

INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST

Introduction

This section inventories existing open space and recreation lands in four categories. These include protected open space and conservation lands, open space and conservation land with little protection, recreation areas and facilities, and Chapter 61, 61A and 61B lands. This inventory was derived from the 1987 Open Space and Recreation Plan and updated with information from the Assessor's Office, Conservation Commission, Recreation Commission, and other sources. Figure 11 presents lands of conservation and recreation interest.

Protected Open Space and Conservation Lands

The major conservation areas in Walpole are presented in Table 13. This list was derived from a combination of sources and needs to be further defined. Also, it should be noted that the areas named Cedar Street Area, Lincoln Road Area, and North Walpole do not represent contiguous areas, but are groups of parcels in the same general vicinity.

As shown in the Table, Walpole has approximately 1784.78 acres of protected open space, most of which is owned by the Town. This represents 13.88% of the Town's area of 20.09 square miles (12,858 acres).

Open Space and Recreation Land With Little Protection

Land in this category includes parcels that are in open space and/or recreation use at present and, by virtue of its ownership, history of use, or other factors is generally considered to be likely to continue in that use for the foreseeable future. As indicated in Table 14, some of these lands are publicly owned and some are privately owned. Those privately owned lands that are classified as Chapter 61, 61A or 61B are listed and discussed separately below.

In any case, these properties represent lands for which appropriate uses should be considered. It should not be assumed that these lands will continue indefinitely in their present uses, regardless of how permanent such uses may appear to be in 1996. Times and needs change, and land uses change along with them.

The most significant existing open space land in this category is Longview Farm, the New England Home for Little Wanderers. This 159.2 acre site links U.S. Army Corps of Engineers land on the Stop River with Town-owned land off Lincoln Street and Walpole Sportsman's Association property. These properties in turn form part of a corridor that almost links Noon Hill in Medfield with Cedar Swamp in Walpole.

TABLE 13

WALPOLE CONSERVATION LANDS

<u>Name</u>	<u>Area (Acres)</u>	<u>Zoning</u>	<u>Owner/Mgmt</u>
1. Traphole Brook	19.45	RA/RB/IND	Town
2. Spring Brook/Allen Dam	116.87	PSRC	Town
3. Town Forest	315.00	PSRC	Town
4. The Pinnacle/Bird Pond	14.20	RA	Town
5. Turner Pond/Jamison Backlands	62.13	R/RA	Town
6. Elm Street Conservation Area	89.78	R/RA	Town
7. Cedar Swamp	368.46	IND	Town
8. Cedar Street Area	147.12	R/RA	Town
9. Lincoln Road Area	169.78	R/RA	Town
10. Cobb's Pond	35.60	PSRC	Town
11. Clark Pond	14.23	RB	Town
12. Mine Brook	120.07	R	Town
13. North Walpole	<u>105.50</u>	R	Town
Subtotal	1578.19		
14. Bird Park	94.82	GR	Trust
15. Stop River	97.01*	R	ACOE
16. Warren	<u>14.76</u>	R	NEFF
Subtotal	206.59		
TOTAL	1784.78		

*Includes 70.72 acres with a Conservation Restriction

Trust = William Francis Park Trust ACOE = U.S. Army Corps of Engineers

NEFF = New England Forestry Foundation

Sources: Walpole Assessor's Office and MassGIS

TABLE 14

EXISTING OPEN SPACE LANDS WITH LITTLE OR NO PROTECTION

<u>Name</u>	<u>Area (Acres)</u>		<u>Zoning</u>	<u>Owner/Mgmt</u>
1. Longview Farm	159.20	R		NEHLW
2. MWRA	94.00	R		MWRA
3. Dept. of Corrections	102.93	R		DOC
4. Norfolk County Agricultural High School (Campus)	187.26	PSRC		NCAHS
5. Norfolk County Agricultural High School (Other)	112.32	R		NCAHS
6. Norfolk County	48.06			Norfolk County
TOTAL	703.77 acres			

NEHLW = New England Home for Little Wanderers

MWRA = Massachusetts Water Resources Authority

Source: Assessor's Office

Norfolk County Agricultural High School also has significant parcels in Town. In addition to its beautiful 187.26 acre campus, it owns another 112.32 acre parcel in north Walpole. Both of these parcels are important for their contribution to the rural character of the Town. In addition, the main campus (along with Fisher School and Cobb's Pond) helps form the core of a potential link between Mine Brook and Willett Pond. The north Walpole parcel also is linked via a stream to Willett Pond and is linked via a wetlands system to Mill Brook in Medfield which then links to Rocky Woods reservation.

The MWRA and Department of Corrections (DOC) property help link Cedar Swamp with Stony Brook in Norfolk through the substantial DOC property in Norfolk. Part of it also forms part of a secondary recharge area for Walpole's aquifers.

Recreation Areas and Facilities

Table 15 lists the Town-owned active recreation areas and facilities. As this table illustrates, virtually all of the Town's fields are associated with a school. There is a total of 181.95 acres of recreation facilities. However, it should be noted that this figure overstates the case somewhat since school buildings occupy a significant percentage of that space. In addition, another large percentage, especially at the Johnson Middle School, represents wetlands that can not be used for field construction.

In addition to the Town-owned facilities, there are also private recreation facilities in Town. At the northern tip, near the Dover and Westwood town lines, is Wimbledon Tennis Club. This facility occupies about 5 acres. Also, in February of 1996 a private ice rink opened off Route 1. Restaino Field is nearly 3 acre site that is Town-owned, but under a long term lease with a Little League organization. Ellis Field, part of Bird Park, can be used for soccer. And finally, the soccer field at the Norfolk County Agricultural High School is also available to the Town.

TABLE 15

TOWN-OWNED ACTIVE RECREATION FACILITIES

<u>#On Map</u>	<u>Acres</u>	<u>Name/Location</u>	<u>Management</u>	<u>Zone</u>	<u>Non-Rec. Activity</u>	<u>Restrictions</u>	<u>Facilities</u>	<u>Quality</u>	<u>Use/Level</u>
1	12.71	Boyden School	PRC	RB	School Bldgs Parking		Fields, Pool Ballfield	G G	SU/M S,SU,F/M
			School			Playground	G	S,SU,F/L	
						B-Ball Court	G	S,SU,F/L	
2	5.38	Plimpton School	PRC	GR/RB	School Bldgs	DEP Zone 1	Fields, B-Ball Playground	F P	S,SU,F/H S,SU,F/H
			School				Fieldhouse	F	S,SU,F,W/H
3	14.0	High School	PRC	GR	School Bldgs Parking	DEP Zone 1	1 Baseball Field 2 Softball Fields Field Hockey Fld 2 Football Fields 6 Tennis Courts 2 Volleyball Cts 3 Badminton Cts Track B-Ball Court	G G G G G G G G G	S,SU,F/H S,SU,F,W/H

PRC= Parks, Recreation, and Cemeteries Division of DPW

G = Good

F = Fair

P = Poor

S = Spring

SU = Summer

F = Fall

W = Winter

H = High

M = Medium

L = Low

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TABLE 15 (Continued)

TOWN-OWNED ACTIVE RECREATION FACILITIES

<u>#On Map</u>	<u>Acres</u>	<u>Name/Location</u>	<u>Management</u>	<u>Zone</u>	<u>Non-Rec. Activity</u>	<u>Restrictions</u>	<u>Facilities</u>	<u>Quality</u>	<u>Use/Level</u>
4	13.0	Bird Middle School	PRC	RB	School Bldg Parking		2 Baseball Fields 2 Soccer Fields 1 Softball Field 1 Multipurpose	P P P P	S,SU,F/H
5	24.1	Memorial Park	PRC	GR			Pond, Pool Wading Pool Trails Playground	P F F F	S,SU,F,W/H
6	8.0	Old Post Road School	PRC	RB	School Bldg Parking		1 Baseball Field 1 B-Ball Court Playground	P G G	S,SU,F/M
7	20.0	Fisher School	PRC	RA/RB	School Bldg Parking		B-Ball Court Playground Pond	G G P	S,SU,F/L
8	1.34	Main Street(?)	PRC	RA			Baseball Field	F	S,SU,F/L

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TOWN-OWNED ACTIVE RECREATION FACILITIES

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9	52.4	Johnson Middle School	PRC	RB	School Bldg Parking	DEP Zone 1	1 Softball Field 1 Baseball Field 4 Tennis Courts 2 Soccer Fields	P P G P	S,SU,F/H
10	18.0	Turner Pond	PRC	R/RA			Pond Skating Clubhse	G G	SU/L W/L
11	13.02	Stone/School Streets	PRC	GR/CBD	Town Hall Parking Lot		Baseball Field B-Ball Court Blackburn Hall	P P F	S,SU,F,W/M
TOTAL	181.95	acres							

PRC= Parks, Recreation, and Cemeteries Division of DPW

G = Good F = Fair P = Poor S = Spring SU = Summer F = Fall W = Winter
 H = High M = Medium L = Low

Sources: Town of Walpole, 1987, and Cunniff, 1996

Chapter 61, 61A and 61B Lands

Chapter 61, 61A, and 61B lands are privately owned properties used for forestry, agriculture and recreation purposes respectively. These designations refer to those sections of the Massachusetts General Laws that provide for a property tax reduction for lands in those uses if certain conditions are met. Among those conditions is the provision that before any lands that receive such tax breaks change use, the land must be offered to the Town at fair market value. The Town then has 120 days to respond to such offer before any sale of the property to another buyer can be consummated.

Figure 12 illustrates and Table 16 lists the Chapter 61, 61A, and 61B properties that existed in Walpole in 1996. As the Table indicates, there are a total of 1137.26 acres of such lands, an increase from 920 acres listed in the 1987 Plan. While 61A lands have declined, both 61 and 61B have increased. The 1987 Plan showed 439.86 acres of Chapter 61 properties, compared to 512.6 in 1996. There were 338.08 acres of Chapter 61A lands in 1987 compared to 232.81 acres in 1996. With the addition of the Lorusso and Walpole Sportsmen's Association properties, Chapter 61B properties increased from 165.08 acres in 1987 to 391.85 acres in 1996.

TABLE 16

CHAPTER 61, 61A AND 61B PROPERTIES IN WALPOLE

	<u>Map/Parcel#</u>	<u>Acreage</u>	<u>Owner</u>
Chapter 61			
1	4-05	41.1	Parker
	1-16	<u>5.0</u>	
	Sub-total	46.1	
2	4-11	6.9	Swaim
	4-12	8.2	
	4-13	8.8	
	7-01	9.8	
	7-02	17.5	
	7-03	9.7	
	7-04	7.4	
	7-24	33.9	
	7.25	<u>5.4</u>	
	Sub-total	107.6	
3	4-06	25.2	Isaacs
	4-16	26.3	
	4-17	4.8	
	5-14	11.4	
	5-17	10.0	
	5-18	9.4	
	5-20	11.5	
	5-21	8.2	
	5-23	13.5	
	5-24	17.4	
	5-25	10.4-7	
	5-29	9.4	
	5-30	22.9	
	5-63	31.5	
	7-08	23.0	
	7-09	5.9	
	7-09-01	6.8	
	7-19	11.3	
7-21	2.5		

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TABLE 16 (Continued)

CHAPTER 61, 61A AND 61B PROPERTIES IN WALPOLE

	<u>Map/Parcel#</u>	<u>Acreage</u>	<u>Owner</u>
Chapter 61 (Continued)			
3 (Cont'd)	8-02	20.0	Isaacs
	8-03	22.3	
	8-04	6.3	
	8-05	6.0	
	8-06	5.0	
	8-07	29.6	
	8-08	<u>8.0</u>	
	Sub-total	358.9	
TOTAL (Chapter 61)	512.6		
 Chapter 61A			
4	9-17	12.1	Warren
5	13-187	1.87	Buttimer
	12-43	30.9	
	13-184	6.0	
	12-42	31.0	
	13-188	7.3	
	12-98	6.0	
	12-107	1.8	
	12-99	<u>8.9</u>	
Sub-total	93.77		
6	9-39	12.8	Ellis
7	31-99	13.9	Green
	31-75	2.44	
	31-98	8.6	
	31-09	16.0	
	31-10	<u>8.4</u>	
	Sub-total	49.34	

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TABLE 16 (Continued)

CHAPTER 61, 61A AND 61B PROPERTIES IN WALPOLE

	<u>Map/Parcel#</u>	<u>Acreage</u>	<u>Owner</u>
Chapter 61A (Continued)			
8	2-08	6.24	Murray
9	12-59	11.2	Sullivan
10	5-31	3.8	Isaacs
	5-57	.57	
	8-50	7.9	
	8-51	7.3	
	9-53	.92	
	9-54	.92	
	9-55	7.1	
	9-56	.93	
	9-16	5.9	
	5-64	7.17	
	5-32	<u>23.96</u>	
	Sub-total	66.4	
TOTAL (Chapter 61A)		232.81	
Chapter 61B			
11	35-138	27.5	Walpole Country Club
	43.12	.92	
	43-13	<u>100.39</u>	
	Sub-total	128.81	
12 Club	30-10	10.6	Walpole Sportsmen's
	30-11	2.83	
	30.12	1.67	
	30-03	15.2	
	30-05	11.5	
	30-07	9.7	

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TABLE 16 (Continued)

CHAPTER 61, 61A AND 61B PROPERTIES IN WALPOLE

	<u>Map/Parcel#</u>	<u>Acreage</u>	<u>Owner</u>
Chapter 61B (Continued)			
12 (Cont'd)	22-6	5.2	Walpole Sportsmen's Club
	30-02	2.0	
	30-09	<u>29.1</u>	
	Sub-total	87.8	
13	4-09	3.4	Westwood Gun Club
	4-10	11.3	
	4-14	11.5	
	4-07	<u>10.7</u>	
	Sub-total	36.9	
14	46-34	4.4	S. M. Lorusso
	46-44	7.64	
	46-35	54.9	
	47-119	4.4	
	47-121	3.2	
	47-112	31.5	
	25-283	7.7	
	33-1	10.3	
	32-12	14.3	
	Sub-total	138.34	
TOTAL (Chapter 61B)		391.85	

SUMMARY

Chapter 61	512.60
Chapter 61A	232.81
Chapter 61B	391.85
TOTAL	1137.26

Source: Walpole Assessor's Office, 1996