the cemeteries will put pressure for development on these woods. They are currently in private and DPW hands. These vernal pools and wetland parcels are more appropriate to Conservation Commission ownership and acquisition of private land and transfer of DPW holdings to Conservation Commission would link these properties to the Conservation Land off Harrison Street, protecting a large wetland ecosystem at the head of a perennial stream.
- Road kill documents protected species on southern end of Route 27 in Maynard.
- Protected species are also found on Rockland Avenue land targeted for perpetual protection.
- All vernal pools throughout the town are habitat for protected species.

#### **5.E.7. Open Space Parcels for Farm Land**

- The **apple orchard** near the Stow border on Summer Street west is one of the last remaining farms in Maynard. It is currently in a Chapter 61 program. Near the road is a vernal pool formed near the culvert under the road. For its cultural and ecological importance it is worthy of protection.
- Other remaining agricultural land includes the closed Sudbury Nursery Extension on Route 27, and farms at the end of Glendale Street, a small market garden on Waltham Street, all currently privately owned.

## **CHAPTER 6: COMMUNITY GOALS**

### **6.A. Description of Goal-Setting Process**

Maynard's Open Space and Recreation Planning Committee (OSRPC) was formed in October 2001, when the Maynard Conservation Commission issued an open invitation to townspeople who wished to participate in updating the Open Space and Recreation Plan. It is an all-volunteer committee comprised of citizens who were interested in long-term municipal planning, land-use and environmental protection and contributing to improving the Town's active and passive recreational facilities. The individuals who formed as the OSRPC are committed to developing a Plan that reflects the open space needs and concerns of the community now and in the future.

The OSRPC met twice a month from October 2001 through June of 2002, and then as needed in 2003 and 2004. Additionally the Committee held Saturday walks for the public on some of the Town's public open space. The public was invited to all meetings and walks.

In spring of 2002, the Board of Selectmen, with the help of the town planner, made a commitment to create a Community Development Plan (CDP) under Executive Order-418. The OSRPC agreed to work cooperatively with the CDP process, benefiting from the public visioning sessions conducted under the CDP program. The public visioning was held on September 18, and October 2, 2002, with the help of McGregor & Associates, hired to assist with aspects of the CDP creation. In order to develop the goals, objectives and action items for the current Open Space and Recreation Plan, attendees of the fall 2002 visioning sessions were asked to note Maynard's assets and liabilities, in order to come up with goals and objectives for the entire Community Development Plan, as well as for the Open Space and Recreation Plan. Attendees broke out into groups around subject areas and presented their results to the whole group. The results of that visioning session are appended to this plan (Appendix A). After the visioning sessions the OSRPC met about every two weeks from January to June 2003.

In addition to input at regular OSRPC meetings and the visioning session, interviews were sought with town departments, a townwide survey of residents' opinions was conducted through the mail in May 2003 and a public meeting in June 2004 served to generate input and consensus from Town residents. Through the public process, goals and an action plan were established.

The fall 2002 visioning session revealed a strong priority among citizens was protection of water resources, especially drinking water, but also the Assabet Riverfront as a major asset to the town. Another major asset identified was the walkable and multiuse nature of downtown Maynard. The character of Maynard was embodied in the dense residential and commercial heart that is downtown, and the broad band of open space that rings it. This set the theme for the planning that has been done since fall of 2002 by CDPC and OSRPC.

It is worth noting that the worsening fiscal situation, not just in Maynard, but throughout the state and country, was an undercurrent to all the above. Funds for opening the Assabet River National Wildlife Refuge are lacking, State support for schools and other initiatives is slender, and locally

residents have organized to resist higher taxation. The difficult fiscal climate has had an impact on the goals, which went toward protection and management of what we have. Under the circumstances it is remarkable that one of the recommendations from the visioning session was to secure the funds necessary to continue acquiring vulnerable open space.

## **6.B Open Space and Recreation Goals**

The goals developed during the fall 2002 Community Development Plan visioning process, and identified in the town-wide Open Space and Recreation Plan Survey of residents in May 2003, were refined and organized by the OSRPC.

**GOAL 1: To maintain, protect and improve the quality of Maynard's natural resources for the benefit of all current and future residents.**

**GOAL 2: To protect and enhance community identity and character including a pedestrian-friendly downtown and a verdant perimeter for the benefit of all current and future residents.**

**GOAL 3: To maintain, improve and expand public and private recreational facilities to meet current and future needs of all residents.**

**GOAL 4: To increase cooperation within/between the community and town government in order to reach conservation and recreation goals.**

These broad goals are translated into more specific goals and objectives in section 8 of this plan, and are developed into particular action items in section 9, with accompanying lead departments or organizations heading implementation and timeline.

The original draft of the goals identified in this section was approved by the Open Space and Recreation Committee at their 5/28/03 meeting.

# CHAPTER 7: ANALYSIS OF COMMUNITY NEEDS

## 7.A. INTRODUCTION

The purpose of this section is to summarize Maynard's resource protection, community recreational facility, and management needs. This section is the heart of the Plan. Section 9 shows the 5-year Action Plan to achieve the needs identified in this section.

## 7.B. PROCESS

Information pertaining to these needs was collected through an extensive public participation process including a town-wide Open Space and Recreation Plan (OSRP) survey mailed to every residence, numerous interviews with Town staff and residents, site visits including regularly scheduled public tours of various facilities and open spaces, and two public visioning sessions. The volunteer-based Open Space Planning Committee (OSPC) orchestrated the data collection effort, including reviewing town plans, the Assabet River National Wildlife Refuge (ARNWR) plans, MassGIS data, Metropolitan Area Planning Committee (MAPC) community build-out analysis material, 2000 Statewide Comprehensive Outdoor Recreation Plan (SCORP) and preparing the survey and analyzing the survey results. A copy of the survey and complete survey responses are included in Appendix B. The work of the Community Development Planning Committee and its Land Use Subcommittee has also informed this planning effort. CDP and OSRP's Town-wide visioning session results are found in Appendix A.

## 7.C. FINDINGS: OVERVIEW

Table 7-1 offers an overview of what residents who were survey respondents said were their open space and recreation priorities for protection. Survey respondents supported preserving open space, including acquisition, protection and maintenance of existing resources. Scenic properties and land protecting water supplies, including municipal water supplies, riverfront areas, and wildlife scored high. Passive recreational uses cultural resource protection were supported by a majority of people; active recreational were supported by the fewest. Table 7.1 below summarizes the results from Question 11 from the survey.

<b>Table 7-1: Survey Responses to Question 11</b>			
<b>“How important is it to you to preserve existing and additional lands?”</b>			
<i>Answer to the question above</i>	<i>Very Important</i>	<i>Somewhat Important</i>	<i>Not Important</i>
Land protecting water resources	93%	6%	1%
Sites for passive recreation	84%	15%	1%
Conservation or wildlife habitat	83%	13%	4%
<u>ri</u> riverfront parks and viewing areas	82%	17%	1%
Scenic Properties	81%	18%	1%
Wooded buffer areas	81%	14%	5%

Shade trees	180%	118%	14%
Historic sites	171%	125%	14%
Agricultural lands	162%	129%	19%
Land for active recreation	158%	138%	14%

There are many critical land and water resources in Maynard which require careful management to ensure their long-term preservation. In light of Maynard's high population density and the degree to which the Town is built-out, extra care should be taken to protect and preserve existing woodlands, wetlands and open space. The abundance of linked rivers, ponds and brooks give the Town a unique attraction and character that must be preserved.

## 7.C. FINDINGS: DETAILS

### 7.C.1. The Need to Protect Water Resources (Drinking, Surface, and Groundwater)

The survey results, as illustrated in Table 7-1 clearly indicate that preserving land to protect the Town's water resources is most important. Maintaining or improving water quality is the primary issue associated with these surface and groundwater resources. The State has directed that there be no net loss of wetlands, so Maynard should protect all its wetland systems. Benefits of this protection go beyond natural resource protection; these protected lands may also provide important recreational resources as well as preserving community character, and providing a green respite in the midst of an increasingly developed area.

The Conservation Commission manages well over 50 acres of wetlands, and has been reviewing and updating municipal wetlands protection bylaws to increase protection. The Department of Public Works manages approximately 183 acres for water supply protection purposes. The Water Supply Protection District Zoning Bylaw further protects the resources around the Town wells, current and future, as well as residences using wells as only source of drinking water (see Appendix F for a map of the parcels served only by private wells).

**The priority lands for water resource protection are identified in 5.E.2 (Well Head Protection), reiterated in Table 7-2, and reiterated in Chapter 9. \_\_\_\_\_ cross check**

<b>Water Resource</b>	<b>Value to be Protected</b>
Well fields, future municipal well sites, residential wells	Present and potential drinking water
White Pond	Potential drinking water
Assabet River	Biological, recreational, aesthetic
Vose Pond	Recreational, aesthetic
Rockland Woods	Biological
Silver Hill area streamways	Biological
Taylor Brook / Thanksgiving Pond	Biological, aesthetic
Cemetery / Burns Court wetlands	Biological, aesthetic
Vernal pools	Biological
Mill Canal and Mill Ponds	Historic, aesthetic



### 7.C.2. The Need to Protect Land with Important Natural Resources

Second only to protecting the Town's water resources is the need to conserve Maynard's land resources, through acquisition (a large capital investment for a long-term benefit) or creative conservation arrangements (such as conservation restrictions). The majority of survey respondents believe that the Town should place a higher priority on acquiring additional open space than on maintaining current recreational facilities.

Residents have identified as priorities especially those that provide:

- current and future well field protection (see above),
- scenic views from hills and waterways
- access to Assabet River Rail Trail
- agricultural value
  - o Apple orchard on Stow town line
  - o Sudbury Nursery Extension
- wildlife habitat value
  - o All properties of merit adjacent to Assabet River National Wildlife Refuge and the Maynard Public School campus
  - o All properties of merit in identified greenways and wildlife corridors
- public access to the Assabet River.

**The priority lands for protection are identified in 5.E.1 (Conservation and/or Passive Recreation), 5.E.6. (Threatened/Endangered Species), and 5.E.7. (Farm Land) \_\_\_ cross check.**

### 7.C.3. The Need to Protect Recreation Resources

Recreation is increasingly recognized as an important factor, not only in childhood development but also for maintaining healthy lifestyles for adults.

High density housing in Maynard results in small (if any) yards and so there is a great need for recreation and leisure facilities for Maynard's present and future demands.

#### *Maynard's Active Recreation Needs*

Table 7-3 lists the results of the 2003 survey question pertaining to Maynard's recreational needs. Note: since the survey was taken, half the Town's tennis courts have been removed, so the survey may not accurately describe the public's response to current conditions.

<b>Recreational Facility</b>	<b>Need More</b>	<b>Sufficient</b>
Paved Trails	82%	18%
Swimming pools	75%	25%
Downtown benches	66%	34%
Walking Trails	65%	35%

Neighborhood parks	65%	35%
Skateboard parks	62%	38%
Picnic areas	61%	39%
Ice skating	61%	39%
Community gardens	60%	40%
Teen centers	57%	43%
Woods for nature study	54%	46%
Playgrounds	46%	54%
Fenced dog walking areas	46%	54%
Boating	46%	54%
Skiing/sledding facilities	39%	61%
Fitness trails	37%	63%
Fishing areas	23%	77%
Horseback riding	22%	78%
Basketball	21%	79%
Football/soccer	16%	84%
Gymnasiums	16%	84%
Baseball/softball	13%	87%
Tennis courts	11%	89%
Golf course	11%	89%
Hunting areas	10%	90%
Motorized trail use	9%	91%

Note: Questions left unanswered were not included in this listing.

The recreational facilities of greatest importance to survey respondents included:

- the Alumni Field Complex
- the adjoining High School fields
- the trails behind Green Meadow

Survey respondents indicated that they believed there were a sufficient number of golf courses, football/soccer fields, trails for motorized vehicles, baseball diamonds and hunting areas.

The facilities identified as of least importance are:

- the privately-owned Maynard Boys and Girls Club
- Maynard Rod and Gun Club
- Rockland Avenue Fields,
- the two Town-owned school gymnasias

Maynard's priority recreational needs are as follows.

- New Facilities
  - o A swimming facility
  - o Neighborhood parks, containing basketball courts and play structures for young children near dense residential areas (e.g., along Powder Mill Road and on Main Street)
  - o Picnic areas

- o Ice skating rink (there are no rinks in Maynard although there is seasonal skating on Thanksgiving Pond and the Ben Smith Dam area, and a private skating rink just on the Acton border on Route 62)
  - o Community gardens
  - o Skate parks
  - o Street amenities in the downtown area
- β Maintenance of Town-owned recreational properties (see 7.C.5. below). According to interviews with Town officials and residents, all of the Town's recreational facilities (including school facilities and walking trails throughout Town) require regular maintenance and many need upgrading. Some may require significant upgrades, particularly to meet ADA standards for accessibility (see below). Such planning should occur early so that fiscal resources can be identified and design plans can be prepared in advance of the time that money becomes available. Given the existing level of need for certain facilities, the Town should not risk falling further behind as a result of deterioration of existing facilities. Better maintenance and upgrading of Town-owned recreation parcels might help somewhat to alleviate the need to purchase and develop further property. The following active and passive recreational activities require maintenance and improvement:
- o The High School track requires regular maintenance as it is heavily used by the public.
  - o The Rockland Avenue soccer fields require upgrading and the Rockland Avenue conservation trails require maintenance.
  - o Neighborhood parks, containing basketball courts and play structures for young children, are required near dense residential areas along Powder Mill Road and on Main Street.
  - o Carbone Park, situated close to a high density downtown neighborhood, was identified as needing upgrading but has been renovated by the Conservation Commission with paved walking path and benches
- β Development and expansion of trail corridors
- o Walking trails (paved and unpaved)
- β Development and expansion of handicapped access. While Maynard's disabled population is currently low, the Town must continue to work on providing access to open space for wheelchair users and others, as these numbers will increase with an aging population
- β Recreational activities are needed for those under 19
- o Information collected during the Public Forums and during interviews of Town employees and residents suggested that additional programs should include activities for teenagers who are not interested in team sports, such as aerobics and yoga; physical fitness/exercise programs for senior citizens; a baseball program for boys ages 13 through 15 and a softball program for girls ages 13 through 15. The survey respondents provided somewhat different information, identifying pre-schoolers as the group most in need of additional recreational opportunities. Based on the survey results, creating additional opportunities for teenagers ranks behind the recreational needs of the handicapped and senior citizens.

While planning for Maynard's present and future active and passive recreation needs, it is important to look at alternatives to large, resource intensive field-based sports. While baseball, football, field hockey, lacrosse and soccer fields and basketball, handball, and tennis courts will always be a vital part of sports life, there are many other recreational options to be considered for the future. Fencing, yoga, table tennis, Tai Chi, archery, dance fitness and many other high fitness activities can be developed without adding to the current field and gymnasium infrastructure. Cross country running, bicycling and fitness trails can cohabit with the paved trail in the woods and Rail Trail adjacent to the school campus. The Town should re-examine the need for further land-hogging and/or single-use recreational facilities in planning for the future.

**General Active Recreation Guidelines for a Community Maynard's Size**

There are a couple of tools to assist planners in determining current and future recreation needs. It can be helpful to look how Maynard compares with national standards. The National Recreation and Park Association (NRPA) has developed standards for the size of a given facility and the number of people living in the municipality. Table 7-4 summarizes the standards for park and recreational facilities.

<b>Table 7-4: Nationally Established Park Standards</b>					
<b>Park Classification</b>	<b>Recom-mended Acres/1,000</b>	<b>Suggested Population Served</b>	<b>Recommended Service Area</b>	<b>Recom-mended Park Size</b>	<b>Actual Maynard acres/1,000 residents</b>
Play lot (Tot lot)	0.1 - 0.3	Toddlers-age 9	Sub-neighborhood ¼ mile	1,000 sq. ft - 1 acre	Reo Rd: 0.07 Crowe: 0.02 Coolidge: 0.02 Total: 0.11
Neighborhood	1.5 – 2	Ages 5-14	Neighborhood ½ mile	4-8 acres	Grn Mdw plgr: 0.11
Neighborhood	1.5 –2	All ages	Entire	5-8 acres	None 0.00
Community Playfield	1 – 2	All ages	Within biking distance	15-25 acres	Crowe field: 0.41 Grn Mdw field: 0.27 Fowler field: 0.59 High Sch field: 0.31 Alumni field: 1.10 Rockland field: 0.35 Coolidge field: 0.05 Total: 3.08
Major Community Park	3 – 5	All ages	Entire town	20-35 acres	None
Urban Open Space	1	All ages	Entire town	Pocket parks	Ice House Landing: 0.34 Carbone Park: 0.11 Skate Park: 0.03 Tobin Park: 0.02 Memorial Park: 0.04 Total: 0.54

*Estimated from MassGIS ortho photo layer*

While Maynard more than meets the suggested acreage for playing fields and just meets the minimum suggested acreage for tot lots, it fails to provide any of the other minimum suggested acreage for parks. The Town may want to consider alternatives to conventional parks to fill some of its recreation needs; appropriate conservation land may be lightly developed (e.g. addition of benches and level walking paths) to encourage park-like uses. These should have lower maintenance costs than conventional parks which require mowing, etc. They will, however, require an increase in the Conservation Commission budget to allow for development and management.

Neighborhood parks and playfields can be used for a variety of purposes to meet local needs as identified above. Multi-use parks can provide ball fields, basketball courts, places for dogs to run within fenced off areas, skateboarding, etc.

It is important to consider regional open space and recreational opportunities as part of this plan. Many local needs can be met by using facilities in adjacent communities. Likewise, other cities and towns may find that certain needs can be met by using parks and open spaces in Maynard. Thus, the demand for certain activities may result from use generated outside the town borders.

The Massachusetts Statewide Comprehensive Outdoor Recreation Plan's (SCORP) 2000 survey of the Northeastern Region suggests that Maynard's needs are similar to the needs of its neighbors (see Appendix D for complete reference for SCORP and web address). The list of recreation planning recommendations is based on the demand for specific types of recreational activities in a given region, and the ability of those demands to be met by the facilities and resources of the region. Regional planning suggestions that should be taken into consideration by Maynard, in light of its specific local needs described above, include the following:

- Improve water-based recreation for such activities as boating and fishing and increase access to inland waters.
- Improve maintenance of recreation facilities through the development of incentive programs.
- Improve opportunities for certain recreational activities, particularly playgrounds, ice-skating and biking (a need that will be met by the Rail Trail).
- Increase and improve the opportunities for quality trail use experiences for walking, biking, picnicking and hiking.
- Develop educational or technical assistance programs which help towns and cities deal with liability issues.
- Develop site plans for the management of outdoor recreation vehicles within the region.
- Improve signage and educational material regarding open space and recreational resources.

### ***Maynard's Passive Recreation Needs***

Passive recreation activities including walking, jogging, nature study, and picnicking are currently available at most of the parks and schools in Town. Hills, wooded areas, ponds, and the Assabet River provide ideal passive recreation settings. A combination of passive recreation activities may be suitable and appropriate for the same site. The diverse ecosystems in Maynard

provide excellent settings for picnic areas. Scenic views along the Assabet River, Tower Hill, and the Town composting area on Summer Street could provide enjoyable picnic locations.

According to the survey, improvements are needed:

- More land for recreational opportunities
- More walking trails (65%)
- More paved paths (82%)
- Designated bike trails
- More benches/seating (66%): Memorial Park, in particular, has been targeted for additional sitting areas in addition to a lighted bandstand to support summer concerts.
- More picnic areas (61%)
- Improved signs: Improved signs would allow more residents to take advantage of local conservation and park parcels.
- Improved parking at Conservation Commission properties: Parking is often limited or non-existent.
- Greater access to the Refuge: A draft Comprehensive Conservation Plan and Environmental Assessment has recently been released for three refuges in Eastern Massachusetts, including the ARNWR (see Appendix D for reference). It includes issues regarding wildlife management and public use. Proposals affecting public use include the banning of dog walking and picnicking, increased access points for canoes and kayaks along the waterways, implementation of an admission fee, the imposition of hunting and fishing regulations, and facilitating visitors. Public hearings were held in August 2003. The plan is expected to be finalized in March 2004. The key issues will be how to best balance the desire for public access with the mission of the wildlife refuge system, which is to protect and manage fish, wildlife, and plants and their habitats.

### *Maynard's ADA / Special Needs*

Special needs of handicapped persons in Maynard have been considered in the development of this Plan. A Section 504 Handicapped Accessibility Survey was conducted on all appropriate Town-owned land. Recommendations included in Appendix C, when implemented, would bring each major recreational area into compliance with the Americans with Disabilities Act (ADA). Other special and under-served populations in Maynard were also considered in analyzing community needs.

Most of Maynard's older parks are not handicapped accessible. Generally, hard-packed paths with railings and signage are lacking. Some handicapped parking is available at Maynard's various parks, but these spaces are not usually wide enough to accommodate a vehicle with an automated chair-lift (or "Universal" handicapped parking space). However, the Town's newest Conservation Commission owned park is handicapped accessible, apart from adequate parking space. The recent development of Ice House Landing Conservation Park demonstrates how accessibility can be incorporated into facility planning. The walking area allows for easier access by those using wheelchairs and the picnic area can accommodate a wheelchair as well through the use of seats that swivel out of the way.

Due to the small special needs population in Maynard, the Town does not currently offer any special needs programs. Currently youths with special needs attend special schools and summer programs oriented towards their needs outside of Maynard. As the special needs population increases, the Maynard Recreation Commission and School Department will need to develop recreational programs for the handicapped in the Town. Through the elimination of physical and other barriers and the development of organized recreational activities, Maynard will be able to provide opportunities for special needs populations such that they may participate in a variety of recreational experiences.

**The priority lands for protection are identified in 5.E.3 (General Recreation), 5.E.4. (Ball Fields), and 5.E.5. (Pocket Parks) \_\_\_ cross check.**

### **7.C.5. Need for Better Management of Land, Facilities, and Programs**

#### *Need for Better Organization of Land Holdings*

Management of Town land is, in many cases, an accident over time rather than the result of deliberate planning. The current plan recommends the rational review of management and **reassigning Town land**, as much as is allowed by deed, to appropriate management agency. For example, parks could be managed by the Parks Commission, or until this agency is formed, the DPW, while wetland parcels and streamways under DPW management should be reassigned to Conservation Commission care. Conservation appropriate land currently held by the Selectmen should be reassigned. Specifically, the Conservation Commission has an interest in the wooded wetlands full of vernal pools north of the cemeteries, including parcels currently in DPW hands; the wooded riverfront parcel just north of the new Ice House Landing Educational Park currently owned by the Selectmen; the wetland areas of the Town's leaf composting facility on Summer Street (DPW); the wetland areas of the Lalli parcel on Rockland Avenue (Selectmen); and the wetland and wildlife habitat areas behind the schools (DPW, Recreation).

#### *Need for Better Management of and Coordination regarding Land and Recreational Facilities*

Maynard is a small community with limited resources. Trying to maintain and expand recreational opportunities for all residents while keeping property taxes affordable has been a major challenge in the Town. Improved management of recreational facilities and programs may become critical as the Town tries to adjust to a growing population.

It is not enough to simply state that improvements and additions to park and recreation facilities in Maynard will be "maintained." Specific decisions should be made regarding appropriate management of Town recreation facilities. This Plan reconfirms the 97 OSRP's recommendation that the Town create a **Parks Commission** to oversee the management, upgrading and acquisition of parks and recreation land and facilities. Perhaps the current Field Management Task Force can develop into such an organization.

Citizens who attended the public forums and many of those interviewed also expressed a desire for the creation of a **Parks Department**. Additionally, recommendations have been made for a full-time, year-round Activities Director to assist the Recreation Commission.

A much more intense development approach has been taken with active recreation land. However, the responsibility for scheduling activities, planning improvements and maintaining areas is divided among the various managing bodies. Again, the lack of financial resources and a **comprehensive scheduling and management agency** has caused the oversight of these matters to be challenging.

The Conservation Commission, Board of Selectmen, Department of Public Works and School Board have recently initiated a dialogue to consider the **improved coordination of outdoor facilities maintenance**. The group is exploring the creation of a Parks Department, whose sole responsibility would be to maintain and upgrade parks, fields, and open spaces. It has not been determined whether such an organization would maintain the school facilities as well, but the group has expressed interest in exploring that option. (See Appendix E for Organizational Ideas for Creating a Parks and Recreation Commission.)

Conservation and recreation properties and facilities in Maynard are managed by the Conservation Commission, Board of Selectmen, the Department of Public Works, and Public Schools. Due to extremely limited financial resources and the large burden of other legally demanding business, a "hands off" approach has been taken to the management of much conservation land in the past. The current Conservation Commission has been working energetically to create and map trails, mark trailheads with signage in order to improve public access to appropriate conservation land. The Commission has applied for grants and received funds to develop handicapped accessible conservation park on land targeted for such development in previous OSRPs. With the pressure to develop remaining open space in Town, professional help is critical; **fully funding staff** for this active commission of volunteers is essential.

The current **Open Space Planning Committee** should morph into a standing committee of the Town. Its primary responsibility should be to oversee implementation of the five-year action plan, leading up to the time when this plan should be updated beginning in 2008. The action plan is structured so that the entity responsible for implementing a particular item is listed in the matrix. The Committee should work to ensure that the responsible party is following through on the items listed in the action plan. The Committee should provide a reality check and make the new OSRP a living document, reworking it to meet changing conditions on the ground. If certain items need to be postponed or re-prioritized, it should be reviewed and approved by the Committee. This recommendation is part of this Plan's action items.

Given the necessity to have financial resources to implement portions of this plan, it is interesting to see the results of the survey. One question attempted to quantify how much citizens would be willing to pay annually to acquire land for open space; of the total respondents, only 7% would not be willing to pay any additional amount for open space, whereas 93% were willing to help finance the costs of acquiring open space. More specifically, 25% of respondents would pay \$1 to \$50 annually for additional open space; 33% would pay \$51 to \$100; 26% would pay \$101 to \$300, and another 9% would pay more than \$301 annually for open space. In addition to providing food for thought as the Town looks at its conservation budget, it also

revalidates a recommendation from previous plans that Maynard needs a **land bank** to allow public giving to be specific to open space protection.

Historically, Town development has put its back door to the Assabet River, and the River has been underappreciated as an aesthetic and open space feature in the Town until relatively recently. The River's primary purpose during the manufacturing heyday of the 1800s was to generate power and to carry pollution away from the Town. Interest in the River was renewed in 1972 with the passing of the federal Clean Water Act and a rising environmental movement. Other mill town development in the greater Boston area led the way in revealing rivers as central feature of the town. The Assabet River can serve as a refreshing swathe of nature through the heart of the Maynard, and with some effort, provide a needed slice of accessible open space in an even more densely built out downtown. The myriad and complex issues involved in riverfront public access and development of the riverfront into a civic space can be explored by a volunteer **Riverfront Visioning Committee**, reporting back to government and the public. This Committee may continue on to carry out the vision and plans they've drafted or propose another solution.

This Plan recommends that the additional residential and commercial development in Town take place in the already densely built up downtown area, and that this may involve redevelopment of less densely built sites. In light of this and the critical nature of downtown aesthetics to the residents and businesses housed there, an additional design review process is recommended. Downtown design guidelines need to be reviewed carefully to ensure that inviting further construction downtown will enhance rather than destroy Maynard's active and walkable downtown. With Planning Board and Historical Commission and ADA Committee help, a **Downtown Design Committee** can draft comprehensive downtown design review guidelines. With public review and acceptance, these can be turned over to the Planning Board for implementation as they review downtown development proposals.

The Downtown Design Committee recommended by this OSRP has the advantage of drawing from the recent efforts undertaken by the Pilot Planning Project, completed in November 1996. Its recommendations, identified in 1996, are not only still valid today, but the public interest generated for that effort continues to exist. As such, the recommendations are as follows.

- Reinforce design excellence along major corridors near municipal boundaries and at the entrance to the Downtown (Town Gateway Areas).
- Enhance civic space and create a permanent civic space in the Downtown area.
- Identify catalyst properties that will generate economic investment and that deserve visual and functional enhancements by the Town.

Along with the recommendations of the current OSRP and CDP, these mandates can form the starting point for the work of a Downtown Design Committee and Riverfront Visioning Committee. These two volunteer groups can brainstorm the details of development of downtown residential/commercial space and also a civic space (possibly riverfront).

Two issues raised in recommending denser downtown development are lack of green civic space and lack of adequate parking downtown. Previous OSRPs have noted that it is important to make efforts to regreen downtown, on however small a scale, and the hope is that the Riverfront

Visioning Committee will define a major civic space downtown. Parking must be required for any redevelopment project downtown, and the Downtown Design Committee will place that requirement in the downtown design guidelines they draft.

### **7.C.6. Need for Better Zoning and Regulation of Development**

The 1996 recommendations of the Pilot Planning Program also suggest that the Town improve its planning and regulatory mechanisms. While these recommendations concern broader Town issues, and not just open space, they are applicable in that they encourage a more professional and better regulated decision-making process. Their recommendations include:

- Modernizing site plan and design regulations, including revising the sign regulations.
- Adding incentive-based provisions to the Zoning Bylaw.
- Expediting the review process needed for development in the Downtown.
- Acquiring professional planning assistance.
- Improving coordination between Boards and Commissions.

Many OS&RPs have made a complete review of the Town's zoning a priority. Much open space targeted by Town planning initiatives for permanent protection currently are zoned for industrial or residential development. A complete and public review of all the Town's zoning is critical to insure planned development of a sustainable and affordable community. This Plan recommends that the downtown area designated as a high density mixed residential and commercial district by the Land Use Subcommittee of the Community Development Plan be zoned as such. This Plan supports their recommendation for a Recreation zone to protect and support land currently used for recreation into the future. Land needed for conservation and wellhead protection should be correctly zoned as Open Space, further protecting them from future development. The current zoning contradicts the Town's planning efforts. It is critical to use this regulatory tool to support all planned sustainable development.

Maynard's OSRPs have repeatedly identified rezoning of the Town as overdue. Zoning is the Town's fundamental statement of its planning intentions. Maynard's current zoning is, if anything, hostile to the Town's OSRPs, CDP and Master Plans. Land intended for residential use is zoned industrial; land intended for recreation is zoned residential; well head lands are zoned for development. It is a contradictory message and is long overdue for revision. CDPC, OSPC and the Land Use Subcommittee of the CDPC have looked at the issues and have proposed revised zoning (see Map 9.1). Two new zoning districts are proposed: a high density overlay district for the downtown area; and recreation zoning for areas the Town intends to preserve for recreational uses. These, along with a major rezoning of land to be preserved as open space, should allow the Town to redraw zoning to align with its planning goals.

### **7.C.6. Need to Coordinate with and Capitalize upon Regional Opportunities**

Major assets to the community that have been under development for years but shortly may come to fruition are the **Assabet River Rail Trail** and the **Assabet River National Wildlife Refuge**. Maynard may well find upon the completion and opening of these projects that the

character of its visitors changes, from mainly weekday businesspeople and shoppers to weekend tourists and recreational enthusiasts. This may present interesting opportunities for the Town's businesses.

Maynard would be wise to plan to encourage cyclists and rail trail walkers to venture through the downtown, including opening related services on Sunday. The Town's Bicycle Advisory Committee has agreed to prepare a survey of the drinking fountains and toilet facilities with the future ARRT cyclists in mind.

The Refuge will be such a remarkable resource to the community that its impact is hard to predict. Every effort to maintain a strong relationship with the management should be made. Maynard's law enforcement officials need to maintain their vigilance concerning illegal use of non-registered ATVs and snowmobiles on Maynard's roadways, Town-owned lands, and incursions into the Refuge. The recent tragic death of a motorized trespasser on the Refuge should lend further urgency to public safety's efforts. For the safety of the drivers and of the public using Town land for passive recreation purposes, the use of Town open space for off-road vehicles must stop. They are causing the erosion of trails, degradation of habitat, and spoiling of the public's open space experience, in addition to being illegal and a safety issue.

#### **7.C.7. Need for Public Safety Facility**

The Town's public safety departments have repeatedly appealed for better quarters and the possibility of moving the Police Department into another space will probably be revisited in the next five years. A central location with access to the major roadways and the schools is afforded by the present Boys and Girls Club building. Other locations have also been explored, including a part of the Clock Tower Place property.

## CHAPTER 8: GOALS AND OBJECTIVES

The following goals and objectives are the result of the public visioning session held Fall of 2002, review of previous planning documents including the previous Open Space & Recreation Plan (OSRP), the results of a survey mailed to all Town residents, the Open Space Planning Committee's (OSPC's) review of current conditions on the ground in Maynard and interviews with Town staff and residents. These planning goals have been matched with the action items understood as necessary for their accomplishment in Section 9, the proposed 5 year action plan for Maynard (*see pg 9-1*).

**GOAL 1: To maintain, protect and improve the quality of Maynard's natural resources for the benefit of all current and future resident.**

*Objective 1-A:* Protect aquifer and drinking water supply

*Objective 1-B:* Preserve and improve surface water quality, including aggressive sewage treatment and storm water management and treatment.

*Objective 1-C:* Protect wetlands on behalf of the ecosystems they support.

*Objective 1-D:* Protect, preserve and promote biodiverse, healthy ecosystems within Maynard.

*Objective 1-E:* Improve air quality, promote dark night skies and maintain and promote a healthy noise-level throughout the town.

**GOAL 2: To protect and enhance community identity and character including a pedestrian-friendly downtown and a verdant perimeter for the benefit of all current and future residents.**

*Objective 2-A:* Promote, enhance, and gain public access to riverfront and water features throughout the town, effectively turning the town to face the river.

*Objective 2-B:* Preserve open space parcels, especially those forming a green belt around the town in order to maintain Maynard's character and provide open space within easy walking distance of every part of town.

*Objective 2-C:* Develop or redevelop land that is already developed to maintain Maynard's characteristically walkable downtown and residential neighborhoods.

*Objective 2-D:* Re-green downtown to enhance the pedestrian and residential experience as density increases.

**GOAL 3: To maintain, improve and expand public and private recreational facilities to meet current and future needs of all residents.**

**Objective 3-A:** Complete the Assabet River Rail Trail (ARRT) linking the new Assabet River National Wildlife Refuge in the south with downtown Maynard and the Commuter Rail in the north.

**Objective 3-B:** Promote, maintain and improve recreational opportunities for all current and future residents.

**GOAL 4: To increase cooperation within/between the community and town government in order to reach conservation and recreation goals and in order to secure the budgets necessary to do so.**

**Objective 4-A:** Organize town government to effectively reach OSRP and other long-term goals, ensuring that proactive planning, researching & creative thinking happens to make wise, cost-effective & timely decisions & actions.

**Objective 4-B:** Form volunteer town committees or commissions to carry intensive planning efforts required to achieve Goals 1, 2 & 3 above.

**Objective 4-C:** Engage the public in the decision-making of their Town government and encourage volunteering in the community in order to achieve conservation and recreation goals.

## CHAPTER 9: FIVE-YEAR ACTION PLAN

The Open Space Planning Committee's (OSPC) work came up against a continuing need, identified in previous Open Space and Recreation Plans (OSRPs). In order for any community to realize proactive, thoughtful planning goals it is necessary to have serious, community-wide coordination. Plans are all very well, but they are pointless if Town government cannot act on them. In addition, an on-going, dynamic relationship with these planning goals is essential. Every community has seen irreplaceable land identified for protection pass into unplanned and unsustainable development. So these planning documents require follow-through if the Town is to maintain an adequate water supply, compliancy with waste-water treatment regulations, and the excellent conservation and recreation areas necessary to maintain quality of life. The goal of this Plan is secure Maynard as a destination, a brilliant place to live and/or work, a place where strong community thrives by balancing appropriate development with thoughtful resource protection. It will be successful if it promotes lifelong residency. In order to achieve these aims, urgent action is required from Town departments and an active citizenry. All the recommendations below require the concerted and coordinated effort of a thoughtful, proactive government and an involved and educated citizenry. It will be very difficult to achieve land protection without this.

Additional caveat: any description of Town needs creates artificial divisions between things which are in reality linked. Walking trails (*recreation*) can coexist on the same town-owned land as municipal water supplies wells (*natural resources protection*). So if the reader sees an issue unaddressed in one section of the list below, look on. We hope you will find then addressed in another section of the list.

In the chart below, the following abbreviations are used:

BOS	Board of Selectmen
Fincom	Finance Committee
DPW	Department of Public Works
CC	Conservation Commission
BOH	Board of Health
Planning	Planning Board
Bldg Inspector	Building Inspector
CDPC	Community Development Planning Committee
OSPC	Open Space Planning Committee
Hist. Society	Historical Society
Parks/Rec	Parks and Recreation Commission
CTP	Clock Tower Place
ADA	Americans with Disabilities Act
COA	Council on Aging
River <a href="#">Vis. Com.</a>	River Visioning Committee
Downtown Cm	Downtown Design Committee
Night Sky Com	Night Sky Committee
Shade Tree Com	Shade Tree Committee
Cham. Of Com	Chamber of Commerce
Skate Park Com.	Skateboard Park Committee

**GOAL 1: To maintain, protect and improve the quality of Maynard's natural resources for the benefit of all current and future residents.**

<b>Objective 1-A: Protect aquifer and drinking water supply</b>		
<b>Task</b>	<b>Resp. Party</b>	<b>By When</b>
Form a volunteer <b>Water Board</b> to oversee the Town's water & sewerage systems ( <i>see Objective 4-B for details</i> ).	BOS	Now
Protect current <b>wellhead</b> areas through land acquisition, conservation restrictions and other creative means. Consider impact of development in wellhead Zone II and protect accordingly	Water Board CC	Fall 04 onward
Ensure <b>White Pond</b> continues to be a resource for Maynard in the	Water Board	Now
Explore <b>recharge</b> of groundwater supply through sewage treatment infiltration systems.	Water Board	04/05
Adopt design guidelines requiring developers to use <b>pervious materials</b> where appropriate when paving to promote surface water infiltration into groundwater system.	Planning Board	By 1/05
<b>Educate</b> residents about drinking and waste water issues	Water Board CC Schools	Fall 04 onward
<b>Coordinate</b> with abutting towns to accomplish goals.	All Town Depts	Always

<b>Objective 1-B: Preserve and improve surface water quality</b>		
<b>Task</b>	<b>Resp. Party</b>	<b>By When</b>
Vigorously <b>enforce</b> Town & State regulations affecting surface water quality, e.g. those relating to <b>snow dumping, waste dumping &amp; stormwater</b> run-off. This will entail educating municipal employees about these regulations.	CC DPW Police citizens	Now onward
Vigorously enforce construction process and result. Create salaried positions for Building Inspector and CC agent.	Building	Now
Promote <b>IPM</b> as a means of stopping surface water pollution at the point source in the community.	BOH	Now
Implement <b>Stormwater Management Plan</b> .	DPW	Fall 04
<b>Educate citizens</b> about water conservation, use of biodegradable products in the waste water system, dog waste, lawn care, etc.	Water Board, BOH CC Schools	Now onward
<b>Plan for waste water treatment plant upgrades</b> and expansion of facility early.	Water Board	Spring 05
Create a <b>fenced dog park</b>	BOH CC Parks/Rec	By Fall 05
<b>Coordinate</b> with abutting towns to accomplish goals.	All Town Depts	Always



<b>Objective 1-C: Protect wetlands on behalf of the ecosystems they support.</b>		
<b>Task</b>	<b>Resp. Party</b>	<b>By When</b>
<b>Enforce</b> Wetland bylaw	CC Bldg Inspector Police	Now onward
Develop a Town-wide <b>plan for managing invasive species.</b>	CC Park/Rec ARNWR staff citizens	Now to Fall 06
<b>Protect or acquire</b> priority parcels in green corridors along streamways and wetlands	cc	Ongoing
Identify and certify all <b>vernal pools</b>	CC	Ongoing
<b>Coordinate</b> with abutting towns to accomplish goals.	All Town Depts	Always

<b>Objective 1-D: Protect, preserve and promote biodiverse, healthy ecosystems within Maynard.</b>		
<b>Task</b>	<b>Resp. Party</b>	<b>By When</b>
<b>Rezone</b> all conservation owned land as Open Space.	CC	Spring 05
<b>Re-organize stewardship/management of town land</b>		
Have BOS, Schools, and BOH adopt CC's <b>land use regulations</b>	BOS BOH Schools	Fall 04
<b>Enforce:</b> Pursue & prosecute people who: (1) dump illegally on town and other properties, or (2) use motorized off-road vehicles illegally on town, state and federal land.	Police BOH CC	Ongoing
<b>Protect or acquire</b> priority parcels in environmentally sensitive	cc	Ongoing
Use Biodiversity Days, community walks and other opportunities to <b>inventory</b> species and ecosystems.	CC	Ongoing
<b>Coordinate</b> with abutting towns, local land banks, and philanthropic individuals to accomplish goals.	BOS	Always

<b>Objective 1-E: Improve air quality, promote dark night skies, and maintain and promote a healthy noise-level throughout the town.</b>		
<b>Task</b>	<b>Resp. Party</b>	<b>By When</b>
<b>Enforce anti-idling</b> law & noise ordinances.	Police	Ongoing
Review and <b>improve nuisance noise bylaw</b>	BOH	Fall 04
Form volunteer <b>Night Sky Comm.</b> to research, advise, and apply for grants promoting dark sky street lighting ( <i>see Objective 4-B for details</i> ).	CC	Summer 04
<b>Draft regulatory means</b> by which light & noise pollution must be buffered on any new projects.	Planning Board	Spring 05
<b>Draft bylaw</b> discouraging gratuitous night sky lighting & encouraging energy-efficient dark sky lighting.	Night Sky Com.	Spring 05



<b>Develop educational program</b> for residents and businesses about lighting options that promote dark night skies.	Night Sky Com.	Fall 04 onward
<b>Promote energy efficient and low-polluting vehicles</b> for town use.	BOS	Ongoing
<b>Promote walking and bicycle</b> use throughout the town.	Bicycle Comm.	Ongoing
Create a <b>rideshare board</b> to encourage carpooling and use of mass	Cham. of Com.	Fall 04

**GOAL 2: To protect and enhance community identity and character including a pedestrian-friendly downtown and a verdant perimeter for the benefit of all current and future residents.**

<b>Objective 2-A: Promote, enhance, and gain public access to riverfront and water features throughout the town, effectively turning the town to face the river.</b>		
<b>Task</b>	<b>Resp. Party</b>	<b>By When</b>
Aggressively <b>enforce</b> dumping and encroachment along riverbanks.	Police CC BOH	Ongoing
Create a <b>Riverfront Visioning Comm.</b> ( <i>see Objective 4-B for details</i> ) to explore “turning the town, especially the downtown, toward the river” and gaining pedestrian access	BOS	Summer 04
Seize every opportunity to gain public access, develop green riverfront parks, and improve riverfront aesthetics as part of <b>new and redevelopment projects</b> downtown and elsewhere.	Planning Board cc	Ongoing
<b>Acquire or secure easements</b> over land targeted by this plan and the Riverfront Visioning Comm.	BOS	Ongoing
<b>Encourage</b> merchants to consider riverfront area aesthetics.	Cham. of Com. River <a href="#">Vis. Com.</a>	Ongoing

<b>Objective 2-B: Preserve open space parcels, especially those forming a green belt around the town in order to maintain Maynard’s character and provide open space within easy walking distance of every part of town.</b>		
<b>Rezone</b> targeted parcels.	BOS CC CDPC	Fall 04
<b>Acquire or secure easements</b> over land targeted by this plan	BOS OSPC CC	Ongoing

<b>Objective 2-C: Develop or redevelop land that is already developed to maintain Maynard’s characteristically walkable downtown and residential neighborhoods.</b>		
<b>Rezone</b> downtown area to encourage further housing and commercial development in the downtown. Include options for accessory apartments, high density housing, low income, professional apartments. Encourage redevelopment that preserves character and increases housing stock.	CDPC BOS	Fall 04 onward



<b>Promote</b> redevelopment to mixed use in targeted high density areas.	Downtown Cm.	Fall 04 onwards
<b>Continue successful programs</b> to increase the quality of Maynard's existing downtown housing stock.	Com. Dev. Off.	Ongoing
Form a standing <b>Downtown Design Comm.</b> to investigate the creative solutions to the downtown and housing issues ( <i>see Objective 4-B for details</i> ).	BOS	Summer 04
<b>Create pocket parks</b> and re-green, however minimal, with any construction or reconstruction project, including parking areas and sidewalk improvement in high density areas.	CC Planning River <a href="#">Vis. Com.</a>	Now onward
<b>Encourage</b> attention to the aesthetic and historic strengths of Maynard's downtown and neighborhoods, particularly with new development and redevelopment projects.	Downtown Cm. Planning	Fall 04 onward
Place historic properties, landscapes, scenic views on historic <b>register</b> to protect them from degradation.	Hist. Society	Ongoing

<b>Objective 2-D: Re-green downtown to enhance pedestrian and residential experiences as density increases.</b>		
Create a <b>Shade Tree Commission</b> to work with the Tree Warden ( <i>see Objective 4-B for details</i> )	BOS Tree Warden	Fall 04
Initiate and promote native <b>shade tree plantings</b> in densely-developed areas to help link habitats, improve air quality, lower temperatures and provide noise dampening.	Shade Tree Com	Fall 04
<b>Report</b> on the recent shade tree survey and the current state of the shade trees throughout town.	Tree Warden	Summer 04
Define <b>tree management and replacement parameters</b> for parks, pocket parks and shade tree efforts. Develop a list of appropriate tree species for various conditions. Plan to plant native species when replacing trees.	Shade Tree Com Tree Warden CC Parks/Rec	Spring 05
Whenever work is done downtown entailing sidewalk or curb repair, consider <b>additional tree/garden planting opportunities</b> , as well as de-paving or pervious pavement.	DPW Downtown Cm.	Ongoing
Improve and expand pedestrian <b>signal lights, crosswalks, and sidewalks</b> throughout the Town for the students who walk to the schools and for pedestrians in general	DPW, Downtown Cm.	Ongoing

**GOAL 3: To maintain, improve and expand public and private recreational facilities to meet current and future needs of all residents.**

<b>Objective 3-A: Complete the Assabet River Rail Trail (ARRT) linking the new Assabet River National Wildlife Refuge in the south with downtown Maynard and the Commuter Rail in the north.</b>		
Continue to <b>acquire</b> parcels for the ARRT (for walking, wheelchair and stroller use and in-line skating use).	BOS Town Planner Parks/Rec	Ongoing
Improve access to and safety of the Rail Trail.	BOS	Now



	Police	onward
<b>Zone</b> ARRT parcels Recreation land.		Fall 04
Cultivate town-wide support for ARRT and actively promote <b>volunteer</b> work parties.	ARRT Comm.	Ongoing
Recommend and work to create <b>bike rack</b> locations throughout the town to promote bicycle use.	Bicycle Comm.	Ongoing
Survey current state of and recommend additional locations for public <b>drinking fountains and public-access toilets</b> . Report back to the OSPC & BOS & Downtown Design Comm.	Bicycle Comm.	Summer 06

<b>Objective 3-B: Promote, maintain and improve recreational opportunities for all current and future residents.</b>		
<b>Rezone and/or otherwise protect</b> existing public & private recreational spaces to preserve their use.	OSPC	Summer 04
Create a volunteer <b>Parks &amp; Recreation Commission</b> (Parks/Rec) to oversee parks and recreational facilities and their use ( <i>see Objective 4-B for details</i> ).	BOS	Fall 04
Act on the recommendations of the Field Management Task force report.	School Dept Parks/Rec DPW	Fall 04 onward
<b>Acquire</b> land targeted by this plan.	Parks/Rec	Fall 04 onward
<b>Maintain</b> and repair as necessary the town's current recreational and open space facilities to maintain safe use and a pride of ownership.	Parks/Rec School Dept.	Fall 04 onward
Act to improve <b>ADA accessibility</b> of all recreational facilities	ADA committee, Parks/Rec	Now onward
Create benches and/or picnic facilities at: B Summer Hill and other scenic areas B along the banks of the Assabet at the Town Hall	CC Downtown Cm. Parkf/Rec	Fall 04 onward
Continue to promote development of a waterfront park at the Mill Pond Parking Lot	BOS CC Parks/Rec	Ongoing
Create new trail along the Assabet near the Summerhill Glen.	OSPC	By Fall 06
Create designated bike trails for all-terrain bicycles (mountain bikes)	Bicycle Committee,	By Fall 06
Promote use of natural areas for nature study by the schools and	CC	Ongoing
Investigate <b>public swimming area</b> for Maynard as recommended by 2002 SCORP.	Parks/Rec	Fall 04 onward
Plan for appropriate redevelopment of <b>Waltham Street Landfill</b> (ball field, dog run, parking, playground).	Parks/Rec	Fall 04 onward



<b>Create fenced dog run.</b>	Parks/Rec	Fall 04 onward
Improve <b>skateboard park</b> and address ongoing skateboard issues.	Skate Park Com.	Ongoing

**GOAL 4: To increase cooperation within/between the community and town government in order to reach conservation and recreation goals.**

<b>Objective 4-A: Organize town government to effectively reach OSRP and other long-term goals, ensuring that proactive planning, researching &amp; creative thinking happens to make wise, cost-effective &amp; timely decisions &amp; actions.</b>		
Conduct independent <b>analysis of Town government</b> to determine how to improve effectiveness and validate budget allocations.	BOS	Summer 04
Insure that every <b>town government position</b> has a current set of mandates, job description, review process, and training.	BOS	Spring 05
Create systems in town government to promote greater <b>interdepartmental and intra-town communication.</b>	BOS	
Fund position of <b>Town Planner</b> after CTP TIF funding ends.	BOS	Ongoing
Investigate effectiveness of alternative funding and management structure for <b>Building Inspector</b> to support effectiveness in carrying out Town's regulatory business most effectively.	BOS	Fall 04
Continue to promote the <b>town web page</b> as an important site for town government and community-wide information.	BOS	Ongoing
<b>Air town-wide issues</b> on the school's local radio/television stations.	BOS all Town staff	Ongoing
Review <b>land management assignments</b> of Town-owned property to insure that oversight agencies are appropriate to planned land use.	BOS CC DPW BOH	Fall 04
<b>Annually solicit citizen input</b> on major community initiatives.	BOS all Town staff	Ongoing
Coordinate with <b>Assabet River National Wildlife Refuge</b>		Ongoing
Consider promoting the adoption of the <b>Community Preservation Act</b> to fund	cc Town Planner Housing Dept.	Spring 05 onward
Actively pursue all <b>grant opportunities</b>	Town Planner, CC, BOH	Ongoing
Develop plans for the <b>Ch 61 lands</b>		

**Objective 4-B: Form volunteer town committees to carry intensive planning efforts required to achieve Goals 1, 2 & 3 above.**

<b>Parks &amp; Recreation Commission</b> will have responsibility for coordinating use of and for scheduling the maintenance of the Town's recreational facilities. They will investigate and plan for Maynard's recreational needs as population changes, and will outline	BOS	
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<p>a management program and a budget for future needs. This should be a multi-interest group including representatives from the Schools, their athletic depts., soccer board, little league, ARRT, Bicycle Advisory Comm., ADA, COA, CC/OSPC.</p>		
<p><b>Water Board</b> will oversee drinking water &amp; waste water treatment for the town, &amp; plan for future needs. They will work cooperatively with other Town departments, plan for future potable water &amp; sewerage needs, identify potential water supplies, and oversee of land acquisition, propose water &amp; sewerage fees, initiate conservation efforts, and manage and protect land in their care. Board will create a long-range plan for water supply &amp; waste water treatment and infrastructure maintenance &amp; upgrading. Board will educate the public &amp; Town departments about their findings.</p>	<p>BOS</p>	
<p><b>Downtown Design Comm.</b> will proactively study downtown development and design issues that will arise from denser mixed use development there. They will propose design review guidelines for the downtown to address issues they identify. They will have responsibilities including researching means to make denser development of both housing and business space aesthetically pleasing, in keeping with community character, pedestrian friendly, historically appropriate, and most efficient for traffic and parking. Recommend representation from the Chamber of Commerce, Historical Society, Planning Board, and Parks &amp; Recreation Commission.</p>	<p>BOS</p>	
<p><b>Riverfront Visioning Comm.</b> to research and plan for the highlighting of the Assabet River, especially downtown, enhancing pedestrian and watercraft access, identifying potential riverfront parks, and improving bank aesthetics, such that the river will be an asset to quality of life downtown and elsewhere..</p>	<p>BOS</p>	
<p><b>Shade Tree Commission</b> to help the Tree Warden plan for the management, replacement and supplementation of street, and other shade trees throughout the town, recommending native species where possible, so that these trees form an extension of the natural ecosystems being supported throughout the town.</p>	<p>BOS</p>	
<p>Standing <b>Open Space Planning Comm.</b> to investigate and report on open space and conservation issues, including progress made in following the town's Open Space and Recreation Plan 5-year action plan. Report back annually to BOS, Fincom, and the public &amp; readjust schedule so that OS&amp;RP becomes a working document. OSPC will assist other Town boards in investigating Community Preservation Act potential in Maynard. OSPC will assist in finding suitable sites for specific civic projects. They can explore home rule options for alternatives to Community Protection Act funding of land acquisitions.</p>	<p>CC BOS</p>	
<p><b>Night Sky Comm.</b> will research and recommend practices to improve star viewing and reduce wasteful and nuisance night</p>	<p>CC</p>	



lighting throughout the town		
* <b>Design Review Comm.</b> will review downtown projects, in coordination with the Planning Board, for compliance with design review guidelines and work with developers to insure the downtown maintains and improves its desirable features.	BOS	
* <b>Department of Planning and Resources Management</b> to include Department of Public Works, Board of BOH, Planning Board, Zoning Appeals Board, Conservation Commission, Parks & Recreation Commission, Water Board, in order to institutionalize cooperation. Review the mandate of this/these departments. Institute meetings between all subdepartments on an effective schedule to aid in communication;. To these meetings, invite representatives from BOS, Schools etc. Subdepartments shall develop and have on file current schedules for maintenance of infrastructure in their care.	BOS	

\* *Tentatively proposed action items, subject to their confirmation by a systems analysis.*

<b>Objective 4-C: Engage the public in the decision-making of their Town government and encourage volunteering in the community in order to achieve conservation and recreation goals.</b>		
<b>Hold a town-government-wide forum(s)</b> on the written policy of constructive and responsive behavior toward residents' concerns and towards town volunteers and employees. Use this opportunity to educate citizens about the process of addressing concerns and town employees about methods of communication with the public.	All Town staff	Ongoing
<b>Invite and involve community</b> organizations when planning for conservation and recreation needs.	BOS	Ongoing
Use <b>media</b> resources to promote awareness of conservation issues.	BOS all Town staff	Ongoing
Use <b>media</b> resources to promote awareness of recreation issues.	Parks/Rec	Fall 04
Promote <b>volunteer land stewardship programs</b> , building on current successes.	CC	Ongoing
Organize and promote public walking, bicycling and canoeing <b>tours</b> of open space and historic sites.	CC	Ongoing

