

Brookfield Open Space and Recreation Plan



Brookfield, Massachusetts
March 2010



With Assistance from



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APPENDICES

Appendix A – The Massachusetts Heritage Landscape Inventory Program – Upper Quaboag Watershed and North Quabbin Region Landscape Inventory – Brookfield Reconnaissance Report (without appendices)

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Appendix A – The Massachusetts Heritage Landscape Inventory Program – Upper Quaboag Watershed and North Quabbin Region Landscape Inventory – Brookfield Reconnaissance Report (without appendices)



BROOKFIELD RECONNAISSANCE REPORT

UPPER QUABOAG WATERSHED AND NORTH QUABBIN REGION LANDSCAPE INVENTORY

MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM



**Massachusetts Department of Conservation and Recreation
Central Massachusetts Regional Planning Commission
North Quabbin Regional Landscape Partnership**

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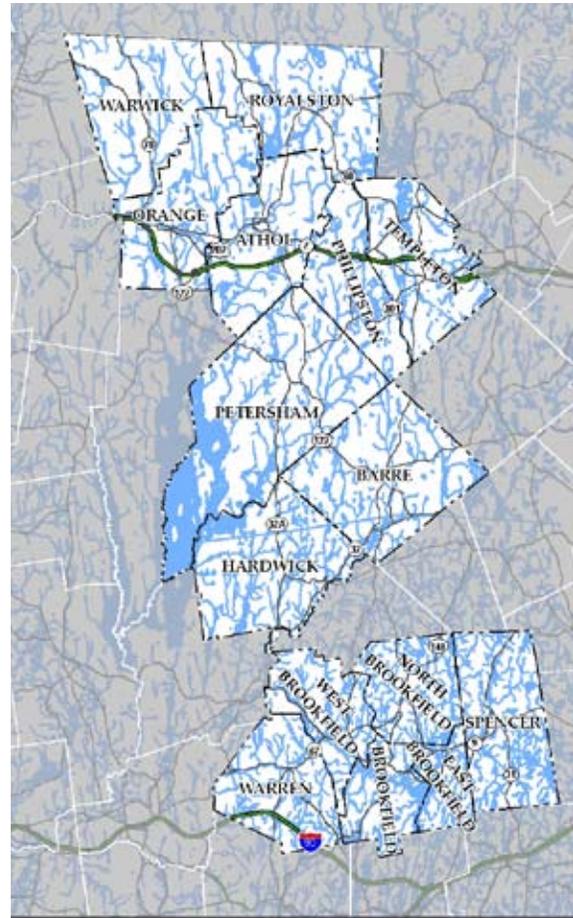
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INTRODUCTION

Heritage landscapes are special places created by human interaction with the natural environment that help define the character of a community and reflect its past. They are dynamic and evolving, reflect the history of a community and provide a sense of place. They show the natural ecology that influenced land use patterns and often have scenic qualities. This wealth of landscapes is central to each community's character, yet heritage landscapes are vulnerable and ever changing. For this reason it is important to take the first step toward their preservation by identifying those landscapes that are particularly valued by the community – a favorite local farm, a distinctive neighborhood or mill village, a unique natural feature or an important river corridor.

To this end, the Massachusetts Department of Conservation and Recreation (DCR) and its regional partners, the Central Massachusetts Regional Planning Commission (CMRPC) and the North Quabbin Regional Landscape Partnership (NQRLP), have collaborated to bring the Heritage Landscape Inventory program to fifteen communities in central Massachusetts. The goals of the program are to help communities identify a wide range of landscape resources, particularly those that are significant and unprotected, and to provide communities with strategies for preserving heritage landscapes.

The communities within the Upper Quaboag Watershed and North Quabbin region of central Massachusetts share a common dispersed settlement pattern as well as an early agricultural economy and later shift into manufacturing. Developed along a series of major waterways and their tributaries, including the Millers, Quaboag and Ware Rivers, this region contains vast cultural and historic resources and uncommon natural beauty. The heritage landscapes in the participating communities reflect the agrarian and industrial past while providing recreational and educational opportunities for today. From scenic town commons and natural areas to civic buildings and burial grounds, the heritage landscapes within the region collectively tell the story of their varied and often turbulent, history.



*Upper Quaboag Watershed and North Quabbin Region
Heritage Landscape Inventory project area*

Methodology

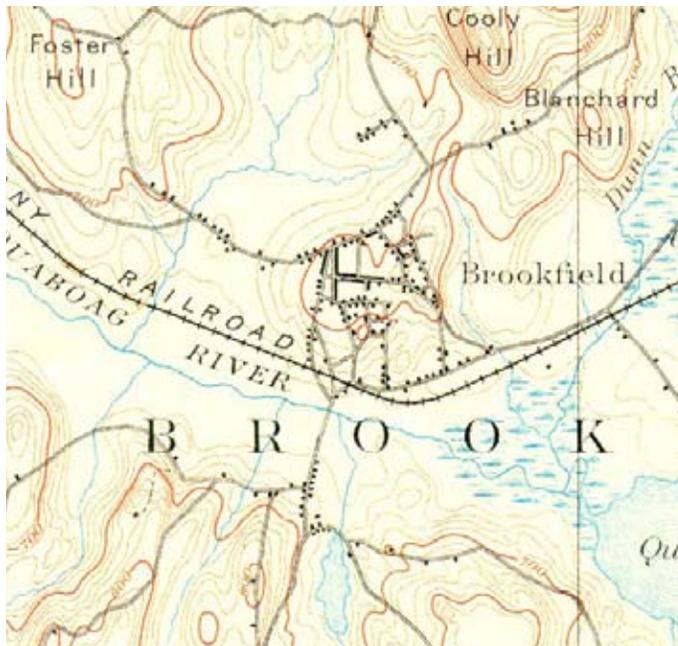
The methodology for the Heritage Landscape Inventory program was developed in a pilot project conducted in southeast Massachusetts. It is outlined in the DCR publication *Reading the Land*, which has provided guidance for the program since its inception. In summary, each community organized a heritage landscape identification meeting during which residents and town officials identify and prioritize the landscapes that embody the community's character and its history. This meeting is followed by a fieldwork session including the consulting team, accompanied by interested community members. The final product for each community is an individualized Heritage Landscape Reconnaissance Report. This report outlines the community's landscape history, discusses broader land planning issues identified by the community, describes the priority heritage landscapes and issues associated with them and concludes with preservation recommendations.

PART I: HERITAGE LANDSCAPE INVENTORY

LOCAL HISTORY

Native Americans were the first occupants of lands that are now the Town of Brookfield settling on sites along the Quaboag River and Quaboag and Quacumquasit Ponds. Ipswich petitioners were granted the land on which Brookfield sits as part of a six-mile land grant in 1660 although the township of Brookfield wasn't established until 1673. The early economy focused on subsistence farming, fishing and hunting which led to a relatively dispersed settlement pattern. The first concentrated settlement occurred at the height of land, which later became known as "Foster Hill" in what is now West Brookfield.

Brookfield struggled economically at first due to hostilities with the Native Americans especially during King Phillip's War, when in 1675, the settlement on Foster's Hill was destroyed and disincorporated. Once hostilities ended, the settlers established a second settlement near what is known today as "Elm Hill," due to the need for a stop along the Post Road. The town was



1893 USGS Map - <http://docs.unh.edu/nhtopos/nhtopos.htm>

enlarged to an eight-mile grant in 1718, at which point it included all or parts of the following towns: "the Brookfields," Western (now Warren), New Braintree, and Ware. The area quickly became one of the leading agricultural centers of the region. Mixed husbandry dominated and provided the region with hay, grains, and both meat and dairy products from cattle-raising. With additional settlement, the towns of Warren and New Braintree broke away from Brookfield in the mid 18th century, while North Brookfield, West Brookfield and Ware all subdivided out in the early and mid-19th century. East Brookfield remained part of Brookfield until 1920.

In addition to farming, small home-based production of textiles, shoes, woodenware,

and palm-leaf hats increased economic resources in Brookfield into the early 19th-century. There were also several small saw mills and grist mills along the River and Brooks. A small village cluster of these developed south of the Quaboag River at the intersection of Fiskdale and Rice Corner Roads.

In 1839 the Western Railroad established a route along the Quaboag River corridor that passed just south of South Brookfield Village. Development in Brookfield Center then flourished in the area of the railroad depot with industrial growth along Central Street, east of the Common. Several new civic and institutional buildings were constructed along the Common as well as many c.1850s Greek Revival homes that reflect the prosperity of this time. The mid-late 19th and early 20th centuries was a period of growth and success for the community.

Following the depression, however, economic activity in Brookfield slowed. Countrywide economic decline impacted agricultural enterprises in Brookfield, which led to the abandonment of many small farms. Some fields reverted to forest while others were subdivided and sold for other purposes. Most development in the early 20th-Century was largely residential in nature, consisting of lakeside cottages and dispersed residential development. By the mid 20th century, agriculture once again dominated the Brookfield economy with an increase in dairy production and the breeding of chickens.

With this strong tradition of agriculture in Brookfield, the general landscape character has not fundamentally changed over the centuries. The 19th century common and environs also remain intact and continue to express the civic pride that has sustained the community. The permanent conservation of many large areas of farmland and forest and the natural and cultural value of the Quaboag River and Quaboag and Quacumquasit Ponds also contribute to the scenic and historic heritage that is clearly apparent throughout Brookfield.

PRIORITY HERITAGE LANDSCAPES

Brookfield is experiencing significant growth pressure and will need to determine how it will affect the rural character of the community and the heritage landscapes that the community finds valuable. In the public identification meeting, participants identified priority landscapes in town that define the heritage of the community. These heritage landscapes provide a cross section of the types of landscapes that contributed to the historical development of the town and together tell the story of Brookfield's past. The following text describes the unique value that each of these landscapes provides to the community and a set of recommendations for its preservation and protection.

Quaboag River and Lake Road Context

The Quaboag River corridor in Brookfield was identified as a priority heritage landscape due to its wealth and variety of natural, cultural, archaeological and recreational resources. This vast collection of resources represents a cross section of the heritage of the community from its early settlement at a Native American praying town through its agricultural and industrial periods and into the 21st century. Historical use of the river has much in common with current uses and critical resources remain that retain the scenic, natural and cultural value that is important to residents today.



Quaboag River at White's Landing

Archaeological Resources

This general portion of the Quaboag River corridor contains a high density of previously recorded prehistoric sites. At least seven archaeological sites have been identified in the area between the Quaboag River, the southwestern shore of Quaboag Pond, and Lake Road in Brookfield. Another seven sites are located on the north side of the river around the pond's northwestern shoreline. One of the identified sites in the Quaboag Pond area appears to document a relatively rare Adena-type occupation that may date to the Woodland Period approximately 3000 to 1600 years ago. All of these sites were reported by avocational archaeologists or identified through collections research, so it is difficult to identify individual site boundaries.



View from Lake Road where Quaboag Pond empties into Quacumquasitt Lake

The information available through collections research indicates that this area was extensively utilized by Native Americans for at least the last 8,000 years for both habitation and ceremonial purposes. The larger site areas may have covered several acres while others appear to represent short-term activity areas. Despite some modern development and active agricultural land use, this general area represents an extremely significant archaeological resource area in Brookfield that should be targeted for preservation.

One historic period archaeological site is recorded within this general area. The Banister Garrison Site was documented during a professional archaeological survey near the intersection of Fiskdale, Rice Corner, and Lake roads. Stone wall sections and structural ruins document the possible location of a fortified colonial dwelling in this location which was built around the turn of the 18th century.

Additional unrecorded historic period archaeological resources are likely located within and adjacent to the Lake Road river corridor. These include several probable mill sites along the Quaboag and a substantial 19th century brick manufacturing complex centered along the northern end of Allen Road. The ruins of the brick manufacturing complex are scattered on the banks of the Quaboag & Quacumquasitt Ponds and kiln remnants can be seen around both sides of ponds and near the causeway. Near this cluster of brickwork ruins are the remnant canal and mill pond from an early mill as well as the 1720 Wolcott house between Lake Road and Allen Road. There is another old mill site located in the woods along an abandoned section of road at the end of Lake Road and another on the shores of Quacumquasitt Pond on the MA Wildlife Management Area.

Natural Resources

A former glacial lakebed, the Quaboag River corridor contains several miles of inland bogs, winding waterways and beautiful vistas. The Great Swamp contains a significant collection of the rare Long's Bulrush as identified by Thomas Ramnski, a USDA botanist. The river corridor is also an important wildlife habitat with grasslands and a large inland migration area.



Richardson Farm on Lake Road - one of three remaining brick farmhouses in town

Agricultural Resources

Richardson/Plant Farm, located on Lake Road at the confluence of the Quaboag River and Quaboag Pond, is one of the largest areas of active farmland remaining in Brookfield. Originally part of Jeppson Farms, the Richardson/Plant Farm contains incredible 180-degree views to the west, north, and east over the sloping hills to the River and Quaboag Pond. The Richardson/Plant Farm is currently enrolled in the Chapter 61A Program.



Quaboag River at Fiskdale Road - the Alvin Hyde Box Factory building remains on the north bank of the river

Farther south on Lake Road, the Jeppson Farm, “Oakholm,” has a number of open fields along the road and large tracts of forest that run along the shore of Quaboag Pond. This farmland also contains areas of natural mounding that are of probable glacial origin. Built by George Jeppson, the current owner’s father, the farm was as a summer place and retreat from his manufacturing business in Worcester. The scenic quality of this farm is also enhanced by views of Quaboag Pond to the east and south. Portions of the Jeppson Farm are permanently protected under the MA Agricultural Preservation Restriction (APR) Program.



Scenic Lake Road - Richardson Farm and Quaboag River at left of image

On Long Hill Road, Overlook Farm offers panoramic views across the River to the town center and West Brookfield. The open farm fields slope north to forested land along the banks of the river. An early farm in town, this is still actively farmed and also enrolled in the Chapter 61A Program. Additional large areas of farmland within the Quaboag River corridor are located off of Fiskdale Road on Mitchell and Molasses Hills. The open fields on Mitchell Hill are currently for sale.

These farms reflect the historic agricultural activities along the Quaboag River and the agrarian landscape that was typical of early New England life. Many of these lands have been actively farmed for generations and continue to contribute to the scenic and natural landscape of the Quaboag River corridor and its valuable resources.



The fieldwork team visits Brookfield's Town Pound on West Brookfield Road

Recreational Resources

The Quaboag River has long been a recreational resource from walking trails and bird watching along its banks to access and travel along its winding route through the town. White's Landing, the area of first recreational use of the river, provides many recreational opportunities for the community. Access to the River, as well as a beautiful picnic and destination spot that blends with the natural landscape, make this one of the Town's most valuable attractions.

With the help of Central Massachusetts Regional Planning Commission, a Quaboag Water Trail is being developed from East Brookfield into Warren. Several access points have been identified as well as scenic and natural features that can be experienced along the way. White's Landing will serve as the access point for the Town of Brookfield.

Opportunities:

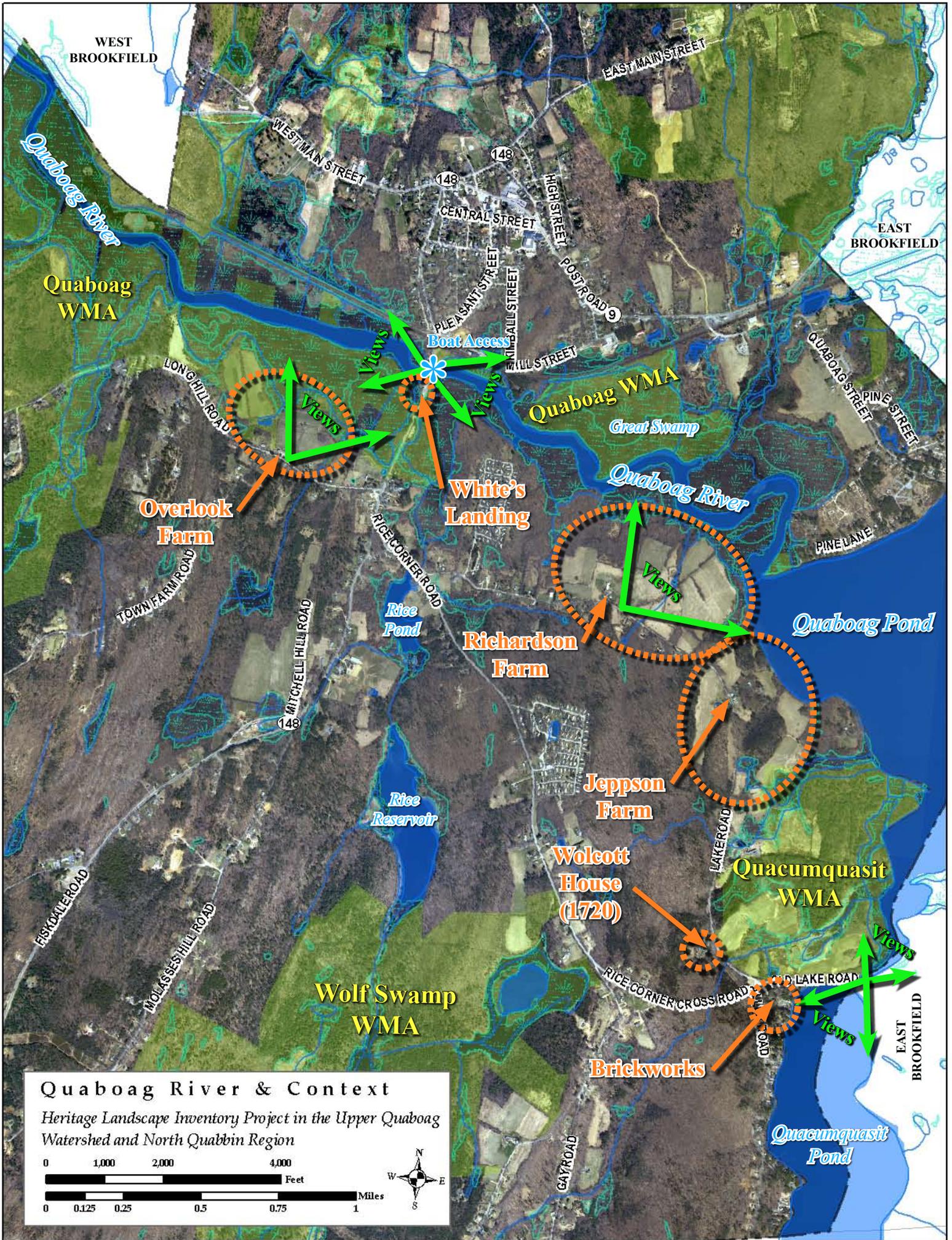
- Significant tracts of farmland remain intact along the Quaboag River and Quaboag Pond
- There is a concentration of archaeological sites within the River corridor that have been identified by MHC
- The Quaboag River and Great Swamp provide valuable interpretive value for natural systems and wildlife viewing and interpretation



Crosby House on West Main Street

Issues:

- The significant archaeological resources have been identified by MHC but have not been further investigated or protected
- Only one of the farms identified is under a permanent preservation restriction, the others are only temporarily protected through Chapter 61A
- The views from Lake Road and Long Hill Road across the River valley are privately owned and not protected



Quaboag River & Context
 Heritage Landscape Inventory Project in the Upper Quaboag Watershed and North Quabbin Region

0 1,000 2,000 4,000 Feet
 0 0.125 0.25 0.5 0.75 1 Miles

N
 W E
 S

Recommendations:

1. Inventoried archaeological sites along the Quaboag River and Quaboag Pond should be permanently protected through an archaeological protection overlay district or the purchase of Preservation Restrictions (PR) (see p. 32 for more information on PRs)
2. The open fields on the Richardson/Plant and Overlook Farms should be permanently protected through the Agricultural Preservation Restriction (APR) program or the purchase of Conservation Restrictions (CR) (see p. 30 & 31 for more information on APRs and CRs)
3. The panoramic views from the Richardson/Plant and Overlook Farms should be protected through the adoption of a Scenic Vista Protection Bylaw (see p. 33 for more information on this bylaw)
4. The Town should develop a strategy for acquisition of Chapter 61 parcels along the river, should they opt to change land use or ownership (see p. 31 for more information on Chapter 61 Policy).
5. The Town should work with the Quaboag/Quacumquasit Lakes Association to pursue additional recreational access to the river corridor through the development of a nature center and trail system. Community Preservation Act funds could be used to pursue or create these access points.

Old Boston Post Road Corridor

Once part of the Native American Bay Path and then the Military Road, the Old Boston Post Road became an early thoroughfare between Boston and the outlying settled areas in 1639. It was improved again in 1717 and sandstone mile markers were erected by Benjamin Franklin in 1763. In 1932, Route 9, which includes portions of the historic roadway in Brookfield, was designated the George Washington Memorial Highway by the State Legislature.

In Brookfield, the Old Boston Post Road original route starts on Foster Hill Road at the West Brookfield line, runs along West Main Street (Rte 9) and then up East Main Street and into East Brookfield. The most intact portions are those at either end, on Foster Hill and past Elm Hill Farm extending into East Brookfield. Stone walls line these sections at the original roadway width of approximately 90 rods. The portion of the Old Post Road bordering the West Brookfield town boundary may also contain some archaeological deposits associated with the original Quaboag Plantation, established circa 1660. The full physical extent of the colonial settlement or the Native American habitation site that likely existed in the area prior to the seventeenth century has not been determined.



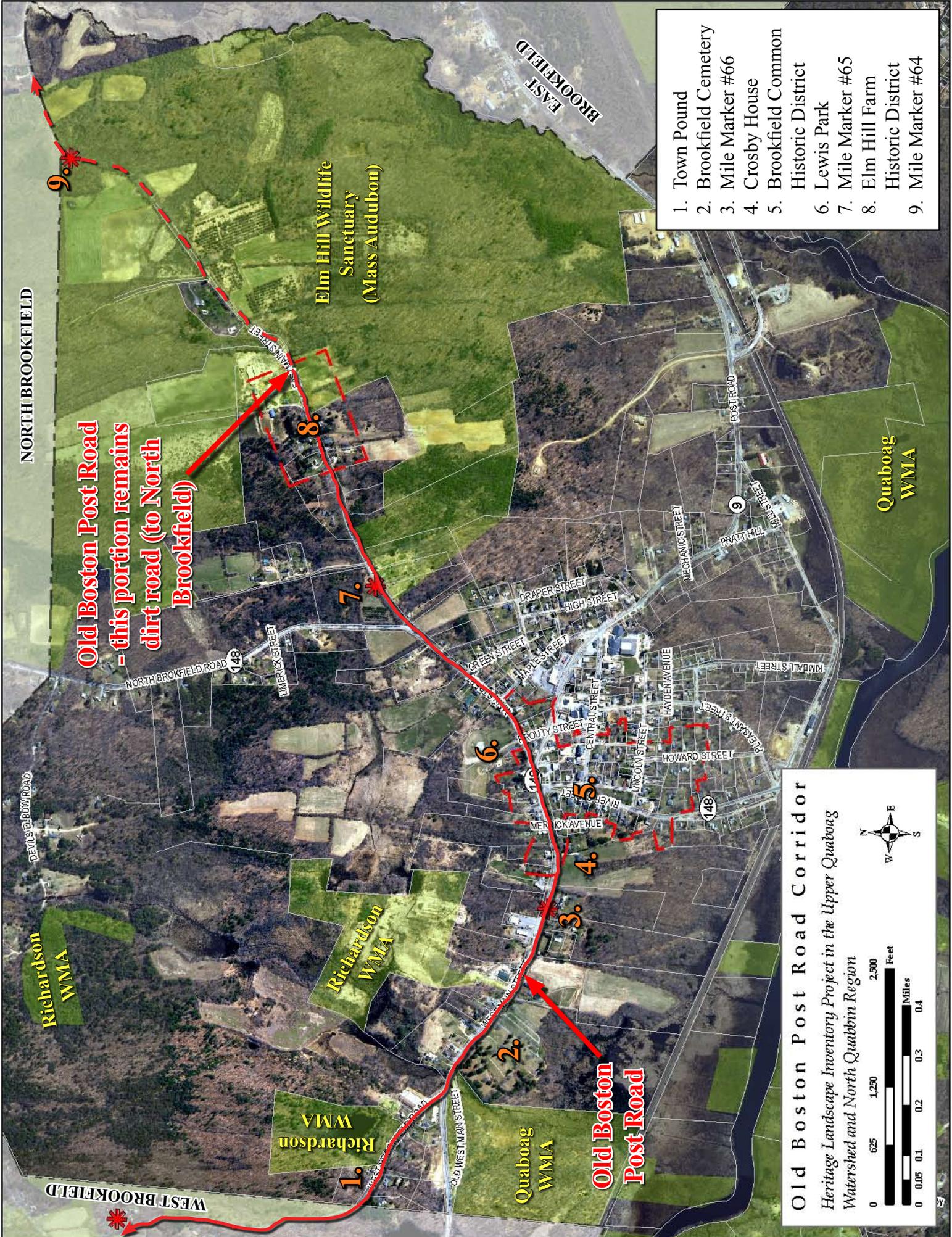
The Boston Post Road remains a dirt surface along a portion of East Main Street

From the town border with West Brookfield into the town center there are several important heritage landscape features that contribute to the scenic and historic character of the roadway. These include the former Town Pound (c 1740) on West Brookfield Road and the Brookfield Cemetery on West Main Street, established first as the Brookfield Burying Ground in 1714. Just past the cemetery on the south side of the roadway is Franklin mile marker #66.



Sign posts, painted by a local artist, continue to count the miles along the historic Boston Post Road throughout the Brookfields

In the center of town the Old Boston Post Road is now Route 9 and the character of the roadway has been significantly altered. However, there are still several historic buildings and sites that remain from that period. These include the Crosby House that is located on the south side of West



1. Town Pound
2. Brookfield Cemetery
3. Mile Marker #66
4. Crosby House
5. Brookfield Common
- Historic District
6. Lewis Park
7. Mile Marker #65
8. Elm Hill Farm
- Historic District
9. Mile Marker #64

Old Boston Post Road
 - this portion remains
 dirt road (to North
 Brookfield)

**Elm Hill Wildlife
 Sanctuary
 (Mass Audubon)**

Old Boston Post Road Corridor
 Heritage Landscape Inventory Project in the Upper Quabog
 Watershed and North Quabbin Region

0 625 1,250 2,500 Feet
 0 0.05 0.1 0.2 0.3 0.4 Miles

NORTH BROOKFIELD

EAST BROOKFIELD

Quabog
WMA

Richardson
WMA

Richardson
WMA

Richardson
WMA

Quabog
WMA

**Old Boston
 Post Road**

DEVILS ELBOW ROAD

NORTH BROOKFIELD ROAD (148)

MERRICK STREET

GREEN STREET

MAPLES STREET

ROUNY STREET

CENTRAL STREET

LINCOLN STREET

HAYDEN AVENUE

PRATT HILL

KIMBALL STREET

WEST BROOKFIELD

OLD WEST MAIN STREET

POST ROAD

LEWIS PARK

MECHANIC STREET

DRAPER STREET

HIGH STREET

ROUNY STREET

CENTRAL STREET

HOWARD STREET

MERRICK AVENUE

ROUNY STREET

CENTRAL STREET

HOWARD STREET

MERRICK AVENUE

ROUNY STREET

CENTRAL STREET

HOWARD STREET

Main Street. Crosby's store originally had stone hitching posts, one of which remains in front of the house. From this property there are views back to the west down West Main Street and to the Quaboag River valley to the south. Further east on Main Street is the site of the Lewis mansion and is now town-owned athletic fields as well as the William Howe House and the Brookfield House.

From Route 148 the Old Boston Post Road diverges onto East Main Street where Franklin mile marker #65 is located. This section of the roadway retains its historic character with stone walls, wide setbacks and open fields or woodlands along its edges. The historic roadway through Brookfield ends at the town boundary with East Brookfield and identified by Franklin mile marker #64. It is at this location that the Military Road (now the New Country Road) met the Old Post Road and where there are numerous cellar holes assumed to be from the time of the second settlement.



The Blanchard Mansion is on the National Register of Historic Places

The path of the Old Boston Post Road has played an important role in the development of the community. From its earliest use by the Native Americans to its most recent use as a major transportation corridor, the roadway retains artifacts and features that represent the historical landscape patterns of the community. It is a valuable cultural resource that has remained relatively intact through the centuries.

Opportunities:

- The historic character of the Old Post roadway is intact in the eastern and westernmost portions
- Brookfield has three original Franklin mile markers in a row that have been listed on the National Register of Historic Places

Issues:

- All of the historic roadway is still being used for transportation purposes and its historic features are in jeopardy of being lost with future road improvements
- Many of the historic buildings and landscapes that line the roadway are in private ownership including the Town Pound
- Only East Main Street from Route 148 to the town line has been designated a Scenic Road

Recommendations:

1. Extend Scenic Road designation to West Brookfield Road from Route 9 to the West Brookfield border on Foster Hill.
2. The unpaved section of roadway from Elm Hill Farm to the East Brookfield border should be protected through a Preservation Restriction (PR) so that it can retain its historic character. (see p. 32 for more information on PRs)
3. The mile markers should be permanently protected in their original locations through the purchase of PRs or Scenic Roads designation. Community Preservation Act funds could help with the purchase of a PR. The DPW should be alerted to the significance of the roads and its critical features. The Brookfield Historical Commission and DPW should familiarize themselves with *Terra Firma #3 - Identifying and Protecting Scenic Roads*.

Elm Hill Farm Complex

Founded by the Blanchard family in 1770 on the site of the second Brookfield settlement, Elm Hill Farm has been owned and operated by the Blanchard and Means families since that time. At over one thousand acres, it was considered one of the largest farms in the area during the 19th and early 20th centuries. The existing buildings range from the 1750s through the 1870s and include the Italianate mansion of A.C. Blanchard built in 1777.

During the Victorian period, the landscape and grounds of the farm were updated with ornamental elements including wrought iron fencing and potted urns. It is this landscape that is apparent today in the streetscape of Elm Hill although the surrounding landscape remains agricultural or forested. Much of this adjacent land has been sold to MassAudubon to develop as a wildlife sanctuary and is also permanently protected through an Agricultural Preservation Restriction.



Elm Hill Farm Wildlife Sanctuary holds an APR



Elm Hill Farm, view of south fields

The Elm Hill Farm Buildings and streetscape along East Main Street were listed on the National Register of Historic Places as a District in 1991. A majority of the buildings and landscape features within this district have also been documented by the Massachusetts Historical Commission (MHC). Those inventoried include the mansion, tenements, chapel/library and outbuildings associated with the Blanchard family and the barns, silo and outbuildings associated with the Farm. Also identified by MHC are an original 1770 stone wall and the 1850 watering trough.

Aside from the National Register designation, the community has pursued additional efforts to interpret the area and its historical significance. One such effort is the development of the Quaboag Plantation Path that would extend from the site of the first settlement on Foster Hill in West Brookfield, through North Brookfield, ending at the site of the second settlement

at Elm Hill Farm in Brookfield. A collaboration between CMRPC and the towns, the plan calls for the development of a trailhead and parking area on East Main Street. The creation of this path lends interpretation of an additional layer of history to the many already apparent at Elm Hill Farm.

To date, no archaeological sites have been recorded within the Elm Hill Farm National Register District. It is likely, however, that undocumented archaeological resources associated with the farm's construction and uses are present within this corridor, especially given its visible historic landscape and setting. Some of the visible stone walls and cellar hole features and additional belowground deposits may be associated with the second colonial settlement of Brookfield established in the Elm Hill Farm area after the destruction of the Quaboag Plantation in West Brookfield during King Philips War (1675). A portion of a documented circa 1673 military road may also be located adjacent to the easternmost portion of Elm Hill Road. Overall, the historic period archaeological sensitivity of this area is considered to be high.

This large concentration of historic buildings and features in an original setting with multiple layers of historical significance is a valuable heritage landscape to the community. Currently the site is owned and managed by The Blanchard Means Foundation, a not-for-profit that is struggling with the high cost of taxes and maintenance. Although the agricultural contextual landscape has been protected, it is of great importance to the town to preserve the built heritage landscape components as well.

Opportunities:

- Elm Hill Farm has been well documented and is already a National Register Historic District
- There is great connection potential with the Quaboag Plantation Trail and the surrounding MassAudubon land
- The site contains multiple layers of history as well as artifacts and elements of several different heritage landscape types

Issues:

- Other than the Scenic Road Designation for this section of East Main Street, none of the buildings or associated landscape features with the core district are permanently protected
- Financial concerns facing the Blanchard Means Foundation may lead to the loss of some portion of significant buildings and landscape
- No archaeological survey work has been completed in this area to determine the extent of those resources

**Elm Hill Wildlife
Sanctuary
(Mass Audubon)**

**Elm Hill Wildlife
Sanctuary
(Mass Audubon)**

1.

2.

EAST MAIN STREET

- 1. Blanchard Mansion
- 2. Historic Horse and Cow Barns

Elm Hill Farm Historic District
*Heritage Landscape Inventory Project in the Upper Quabong
Watershed and North Quabbin Region*



Recommendations:

1. Establish a Local Historic District (LHD) Study Committee to explore the possibility of establishing the Elm Hill Farm National Register District as an LHD (see p. 32 for more information on LHDs)
2. Develop a partnership between the Town and the Blanchard Means Foundation to explore opportunities for adaptive reuse and rehabilitation plans for the historic buildings. Community Preservation Act (CPA) funds could be used to rehabilitate these buildings (see p. 31 for more about CPA).
3. The Blanchard Means Foundation should apply for grants from the Massachusetts Preservation Protection Fund (MPPF) and the Norcross Wildlife Foundation to assist with the protection of historic buildings and associated land.
4. The town and Blanchard Means Foundation should work with CMRPC and MassAudubon to pursue connections and joint activities between their resources.
5. Pursue a Reconnaissance-level archaeological survey for the area and document significant archaeological resources. CPA funds could also be accessed to do this work.

Brookfield Common Historic District



View of Town Common and surrounding buildings from Band Stand



North of Center Street, the Common is open except for the flag and war memorials

Banister Common was donated to the town in 1735 for military training purposes. It is named for one of the first families in Brookfield that came back for the Second Settlement. Bounded lengthwise by River and Common Streets the common originally ran from Main Street to Lincoln Street with pedestrian corridors radiating out from the end of Central Street. At some point the path directly from Central Street to River Street was widened for vehicular traffic. There have also been changes in the configuration of the intersection of the common and Main Street.

The common has long been the civic and institutional center of the community with several churches, the town offices and library all lining its edges. The original Meetinghouse was moved here from Foster Hill (near where the Congregational Church stands) and then moved several more times before being dismantled. Some of the original timbers were used to construct St. Mary's Church and remain there today. The Unitarian-Universalist is the oldest religious society in Brookfield and has had a Church on the common since 1754. The

building seen today is the fourth to occupy this site and was built of stone in 1912 with no steeple in response to frequent lightening strikes that destroyed the previous buildings.

The majority of residential buildings on the common were constructed in the mid-19th century and are either vernacular buildings, or Greek Revival style. The exceptions to this are the 1815 Wright House, considered the earliest surviving house on the common, and the Warner and Crosby Houses, which were built in the late 19th century. The Congregational Church was built in 1857 and the Town Hall behind it in 1904, replacing the previous 1866 building that burned. Banister Hall, now the Merrick Library, was erected in 1883 in the Romanesque style.

No archaeological sites have been recorded within the town common area. The archaeological sensitivity of this landscape area is primarily associated with civic and institutional structures

and activities dating from the late eighteenth through early twentieth centuries. Several historic buildings have been moved or demolished in the common area - for instance, the circa 1865 Methodist Church was sited next to the parsonage and was torn down in the 1920s. Remnant archaeological features and structural remains associated with former buildings and public activity areas could be present across the Common area and along its surrounding streets.

The circa 1797 Crosby House is located near the town common and likely contains archaeological deposits associated with the construction and use of a large home and farmstead. A granite marker that is currently located in the side yard contains an engraving of a possible Native American figure and the dates “1799” and “1844”. While the original provenience of this object is unknown, it may document activities associated with the house or adjoining lands.

With its intact collection of 19th century buildings and its location removed from the main thoroughfare, the landscape integrity of the common has been well preserved. With the exception of the Central Street extension, the common remains relatively unchanged since the 19th century. It is an essential component of the community’s heritage and, with several of its side streets, was listed on the National Register of Historic Places in 1990.

Opportunities:

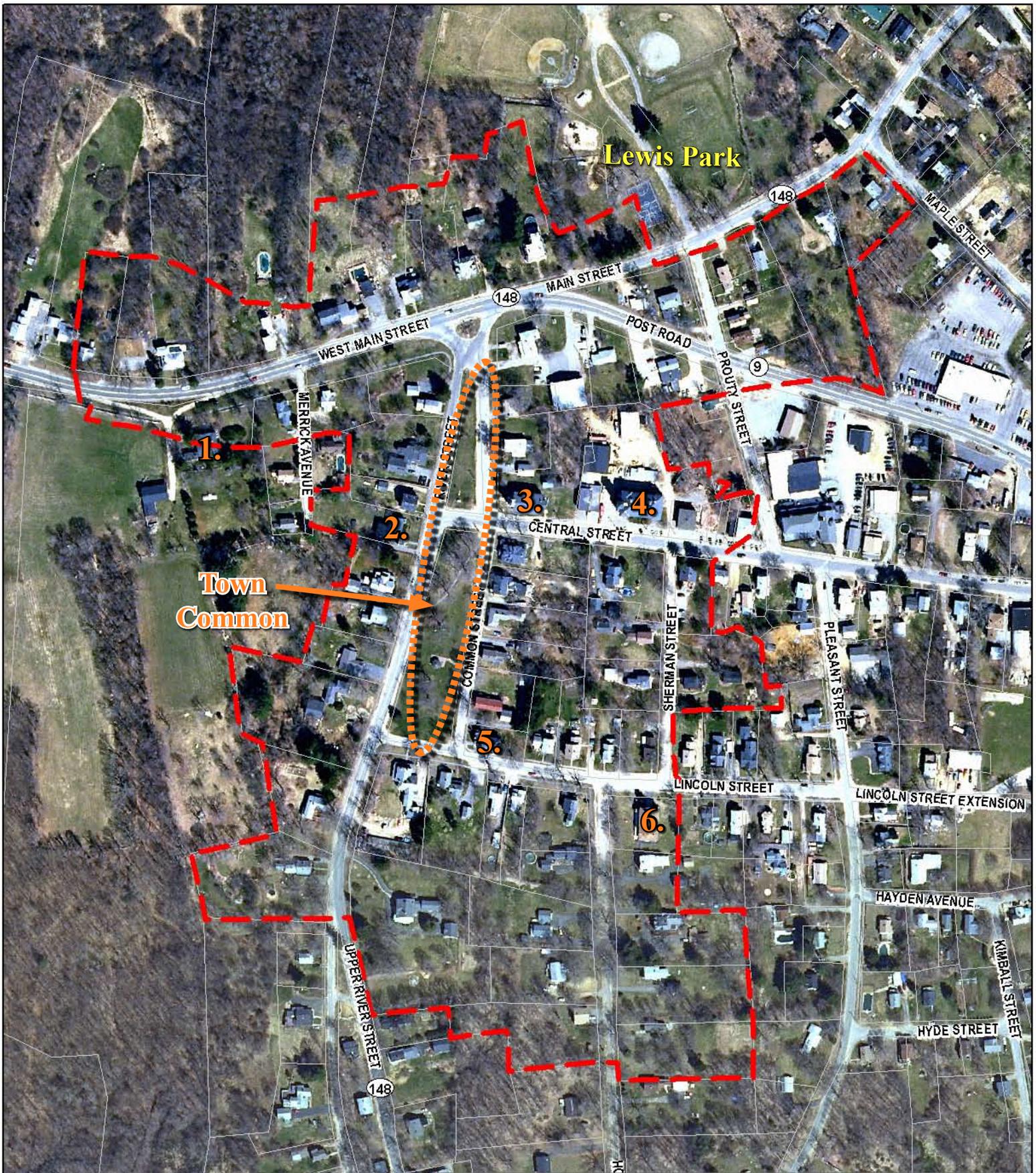
- Unique, intact 19th century common and surrounding buildings, many listed with the Massachusetts Historical Commission.
- Located off of the main highway in town so it remains a pedestrian-friendly environment
- Remains the civic center of the community and historic public gathering place

Issues:

- Although listed on the National Register, the common and environs are not permanently protected
- The vehicular circulation pattern at the intersection of Common and River Streets with Main Street (Route 9) is confusing to navigate and potentially dangerous to those motorists unfamiliar with the area.

Recommendations:

1. Form a Local Historic District (LHD) Study Committee to explore establishing an LHD here, using the bounds of the Brookfield Common National Register District as the starting point (see p. 32 for more information on LHDs)
2. Prepare a Preservation Master Plan for the common area, including a circulation component to improve vehicular traffic patterns as well as address the continuation of the pedestrian-friendly atmosphere.



Lewis Park

Town Common

- 1. Crosby House
- 2. Unitarian Universalist Church
- 3. Congregational Church
- 4. Town Hall
- 5. Library
- 6. St. Mary's Roman Catholic Church

Brookfield Common Historic District

Heritage Landscape Inventory Project in the Upper Quaboag Watershed and North Quabbin Region



Wolf Swamp

Along Rice Corner Road in southern Brookfield is a 90-acre wooded site that slopes down to the banks of Trout Brook. Privately owned, this land is adjacent to the Wolf Swamp Wildlife Management Area (WMA), owned by the Commonwealth of Massachusetts. The Trout Brook runs through Wolf Swamp on its way into both Rice and Quaboag Ponds and is a picturesque natural landscape. Across Rice Corner Road is a large parcel of former agricultural land that has recently been protected through a Conservation Restriction. There is pedestrian access to the site through a power line easement. Essentially surrounded by protected land and the Trout Brook corridor, this is a critical natural heritage landscape to the community.

One ancient Native American archaeological site has been recorded at the northern end of the Wolf Swamp-Trout Brook corridor. While there is little specific information on the materials associated with this site, its location on top of a steeply sided knoll above the Wolf Swamp wetlands is typical of short-term activity areas that have been identified in other upland interior areas in the region.

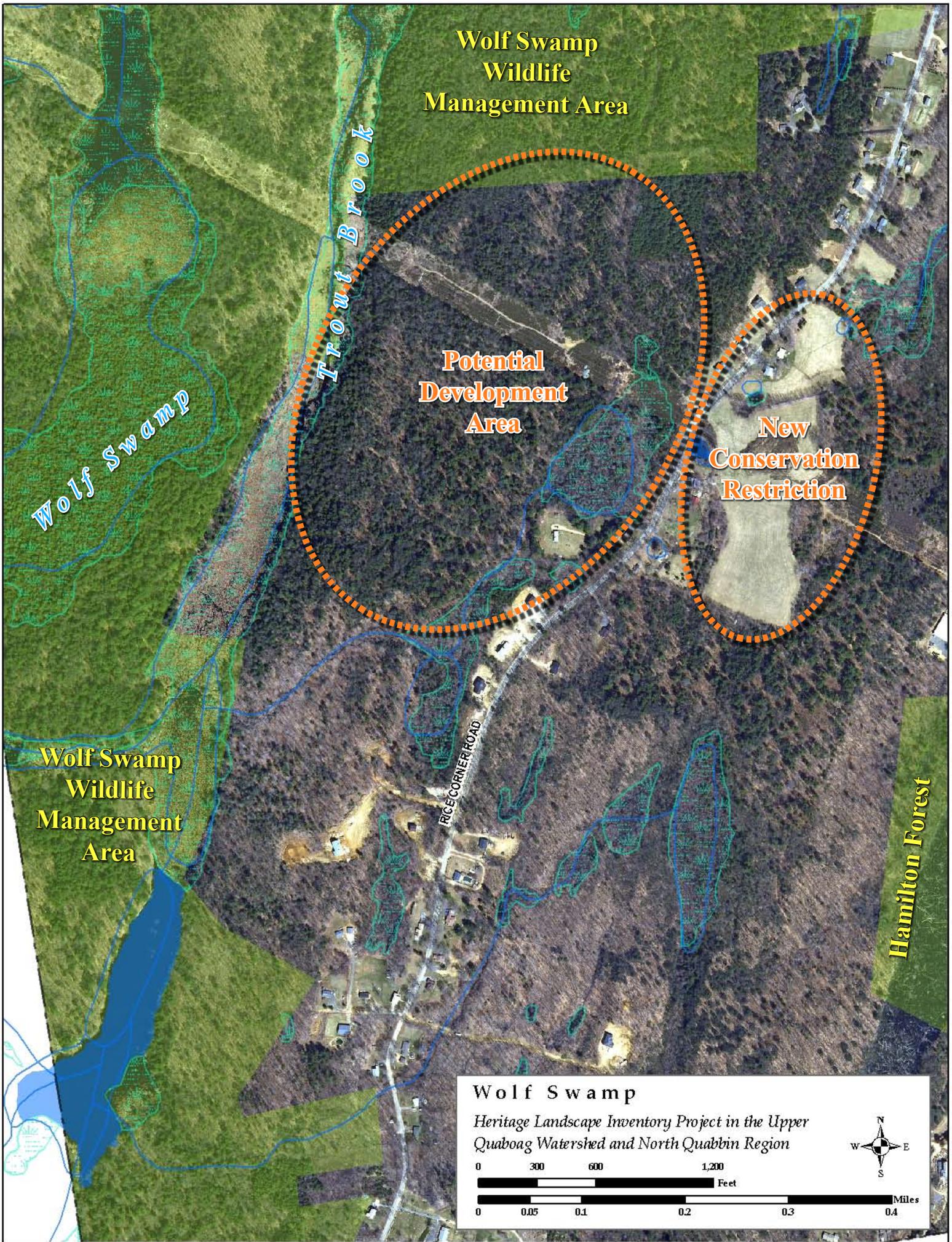


Trout Brook at Wolf Swamp seen from the power line easement off of Rice Corner Road

The general environmental setting of the Wolf Swamp-Trout Brook suggests the likelihood that additional ancient Native American sites could be located along the low-lying terraces and elevated ridges and knolls that surround the wetlands. No mills or other waterway modifications have been identified along this corridor but it is possible that undocumented foundations or mill channels could be present.

This parcel has recently become of great concern to many in town due to the submittal of a proposed subdivision application. Submitted under Chapter 40B, the proposal includes the development of 144 units of residential housing on the 90 acres in question. Chapter 40B, also known as the Comprehensive Permit Law, addresses the need for affordable housing in a community. If a community has less than 10% of its housing inventory as affordable then the Zoning Board of Appeals is authorized to apply more flexible standards to the development requirements. In turn, the developer must include at least 20-25% of its units as being affordable under the State standards.

Many concerns about the development of this parcel have been voiced including the proximity to the Trout Brook and the WMA. The extent of construction that a development of this scale would entail would significantly damage the natural landscape of the site as well as compromise the



**Wolf Swamp
Wildlife
Management Area**

Wolf Swamp

Trout Brook

**Potential
Development
Area**

**New
Conservation
Restriction**

**Wolf Swamp
Wildlife
Management
Area**

RICE CORNER ROAD

Hamilton Forest

Wolf Swamp

*Heritage Landscape Inventory Project in the Upper
Quaboag Watershed and North Quabbin Region*

0 300 600 1,200
Feet

0 0.05 0.1 0.2 0.3 0.4
Miles



quality of Trout Brook. There is also the possibility of the disturbance of potential archaeological sites that have not yet been documented.

Opportunities:

- This is a beautiful, forested site with views to the WMA and the Trout Brook corridor
- The site is surrounded by permanently protected land owned by the Commonwealth

Issues:

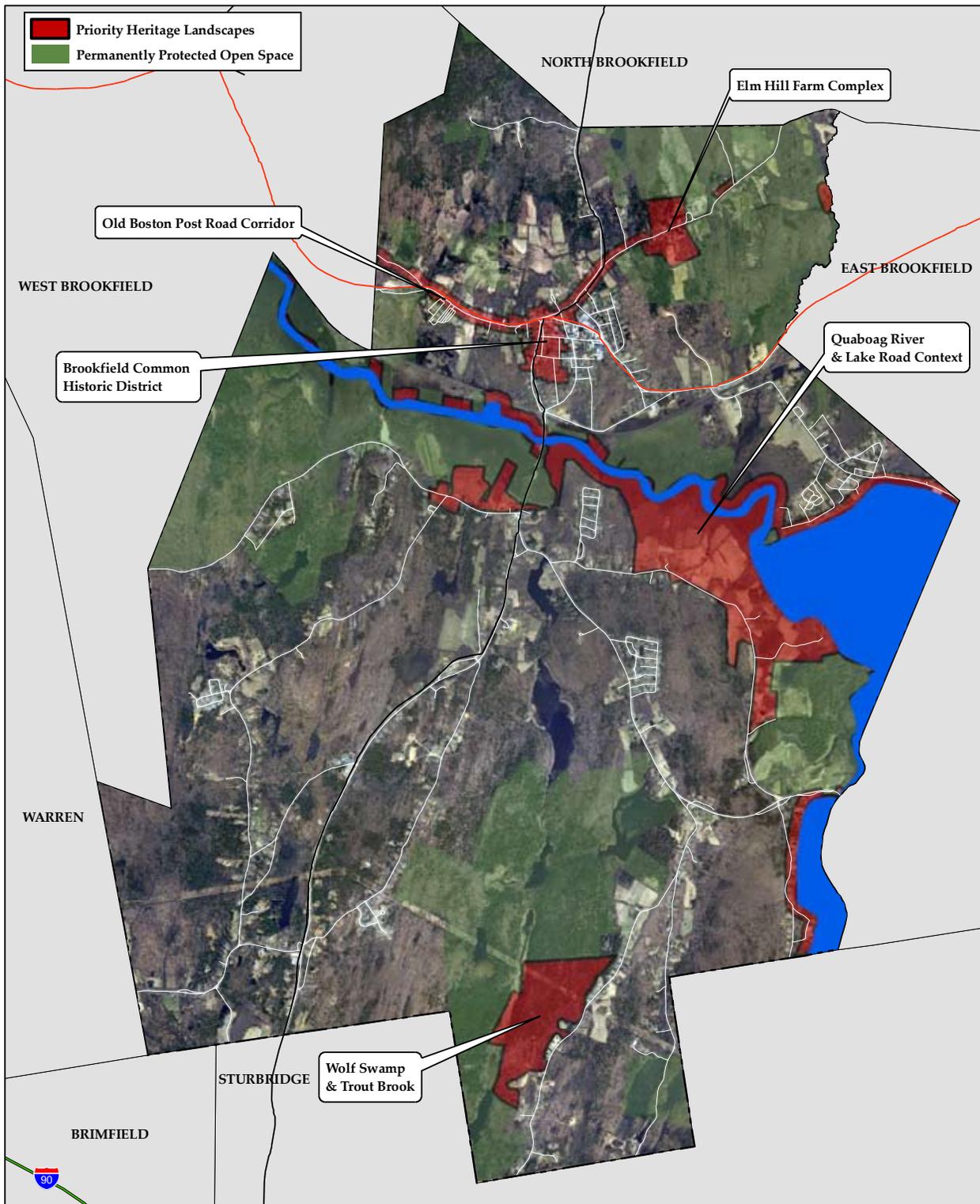
- The site is endangered by subdivision development that would be detrimental to its scenic value and natural systems

Recommendations:

1. The Zoning Board of Appeals should carefully review any development applications for potential impacts on the natural and cultural resources on the site. These might include wildlife habitats and corridors, archaeological sites and the Trout Brook hydrological systems.
2. The Town should pursue alternative development patterns for this site using the Open Space Development Bylaw (see p.32 for more about Open Space Zoning).
3. In the event that the development proposal is withdrawn or not approved, the Town of Brookfield should coordinate with the Department of Fish and Game to explore the purchase of this parcel for the expansion of the Wolf Swamp WMA.



*Aerial view, looking south at the Trout Brook/Wolf Swamp area, and along Rice Corner Road
Photo from Microsoft VirtualEarth, <http://maps.live.com>*



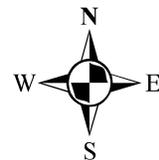
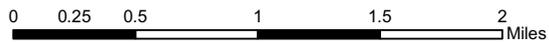
Priority Heritage Landscapes

Brookfield, Massachusetts

Prepared for: Massachusetts Department of Conservation and Recreation, Heritage Landscape Inventory Project in the Upper Quaboag Watershed and North Quabbin Region

Prepared by: Dodson Associates, Ltd., Landscape Architects and Planners
Ashfield, Massachusetts

25 June 2008



"Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs"
MassGIS 2005 Orthophotos

For Planning Purposes Only

PART II: PLANNING FOR HERITAGE LANDSCAPES

As our communities undergo rapid land use changes, heritage landscapes are particularly threatened because they are often taken for granted. There is a broad variety of resources that communities can call upon to protect these irreplaceable landscapes. What follows is a review of the tools that Brookfield already has in place, as well as a number of recommended actions for the future. The measures already in place for Brookfield provide a strong foundation for heritage landscape preservation, but additional measures have been identified in the following text that will aid the development of a holistic preservation planning strategy. Appendix B includes extended descriptions of preservation measures. These tools should be considered in combination with those recommendations made in Part I for Brookfield's priority landscapes.

INVENTORY AND DOCUMENTATION

1. Massachusetts Historical Commission Records

We cannot advocate for something until we clearly identify it – in this case, the physical characteristics and historical development of the town's historic and archeological resources. The necessary first step is to record information about the resources at the Massachusetts Historical Commission. The Massachusetts Historical Commission's (MHC) Inventory of Historic and Archaeological Assets is a statewide list that identifies significant historic resources throughout the Commonwealth. In order to be included in the inventory, a property must be documented on an MHC inventory form, which is then entered into the MHC database. This searchable database, known as the Massachusetts Cultural Resource Information System (MACRIS), is now available online at <http://www.sec.state.ma.us/mhc>. Information on the specific locations of archaeological sites is not available to the general public in order to protect these sensitive and non-renewable cultural resources.

Current Listings: According to the MHC, Brookfield's inventory documents 350 cultural resources from the early 18th century to the 20th century ranging from individual buildings to farms, factories and historic districts. Of the heritage landscapes identified by the community as priority resources, 14 individual entries for Lake Road, 17 individual entries on Rice Corner Road, and more than 160 individual entries on Main Street (E & W included) are all listed under MACRIS.

Brookfield also has forty documented archaeological sites recorded with MHC. Twenty of these are prehistoric and twenty are historic. These resources reflect the Native American settlement of the region as well as the early industrial development of the modern era. The number of prehistoric sites documented provides Brookfield with significant archaeological potential.

Recommendations: A comprehensive archaeological survey should be completed for the Elm Hill Farm Historic District as well as the area surrounding Wolf Swamp. Funding assistance for these efforts may be available from the MHC Survey and Planning grants, as well as CPA funding.

2. National and State Register Listing

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures and objects that have been determined significant in American history, architecture, archaeology, engineering and culture. Listing brings a number of benefits including recognition, consideration when federally-or state-funded projects may impact the resource, eligibility for tax credits, and qualification for certain grant programs. Resources on the National Register are automatically added to the State Register of Historic Places.

Current Listings: The Town of Brookfield's National Register program began with the listing of three milestones along the Boston Post Road in 1971. In 1986 the Adena archaeological site was determined to be eligible for listing, and in 1990 and 1991 four resources - Banister Memorial Hall, Brookfield Common Historic District, Evangelical Congregational Church, and the Elm Hill Historic District - were listed. In 2003 the Brookfield Cemetery received a listing on the National Register.

In addition to National Register listing, Banister Memorial Hall and the Evangelical Congregational Church received Preservation Restrictions in 1998.

Recommendations: Both the Brookfield Common and Elm Hill Historic Districts should be established as Local Historic Districts (for more detailed information about LHDs see page 28).

3. Heritage Landscape Inventory List from Local Identification Meeting

Each town involved in the Upper Quaboag Watershed and North Quabbin Region Heritage Landscape Inventory held a local identification meeting to solicit input from a range of community members to identify potential heritage landscapes throughout the town. The lists were prioritized by the community, with help from the consultants, to create a list of five to ten priority areas, which were described in Part I of this report. Brookfield's meeting was held on February 28, 2008 with 36 community members present. The list of nearly 100 landscapes can be found in Appendix A of this report.

PLANNING AND ZONING TOOLS AND TECHNIQUES

1. Comprehensive, Open Space and other Planning Documents

It is important that Open Space Plans, Comprehensive or Master Plans, and other planning documents address heritage landscapes as vital features of the community, contributing not only to unique sense of place but also to environmental, recreational and economic health.

Current Plans: Brookfield does not currently have any town-wide planning documentation.

Recommended Plans: Comprehensive or Master Plans provide an important frame of reference for land use decisions, and incorporate all of a community's issues including economic development, housing and transportation into an integrated plan. Heritage landscapes need to be seen through the lenses of community character, historic preservation, environmental health, and economic viability and growth. Their future and the values they contribute should be addressed within these multiple perspectives, not solely as historical assets of the community.

Like Comprehensive Plans, Open Space Plans look holistically at the community—its history, demographics and growth patterns, and current conditions—to make recommendations that protect open space and natural resources for ecological health and public benefits. The Heritage Landscape Inventory Program provides a framework for looking at these important resources, and this new understanding should be incorporated into Open Space Plans.

A Preservation Master Plan for the common area could address multiple items, most importantly vehicular traffic patterns and pedestrian system maintenance.

2. Zoning Bylaws and Ordinances

Effective and innovative preservation tools exist in the legal and regulatory realm. These range from a wide array of zoning, bylaw and ordinance mechanisms, to incentive programs and owner-generated restrictions on land use.

Current Zoning: Brookfield has adopted the following to their town ordinances:

- Open Space Zoning/Cluster Bylaw
- Scenic Road Bylaw
- Village Center Zoning/Transfer of Development Rights
- Site Plan Review

Six roads in town are regulated by Scenic Road designation (Massachusetts General Law Chapter 40, section 15c): East Main Street, Lake Road, Long Hill Road, Molasses Hill Road, Rice Corner Road and Webber Road. See page 28 for more information on Scenic Road Bylaws.

Additional mechanisms for Brookfield's landscapes:

Agricultural Preservation Restrictions (APR)

The APR Program is a voluntary program managed by the Massachusetts Department of Agricultural Resources. It is intended to provide a “non-development” alternative to farmers and other owners of “prime” and “state important” agricultural land. When faced with the inability to actively farm and rising tax assessments, this offers the farmer the opportunity to retain the property rather than sell it for development. The State purchased a permanent deed restriction on the property for the difference between fair market value and agricultural value. The deed restriction would preclude any use of the property that will negatively impact its agricultural viability. Farmers along the Quaboag River, including the Richardson and Overlook Farms, could benefit from an APR.

Agricultural Preservation Zoning

An agricultural preservation overlay zone can be created that will promote and protect the practice of farming. This can help to preserve lands on which farming is most viable, lands that maintain an adequate agricultural base in town and areas that preserve the culture and landscape of farming. This can be accomplished in several ways including requiring all new large-scale residential development to be clustered on areas least suitable for agriculture and away from farms and views. An agricultural preservation bylaw can also use the site plan review process to require dedicated open space to remain as farmland and include that new development be located on least suitable soils for agriculture and be integrated into the existing landscape.

Archaeological Resource Protection

Archaeological sites are non-renewable cultural resources that can be permanently altered or destroyed through unauthorized digging, artifact collection, and development. Protection of archaeological sites can occur through a number of different strategies and mechanisms. An important first step is the development of a town-wide archaeological resource protection plan. Based on a professional reconnaissance survey of resources in the community, this plan would recommend steps for their preservation. Options for protection include acquisition, preservation restrictions, site plan review, an archaeological review bylaw and public education. Reasonable thresholds for local review of archaeological resources should be developed in consultation with the Massachusetts Historical Commission and interested groups such as Native Americans. Significant archaeological resources have been documented in the Quaboag River area, and should be protected. Reasonable thresholds for local review of archaeological resources should

be developed in consultation with the Massachusetts Historical Commission and interested groups such as the Massachusetts Commission on Indian Affairs.

Community Preservation Act

By enabling legislation created in 2000, the Community Preservation Act (CPA) helps communities provide funds for the preservation of open space and historic resources and the creation of affordable housing and recreational facilities. The funds are raised through a property tax surcharge ranging from 0.5% to 3% and are administered by a local Community Preservation Committee. A minimum of 10% of the annual revenues must be used for each of the three core areas: acquisition and preservation of open space, acquisition and preservation of historic buildings and landscapes and creation and support of affordable housing. The remaining 70% can be used for any combination of the above uses and for recreational uses.

Conservation Restrictions (CR)

A permanent deed restriction between a landowner and a holder - usually a public agency or a private land trust; whereby the grantor agrees to limit the use of his/her property for the purpose of protecting certain conservation values in exchange for tax benefits. Critical heritage landscapes, such as the Richardson and Overlook Farms, could benefit from this type of restriction. EOEEA's Division of Conservation Services provides assistance to landowners, municipalities, and land trusts regarding conservation restrictions and has produced *The Massachusetts Conservation Restriction Handbook* as a guide to drafting conservation restrictions.

Chapter 61 Policy

Massachusetts General Laws Chapter 61 was created in the 1970s when many farmers and forestland owners were forced to sell their land due to rising property values and taxes. The legislation became known as the Forestland Act but was quickly followed by Chapter 61A, the Farmland Assessment Act and 61B, the Open Space Act. This new legislation required towns to reduce assessments on farm, forest and open space lands as long as the owners made a commitment to keep their land in that use.

A major provision of this law allows the town the right of first refusal on these lands if the lands are to be sold for residential, commercial or industrial purposes. This provision provides the town with the opportunity to match a fair market value offer for the property. Adoption of a Chapter 61 Policy would outline a response process for the town to follow when these lands come out of the program. This may include a requirement for the select board to collaborate with other town boards, conservation groups and other interested parties, and hold a public meeting. For more information about the Chapter 61 Program and to see a sample Chapter 61 Policy, please see the Mount Grace Land Conservation Trust website (<http://mountgrace.org/>), to download their *Chapter 61 Handbook*.

Demolition Delay Bylaw

Demolition delay bylaws provide a time period in which towns can consider alternatives to demolition of historic buildings and structures. The local historical commission should work with MHC staff to develop a bylaw that would best suit the town and should work with other town groups to publicize the advantages of a demolition delay bylaw to the community. Most demolition delay bylaws apply to structures that were built more than 50 years ago. The most common delay of demolition is six months; however many communities are finding that a one-year delay is more effective. A demolition delay bylaw requires a majority vote of Town Meeting.

Local Historic Districts (LHD)

Local Historic Districts are designated through the adoption of a local ordinance that recognizes special areas within a community where the distinctive characteristics of buildings and places are preserved and protected by the designation. These districts are the strongest form of protection for the preservation of historic resources. They are adopted by a 2/3 vote of Town Meeting and are administered by a district commission appointed by the Board of Selectmen. It is recommended that the town explore establishing the Brookfield Common and Elm Hill National Register Historic Districts as LHDs.

Open Space Zoning

Open Space Zoning – also known as Cluster Development Bylaw, Open Space Communities Zoning, Open Space Development Overlay District, Open Space Preservation Subdivision, or Open Space Residential Development – allows greater density than would otherwise be permitted on a parcel, in an effort to preserve open space. Typically, construction is limited to half of the parcel, while the remaining land is permanently protected under a conservation restriction.

Preservation Restrictions

Preservation Restrictions protect historic and archaeological properties from changes that may be inappropriate. A Preservation Restriction (easement) on a property restricts present and future owners from altering a specified portion of that building, structure, or site. The Boston Post Road, both the roadway and its markers, could benefit from this type of restriction. A restriction can run for a few years or in perpetuity and may be included as part of the property deed. Preservation restrictions can be donated or purchased by a government body or private preservation organization and are enforced by the holder of the restriction. Charitable donations of easements on historical buildings or archaeological sites may qualify for federal income tax deductions.

Scenic Overlay District Zoning

Scenic Overlay District Zoning protects scenic vistas by providing for a no-disturb buffer on private lands, thereby helping to maintain specific viewpoints. This type of zoning is more far-reaching than a Scenic Roads Bylaw (see below) and may be applied to numbered routes.

Scenic Vista Protection Bylaw

This is a preservation planning tool that seeks to protect the scenic qualities of mountains, hills and rolling terrain by requiring additional design criteria for new construction in these visually sensitive areas. A scenic vista protection bylaw can be created in the form of a scenic overlay district or address specific portions of a viewshed such as above a designated elevation and visible from public areas. The scenic quality of the Quaboag River and its historic context should be preserved. A scenic protection bylaw is generally administered through site plan review and the development application process.

Smart Growth Zoning – Chapter 40R & 40S

Smart Growth Zoning (Chapter 40R) provides financial rewards to communities that adopt special overlay zoning districts allowing as-of-right high density residential development in areas near transit stations, areas of concentrated development, or areas that are suitable for residential or mixed use development. Such zoning can help direct compact growth to areas that are already developed – such as historic village centers – thereby discouraging growth in less suitable areas. Chapter 40S provides State funding for any net-added school costs that come from children living in newly developed housing within a Smart Growth District.

Wetlands Protection Act and Bylaws

The Wetlands Protection Act (MGL Chapter 131, Section 40) protects wetlands by requiring a careful review by local conservation commissions of proposed work that may alter wetlands. The law also protects floodplains, riverfront areas, land under water bodies, waterways, salt ponds, fish runs and the ocean. Communities may also adopt their own Wetlands Protection Bylaw, providing stricter regulations than those mandated in Chapter 131.

IMPLEMENTATION STRATEGIES

Outreach, Education and Interpretation

In order to create a community of advocates, we need to raise public awareness and broaden the base of support. This includes developing opportunities to learn about and celebrate the places and history of the town, as well as to care for them.

In 1989 the Brookfield Historical Commission and Jeppson Fund produced an *Historic Tour of Old Brookfield*. The document is available for purchase throughout the town.

Collaboration

Protecting community character, respecting history, and promoting smart growth are interrelated concerns that impact heritage landscapes and require collaboration across a broad spectrum of the community. This includes communication among town boards and departments, as well as public-private partnerships.

Technical Assistance

Regulations and creative solutions for heritage landscapes are constantly changing and emerging. Public and private agencies offer technical assistance with the many issues to be addressed, including DCR, MHC and the Central Massachusetts Regional Planning Commission.

Funding Opportunities

Funding rarely comes from a single source, more often depending on collaborative underwriting by private, municipal, and regional sources. Each town also has a variety of funding sources that are locally-based and sometimes site-specific. The Jeppson Memorial Fund awards grants to assist Brookfield projects.

A list outlining options for the above strategies can be found in Appendix B.

CONCLUSION

The Heritage Landscape Reconnaissance Report for Brookfield provides an initial preservation-planning document that identifies priority heritage landscapes and discusses strategies for their long-term protection. Brookfield contains a rich diversity of heritage landscape types ranging from the natural and scenic Quaboag River corridor to the 18th century Elm Hill Farm and portions of the Old Boston Post Road with historic mile markers. These landscapes as well as the Brookfield Common and environs, reflect the strong history and character of the community and are tangible pieces of the Brookfield story.

This report provides a starting point for preservation strategies but the heritage landscapes identified, especially the priority landscapes, will need additional research and documentation including the preparation of additional MHC inventory forms and survey work. The information provided and further research will allow for better consensus building and the support of the broader community in order to successfully implement the recommendations for these landscapes. Ultimately, preservation and protection implementation requires a collaboration of local boards and commissions, regional and state agencies and non-profit entities.

Many in Brookfield are already moving forward with a variety of initiatives and projects that advance the celebration and preservation of its heritage landscapes. With its Historic Tour of Old Brookfield, the Brookfield Historical Commission has brought the past to life for the center of town. Other organizations such as the community action group A.P.P.L.E. Seed, are leading efforts for the Old Boston Post Road, the Quaboag River and Elm Hill Farm. There have also been successful partnerships with regional and State agencies including the CMRPC and Mass Audubon.

Distribution of this Reconnaissance Report to various municipal boards and commissions involved in making land use decisions will assist Brookfield with an overall strategy for the preservation of its community's character. The breadth of action steps outlined in this document will require a cooperative effort and a variety of local groups to take the lead on implementation. A good starting point is adopting the Community Preservation Act as well as Demolition Delay and a Chapter 61 Policy. The town should work with local land conservation organizations for assistance with Conservation and Preservation Restrictions for key landscapes including the Richardson and Overlook Farms, and the old Boston Post Road.

Public outreach that educates the local population regarding the community's heritage landscape resources is also an important tool for increasing awareness and support for their protection. This Report provides an important first step for Brookfield's preservation planning program and can provide the foundation for future historic preservation, conservation and recreation planning activities.

The project team suggests that the following recommendations be the top three priorities for the Town of Brookfield as it works to protect the heritage landscape character of the community:

1. Adopt the Community Preservation Act
2. Establish Local Historic Districts for the Elm Hill Farm and Town Common National Register Historic Districts
3. Conduct an Archaeological Survey for the Quaboag River corridor and the shore of Quaboag Pond.

Appendix B - MACRIS Search Results

Town: Brookfield; Resource Type: Area, Building, Burial Ground, Object, And Structure;

Inv. No	Property Name	Street	City/Town	Year Built
BKF.277		3 Post Rd	Brookfield	1950
BKF.279		15 Upper River St	Brookfield	1960
BKF.34		Kimball St	Brookfield	1870
BKF.281		18 West Main St	Brookfield	1950
BKF.196		Rice Corner Rd	Brookfield	1880
BKF.276		7 Howard St	Brookfield	1935
BKF.278		5 Post Rd	Brookfield	1960
BKF.280		6 West Main St	Brookfield	1875
BKF.256		3 Upper River St	Brookfield	1940
BKF.275		4 Common St	Brookfield	1940
BKF.264	Abbott, Jacob Barn	Long Hill Rd	Brookfield	
BKF.187	Abbott, Jacob House	Long Hill Rd	Brookfield	1737
BKF.119	Adams, Daniel Cottage	West Main St	Brookfield	1850
BKF.120	Adams, Daniel House	West Main St	Brookfield	1860
BKF.17	Adams, E. B. House	Central St	Brookfield	1868
BKF.223	Adams, Eleakim House	Rice Corner Rd	Brookfield	1841
BKF.945	Adena Burial Site		Brookfield	
BKF.51	Ainsworth, Foster House	17 Lincoln St	Brookfield	1880
BKF.16	Ainsworth, John L. House	Central St	Brookfield	1842
BKF.12	Ainsworth, John L. Store	Central St	Brookfield	1860
BKF.267	Ainsworth, Lemuel Barn No. 1	Rice Corner Rd	Brookfield	
BKF.268	Ainsworth, Lemuel Barn No. 2	Rice Corner Rd	Brookfield	
BKF.193	Ainsworth, Lemuel House	Rice Corner Rd	Brookfield	1780
BKF.138	Allen, S. C. House	Pratt Hill Rd	Brookfield	1872
BKF.206	Bancroft, William B. House	West Main St	Brookfield	1868
BKF.948	Banister Common and Mall	Common St	Brookfield	
BKF.153	Banister Memorial Hall	19 Lincoln St	Brookfield	1883
BKF.127	Banister, Sumner House	Mechanic St	Brookfield	1868
BKF.930	Banwell House and Banister Library Boundary Marker	19 Lincoln St	Brookfield	
BKF.199	Barnes, Austin House	Rice Corner Rd	Brookfield	1860
BKF.131	Barrows, Joshua M. House	Post Road	Brookfield	1880
BKF.198	Bartlett, Thomas House	Rice Corner Rd	Brookfield	1718
BKF.133	Bellows, Jonas M. House	Post Road	Brookfield	1875
BKF.118	Bemis, Amos House	West Main St	Brookfield	1892
BKF.14	Bemis, Oscar House	Central St	Brookfield	1882
BKF.18	Bigelow House	Central St	Brookfield	1850
BKF.926	Blanchard Elementary School Marker	Maple St	Brookfield	1988
BKF.97	Blanchard Mansion	25 East Main St	Brookfield	1777
BKF.215	Blanchard Tool Shed	East Main St	Brookfield	1800
BKF.99	Blanchard, A. C. House	28 East Main St	Brookfield	1870
BKF.93	Blanchard, A. C. Tenement #1	19 East Main St	Brookfield	1890

Inv. No	Property Name	Street	City/Town	Year Built
BKF.282	Blanchard, A. C. Tenement #1 Cow Barn	19 East Main St	Brookfield	1890
BKF.283	Blanchard, A. C. Tenement #1 Garage	19 East Main St	Brookfield	
BKF.94	Blanchard, A. C. Tenement #2	20 East Main St	Brookfield	1890
BKF.284	Blanchard, A. C. Tenement #2 Garage	20 East Main St	Brookfield	1930
BKF.98	Blanchard, Parley House	22 East Main St	Brookfield	1770
BKF.96	Blanchard, Rev. Edward Chapel and Library	23 East Main St	Brookfield	1885
BKF.106	Bowen, William House	Merrick Ave	Brookfield	1880
BKF.130	Braman, J. M. House	Post Road	Brookfield	1880
BKF.937	Brigham Saw Mill Foundations	Long Hill Rd	Brookfield	1840
BKF.176	Brigham, Abel Blacksmith Shop	Fiskdale Rd	Brookfield	1830
BKF.175	Brigham, Abel House	Fiskdale Rd	Brookfield	1835
BKF.915	Brookfield Boundary Marker	Rice Corner Rd	Brookfield	1884
BKF.D	Brookfield Cemetery		Brookfield	
BKF.800	Brookfield Cemetery	Main St	Brookfield	1714
BKF.957	Brookfield Cemetery - Adams, Daniel E. Obelisk	Main St	Brookfield	1888
BKF.966	Brookfield Cemetery - Allen, Jonas Plinth	Main St	Brookfield	1885
BKF.963	Brookfield Cemetery - Allen, Zebediah Obelisk	Main St	Brookfield	1839
BKF.969	Brookfield Cemetery - Allen, Zebediah Obelisk	Main St	Brookfield	1882
BKF.996	Brookfield Cemetery - Ayres, Hannah Marker	Main St	Brookfield	1748
BKF.9041	Brookfield Cemetery - Ayres, Joseph Marker	Main St	Brookfield	1740
BKF.970	Brookfield Cemetery - Banister, Col. Seth Marker	Main St	Brookfield	1819
BKF.971	Brookfield Cemetery - Banister, Maj. Liberty Plot	Main St	Brookfield	1849
BKF.9005	Brookfield Cemetery - Banister, Seth Marker	Main St	Brookfield	1783
BKF.9036	Brookfield Cemetery - Bartlett - McClure Marker	Main St	Brookfield	1846
BKF.978	Brookfield Cemetery - Bemis, Samuel Plinth	Main St	Brookfield	1869
BKF.965	Brookfield Cemetery - Blanchard, Albert C. Plinth	Main St	Brookfield	1871
BKF.9038	Brookfield Cemetery - Brigham Obelisk	Main St	Brookfield	1848
BKF.9046	Brookfield Cemetery - Bromfield, Margaret Marker	Main St	Brookfield	1761
BKF.999	Brookfield Cemetery - Buckminster, Thomas Marker	Main St	Brookfield	1765
BKF.961	Brookfield Cemetery - Butterworth Granite Posts	Main St	Brookfield	1882
BKF.9043	Brookfield Cemetery - Cheney, Mary Marker	Main St	Brookfield	1764
BKF.997	Brookfield Cemetery - Cheney, Rev. Thomas Marker	Main St	Brookfield	1747
BKF.904	Brookfield Cemetery - Civil War Monument	Main St	Brookfield	1890
BKF.986	Brookfield Cemetery - Clapp, George Obelisk	Main St	Brookfield	1861
BKF.9016	Brookfield Cemetery - Converse Grouping	Main St	Brookfield	
BKF.9020	Brookfield Cemetery - Converse, Col. James Marker	Main St	Brookfield	1811
BKF.9021	Brookfield Cemetery - Converse, Dolly Marker	Main St	Brookfield	1819
BKF.9018	Brookfield Cemetery - Converse, Dorothy Marker	Main St	Brookfield	1755
BKF.9017	Brookfield Cemetery - Converse, Hannah Marker	Main St	Brookfield	1747
BKF.9019	Brookfield Cemetery - Converse, Josiah Marker	Main St	Brookfield	1771
BKF.974	Brookfield Cemetery - Cooley - Blanchard Tablets	Main St	Brookfield	1815
BKF.9000	Brookfield Cemetery - Cooley, Martha Marker	Main St	Brookfield	1768
BKF.998	Brookfield Cemetery - Cutler, Ensign Robert Marker	Main St	Brookfield	1761
BKF.967	Brookfield Cemetery - Estey, Dea. Eleazer Plinth	Main St	Brookfield	1906
BKF.958	Brookfield Cemetery - Fales and Crosby Obelisk	Main St	Brookfield	1899
BKF.981	Brookfield Cemetery - Fales, C. Obelisk	Main St	Brookfield	1866

Inv. No	Property Name	Street	City/Town	Year Built
BKF.992	Brookfield Cemetery - Fiske, Rev. Nathan Marker	Main St	Brookfield	1799
BKF.973	Brookfield Cemetery - Flanders - Barrows Plinth	Main St	Brookfield	1897
BKF.9044	Brookfield Cemetery - Gilbert, Capt. Thomas Marker	Main St	Brookfield	1793
BKF.9001	Brookfield Cemetery - Gilmore Obelisk	Main St	Brookfield	1862
BKF.972	Brookfield Cemetery - Hale, Daniel Obelisk	Main St	Brookfield	1867
BKF.968	Brookfield Cemetery - Hastings, Esperience Marker	Main St	Brookfield	1789
BKF.9002	Brookfield Cemetery - Hayden - Banister Plinth	Main St	Brookfield	1872
BKF.9006	Brookfield Cemetery - Hinckley Grouping	Main St	Brookfield	
BKF.9010	Brookfield Cemetery - Hinckley, Abigail Marker	Main St	Brookfield	1780
BKF.9012	Brookfield Cemetery - Hinckley, Job Marker	Main St	Brookfield	1783
BKF.9007	Brookfield Cemetery - Hinckley, Job Marker	Main St	Brookfield	1753
BKF.9011	Brookfield Cemetery - Hinckley, Mary Marker	Main St	Brookfield	1798
BKF.9014	Brookfield Cemetery - Hinckley, Persis Marker	Main St	Brookfield	1790
BKF.9013	Brookfield Cemetery - Hinckley, Persis Marker	Main St	Brookfield	1793
BKF.9015	Brookfield Cemetery - Hinckley, Rebecca Marker	Main St	Brookfield	1794
BKF.9009	Brookfield Cemetery - Hinckley, Samuel Marker	Main St	Brookfield	1798
BKF.9008	Brookfield Cemetery - Hinckley, Sarah Marker	Main St	Brookfield	1784
BKF.9004	Brookfield Cemetery - Johnson Family Plot Marker	Main St	Brookfield	1869
BKF.988	Brookfield Cemetery - Kimball, Aaron Obelisk	Main St	Brookfield	1866
BKF.985	Brookfield Cemetery - Kimball, Lydia Obelisk	Main St	Brookfield	1874
BKF.285	Brookfield Cemetery - Maintenance Shed	Main St	Brookfield	1975
BKF.977	Brookfield Cemetery - Marsh, Caleb Tablet	Main St	Brookfield	1814
BKF.9037	Brookfield Cemetery - McClure, John C. Tablet	Main St	Brookfield	1863
BKF.980	Brookfield Cemetery - Mellen, Henry L. Obelisk	Main St	Brookfield	1881
BKF.955	Brookfield Cemetery - Memorial Bench	Main St	Brookfield	1900
BKF.979	Brookfield Cemetery - Merrick, Pliny Marker	Main St	Brookfield	1814
BKF.9034	Brookfield Cemetery - Moore, Jonathan Marker	Main St	Brookfield	1786
BKF.9035	Brookfield Cemetery - Moore, Sarah Marker	Main St	Brookfield	1761
BKF.9042	Brookfield Cemetery - Nichols, Joshua Marker	Main St	Brookfield	1759
BKF.9040	Brookfield Cemetery - Nichols, Rev. Fayette Column	Main St	Brookfield	1919
BKF.949	Brookfield Cemetery - North Wall	Main St	Brookfield	1855
BKF.9045	Brookfield Cemetery - Old, Capt. William Marker	Main St	Brookfield	1749
BKF.954	Brookfield Cemetery - Pathways	Main St	Brookfield	1861
BKF.991	Brookfield Cemetery - Reed, Abel Wheeler Plinth	Main St	Brookfield	1872
BKF.959	Brookfield Cemetery - Rice, Edwin Marble Column	Main St	Brookfield	1897
BKF.9039	Brookfield Cemetery - Rice, Liberty Marker	Main St	Brookfield	1832
BKF.982	Brookfield Cemetery - Rice, Tilly Sandstone Block	Main St	Brookfield	1824
BKF.953	Brookfield Cemetery - Roadway System	Main St	Brookfield	1920
BKF.987	Brookfield Cemetery - Robinson, John Obelisk	Main St	Brookfield	1840
BKF.962	Brookfield Cemetery - Sargeant, James K. Plinth	Main St	Brookfield	1862
BKF.976	Brookfield Cemetery - Sherman, James Plinth	Main St	Brookfield	1888
BKF.9003	Brookfield Cemetery - Skinner, Abraham Plinth	Main St	Brookfield	1875
BKF.993	Brookfield Cemetery - Spooner, Joshua Tablet	Main St	Brookfield	1778
BKF.952	Brookfield Cemetery - Terraces and Retaining Walls	Main St	Brookfield	1860
BKF.983	Brookfield Cemetery - Town Lot	Main St	Brookfield	
BKF.990	Brookfield Cemetery - Town Vault	Main St	Brookfield	1861

Inv. No	Property Name	Street	City/Town	Year Built
BKF.951	Brookfield Cemetery - Town Vault	Main St	Brookfield	1861
BKF.989	Brookfield Cemetery - Twichell, Emmons Obelisk	Main St	Brookfield	1891
BKF.964	Brookfield Cemetery - Upham, Freedom N. Tablet	Main St	Brookfield	1902
BKF.994	Brookfield Cemetery - Upham, Rev. Jabez Marker	Main St	Brookfield	1760
BKF.960	Brookfield Cemetery - Vizard, Willie Phipps Marker	Main St	Brookfield	1873
BKF.9029	Brookfield Cemetery - Walker Grouping	Main St	Brookfield	
BKF.9033	Brookfield Cemetery - Walker, Bathsheba Marker	Main St	Brookfield	1839
BKF.9031	Brookfield Cemetery - Walker, Dorothy Marker	Main St	Brookfield	1804
BKF.975	Brookfield Cemetery - Walker, Jason Tablet	Main St	Brookfield	1843
BKF.9030	Brookfield Cemetery - Walker, Lt. Ephraim Marker	Main St	Brookfield	
BKF.9032	Brookfield Cemetery - Walker, Lt. Ephraim Marker	Main St	Brookfield	1777
BKF.984	Brookfield Cemetery - Watson, Cpl. Henry W. Tablet	Main St	Brookfield	1864
BKF.9023	Brookfield Cemetery - Watson, Sarah Marker	Main St	Brookfield	1765
BKF.9022	Brookfield Cemetery - Watson, Thankful Marker	Main St	Brookfield	1766
BKF.995	Brookfield Cemetery - Weld, Dr. Thomas Tablet	Main St	Brookfield	1756
BKF.950	Brookfield Cemetery - West Wall	Main St	Brookfield	1855
BKF.9024	Brookfield Cemetery - Williston Grouping	Main St	Brookfield	
BKF.9027	Brookfield Cemetery - Williston, Dea. Gad Tablet	Main St	Brookfield	1823
BKF.9028	Brookfield Cemetery - Williston, Joseph Tablet	Main St	Brookfield	1833
BKF.9025	Brookfield Cemetery - Williston, Lucy Marker	Main St	Brookfield	1782
BKF.9026	Brookfield Cemetery - Williston, Martha Marker	Main St	Brookfield	1785
BKF.956	Brookfield Cemetery - Wolcott, Abner Marker	Main St	Brookfield	1867
BKF.913	Brookfield Cemetery Entrance Gate	Main St	Brookfield	1873
BKF.A	Brookfield Common Area		Brookfield	
BKF.G	Brookfield Common Historic District		Brookfield	
BKF.274	Brookfield Fire Station Storage Buildings	4 Central St	Brookfield	1970
BKF.910	Brookfield High School Marker	River St	Brookfield	1985
BKF.905	Brookfield Historical Marker	Boston Post Rd	Brookfield	1930
BKF.177	Brookfield School House No. 2	Fiskdale Rd	Brookfield	1824
BKF.197	Brookfield School House No. 5	Rice Corner Rd	Brookfield	1820
BKF.65	Brookfield Shoe Factory	Mill St	Brookfield	1898
BKF.1	Brookfield Town Hall	6 Central St	Brookfield	1904
BKF.927	Brookfield Town Pound	Foster Hill Rd	Brookfield	1680
BKF.911	Brookfield World War I Monument	Central St	Brookfield	1919
BKF.140	Burnett, C. House	Pratt Hill Rd	Brookfield	1872
BKF.11	Burt Shoe Factory	Central St	Brookfield	
BKF.76	Burt, G. H. Tenement #1	Prouty St	Brookfield	1896
BKF.25	Butterworth, Henry S. House	6 Howard St	Brookfield	1884
BKF.227	Butterworth, Stillman Barn	Central St	Brookfield	1845
BKF.15	Butterworth, Stillman House	Central St	Brookfield	1845
BKF.252	Carkin, Charles Barn	Upper River St	Brookfield	1835
BKF.163	Carkin, Charles House	Upper River St	Brookfield	1835
BKF.24	Carpenter, C. B. House	5 Howard St	Brookfield	1855
BKF.7	Central Hotel	Central St	Brookfield	1865
BKF.143	Clapp, D. House	Prospect St	Brookfield	1869
BKF.249	Clapp, D. House	Prospect St	Brookfield	1869

Inv. No	Property Name	Street	City/Town	Year Built
BKF.128	Clifford House	Post Road	Brookfield	1800
BKF.30	Cochoran House	Kimball St	Brookfield	1868
BKF.170	Coit, Rev. Joseph House	5 Upper River St	Brookfield	1850
BKF.50	Congregational Church Parsonage	10 Lincoln St	Brookfield	1865
BKF.231	Congregational Church Parsonage Barn	10 Lincoln St	Brookfield	1865
BKF.69	Conley, B. J. House	Mill St	Brookfield	1872
BKF.95	Converse House	21 East Main St	Brookfield	1780
BKF.135	Converse, J. E. House	19 Post Road	Brookfield	1858
BKF.73	Conway, Edward House	Pleasant St	Brookfield	1890
BKF.48	Cook, William E. House	16 Lincoln St	Brookfield	1890
BKF.121	Coombs, Daniel House	West Main St	Brookfield	1865
BKF.113	Coombs, David House	10 West Main St	Brookfield	1865
BKF.247	Crosby, Oliver Barn	13 West Main St	Brookfield	1880
BKF.114	Crosby, Oliver House	13 West Main St	Brookfield	1797
BKF.6	Crosby, V. H. General Store	Central St	Brookfield	1865
BKF.79	Deane, Charles House	5 Main St	Brookfield	1831
BKF.939	Devil's Elbow Road Stone Dry Bridge	Devil's Elbow Rd	Brookfield	1668
BKF.162	Doyle, John House	Upper River St	Brookfield	1880
BKF.220	Durant, John House	Lake Rd	Brookfield	1870
BKF.222	Durant, John House	Lake Rd	Brookfield	1860
BKF.272	Eaton, Orlando - Clough, Taylor Barn	7 Sherman St	Brookfield	1871
BKF.210	Eaton, Orlando - Clough, Taylor House	7 Sherman St	Brookfield	1871
BKF.273	Eaton, Orlando Barn	5 Sherman St	Brookfield	1880
BKF.213	Eaton, Orlando House	5 Sherman St	Brookfield	1880
BKF.239	Elm Hill Farm - Barn	34 East Main St	Brookfield	1940
BKF.244	Elm Hill Farm - Big Barn	34 East Main St	Brookfield	1877
BKF.241	Elm Hill Farm - Cow Barn	34 East Main St	Brookfield	1960
BKF.237	Elm Hill Farm - Exercise Barn	34 East Main St	Brookfield	1900
BKF.100	Elm Hill Farm - Farm Manager's House	34 East Main St	Brookfield	1890
BKF.243	Elm Hill Farm - Garage	34 East Main St	Brookfield	1900
BKF.236	Elm Hill Farm - Horse Barn	34 East Main St	Brookfield	1900
BKF.240	Elm Hill Farm - Horse Barn	34 East Main St	Brookfield	1877
BKF.242	Elm Hill Farm - Out Building	34 East Main St	Brookfield	1877
BKF.238	Elm Hill Farm - Out Building	34 East Main St	Brookfield	1940
BKF.941	Elm Hill Farm - Silo	34 East Main St	Brookfield	
BKF.919	Elm Hill Farm Fence	East Main St	Brookfield	1850
BKF.B	Elm Hill Farm Historic District		Brookfield	
BKF.917	Elm Hill Farm Wall	East Main St	Brookfield	1770
BKF.918	Elm Hill Farm Watering Trough	East Main St	Brookfield	1850
BKF.C	Evangelical Congregational Church		Brookfield	
BKF.147	Evangelical Congregational Church	8 Common St	Brookfield	1857
BKF.250	Evangelical Congregational Church Carriage House	8 Common St	Brookfield	1880
BKF.10	Fairbanks House	Central St	Brookfield	1849
BKF.154	Fales, Charles Tenement	Lower River St	Brookfield	1868
BKF.165	Fales, Charles Tenement	21 Upper River St	Brookfield	1845
BKF.245	Fales, Henry D. Barn	4 West Main St	Brookfield	1873

Inv. No	Property Name	Street	City/Town	Year Built
BKF.925	Fales, Henry D. Hitching Post	4 West Main St	Brookfield	1875
BKF.110	Fales, Henry D. Mansion	4 West Main St	Brookfield	1872
BKF.923	First Parish Unitarian Universalist Church	9 Upper River St	Brookfield	1895
BKF.169	First Parish Unitarian Universalist Church	9 Upper River St	Brookfield	1912
BKF.928	Fiskdale Road Hitching Post	Fiskdale Rd	Brookfield	
BKF.942	Fiskdale Road Hitching Post	Fiskdale Rd	Brookfield	
BKF.124	Fiske, John D. House	High St	Brookfield	1868
BKF.225	Fiske, Nathan M. House	Lake Rd	Brookfield	1875
BKF.56	Fitts, John W. House	Lincoln St	Brookfield	1865
BKF.62	Franques, Edward House	Lincoln St	Brookfield	1866
BKF.22	French, William House	4 Howard St	Brookfield	1863
BKF.246	Galloway, Louise Barn	17 West Main St	Brookfield	1880
BKF.112	Galloway, Louise House	17 West Main St	Brookfield	1846
BKF.148	Gavitt House	10 Common St	Brookfield	1900
BKF.269	Gay Barn	Rice Corner Rd	Brookfield	
BKF.200	Gay House	Rice Corner Rd	Brookfield	1731
BKF.5	Gerald, Emelous B. Store	16 Central St	Brookfield	1868
BKF.4	Gerald, Emelous B. Store	8 Central St	Brookfield	1865
BKF.44	Gilman, J. House	Kimball St	Brookfield	1883
BKF.938	Ground Level Root Cellar	Devil's Elbow Rd	Brookfield	1673
BKF.80	Guerin, Joseph Blacksmith Shop	7 Main St	Brookfield	1865
BKF.931	Guerin, Joseph Blacksmith Shop Hitching Post	7 Main St	Brookfield	
BKF.262	Hale Store - Bartlett, Emory Barn No. 1	Long Hill Rd	Brookfield	
BKF.263	Hale Store - Bartlett, Emory Barn No. 2	Long Hill Rd	Brookfield	
BKF.186	Hale Store - Bartlett, Emory House	Long Hill Rd	Brookfield	1800
BKF.9	Hamilton Boarding House	Central St	Brookfield	1866
BKF.155	Harrington, Martin House	Lower River St	Brookfield	1880
BKF.117	Hastings, Samuel W. House	20 West Main St	Brookfield	1868
BKF.188	Hastings, William House	Long Hill Rd	Brookfield	1839
BKF.149	Hawes House	12 Common St	Brookfield	1898
BKF.254	Hebard, Aaron Barn	11 Upper River St	Brookfield	1850
BKF.168	Hebard, Aaron House	11 Upper River St	Brookfield	1850
BKF.204	Hobbs, Jesse House	West Main St	Brookfield	1890
BKF.221	Hodges, Brutus House	Lake Rd	Brookfield	1830
BKF.174	Holbrook, Flavius House	Fiskdale Rd	Brookfield	1830
BKF.68	Holden, S. E. House	Mill St	Brookfield	1880
BKF.234	Howe, Francis Barn	1 Post Rd	Brookfield	1810
BKF.77	Howe, Francis House	1 Post Rd	Brookfield	1810
BKF.66	Hyde Box Factory	Mill St	Brookfield	1898
BKF.33	Hyde Tenement #1	Kimball St	Brookfield	1870
BKF.35	Hyde Tenement #2	Kimball St	Brookfield	1870
BKF.36	Hyde Tenement #3	Kimball St	Brookfield	1870
BKF.37	Hyde Tenement #4	Kimball St	Brookfield	1870
BKF.38	Hyde Tenement #5	Kimball St	Brookfield	1870
BKF.39	Hyde Tenement #6	Kimball St	Brookfield	1870
BKF.41	Hyde Tenement #7	Kimball St	Brookfield	1870

Inv. No	Property Name	Street	City/Town	Year Built
BKF.60	Hyde, Alvin House	Lincoln St	Brookfield	1865
BKF.42	Hyland, M. House	Kimball St	Brookfield	1880
BKF.224	Jennings, Moses House	Lake Rd	Brookfield	1784
BKF.72	Johnson, E. H. House	Pleasant St	Brookfield	1870
BKF.253	Johnson, George W. Barn	22 Upper River St	Brookfield	1863
BKF.116	Johnson, George W. Cottage	16 West Main St	Brookfield	1880
BKF.248	Johnson, George W. Garage	16 West Main St	Brookfield	1920
BKF.164	Johnson, George W. Mansion	22 Upper River St	Brookfield	1863
BKF.141	Jones, C. W. House	Pratt Hill Rd	Brookfield	1872
BKF.137	Josselyn, J. A. House	Pratt Hill Rd	Brookfield	1872
BKF.57	Kelly, E. R. House	Lincoln St	Brookfield	1890
BKF.102	Kennedy, Edward House	North Brookfield Rd	Brookfield	1880
BKF.109	Kimball, Aaron House	2 West Main St	Brookfield	1864
BKF.924	Kimball, Anna Gate Post	3 Merrick Ave	Brookfield	1895
BKF.214	Kimball, Anna House	3 Merrick Ave	Brookfield	1872
BKF.52	Kimball, G. C. Tenement	15 Lincoln St	Brookfield	1892
BKF.126	Knight, J. W. House	Mechanic St	Brookfield	1868
BKF.908	Knox, Gen. Henry Monument	Common St	Brookfield	1927
BKF.144	Laffin, Leonard House	Prospect St	Brookfield	1870
BKF.21	Leary House	Hayden Ave	Brookfield	1882
BKF.75	Leete, Gilbert L. Blacksmith Shop	Pleasant St	Brookfield	1880
BKF.67	Lewis House	Mill St	Brookfield	1890
BKF.8	Livermore Furniture Store	Central St	Brookfield	1872
BKF.3	Livermore, John W. House	11 Central St	Brookfield	1867
BKF.159	Luft, George L. Warehouse	Upper River St	Brookfield	1880
BKF.160	Maloney, Patrick House	Upper River St	Brookfield	1870
BKF.64	Malvey House	Lincoln St Extension	Brookfield	1872
BKF.82	Marcy, Abraham House	East Main St	Brookfield	1881
BKF.89	Marcy, Albert House	East Main St	Brookfield	1868
BKF.43	McCue, Marcus House	Kimball St	Brookfield	1878
BKF.107	McDonald, Patrick House	Merrick Ave	Brookfield	1895
BKF.108	McDonnell House	Merrick Ave	Brookfield	1895
BKF.31	McEachern House	Kimball St	Brookfield	1870
BKF.40	McNamara House	Kimball St	Brookfield	1878
BKF.265	Mellen, Jeremiah Barn	Long Hill Rd	Brookfield	
BKF.189	Mellen, Jeremiah House	Long Hill Rd	Brookfield	1790
BKF.172	Methodist Church Parsonage	3 Upper River St	Brookfield	1868
BKF.901	Milestone, 1767	Elm Hill Rd	Brookfield	1752
BKF.903	Milestone, 1767	Elm Hill Rd	Brookfield	1752
BKF.944	Milestone, 1767	Rt 9	Brookfield	1767
BKF.156	Mulcahy, Roger House	Lower River St	Brookfield	1880
BKF.104	Mulkahy, John House	North Brookfield Rd	Brookfield	1888
BKF.122	Mullett, Charles House	Draper St	Brookfield	1870
BKF.74	Nelson House	Pleasant St	Brookfield	1890
BKF.271	Newhall, Dr. L. T. Garage	3 Lincoln St	Brookfield	1920
BKF.209	Newhall, Dr. L. T. House	3 Lincoln St	Brookfield	1892

Inv. No	Property Name	Street	City/Town	Year Built
BKF.195	Newton, William Tenement	Rice Corner Rd	Brookfield	1870
BKF.90	Nichols, William House	East Main St	Brookfield	1895
BKF.91	Nichols, William Tenement	East Main St	Brookfield	1895
BKF.29	Oakes, George W. House	Howard St	Brookfield	1865
BKF.83	Olds, Harvey S. House	East Main St	Brookfield	1855
BKF.218	Olds, William House	Fiskdale Rd	Brookfield	1835
BKF.115	Paddock, Oliver House	12 West Main St	Brookfield	1800
BKF.132	Parkhurst, Julius A. House	Post Road	Brookfield	1880
BKF.84	Parks, Isaac House	11 Main St	Brookfield	1830
BKF.909	Pease, Dr. Milman Fountain	Common St	Brookfield	1973
BKF.55	Pierce, Edward House	Lincoln St	Brookfield	1870
BKF.20	Powers Barn	Hayden Ave	Brookfield	1880
BKF.19	Powers House	Hayden Ave	Brookfield	1880
BKF.184	Prouty, Capt. Elliot House	Lake Rd	Brookfield	1816
BKF.78	Prouty, Edward House	3 Main St	Brookfield	1790
BKF.145	Prouty, Frank E. House - McLaurin Villa	Prospect St	Brookfield	1880
BKF.914	Quaboag Plantation Marker	Lake Rd	Brookfield	1960
BKF.946	Quaboag Street Bridge	Quaboag St	Brookfield	
BKF.270	Reed, Abel Barn	West Main St	Brookfield	
BKF.205	Reed, Abel House	West Main St	Brookfield	1870
BKF.934	Reed, Abel House Hitching Post	West Main St	Brookfield	
BKF.158	Reed, Henry - Mulcahy, Roger Store	Upper River St	Brookfield	1845
BKF.71	Reed, J. T. Warehouse	Pleasant St	Brookfield	1865
BKF.59	Reed, Jonas T. - Hyde, Dwight House	Lincoln St	Brookfield	1865
BKF.929	Rice Corner Road Hitching Post	Rice Corner Rd	Brookfield	
BKF.194	Rice Homestead	Rice Corner Rd	Brookfield	1719
BKF.228	Rice, Alfred Barn	3 Howard St	Brookfield	1860
BKF.23	Rice, Alfred House	3 Howard St	Brookfield	1860
BKF.212	Rice, Benjamin F. Barn	6 Sherman St	Brookfield	1875
BKF.211	Rice, Benjamin F. House	6 Sherman St	Brookfield	1875
BKF.191	Rice, Benjamin House	Rice Corner Rd	Brookfield	1860
BKF.932	Rice, Benjamin House Hitching Post	Rice Corner Rd	Brookfield	
BKF.226	Rice, Charles F. Barn	7 Central St	Brookfield	1905
BKF.182	Rice, Charles F. House	Lake Rd	Brookfield	1855
BKF.2	Rice, Charles F. House	7 Central St	Brookfield	1905
BKF.58	Rice, H. W. Tenement	Lincoln St	Brookfield	1895
BKF.219	Rice, Jacob House	Gay Rd	Brookfield	1733
BKF.201	Rice, John House	Rice Corner Cross Rd	Brookfield	1760
BKF.192	Rice, Merrick House	Rice Corner Rd	Brookfield	1805
BKF.81	Rice, Parker A. House	9 Main St	Brookfield	1800
BKF.940	Rice, Parker A. House Hitching Post	9 Main St	Brookfield	
BKF.933	Rice, Parker A. House Hitching Post	9 Main St	Brookfield	
BKF.146	Richardson, Caroline House	6 Common St	Brookfield	1856
BKF.180	Richardson, Solomon House	Fiskdale Rd	Brookfield	1830
BKF.152	Richardson, William - Felton, Oliver C. House	18 Common St	Brookfield	1841

Inv. No	Property Name	Street	City/Town	Year Built
BKF.251	Richardson, William - Felton, Oliver Carriage Hse	18 Common St	Brookfield	1841
BKF.46	Robinson, John House	18 Lincoln St	Brookfield	1840
BKF.935	Robinson, John House Hitching Post	18 Lincoln St	Brookfield	
BKF.936	Robinson, John House Hitching Post	18 Lincoln St	Brookfield	
BKF.217	Robinson, John P. House	Upper River St	Brookfield	1840
BKF.229	Rogers, Joel Barn	8 Howard St	Brookfield	1890
BKF.27	Rogers, Joel House	8 Howard St	Brookfield	1880
BKF.947	Route 148 - Fiskdale Road Railroad Bridge	Fiskdale Rd	Brookfield	
BKF.54	Saint Mary's Roman Catholic Church	Lincoln St	Brookfield	1842
BKF.233	Saint Mary's Roman Catholic Church Community Ctr.	Lincoln St	Brookfield	1970
BKF.232	Saint Mary's Roman Catholic Church Garage	Lincoln St	Brookfield	1970
BKF.922	Saint Mary's Roman Catholic Church Hitching Post	Lincoln St	Brookfield	1885
BKF.F	Salmon Brook Trust		Brookfield	
BKF.207	Sargent, W. E. Tenement #1	12 Prouty St	Brookfield	1890
BKF.208	Sargent, W. E. Tenement #2	10 Prouty St	Brookfield	1890
BKF.161	Shattuck, Abel House	Upper River St	Brookfield	1820
BKF.179	Shaw, Daniel F. House	Fiskdale Rd	Brookfield	1870
BKF.255	Sherman, Dr. Mary - Pease, Dr. Milman Barn	13 Upper River St	Brookfield	1890
BKF.171	Sherman, Dr. Mary - Pease, Dr. Milman House	13 Upper River St	Brookfield	1852
BKF.49	Sherman, Howard L. House	14 Lincoln St	Brookfield	1890
BKF.150	Sherman, J. S. House	14 Common St	Brookfield	1815
BKF.151	Sherman, James House	16 Common St	Brookfield	1855
BKF.85	Sherman, Levi Tenement #1	East Main St	Brookfield	1885
BKF.86	Sherman, Levi Tenement #2	East Main St	Brookfield	1885
BKF.123	Shumway, W. E. House	High St	Brookfield	1868
BKF.61	Smith, Charles D. House	Lincoln St	Brookfield	1880
BKF.902	Spooner, Joshua Well	Elm Hill Rd	Brookfield	
BKF.943	Spooner, Joshua Well Marker	Elm Hill Rd	Brookfield	1978
BKF.129	State Police Barracks	Post Road	Brookfield	1932
BKF.105	Stearns, Dr. Charles G. House	2 Merrick Ave	Brookfield	1882
BKF.166	Stowell, Luther Jr. House	19 Upper River St	Brookfield	1830
BKF.45	Stowell, Luther Jr. House	17 Upper River St	Brookfield	1798
BKF.26	Stowell, Luther Tenement	9 Howard St	Brookfield	1860
BKF.103	Tiffany, Thomas House	North Brookfield Rd	Brookfield	1880
BKF.916	Town of Brookfield Boundary Marker	Allen Rd	Brookfield	1832
BKF.230	Tufts, John - Bannister, Seth W. Barn	16A Lincoln St	Brookfield	1830
BKF.47	Tufts, John - Bannister, Seth W. House	16A Lincoln St	Brookfield	1830
BKF.157	Tufts, Washington House	Lower River St	Brookfield	1837
BKF.125	Twichell, Emmons House	High St	Brookfield	1867
BKF.134	Twichell, George L. Mansion	Post Road	Brookfield	1880
BKF.235	Twichell, George L. Barn	East Main St	Brookfield	1867
BKF.87	Twichell, George L. House	East Main St	Brookfield	1867
BKF.53	Unitarian Church Parsonage	11 Lincoln St	Brookfield	1868
BKF.202	Upham, Amos House	Schoolhouse Cross Rd	Brookfield	1790
BKF.111	Upham, Jabez House - Brookfield House	8 West Main St	Brookfield	1770

Inv. No	Property Name	Street	City/Town	Year Built
BKF.136	Vizzard, Charles T. House	Post Road	Brookfield	1878
BKF.266	Walker, Samuel Guest House	Martin Rd	Brookfield	
BKF.190	Walker, Samuel House	Martin Rd	Brookfield	1702
BKF.167	Ward, Justin House	7 Upper River St	Brookfield	1876
BKF.258	Ward, Samuel Barn No. 1	Lake Rd	Brookfield	1816
BKF.259	Ward, Samuel Barn No. 2	Lake Rd	Brookfield	1816
BKF.183	Ward, Samuel House	Lake Rd	Brookfield	1816
BKF.13	Warner, Thomas W. House	Central St	Brookfield	1865
BKF.70	Warner, Thomas W. Tinsmith Shop	Pleasant St	Brookfield	1865
BKF.907	Washington, George Monument	Boston Post Rd	Brookfield	1932
BKF.912	Watering Trough - Brookfield Furnace Crucible	Pleasant St	Brookfield	1901
BKF.173	Watson, John House	Fiskdale Rd	Brookfield	1731
BKF.203	Webber, Alfred House	Webber Rd	Brookfield	1820
BKF.28	Whittemore, Clancy House	10 Howard St	Brookfield	1870
BKF.142	Willard, C. K. House	Pratt Hill Rd	Brookfield	1872
BKF.139	Williams, C. K. House	Pratt Hill Rd	Brookfield	1872
BKF.181	Wood, George - Wood, Charles Merrick House	Fiskdale Rd	Brookfield	1845
BKF.257	Woodard, George Barn	Fiskdale Rd	Brookfield	1882
BKF.178	Woodard, George House	Fiskdale Rd	Brookfield	1882
BKF.260	Woolcott, John Barn	Lake Rd	Brookfield	
BKF.261	Woolcott, John Carriage House	Lake Rd	Brookfield	
BKF.185	Woolcott, John House	Lake Rd	Brookfield	1720
BKF.906	World War II - Korean War - Vietnam War Memorial	Central St	Brookfield	1972

Appendix C – October 15, 2008 SWOT Analysis and October 29, 2008 Open Space and Recreation Forum Notes

MEMORANDUM

TO: Members of the Brookfield Open Space and Recreation Plan/Master Plan Committee

FROM: Jonathan E. Church, AICP
Community Development Manager

SUBJECT: Brookfield Master Plan Public Meeting #1 - Summary of Results from October 15, 2008 S.W.O.T. Analysis

DATE: October 24, 2008

Public Forum Comments

A total of 11 people participated in the visioning session. The audience worked as a collective group to develop a list of Brookfield's strengths, weaknesses, opportunities and threats. At the end, the group identified what they considered to be Brookfield's greatest strengths, weaknesses, opportunities and threats. The results of this effort are listed below.

Strengths:

- History of the town; significance of properties
- Landscape/community character
- Natural/Open Space and protected land
- Small town character and maintenance of that
- Geographically accessible
- Recreational facilities
- Local farms
- School system
- Roadway accessibility/DPW
- Churches
- Cultural events and council
- People/citizens
- Everything
- Town common
- Fire department/EMTs
- Police department
- Library
- Small businesses/entrepreneurship
- Waste transfer station

Weaknesses:

- Lack of commerce and professional services
- Weak bylaws
- Little volunteerism for civic participation
- Lack of coordination between local boards and government departments
- No town sewer system
- Lack of water distribution in southern Brookfield (Quaboag River limits expansion)
- Weight limit on Route 148 bridge
- Lack of sidewalks outside town center
- Lack of bicycle trails

- Brookfield is not a sustainable community (limit on accessibility to daily needs)
- High taxes
- Limited youth facilities and recreational opportunities
- Limited or no local jobs
- Regional school and town are disconnected (not integrated as part of the community)
- Local political challenges
- Lack of funding
- Town Hall – accessibility, systems, etc.
- Existing transit reliability is lacking
- Water quality (North Pond and South Pond) and beaches
- Lack of participation in public meetings
- Lack of coordination of media communication in town
- Lack of senior center and senior housing
- Lack of rental housing

Opportunities:

- Increase transit service and reliability to Ware and Sturbridge
- Expanded passenger rail service
- Expanded freight rail service
- Available commercial space (land and buildings)
- Available space in Town Hall
- Ecotourism in town
- Marketing of historical sites in town
- Become a sustainable community
- Attraction of smaller retail businesses
- Improve coordination of media communication
- Improve town management and function
- More federal, state and private funds for improvements
- Install town sewer and underground utilities
- Younger participation in government functions and activities
- Creation of a youth organization
- Creation of new jobs
- Redevelopment of Brownfield site
- Creation of renewable energy sources (wind, solar, etc.)
- Streamlining of bylaws
- Improve efficiencies in permitting processes
- Open Town Meeting
- Community Preservation Act
- Redevelopment/upgrade of Town Hall and facilities

Threats:

- Chapter 40B housing constructed not within the character of the town
- Uncontrolled development
- Deterioration of water quality in rivers and lakes
- Loss of open space
- Loss of community character
- Increasing roadway traffic
- Tax rate and loss of revenue
- Foreclosure of homes in town
- Rising energy costs
- Loss of residents due to increasing energy and commuting costs
- Loss of transit system due to lack of ridership
- Loss of drinking water and aquifer recharge zones due to development

- Loss of rural character
- Loss of historic sites and unprotected artifacts
- Loss of Local Aid from the State
- Deterioration of housing stock
- Loss of younger residents

Top Three Strengths:

- History, landscape/community character and maintenance of small town character
- Natural/open space and protect land
- Geographically accessible

Top Three Weaknesses:

- Little volunteerism and participation at public meetings; lack of coordination among local government boards and departments, as well as media communication
- Lack of commerce and professional services; not a sustainable community
- High taxes

Top Three Opportunities:

- Ecotourism and marketing of historical sites in town; become a sustainable community
- Improve water, sewer and transportation infrastructure and the Town Hall facility
- Obtain federal, state and private funds for infrastructure improvements and coordinate media communication more effectively

Top Three Threats:

- Uncontrolled development and Chapter 40B housing not in character with town
- Deterioration of rivers, lakes, aquifer recharge areas and historic sites, as well a loss in rural character
- Loss of local aid to Town and increased tax rate with a loss of services

Observations/Notes to the Committee:

A number of the items of the above lists were identified as “top priorities” to the residents in attendance. These included:

- creation of a youth organization to keep younger residents in town
- creation of new jobs
- rising energy costs and the loss of residents due to those and commuting costs
- younger resident participation in government functions and activities

Overall, based on the responses and repeated points at the forum, the largest concern is that citizens want to preserve the rural character of Brookfield and its associated amenities (town history and historic sites and the natural and open space environment). In addition, many of the points highlighted are interrelated and can be addressed in the development of the OSRP and Master Plan.

**October 29, 2008 Open Space and Recreation Forum Notes
Brookfield Town Hall**

Support sustainable communities

- Preserve and protect farms and farmland
- Support local agriculture
- Explore formation of an agriculture commission
- Maybe right to farm bylaw
- There is a farm stand and a farmer’s market.
- Ways to encourage sustainable community, less dependence on food shipped from long distances.

- Audubon land was once 1,100 acres of farm land.
- Verify Mass Audubon 's Elm Farm

Educate and build awareness

- Explore options for ecotourism
- There are a significant number of horses stabled in Brookfield. Maybe explore commercial horse riding as part of ecotourism.
- People visit Brookfield to fish and boat, for other water-related uses, the apple country fair, to visit the Brookfield Inn. Tourism committee exists but is inactive. Post Road Markers, Quaboag Plantation, and Concerts in the Common are destinations
- One of the oldest towns in COM
- Campaign "Browse the Brookfields" is part of the Sturbridge Tourism effort.
- Focus on early history particularly colonial, but also Native American history.
- Bob Wilder is history resource. Also Patty White with the historical commission. Refer to the Heritage landscape inventory on website.
- Town Common has been spruced up
- Need to make people aware of location of existing trail. Produce trail maps.
- Enhance existing outdoor recreation including hiking, horse trails, etc.

Preserve open space

- Look at cluster zoning and other zoning for open space. Salmon Brook is near the magenta area on the open space inventory map.
- Preserve what Brookfield has. Farms and open space are threatened by development.
- Need more enforcement of Scenic Road Bylaws. Protection of roadway trees and rock walls, etc.
- Look for more connection between existing green areas. Identify and protect wildlife corridors
- Balance open space with new development.
- Consider rezoning for open space.
- Rice Reservoir is private. Town Wells are protected.
- Wellhead Protection Bylaw is in place
- 46% of town is a wetland

Coordinate management and maintenance.

- Improve regional management and coordination of River especially as it affects downstream ponds and wetlands.
- Enhance existing outdoor recreation including hiking, horse trails, etc.
- A map with parcels overlaid on top would be helpful.
- They have a good set of fields at Lewis Fields and at HS, but need new baseball fields though. Also more playgrounds and youth opportunities. HS has a pool
- Environmental inventory
- There is a Lake association
- Spenser treatment plant emits effluent that contributes to phosphate in the river and ponds.
- Deal with weeds in the South and North Ponds.

Explore Resources

- CPA question points out that people need to know more about it, but lots of people seem to support
- Blanchard Means Foundation

Appendix D - 2008 Resident Survey

	Like Small town character	Like Open Spaces	Like Historic Resources	Like Recreation Opps.	Like Community Activities	Dislike Center of Brkfld	Dislike Lack of Comm Gather Space	Dislike Lack of Recreation Opps.	Dislike Excessive Traffic	Dislike lack of Employment opps.	Dislike Excessive Development	Dislike loss of Small town character	Brookfield has a "sense of community"?	Support Rezoning for Open Space?	Needs More Ecotourism?	Disadvantage of Business Damage to Environment?	Disadvantage to Business disruption to Neighborhood?	Disadvantage of Business loss of open space?	Support Promoting Subdivisions w/open space?	Planning Board
I don't know	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
Good	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120
Poor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
Strongly Agree	0	0	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0
Agree	0	0	0	0	0	0	0	0	0	0	0	0	144	0	0	0	0	0	0	0
Disagree	0	0	0	0	0	0	0	0	0	0	0	0	34	0	0	0	0	0	0	0
Strongly Disagree	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0
Yes	182	144	71	40	47	38	38	27	13	62	46	30	0	129	88	66	59	101	51	0
No	6	12	16	18	18	18	18	18	19	14	16	16	0	8	13	14	14	12	15	0

2008 Resident Survey continued

	Transfer Station	Recreation	Water	Building Dept/Inspectional Services	Conservation	Importance of preserving historic landscapes?	Interested in bike path system?	Bike path connecting zones?	Support Adding to Brkfld Hist. Dist?	Support CPA?	Support agricultural commission?	Support protecting open space?	Support enforcement of scenic rd violations?	Scenic Road designations?	Which Roads Scenic?	Brookfields Commitment to open space?	Preserve Agricultural?	Preserve Forest and Woodland?	Preserve Green Belts?	Preserve Lakefronts?
I don't know	0	0	0	0	0	0	0	0	68	93	40	31	41	4	15	80	0	0	0	0
Excellent	77	43	52	27	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Good	95	114	95	122	126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Poor	13	20	13	22	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongly Agree	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agree	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disagree	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongly Disagree	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yes	0	0	0	0	0	10	151	109	105	94	156	170	118	30	0	18	150	144	84	139
No	0	0	0	0	0	10	26	19	33	22	15	12	26	6	0	0	5	4	10	3

2008 Resident Survey continued

	Preserve Water Supply area?	Preserve Historically Significant areas?	Support creation of fund for land etc?	Support transferring development rights to town?	Improve towns cluster bylaw?	Partner with conservation groups to buy land?	Require open space in new subdivisions?	More Ball fields	More Hiking	More Playgrounds	More Tennis Courts	More Swimming	More Boating	More Basketball courts	More Soccer Fields	More Fishing	More Bike Trails	More Ice Skating Rink	More Performing Arts
I don't know	0	7	82	70	96	58	38	0	0	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Good	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Poor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongly Agree	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agree	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disagree	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongly Disagree	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yes	126	124	103	111	71	120	123	38	72	40	34	75	44	14	14	53	109	42	43
No	5	9	31	28	31	31	19	15	11	16	16	11	13	18	18	15	9	17	13

2008 Resident Survey continued

	More Art Festivals	Horse trails	Theater	Concerts on Common	Craft Fairs	Youth Center	Other Recreation Opportunities?	Quality of North Pond	Quality of South Pond	Quality of Lewis Field	Quality of Wolf Swamp	Quality of Quaboag River	Quality of wildlife management area
I don't know	0	0	0	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	8	33	33	64	24	44	22
Good	0	0	0	0	0	0	11	93	105	82	66	88	75
Poor	0	0	0	0	0	0	2	15	12	1	18	13	8
Strongly Agree	0	0	0	0	0	0	0	0	0	0	0	0	0
Agree	0	0	0	0	0	0	0	0	0	0	0	0	0
Disagree	0	0	0	0	0	0	0	0	0	0	0	0	0
Strongly Disagree	0	0	0	0	0	0	0	0	0	0	0	0	0
Yes	62	52	55	96	70	81	1	0	0	0	0	0	0
No	9	13	9	12	13	13	0	0	0	0	0	0	0

2008 Resident Survey continued

	Like Small town character	Like Open Spaces	Like Historic Resources	Like Recreation Opps.	Like Community Activities	Dislike Center of Brkfld	Dislike Lack of Comm Gather Space	Dislike Lack of Recreation Opps.	Dislike Excessive Traffic	Dislike lack of Employment opps.	Dislike Excessive Development	Dislike loss of Small town character	Brookfield has a "sense of community"?	Support Rezoning for Open Space?	Needs More Ecotourism?	Disadvantage of Business Damage to Environment?	Disadvantage to Business disruption to Neighborhood?	Disadvantage of Business loss of open space?	Support Promoting Subdivisions w/open space?	Planning Board
I don't know	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
Good	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120
Poor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
Strongly Agree	0	0	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0
Agree	0	0	0	0	0	0	0	0	0	0	0	0	144	0	0	0	0	0	0	0
Disagree	0	0	0	0	0	0	0	0	0	0	0	0	34	0	0	0	0	0	0	0
Strongly Disagree	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0
Yes	182	144	71	40	47	38	38	27	13	62	46	30	0	129	88	66	59	101	51	0
No	6	12	16	18	18	18	18	18	19	14	16	16	0	8	13	14	14	12	15	0

Appendix E - Funding Resources

Purpose	Program/ Method	Sponsoring Agency	Funding Amounts	Applicant	Program Description	Priority for pursuing	Chances of success
Improvements	Agricultural Environmental Enhancement Program (AEEP)	DAR	Estimated \$550,000 for FY09. Average grant size \$13,000	Farmers in commercial agricultural production	For the purchase of materials to implement agricultural conservation practices that improve water quality, conserve water, reduce greenhouse gas emissions or conserve energy.		Average number of grants 30.
Non-acquisition programs	Agricultural Preservation Restrictions (APR)	DAR	An estimated \$13,000,000 available for FY09. Grant amounts vary.	Farmers, Land Owners, Municipalities	The APR Program is a voluntary program which offers a non-development alternative to farmers and other owners of prime and "state important" agricultural land who are faced with a decision regarding future use and disposition of their farms. Towards this end, the program offers to pay farmers the difference between the "fair market value" and the "agricultural value" of their farmland in exchange for a permanent deed restriction which precludes any use of the property that will have a negative impact on its agricultural viability.	High	Depends on property owner
Non-acquisition programs	Assessment Act (MGL Chapters 61, 61A and 61B)	DCR, DAR, DOR	No public funds available.	Private landowners	These programs work by making available special property tax assessments to owners who agree to restrict their land to a particular use. Chapter 61 applies to lands actively devoted to forestry use, 61A applies to active agricultural lands, and 61B applies to public recreational lands like wildlife sanctuaries and golf courses. Generally properties are assessed at their current use value rather than their highest use. This usually translates into a substantial property tax savings for owners. The program also requires a right-of-first-refusal option to the town when property owners look to sell their land.	Moderate.	Depends on property owner.

Purpose	Program/ Method	Sponsoring Agency	Funding Amounts	Applicant	Program Description	Priority for pursuing	Chances of success
Property Acquisition	Conservation Partnership	EOEEA	Estimated FY09 spending \$1,500,000. Average grant size \$75,000.	Non-profits	To assist not-for-profit corporations in acquiring land and interests in lands suitable for conservation or recreation.		Average number of grants 8.
Non-acquisition programs	Conservation Restrictions (CRs)	DCS	Only technical support available.		Conservation restrictions (CRs) are legal, enforceable agreements, authorized by the state, which are made between a landowner and a charitable organization, or a town. They are used primarily to keep land in a "natural or scenic open condition". Restrictions can be written so that certain uses are permitted and others prohibited, e.g. the current owner may continue to occupy an existing house on the land, but may restrict the construction of any additional houses. Grantors of restrictions may also be able to benefit by reductions in various taxes including property, estate and income.	High.	Depends on property owner
Property Acquisition	Drinking Water Supply Protection Grant Program	DEP	Estimated FY09 spending \$2,000,000. Average grant size up to \$290,500.	Public water systems and municipalities	Provides grants to assist public water systems and municipalities in acquiring land to protect the quality of public drinking water supplies.		Low to moderate. Average number of grants is 6.
Property Acquisition	Federal Land and Water Conservation Fund	EOEEA	Estimated FY09 funding amounts to be determined. Average grant size \$424,000	Municipal conservation commissions, park depts. with current OSRP.	This program provides up to 50% reimbursement towards the cost of acquisition, development or renovation of recreation land, including the development of active recreation facilities.	Moderate	Moderate. Average number of grants typically 5.

Purpose	Program/ Method	Sponsoring Agency	Funding Amounts	Applicant	Program Description	Priority for pursuing	Chances of success
Improvements	Forest Viability Program	DCR	Estimated funding for FY09 to be determined. Grant sizes \$19,700 to \$25,000	Non-industrial, private landowners that are engaged in forest based business under Chap. 61.	This program provides technical assistance and financial support to forest landowners for the purpose of improving the ecological integrity and economic viability of the state's 2.4 million acres of private forestland.		Average number of grants is 7. Low to moderate.
Management	Forestry Stewardship Program	DCR	Estimated funding for FY09 to be determined. Grant size \$1,230 to \$6,600.	Municipalities and private landowners.	Encourages landowners to practice long-term guardianship through the development of a management plan for their woodlands.		Average number of grants 200.
Studies and Construction/ Maintenance	SAFETEA-LU Regional Transportation Improvement Program	MHD, CMMPO	No maximum.		Funds are available for transportation related open space improvements. A bike path that connects dense areas of housing with employment or shopping centers would clearly fit the criteria. However, the state and the MPO have been relatively flexible about definitions and projects that are slightly less directly related to transportation may be eligible e.g., an open space parcel adjacent to a road programmed for repairs; the parcel provides a roadway rest area and access to walking trails.	Moderate with an appropriate project	Low
Studies and Construction/ Maintenance	SAFETEA-LU Enhancement Program	MHD, CMMPO	None, but a \$100,000 minimum is requested by MHD.		Money is provided to a variety of transportation "enhancement" projects. Among those eligible are bikeways, walking paths and rail trails. This is a special dedicated fund that amounts to 10% of statewide spending from SAFETEA-LU monies.	Moderate	Low

Purpose	Program/ Method	Sponsoring Agency	Funding Amounts	Applicant	Program Description	Priority for pursuing	Chances of success
Studies and Construction/ Maintenance	Lake and Pond Grants	DCR	\$10,000.00		This program is the successor program to DEP's Clean Lakes Program (Chapter 628). Eligible activities include lake management analysis and planning, public education, and watershed and in-lake management techniques. The program requires a 50% cash match. Applications are due in November of each year.	Moderate	Moderate
Property Acquisition	LAND: Local Acquisitions for Natural Diversity Program (Formerly Self-Help Program)	EOEEA	Estimated FY09 \$5,000,000. Average grant size \$345,000.	Municipal conservation commissions, park depts. with current OSRP.	The LAND program was established in 1961 to assist municipal conservation commissions acquiring land for natural resource and passive outdoor recreation purposes. Lands acquired may include wildlife, habitat, trails, unique natural, historic or cultural resources, water resources, forest, and farm land. Compatible passive outdoor recreational uses such as hiking, fishing, hunting, cross-country skiing, bird observation and the like are encouraged. Access by the general public including people with disabilities is required. This state program pays for the acquisition of land, or a partial interest (such as a conservation restriction), and associated acquisition costs such as appraisal reports and closing costs. A reimbursement program requiring the applicant to raise, borrow or appropriate the total project cost, and then be reimbursed a portion of that cost by the grant; Programs requires a local investment and therefore only reimburses on a sliding scale to each municipality, from 52% to 70% of the total project cost up to a maximum grant limit set by the Secretary;	High	Moderate. Will depend on quality of town's application and level of competition. Average number of grants 20.

Purpose	Program/ Method	Sponsoring Agency	Funding Amounts	Applicant	Program Description	Priority for pursuing	Chances of success
Improvements	Landowner Incentive Program	DFG	Estimated FY09 spending \$700,000. Average grant size \$5,000 to \$50,000	Private landowners, sportsmen's clubs, land trusts, and non-profits.	The purpose of this program is to restore or create wildlife habitats for the benefit of species-at-risk on private lands in the Commonwealth of Massachusetts. The grants are intended to establish partnerships between the Massachusetts Division of Fisheries and Wildlife and private landowners.		Average number of grants 35.
Education	Mass Environmental Trust	EOEEA	Estimated FY09 spending \$950,000. Average grant size \$5,000 to \$50,000	Schools, municipalities, non-profits.	The Trust's mission is to develop, coordinate, and fund projects that encourage cooperative efforts to raise environmental awareness and enable innovative approaches that can restore, protect, and improve water and water related resources of the Commonwealth.		Average number of grants varies
Property Acquisition	MHD Open Space Program	EOTPW	None, but program receives only \$1M/year to be spread around the State.		This program acquires scenic areas adjacent to roadways. Funds are not available for recreation projects, though MHD has worked cooperatively with other state agencies and municipalities to assist in adjoining recreation projects. Scenic views and environmental protection are the two areas of program focus.	Low	Low, unless a great scenic resource is involved.

Purpose	Program/ Method	Sponsoring Agency	Funding Amounts	Applicant	Program Description	Priority for pursuing	Chances of success
Property Acquisition	Municipal purchase	Municipality	Dependent on Town Meeting		This tool is probably the most direct and effective way for a town to achieve the acquisition objectives of its open space plan. Towns may either issue bonds to cover purchases or in some cases include a purchase item in the general budget. Bond issues are quite common and provide communities with the flexibility to negotiate with property owners, knowing that money has already been authorized to complete the acquisition. In practice, towns generally ask for authorization to float a bond to cover open space acquisition, and then once a deal has been negotiated return to town meeting for the actual appropriation.	High	Moderate. Will depend on a vigorous public outreach campaign prior to town meeting and the general referendum
Property Acquisition and improvements	PARC: Parkland Acquisitions and Renovations for Communities	EOEEA	Estimated FY09 spending \$8,000,000. Grant size \$50,000 to \$500,000.	Municipal conservation commissions, park depts. with current OSRP.	Provides grant assistance to cities and towns to acquire parkland, develop new parks, or renovate existing outdoor public recreation facilities (formerly the Urban Self-Help Program). Any town with a population of 35,000 or more year-round residents, or any city regardless of size, that has an authorized park /recreation commission and conservation commission, is eligible to participate in the program. Communities that do not meet the population criteria listed above may still qualify under the "small town," "regional," or "statewide" project provisions of the program. Municipalities must have a current open space and recreation plan to apply, and the land must be open to the general public.		Average number of grants 21-25.

Purpose	Program/ Method	Sponsoring Agency	Funding Amounts	Applicant	Program Description	Priority for pursuing	Chances of success
Development and Maintenance	Recreational Trails Program	DCR	Estimated funding for FY09 to be determined. Grant size \$2,000-\$50,000 (statewide projects).	Municipalities, government agencies, and non-profits	Provides funding support for a variety of motorized and non-motorized trail development and trail maintenance projects.		Average number of grants varies
Improvements	River and Harbors Grant Program	DCR	Estimated FY09 to be determined. Average grant size varies	Federal Cost share, municipalities and non-profits	Grants requiring matching funds for studies, surveys, design & engineering, environmental permitting and construction that addresses problems on coastal & inland waterways, lakes, ponds and great ponds. Grants are awarded in the following categories: 1) Coastal Waterways - for commercial and recreational navigation safety & to improve coastal habitat by improving tidal interchange; 2) Inland Waterways - to improve recreational use, water quality & wildlife habitats; 3) Erosion Control - to protect public facilities and reduce downstream sedimentation; 4) Flood Control - to reduce flood potentials.		Average number of grants varies

Purpose	Program/Method	Sponsoring Agency	Funding Amounts	Applicant	Program Description	Priority for pursuing	Chances of success
Restoration	Riverways Program Grants for River Restoration and Revitalization Priority Projects	DFG	Estimated FY09 to be determined. Average grant size \$5,000 to \$50,000.	Public agencies, non-profits including land trusts, watershed organizations for work on priority projects.	Program helps to restore the ecological integrity of rivers and streams throughout MA working in partnership with federal, state, and municipal governments, watershed associations and other organizations. Supports sustainable river restoration projects that restore natural processes, remove ecosystem stressors, increase the resilience of the ecosystem; support riverine habitat, promote passage of fish and wildlife through dam and other barrier removal. Support is also provided for urban stream revitalization projects that improve the interconnection between water quality, aquatic ecology, physical river structure and land use, taking into consideration the social, cultural and economic landscape.		Average number of grants varies
Restoration	Riverway's Stream Team Implementation Awards	DFG	Estimated FY09 to be determined. Grant size \$1,500-\$10,000.	Non-profits and municipal entities (conservation commissions, planning depts, etc.) with associated Stream Teams.	Stream Team implementation awards are intended to restore ecological integrity of rivers by providing seed money for local projects that are identified by assessment, priority setting and action planning at the local level through the work of local Stream Teams (composed of municipal officials, residents, non-profit and business representatives), as well as providing for new assessments leading directly to implementation of river protection. Stream Teams are encouraged to work in partnership with watershed associations, land trusts, Conservation Commissions and other town boards.		Average number of grants varies

Purpose	Program/Method	Sponsoring Agency	Funding Amounts	Applicant	Program Description	Priority for pursuing	Chances of success
Studies and Construction/Maintenance	The National Recreational Trails Act (NRTA)	DCR	\$30,000		Part of the federal SAFETEA-LU, NRTA provides funds for trail projects. Eligible projects include: trail construction, land/easement acquisition, handicapped accessibility, interpretative areas/facilities, and education. Trails must be recreational, e.g. intra-city, on-road bikeways would probably not be eligible. There is no limit on grant funds, but a 50% local match is required (matching funds can be "non-cash"). Motorized and non-motorized trail use must be included in the grant with at least thirty percent of funds going to each activity.	Moderate	High with a good proposal
Protection and Management	Urban and Community Forestry Challenge Grants	DCR	Estimated FY09 spending \$200,000. Average grant size up to \$30,000.	Municipalities and non-profits	Assists in building support for the long term protection and management of community trees and forests; This program is a merger of 3 former separate grant programs: Heritage Tree Care, Mass Re-leaf, and Urban Forest Planning and Education.		Average number of grants varies.

CMMPO = Central Massachusetts Metropolitan Planning Organization (MPO)
 DAR = Massachusetts Department of Agricultural Resources
 DCR = Massachusetts Department of Conservation and Recreation
 DCS = Massachusetts Division of Conservation Services
 DEP = Massachusetts Department of Environmental Protection
 DFG = Massachusetts Department of Fish and Game
 DOR = Massachusetts Department of Revenue
 EOEEA = Massachusetts Executive Office of Energy and Environmental Affairs
 EOTPW = Massachusetts Executive Office of Transportation and Public Works
 MHD = Massachusetts Highway Department
 SAFETEA-LU = Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users

Appendix F - ADA Access Self Evaluation and Grievance Procedure

Lewis Playground



Town of Brookfield **Grievance Procedure under The Americans with Disabilities Act**

This Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act of 1990 ("ADA"). It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of services, activities, programs, or benefits by the **Town of Brookfield**. The **Town's Personnel Policy** governs employment-related complaints of disability discrimination.

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date, and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint, will be made available for persons with disabilities upon request.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than 60 calendar days after the alleged violation to:

The Administrative Assistant to the Board of Selectmen is the Town's ADA Coordinator, his/her mailing address is 6 Central Street, Brookfield, MA 01506.

Within 15 calendar days after receipt of the complaint, the *ADA Coordinator* or *his/her* designee will meet with the complainant to discuss the complaint and the possible resolutions. Within 15 calendar days of the meeting, *the ADA Coordinator* or *his/her* designee will respond in writing, and where appropriate, in a format accessible to the complainant, such as large print, Braille, or audio tape. The response will explain the position of the **Town of Brookfield** and offer options for substantive resolution of the complaint.

If the response by *the ADA Coordinator* or *his/her* designee does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision within 15 calendar days after receipt of the response to the **Board of Selectmen** or *their* designee.

Within 15 calendar days after receipt of the appeal, the **Board of Selectmen** or *their* designee will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days after the meeting, the **Board of Selectmen** or *their* designee will respond in writing, and, where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.

All written complaints received by *the ADA Coordinator* or *his/her* designee, appeals to the **Board of Selectmen** or *their* designee, and responses from these two offices will be retained by the **Town of Brookfield** for at least three years.

Approved Date: Jan. 9, 2007

BOARD OF SELECTMEN

Beverly A. Lund

Beverly A. Lund, Chairman

James W. Allen

James W. Allen, Vice Chairman

Ronald J. Dackson

Ronald J. Dackson, Clerk

LOCATION/FACILITY/PROGRAM

May 2009 Brookfield, MA Lewis Playground

Activity	Equipment	Notes	Yes	No	Comment
Picnic Facilities	Tables & Benches	Located adjacent to accessible paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		Access to Open Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		Back and Arm Rests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		Adequate number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Grills	Height of Cooking Surface	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		Located adjacent to accessible paths	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Trash Cans	Located adjacent to accessible paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Picnic Shelters	Located adjacent to accessible paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Located near accessible water fountains, trash can, restroom, parking, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	no water fountain, no restroom, only a porta potty.	
Trails		Surface material	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		Dimensions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		Rails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		Signage (for visually impaired)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Swimming Facilities	Pools	Entrance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no pool
		Location from accessible parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		Safety features i.e. warning for visually impaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Beaches	Location from accessible path into water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no beach
		Handrails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		Location from accessible parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Play Areas (tot lots)	All Play Equipment i.e. swings, slides	Same experience provided to all	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		Located adjacent to accessible paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Access Routes	Enough space between equipment for wheelchair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Game Areas: *ballfield; *basketball; *tennis	Access Routes	Located adjacent to accessible paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		Berm cuts onto courts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	no berm
	Equipment	Height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		Dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Spectator Seating		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Boat Docks	Access Routes	Located adjacent to accessible paths	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no boats
		Handrails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fishing Facilities	Access Routes	Located adjacent to accessible paths	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no fishing
		Handrails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Equipment	Arm Rests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		Bait Shelves	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		Handrails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fish Cleaning Tables	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Program- ming	Are special programs at your facilities accessible?	Learn-to-Swim	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no special programs
		Guided Hikes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		Interpretive Programs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Services and Technical Assistance	Information available in alternative formats i.e. for visually impaired		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Process to request interpretive services (i.e. sign language interpreter) for meetings		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

PARKING

Total Space: Required Accessible Spaces

		Yes	No	Comment/Transition Notes
Up to 25	1 space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
26-50	2 spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
51-75	3 spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
76-100	4 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
101-150	5 spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
151-200	6 spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
201-300	7 spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
301-400	8 spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
401-500	9 spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Specification for Accessible Spaces

	Yes	No	Comment/Transition Notes
Accessible space located closest to accessible entrance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Van space – minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sign with international symbol of accessibility at each space or pair of spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sign minimum 5 ft, maximum 8 ft to top of sign	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Surface evenly paved or hard-packed (no cracks)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surface slope less than 1:20, 5%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Curbcut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no curbs
Curbcut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

RAMPS

Specifications

	Yes	No	Comment/Transition Notes
Slope Maximum 1:12	<input type="checkbox"/>	<input type="checkbox"/>	no ramps
Minimum width 4 ft between handrails	<input type="checkbox"/>	<input type="checkbox"/>	
Handrails on both sides if ramp is longer than 6 ft	<input type="checkbox"/>	<input type="checkbox"/>	
Handrails at 34" and 19" from ramp surface	<input type="checkbox"/>	<input type="checkbox"/>	
Handrails extend 12" beyond top and bottom	<input type="checkbox"/>	<input type="checkbox"/>	
Handgrip oval or round	<input type="checkbox"/>	<input type="checkbox"/>	
Handgrip smooth surface	<input type="checkbox"/>	<input type="checkbox"/>	
Handgrip diameter between 1¼" and 2"	<input type="checkbox"/>	<input type="checkbox"/>	
Clearance of 1½" between wall and wall rail	<input type="checkbox"/>	<input type="checkbox"/>	
Non-slip surface	<input type="checkbox"/>	<input type="checkbox"/>	
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction	<input type="checkbox"/>	<input type="checkbox"/>	

Notes

SITE ACCESS, PATH OF TRAVEL, ENTRANCES

Specifications

Yes No Comment/Transition Notes

Site Access

Accessible path of travel from passenger disembarking area and parking area to accessible entrance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Disembarking area at accessible entrance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surface evenly paved or hard-packed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
No ponding of water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Path of Travel

Path does not require the use of stairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Path is stable, firm and slip resistant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3 ft wide minimum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Continuous common surface, no changes in level greater than 1/2 inch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Curb on the pathway must have curb cuts at drives, parking and drop-offs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Entrances

Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and not be the service entrance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	But no handicap sign
Level space extending 5 ft. from the door, interior and exterior of entrance doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no doors
Minimum 32" clear width opening (i.e. 36" door with standard hinge)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
At least 18" clear floor area on latch, pull side of door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no doors
Door handle no higher than 48" and operable with a closed fist	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no doors
Vestibule is 4 ft plus the width of the door swinging into the space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no doors
Entrance(s) on a level that makes elevators accessible	<input type="checkbox"/>	<input checked="" type="checkbox"/>	n/a
Door mats less than 1/2" thick are securely fastened	<input type="checkbox"/>	<input type="checkbox"/>	na/a
Door mats more than 1/2" thick are recessed	<input type="checkbox"/>	<input type="checkbox"/>	na/a
Grates in path of travel have openings of 1/2" maximum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Signs at non-accessible entrance(s) indicate direction to accessible entrance	<input type="checkbox"/>	<input type="checkbox"/>	n/a
Emergency egress – alarms with flashing lights and audible signals, sufficiently lighted	<input type="checkbox"/>	<input type="checkbox"/>	n/a

NOTES

Only public structure is open except for roof. Cement floor with 5 picnic tables

STAIRS and DOORS

Specifications

Yes No Comment/Transition Notes

Stairs No stairs

No open risers	<input type="checkbox"/>	<input type="checkbox"/>	no stairs
Nosings not projecting	<input type="checkbox"/>	<input type="checkbox"/>	no stairs
Treads no less than 11" wide	<input type="checkbox"/>	<input type="checkbox"/>	no stairs
Handrails on both sides	<input type="checkbox"/>	<input type="checkbox"/>	no stairs
Handrails 34"-38" above tread	<input type="checkbox"/>	<input type="checkbox"/>	no stairs
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)	<input type="checkbox"/>	<input type="checkbox"/>	no stairs
Handgrip oval or round	<input type="checkbox"/>	<input type="checkbox"/>	no stairs
Handgrip has a smooth surface	<input type="checkbox"/>	<input type="checkbox"/>	no stairs
Handgrip diameter between 1¼" and 1½"	<input type="checkbox"/>	<input type="checkbox"/>	no stairs
1½" clearance between wall and handrail	<input type="checkbox"/>	<input type="checkbox"/>	no stairs

Doors No doors

Minimum 32" clear opening	<input type="checkbox"/>	<input type="checkbox"/>	No doors
At least 18" clear floor space on pull side of door	<input type="checkbox"/>	<input type="checkbox"/>	No doors
Closing speed minimum 3 seconds to within 3" of the latch	<input type="checkbox"/>	<input type="checkbox"/>	No doors
Maximum pressure 5 pounds interior doors	<input type="checkbox"/>	<input type="checkbox"/>	No doors
Threshold maximum ½" high, beveled on both sides	<input type="checkbox"/>	<input type="checkbox"/>	No doors
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)	<input type="checkbox"/>	<input type="checkbox"/>	No doors
Hardware minimum 36", maximum 48" above the floor	<input type="checkbox"/>	<input type="checkbox"/>	No doors
Clear, level floor space extends out 5 ft from both sides of the door	<input type="checkbox"/>	<input type="checkbox"/>	No doors
Door adjacent to revolving door is accessible and unlocked	<input type="checkbox"/>	<input type="checkbox"/>	No doors
Doors opening into hazardous area have hardware that is knurled or roughened	<input type="checkbox"/>	<input type="checkbox"/>	No doors

NOTES

RESTROOMS – also see Doors and Vestibules

Specifications

Yes No Comment/Transition Notes

No restroom. 1 portapotty- not handicap accessible.

5 ft turning space measured 12" from the floor	<input type="checkbox"/>	<input type="checkbox"/>	
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At least one Sink:

No restroom. 1 portapotty- not handicap accessible.

Clear floor space of 30" by 48" to allow a forward approach	<input type="checkbox"/>	<input type="checkbox"/>	
Mounted without pedestal or legs, height 34" to top of rim	<input type="checkbox"/>	<input type="checkbox"/>	
Extends at least 22" from the wall	<input type="checkbox"/>	<input type="checkbox"/>	
Open knee space a minimum 19" deep, 30" width, and 27" high	<input type="checkbox"/>	<input type="checkbox"/>	
Cover exposed pipes with insulation	<input type="checkbox"/>	<input type="checkbox"/>	
Faucets operable with closed fist (lever or spring activated handle)	<input type="checkbox"/>	<input type="checkbox"/>	

At least one Stall:

No restroom. 1 portapotty- not handicap accessible.

Accessible to person using wheelchair at 60" wide by 72" deep	<input type="checkbox"/>	<input type="checkbox"/>	
Stall door is 36" wide	<input type="checkbox"/>	<input type="checkbox"/>	
Stall door swings out	<input type="checkbox"/>	<input type="checkbox"/>	
Stall door is self closing	<input type="checkbox"/>	<input type="checkbox"/>	
Stall door has a pull latch	<input type="checkbox"/>	<input type="checkbox"/>	
Lock on stall door is operable with a closed fist, and 32" above the floor	<input type="checkbox"/>	<input type="checkbox"/>	
Coat hook is 54" high	<input type="checkbox"/>	<input type="checkbox"/>	

Toilet

No restroom. 1 portapotty- not handicap accessible.

18" from center to nearest side wall	<input type="checkbox"/>	<input type="checkbox"/>	
42" minimum clear space from center to farthest wall or fixture	<input type="checkbox"/>	<input type="checkbox"/>	
Top of seat 17"-19" above the floor	<input type="checkbox"/>	<input type="checkbox"/>	

Grab Bars

No restroom. 1 portapotty- not handicap accessible.

On back and side wall closest to toilet	<input type="checkbox"/>	<input type="checkbox"/>	
1¼" diameter	<input type="checkbox"/>	<input type="checkbox"/>	
1½" clearance to wall	<input type="checkbox"/>	<input type="checkbox"/>	
Located 30" above and parallel to the floor	<input type="checkbox"/>	<input type="checkbox"/>	
Acid-etched or roughened surface	<input type="checkbox"/>	<input type="checkbox"/>	
42" long	<input type="checkbox"/>	<input type="checkbox"/>	

Fixtures

No restroom. 1 portapotty- not handicap accessible.

Toilet paper dispenser is 24" above floor	<input type="checkbox"/>	<input type="checkbox"/>	
One mirror set a maximum 38" to bottom (if tilted, 42")	<input type="checkbox"/>	<input type="checkbox"/>	
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor	<input type="checkbox"/>	<input type="checkbox"/>	

NOTES

FLOORS, DRINKING FOUNTAINS, TELEPHONES

Specifications

Yes No Comment/Transition Notes

Floors

Non-slip surface	<input checked="" type="checkbox"/>	<input type="checkbox"/>	cement
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored	<input type="checkbox"/>	<input type="checkbox"/>	
Corridor width minimum is 3 ft	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Drinking Fountains **None**

Spouts no higher than 36" from floor to outlet	<input type="checkbox"/>	<input type="checkbox"/>	
Hand operated push button or level controls	<input type="checkbox"/>	<input type="checkbox"/>	
Spouts located near front with stream of water as parallel to front as possible	<input type="checkbox"/>	<input type="checkbox"/>	
If recessed, recess a minimum 30" width, and no deeper than depth of fountain	<input type="checkbox"/>	<input type="checkbox"/>	
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach	<input type="checkbox"/>	<input type="checkbox"/>	

Telephones **No public phone. Emergency phone in non public area.**

Highest operating part a maximum 54" above the floor	<input type="checkbox"/>	<input type="checkbox"/>	
Access within 12" of phone, 30" high by 30" wide	<input type="checkbox"/>	<input type="checkbox"/>	
Adjustable volume control on headset so identified	<input type="checkbox"/>	<input type="checkbox"/>	

SIGNS, SIGNALS, AND SWITCHES

Switches, Controls and Signs **None.**

Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical outlets centered no lower than 18" above the floor	<input type="checkbox"/>	<input type="checkbox"/>	
Warning signals must be visual as well as audible	<input type="checkbox"/>	<input type="checkbox"/>	

Signs **None.**

Mounting height must be 60" to centerline of the sign	<input type="checkbox"/>	<input type="checkbox"/>	
Within 18" of door jamb or recessed	<input type="checkbox"/>	<input type="checkbox"/>	
Letters and numbers at least 1 1/4" high	<input type="checkbox"/>	<input type="checkbox"/>	
Letters and numbers raised .03"	<input type="checkbox"/>	<input type="checkbox"/>	
Letters and numbers contrast with the background color	<input type="checkbox"/>	<input type="checkbox"/>	

NOTES

SWIMMING POOLS, SHOWER ROOMS & PICNIC FACILITIES

Specifications

Yes No Comment/Transition Notes

SWIMMING POOLS – accessibility can be via ramp, lifting device, or transfer area

N/A

Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides	<input type="checkbox"/>	<input type="checkbox"/>	
Lifting device	<input type="checkbox"/>	<input type="checkbox"/>	
Transfer area 18" above the path of travel and a minimum of 18" wide	<input type="checkbox"/>	<input type="checkbox"/>	
Unobstructed path of travel not less than 48" wide around pool	<input type="checkbox"/>	<input type="checkbox"/>	
Non-slip surface	<input type="checkbox"/>	<input type="checkbox"/>	

SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use

N/A

Stalls 36" by 60" minimum, with a 36" door opening	<input type="checkbox"/>	<input type="checkbox"/>	
Floors are pitched to drain the stall at the corner farthest from entrance	<input type="checkbox"/>	<input type="checkbox"/>	
Floors are non-slip surface	<input type="checkbox"/>	<input type="checkbox"/>	
Controls operate by a single lever with a pressure balance mixing valve	<input type="checkbox"/>	<input type="checkbox"/>	
Controls are located on the center wall adjacent to the hinged seat	<input type="checkbox"/>	<input type="checkbox"/>	
Shower heads attached to a flexible metal hose	<input type="checkbox"/>	<input type="checkbox"/>	
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor	<input type="checkbox"/>	<input type="checkbox"/>	
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long	<input type="checkbox"/>	<input type="checkbox"/>	
Soap trays without handhold features unless they can support 250 pounds	<input type="checkbox"/>	<input type="checkbox"/>	
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar	<input type="checkbox"/>	<input type="checkbox"/>	
Grab bars are placed horizontally at 36" above the floor line	<input type="checkbox"/>	<input type="checkbox"/>	

PICNICKING

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

MAPS

- 1. Regional Context Map**
- 2. Zoning Map**
- 3. Soils and Geologic Features Map**
- 4. Water Resources Map**
- 5. Habitat Features Map**
- 6. Scenic Features Map**
- 7. Open Space Inventory Map**
- 8. Action Plan Map**