SUTTON RECONNAISSANCE REPORT

BLACKSTONE VALLEY / QUINEBAUG-SHETUCKET LANDSCAPE INVENTORY

MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM

Massachusetts Department of Conservation and Recreation

John H. Chafee Blackstone River Valley National Heritage Corridor

Quinebaug and Shetucket Rivers Valley National Heritage Corridor

PROJECT TEAM

Massachusetts Department of Conservation and Recreation
Jessica Rowcroft, Preservation Planner
Division of Planning and Engineering

John H. Chafee Blackstone River Valley National Heritage Corridor Commission
Joanna Doherty, Community Planner

Project Consultants
Elizabeth Vizza, Elizabeth Vizza Consulting
Electa Kane Tritsch, Oakfield Research
Daniel Wells, Hyla Ecological Services Inc.

Local Project Coordinators
Jennifer Hager, Town Planner
Mary Elizabeth Surprenant, Recreation Commissioner

Local Heritage Landscape Participants
Jonathon Anderson
Betty Atherton
Lew Atherton
Wanda Bien
Lee Carman
Rose DiRenzo
Heather Elster
Sarah Guzi
Bertha Gvazdauskas
Jennifer Hager
Elaine Halpin
John Halpin
Jan Hammarstrom
Josh Handverger
Mary Keefe
Sharon Kent
Dave Lavallee
Mike Morin
Cheryl Rawinski
James Renaud
Michael Salem
John Silverberg
Sally Stevenson
Mary Elizabeth Surprenant

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Cover Photographs: Manchaug Village
Longueview Farm
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INTRODUCTION

The 22 Massachusetts communities within the John H. Chafee Blackstone River Valley National Heritage Corridor (BRV) and the Quinebaug-Shetucket Rivers Valley National Heritage Corridor (Q-S) are linked by a common heritage of agriculture and industry powered by the rivers and streams that dominate the landscape of south central Massachusetts. River Corridor towns extend from Mendon on the east to Brimfield on the west. While they range in size from the city of Worcester to the compact town of Hopedale, each is equally shaped by the interaction of nature and culture over time.

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; they reflect the history of a community and provide a sense of place; they show the natural ecology that influenced land use patterns; and they 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 the two National Heritage Corridors (BRV and Q-S) have collaborated to bring the Heritage Landscape Inventory program to communities in south 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 methodology for the Heritage Landscape Inventory program was developed in a pilot project conducted in southeast Massachusetts and refined in Essex County. It is outlined in the DCR publication *Reading the Land*, which has provided guidance for the program since its inception. In summary, each participating community appoints a Local Project Coordinator (LPC) to assist the DCR-BRV/Q-S consulting team. The LPC organizes 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 and the LPC, accompanied by interested community members. This group visits the priority landscapes identified in the meeting and gathers information about the community.

The final product for each community is this Reconnaissance Report. It 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; describes the priority heritage landscapes and issues associated with them; and concludes with preservation recommendations. Two appendices include a list of all of the heritage landscapes identified at the community meeting and a reference listing of land protection tools and procedures.

PART I

SUTTON'S HERITAGE LANDSCAPES

SUTTON'S LANDSCAPE THROUGH TIME

Sutton sits on the geographic edge of the Worcester highlands, with an elevation over 800 feet in the west, dropping to an average 400 feet in the valleys of the Blackstone and Mumford Rivers. The town's landscape is further defined by several drumlins topped by rich agricultural soil, accounting for the picturesque hilltop farms in the town. Rough stony ground and granite outcrops are found in the southeast including Purgatory Chasm, a deep rift in the granite bedrock. Sutton is bordered by Oxford, Millbury, Grafton, Northbridge, Uxbridge and Douglas.

During the precontact era, Native Americans were drawn to the area especially for the fishing and hunting habitat asociated with Sutton's extensive wetlands, locating short-term camps around the ponds (Ramshorn, Manchaug, Stevens and Singletary). A quartz vein on the east side of town and a steatite quarry to the west were both valued stone sources. Sutton is thought to have been the location of a substantial Contact Period settlement as well, which was one in a line of settlements that, in the late 1600s, became the Christian Indian villages of Hassanamesit (Grafton), Manchaug (Sutton) and Chaubaunagungamaug in Webster. A network of trails connected these sites, including a north/south route in the vicinity of Singletary Avenue to Manchaug Pond.

Although the initial purchase of land from Nipmuc sachem Wampus was made in 1679, colonial settlement did not begin until the end of the Anglo/Native conflict in 1714, when Sutton was established as a town with its center located at the present town common. By the end of the Colonial Period over 2000 settlers were spread throughout town on dispersed farmsteads, primarily raising cattle and dairy cows. The Boston Post Road (now Boston Road) provided a highway on which their livestock could be driven to regional markets such as Worcester. While the town had built a number of mills, most of the mill privileges that were developed during that time period were located along Singletary Brook now located in present-day Millbury, which was set off from Sutton in 1813.

During the 1820s, textile manufacturing was established at three locations in Sutton: Pleasant Valley, Wilkinsonville, and Manchaug on the Mumford River. In 1828 the Blackstone Canal opened, cutting through the northeast corner of Sutton. It provided improved transportation of raw material and finished goods for the mills along the Blackstone, and cemented the importance of what would become known as Wilkinsonville. Although the canal ceased operations in 1848, the Providence and Worcester Railroad took its place both literally and figuratively, and Wilkinsonville continued to flourish.The forested steep hillsides and wetlands of Sutton produced another "crop": quantities of lumber, shingles, firewood and charcoal, and several small woodworking factories ran at capacity.

The Early Industrial Period (1830-1870) was a time of diversified economic prosperity and growth for Sutton. Industry expanded in Wilkinsonville and in Manchaug, where three new granite mills and adjunct worker housing were constructed. Smaller industrial settlements developed in Pleasantdale and Marbleville. Cotton and woolen textiles, wooden shuttles and textile machinery were Sutton's major products at the height of its industrial history in the mid-19th century, as well as agricultural tools, boots and shoes on a smaller scale. Sutton's farm land was put to use primarily as hay fields, to feed the town's beef cattle and growing dairy herds. Two varieties of apple, the McIntosh

(introduced in 1890), and the Sutton Beauty were in large part responsible for the expansion of Sutton's orchards by the end of the century. Worcester provided a market for both hay and firewood.

By 1900, however, textile manufacture was the only industry in town: B.B. & R. Knight of Rhode Island ("Fruit of the Loom") bought the Manchaug mills in 1873; the mill in Wilkinsonville sat empty between 1898 and 1915 but it came back into production as the Anco Mill. Sutton's prosperity ended soon after World War I with the regional collapse of the small-town textile industry. Streetcar service ended by the 1920s.

Like many other towns in the region, Sutton "reinvented" itself over the following decades. When the Anco mill, which had been vacant for eight years, reopened in 1933, it was adapted for use by small machine, metal and woodworking shops. The mills at Manchaug underwent similar changes. After bovine tuberculosis forced the smaller dairy farmers out of business, dairying became concentrated on four large, well-capitalized farms, while smaller farms focused their resources on apples, poultry and pure-bred cattle. Roadways were improved to handle expanding automotive and commuter traffic, including Providence Road (Route 122A) and, by 1940, the new four-lane Worcester-Providence Turnpike (Route 146). The shores of Manchaug, Singletary and Ramshorn ponds became attractive as summer vacation areas, and were developed with numerous small summer cottages. Sutton State Forest and the Merrill Pond Wildlife Management Areas have further expanded the recreational open space in the town.

Today, many summer cottages are undergoing another redefinition as they are converted to four-season use. At the same time, the next generation of highway improvement has developed Route 146 into a major interstate transportation route, making Sutton an accessible bedroom community for commuters to Providence, Worcester, and beyond, threatening the rural landscape and mill villages with increased development pressures.

COMMUNITY-WIDE HERITAGE LANDSCAPE ISSUES

Concern for heritage landscapes is not new to Sutton. The town's Open Space Plan, prepared in 2002, observes: "Sutton has a plethora of scenic resources and unique environments….Concerted efforts should be made to maintain agricultural uses, historic structures and open spaces through tax incentives and zoning." A comprehensive historic resources survey, completed in 1999, documented historic resources in every area of town, and made recommendations for further work.

Sutton's Heritage Landscape Identification meeting, attended by interested residents including many representing town boards, was held on March 22, 2007. During the meeting, residents compiled a lengthy list of the town's heritage landscapes, which is included as Appendix A of this report. As the comprehensive list was being created, attendees were asked to articulate the value of each landscape and identify issues relating to its preservation.

Residents emphasized broad issues related to heritage landscapes and community character. These issues are town-wide concerns that are linked to a range or category of heritage landscapes, not just to a single place. In Sutton, three related issues stand out.

Agricultural Land
Sutton's 1992 Master Plan addressed the issue of threats to the Town's farmland. It noted that the Town has numerous active and inactive farmlands throughout the northern half of its land mass. They occupy most of the community's remaining open lands on soils which are conducive to development. Mechanisms that provide protection for the land as well as for the activity of farming are essential to ensure that Sutton's farms can be sustained for years to come.

Village Preservation
Sutton is a town of distinctive villages, and each faces challenges to the preservation of its unique character and vitality. The Town's 2002 Open Space Plan addressed the special character and issues facing each village, noting that there are significant historic resources in virtually every area. It will be important to support economic development measures that protect and build on the qualities that make Sutton's villages notable statewide for their mill architecture and rural settings.

Scenic Vistas
Linked to the importance of Sutton's farms and villages are the spectacular vistas available in many parts of town. Sutton has done an outstanding job in advocating for protection of its scenic roads. The scenic landscapes from those roads and within each of its centers are beloved aspects of the Town that need an equal measure of protection. The Open Space Plan underscored the importance of protecting the agricultural uses, historic structures and open spaces that constitute the incomparable vistas throughout Sutton.

PRIORITY HERITAGE LANDSCAPES

Based on information gathered at the community meeting, attendees identified a group of priority landscapes for the consulting team to focus on, through field survey, documentation and planning assessment. Each of the priority landscapes is highly valued and contributes to community character. None of them has any permanent form of protection.

Sutton's priority landscapes range from a one-room school house to two of the town's important mill villages. A hillside farm with its vistas is indicative of the town's ridge-top settlement and strong agrarian roots, while a pond system and its remarkable past tell of the innovative spirit of Sutton's forebears.

The landscapes which were given priority status at Sutton's community meeting represent a range of scales and types of resources. Each landscape is also representative of other, similar properties in the town and each demonstrates the multiple layers of significance that are common to most heritage landscapes.

Natural and cultural features, individual and civic histories, combine to present property owners and concerned citizens with a complex combination of present-day issues and opportunities. The descriptions and recommendations that follow are intended to be first steps and constructive examples for what needs to be an ongoing process: to identify what is valued and irreplaceable in the community, and develop strategies that will preserve and enhance Sutton's landscape heritage.

Manchaug Village

Description: Manchaug Village is a mill village located in the southwest corner of Sutton near the Douglas town line. It is a visually cohesive village of mill buildings, ponds, dams, and mill housing set at the intersection of Putnam Hill Road/Main Street and Manchaug Road/Whitins Road.

Of the three mills once located in Manchaug Village, just one survives: the ca. 1826 #1 Mill, a massive, four-story (in its highest portion) granite building with a prominent bell tower located on the east side of Main Street. The mill has low-pitched roofs with strongly projecting eaves trimmed with paired Italianate-style wood brackets. It is occupied by a variety of businesses. The #1 Mill Pond is located across the street. Its dam, traversed by Manchaug Road, consists of a 60-foot long spillway with granite block abutments at either end; it is a major scenic element in the Village, visible from a small park area along the riverbank. The dam and mill pond are privately owned.

The former company store is located across the Manchaug Road bridge near the mill pond. It is a three-story, granite structure of Italianate design, but with less ornate detailing than the mill. The owner lives in the building and has a business on the first floor. The Second Empire-style former Manchaug Mills office, now used as the post office, is located across the street, on the north side of Manchaug Road. West of the post office a portion of a stone-arched structure can be seen in the woods. Turn of the century illustrations show that this was one of two tailraces channeling water away from Mills #2 and #3, constructed with a roadway over them for traffic between the mills.

Archaeological remnants of the #2 Mill can be seen in the woods behind the present-day Manchaug Post Office. The site of the #3 Mill was bulldozed flat after a fire demolished the structure in the 1980s.

The stone former fire station on Main Street is now used as vehicle storage for the Sutton Cemetery and Parks Department. The Manchaug Library is located on the site of an earlier boarding house.

The intersection of the Village's main roads creates a triangle of land that contains a spruce tree, flagpole, cannon and memorial identifying the space as "Mateychuk Square Post 390".

Background: The earliest recorded activity on the Mumford River at the site of the future Manchaug Village was a triphammer shop in 1795. For the most part, there were a few scattered farmsteads in the area through the first quarter of the 19th century, until a group of men from Providence, Rhode Island purchased the waterpower site and about 48 acres of land in 1826. With an additional purchase of land, the original partners were joined by others and began to construct the #1 Mill in 1826. A second, wood-frame mill, no longer extant, was built across Main Street near the present Manchaug Library. Housing for mill workers was constructed, and a village took shape very quickly around the mill at the intersection of Putnam Hill and Whitins Roads.

The business changed hands several times, passing in about 1848 to Lewis Dexter, Benoni Cook and Isaac Brown. While members of the partnership changed over time, the mid-19th century was the most prosperous period of Manchaug and its mills, with major additions to #1 Mill in 1855 and the building of #2 Mill around 1860. In 1868 a large third stone mill, designated #3 Mill, was built. In response to the expansion of manufacturing facilities, the Village experienced a major period of development, doubling in size between 1868 and 1878. Most of the houses in the Village were built by the Manchaug Company for its employees. Several single-family houses were built by private individuals during the 20th century in the southern section of the Village.

After 1873, the Manchaug Mills produced a cotton cloth under the brand name of "Fruit of the Loom." During World War I the mills in Manchaug were operating double time to meet demand, but when the war ended business fell so sharply that, within only a few years, the mills were closed. Former company houses became the property of private homeowners and the mill buildings, owned by individual owners, were adapted to new uses. In 1936. #2 Mill was destroyed by a flood when Tucker Dam gave way above it. In

the 1980s, #3 Mill was being used as a chicken-raising facility when it was destroyed by fire.

The well-preserved #1 Mill has endured and been adapted for use by a variety of light industrial and commercial enterprises. There has been a good deal of investment in the Village over the last ten years, and the area has been fortunate to have not experienced significant demolition of historic structures. A Village Zoning District has been established for Manchaug that allows a mix of residential and commercial uses.

The Town recently received a $50,000 legislative earmark for improvements to Manchaug Village. Approximately half of the funding will go toward master planning, and there are preliminary plans to use the remainder for streetscape improvements such as ornamental trees, sitting areas, period lighting and a pole banners.

In the Town's Open Space Plan, Manchaug and the contiguous landscape that includes the historic mill waterways was identified as a significant historic and environmental resource for the Town.

Issues:

- Lack of permanent protection of village, which contains numerous historic resources that relate strongly to the development of Manchaug and the town as a whole.
- Protection of Village Character: important to ensure that any future development in the Village is visually compatible
- Important to maintain and strengthen the Village's identity in town.

Recommendations:

- Consider nomination of the village as a National Register District. The designation could help foster pride, increase awareness about the historical significance of the village, and make commercial buildings eligible for tax credits for appropriate renovation projects. The area was evaluated by the Massachusetts Historical Commission (MHC) in 1999-2000 and found to be eligible for the National Register.
- Consider designating Manchaug Village as a Local Historic District or a Neighborhood Architectural Conservation District. Described in Part II, below, these designations both provide protections for special areas such as Manchaug. Consult with MHC to determine which would be most appropriate for the village.
- Continue to promote Manchaug's unique values and qualities to the town. This could include interpretive tours and other ways to heighten its visibility and importance.
- Ensure that streetscape improvements are historically compatible.

Wilkinsonville

Description: Wilkinsonville is an early to mid-19th century mill village located in the northeast corner of Sutton, centered around the intersection of Providence Road, Depot and Pleasant Streets. It stretches from the Grafton town line and follows the Blackstone River past Chase Road almost to the town's boundary with Millbury. The historic area is briefly interrupted by a small 20th century commercial development at the intersection of Providence and Boston Roads.

Remnant buildings of the original mill around which Wilkinsonville grew, the Sutton Manufacturing Company, are located near the Blackstone River on Depot Street. The 1898 map of Wilkinsville shows a series of structures stretching along the south side of the river, only three of which still exist. A one-story industrial complex built of concrete block was constructed in the mid-20th century within the remains of an older mill building. The front section is of brick, probably brick-faced concrete block. A one-story granite section of a relatively intact portion of the mill complex survives, its walls laid in alternating wide and narrow courses of stone. A third portion of a granite mill building is located nearby, which has lost part of its north wall. Mill windows were being closed up with concrete block during our site visit. The building has been vacant for decades.

The mill's facilities were enlarged early in the 20th century including construction of brick mill buildings located across the river on Depot Street, one of which is currently occupied by Polyvinyl Films, Inc, the business that produces Stretch-Tite plastic wrap. The mill buildings are owned by CBC Realty. There has not been a great deal of private investment in the old structures. The owners have given an easement for the Blackstone Bikeway to pass through their property along the river.

The 1825 Dudley Shuttle Mill, where the shuttles were created that were used in the mills, is located at the intersection of Providence Road and Buttonwood Avenue, about 1,500 feet west of Wilkinsonville's core. Although spatially separate, the Shuttle Mill is an integral part of Wilkinsonville's industrial history.

The predominant mill housing in this village consists of large boarding houses. Buildings are almost all wood-frame, and most are sheathed in aluminum or vinyl siding.

One mile down Blackstone Street, where the road crosses back over the river, sections of the Blackstone Canal adjacent to the river are visible upstream and downstream of the bridge. Below the bridge that carries the road across the river is the approximately fifteen foot wide Pleasant Falls Dam, popularly known as Singing Dam for the mesmerizing sound the water produces as it flows over the large curved, granite structure.

The Town is planning the development of a park named Tricentennial Park on town-owned land on the south bank of the Blackstone near Singing Dam. Supported by $510,000 from the Executive Office of Transportation and Mass Highway (as well as approximately $45,000 from the Blackstone River Valley National Heritage Corridor Commission for design), plans include seating, planting, scenic overlooks, parking, and a canoe portage. The owners of the nearby factory, J & G Manufacturers, are giving an

easement to land they own by the river in order to provide for re-entry into the river. The Blackstone River and Canal Heritage State Park Master Plan, prepared by the state in 1983, recommended that just such an interpretive park node be developed in the Singing Dam area

Upriver from the park site is a marshy area, where water was diverted before the Blackstone Canal was built to create a mill pond for a mill, no longer extant. A dairy farm is located across the river, its pastureland gently dropping to the riverbank where cows come to water. Plans are in the works for an easement for the Bikeway to pass through the farm property. The juxtaposition of the farm and the canal, within a short distance of the heart of Wilkinsonville, help to connect these two components of Blackstone River Valley history.

Background: As early as 1736 a grist mill was operated at Pleasant Falls by Daniel Chase. Until the early 19th century the area remained rural, with no concentrated settlement until 1815, when Asa Waters, II, arms manufacturer from Millbury, purchased land on the Blackstone River and built a dam, saw mill, grist mill, and factory for manufacturing cotton yarn. In 1822, his factory was destroyed by fire, and Waters sold out the following year to David Wilkinson of Rhode Island. Wilkinson was the brother-in-law of Samuel Slater of Providence, who had established the first successful cotton spinning mill in the United States in 1790. David Wilkinson himself is known as the founder of the American machine tool industry. He played an early role in the development of textile machinery, steam engines, and machine tools. In partnership with his nephew, he improved and manufactured Rhode Island's first marketable power loom, which became the most commonly used power loom in New England mills during the Industrial Revolution.

After his purchase from Waters, Wilkinson built a stone factory on the south side of the Blackstone River, just west of the present Depot Street bridge. The Dudley Shuttle Works, established in 1825 originally on the same water privilege as the Wilkinson mill, is said to be the first American manufacturer of shuttles. The shuttle industry was to be a mainstay of Sutton's economy for 150 years.

The Blackstone Canal between Worcester and Providence was opened in 1828, and passed through Wilkinsonville, improving transportation of goods for the mill. At Pleasant Falls Pond impoundment and dam (Singing Dam), locks were built and the pond was navigated as part of the canal. With the economic depression of 1829 David Wilkinson lost his mill, and both the mill and village were taken over by Samuel Slater. Under Slater the mill was incorporated in 1836 as the Sutton Manufacturing Company. In 1848, the Providence and Worcester Railroad opened, with a station in Wilkinsonville, and soon replaced the canal as a more efficient means of transportation. The mill steadily grew through the middle of the19th century, so that by the late 1870s two million yards of cloth were produced annually. In 1896 Sutton Manufacturing ceased operations and the mill, with other village buildings, were sold at auction in 1904. A series of improvements, enlargements, sale of the property, and times of vacancy continued until the mid-20th century, when there were still mill buildings on both sides of the river and a variety of businesses occupying them. During the late 1950s, most of the outer walls of the original stone mill were razed, leaving only the remnants of the original building that survive today, and the later brick mill additions north of the river.

In the Town's 1992 Master Plan, recommendations were made for zoning changes that would facilitate limited and compatible development in the Town's older villages, to promote their revitalization and character. Since that time, a Village Zoning District has been established for Wilkinsonville that allows a mix of residential and commercial uses.

Issues:

- Future of Mill Remnants: owner of the original stone mill has not invested in redevelopment, and remnants present an abandoned appearance to Depot Street area.
- Compatible Development in the Village: need for incentives and controls for revitalization of the Village that is well integrated into its historic character. The Heritage Plaza and other modern structures are visually incompatible with the historic character of the area.
- Boundaries of the Area: Dudley Shuttle Mill is a significant building and company, and it would seem to belong in the area.
- Lack of River Views: The Blackstone is not very visible in the eastern end of the village. The property owner has granted permission for access, with the Blackstone Bikeway planned to come through. River views from the road, however, need to be improved.

Recommendations:

- Share the findings of this project with the mill owner. The owner needs to know that this heritage mill landscape is highly valued by Sutton's citizens. Share information about the character defining features of mill buildings and appropriate treatment of them. Work with mill owner to open up selected river views along Depot Street.
- Consider nominating Wilkinsonville for designation as a National Register Historic District. The area was evaluated by the MHC in 1999-2000 and found to be eligible for the National Register.
- Revisit the area's boundaries to consider inclusion of the Dudley Shuttle Mill.

Longueview Farm (Johnson Farm)

Description: Longueview Farm is a 64-acre farmstead in the Sutton Center National Register Historic District. Sutton Center was the farming village of town, and the Center still exhibits the characteristics of a 19th century rural New England village. One of several small farms that still exist in the Center, Longueview Farm is located on the south side of Boston Road near the intersection of Boston Road and Uxbridge Road/Singletary Avenue. More than half of the property consists of open fields lined with stone walls, and approximately 10 acres were hayed last year. Until recently Belgian horses were raised on the property, but are no longer. Split rail fencing that defined pasture and paddock areas is in poor condition.

The farmhouse, historically known as the Lazarus LeBaron Tavern, is a large, 16-room dwelling that makes a strong statement sitting on a rise above the road, with pastures to the east, a large lawn to the west, and mature evergreen and deciduous trees in the yard. It is a handsome hip-roofed, five-bay, center-entry two-story Federal style house with paired chimneys and an attached rear ell. Its interior is remarkably intact, retaining many of its features from its early years as a tavern.

At the end of the drive and to the rear of the house is a large English barn that may be of the same date as the house. When there were Belgian horses on the property they were stabled here, and there is also hay storage in the barn. Other outbuildings include a garage, a shed-roofed wagon shed with old sleighs stored inside, and a traditional elevated corn crib.

The land is gently rolling, with expansive vistas from the high pasture. To the south, there is a long view of Uxbridge Road moving down the valley away from the town center. Mount Wachusett is visible to the north, and on a clear day it is possible to see Mount Monadnock behind it. The white spire of the First Congregational Church in Sutton Center is visible nearby. The property falls down to Clark Pond along the east boundary, and approximately one quarter of the pond shoreline is owned by the farm. The openness of this farm property is extended by its adjacency to King Farm, which owns another quarter of the pond shoreline. Longueview Farm's broad, open fields provide nesting habitat for bobolink and other grassland nesting birds.

The property is owned by a number of family members, descendants of the owners who purchased the farm in the 1930s. It is under Chapter 61A and also has a deed restriction on it that must be renewed every 30 years. The covenant declares that there shall be no additional buildings or other structures constructed, other than those required to support agricultural or horticultural purposes. The use of the property is restricted to "agricultural, horticultural and farming purposes and uses related thereto." There is a desire on the part of some family members to provide a more permanent restriction for the property, and they are looking for the right partner to assist them.

Background: Lazarus LeBaron, a Boston hatter, moved to Sutton after his wife's death around 1770 and purchased this property, living in a small house on the land until the current large dwelling was constructed in 1794. A 1935 account of the house and its history notes that LeBaron kept a store and tavern here, and that it was said that a number

of well-known travelers came to the tavern, including Lafayette and Governor John Hancock.

The grandparents of the current owners bought the farm in the 1930s-40s, and it was a dairy farm for a time. The house has been unoccupied since January of 2006, but is secured.

Sutton's 2002 Open Space and Recreation Plan underscored the importance of farmland to Sutton's character: "The continuous use of farmsteads as part-time commercial or hobby farms, including horse farming, has been a key factor in maintaining Sutton's rural character, particularly around the village of Sutton Center…." The plan stated that Sutton Center was considered by many to be the Town's key character-defining village, and it identified Longueview Farm specifically as a priority parcel for appraisal: "The loss of this resource through negative impact of contemporary development would be tragic."

Issues:

Longueview Farm is a rare property whose existence defines a significant part of the rural character of the town of Sutton. Its wall-lined open fields, crowned by a cluster of classic historic buildings, stretch for nearly half a mile along Boston Road from the low land by Clark Pond up the gentle grade that marks the approach to Sutton Center. The imposing Federal-style residence is unchanged on the outside, and boasts a nearly intact period interior.

The property's gentle slope, agricultural soils, proximity to town center, and immediate access to high speed commuter Route 146, all make it an obvious target for residential development in a town that has seen over 500 new houses constructed during the past decade alone.

- Future disposition of the property, and resolution of family conflict
- Lack of Permanent Protection—house, barn and land need protections from inappropriate development, and the right partner needs to be found. The family is not comfortable working with the regional land trust.
- Return of some level of farming to the property: in order to keep the fields open, there needs to be some level of agricultural activity here or, at a minimum, routine mowing. A family member is interested in returning horses to the site.

Recommendations:

- Continue to pursue permanent protection status, in the form of both Conservation and Preservation Restrictions.
- The town should assist the owners in seeking out conservation- and preservation-minded partners who could assist with funding of restrictions or outright purchase and protection of property. Potential organizations to explore include The Trustees of Reservations and Historic New England. The latter holds Preservation Restrictions through their stewardship program (see http://historicnewengland.org/services/steward.htm)
- Ensure, during this transitional period, that the house is being adequately maintained and, if not occupied, then properly secured.
- Plan for occupation of house, and ongoing use of the land to maintain open fields, including the potential to lease out fields to local farmers for use.

- Document the farm on MHC Area or Landscape forms. The house has been documented, but the property needs to be addressed as a historic resource in its entirety.

Marion's Camp on Lake Singletary

Description: Marion's Camp is a former summer camp on 25 acres of town-owned land on the southern shoreline of Lake Singletary. There are 14 buildings on the site. The focal building is a wood-frame house with a fieldstone chimney, called Marion's House. Other buildings in the complex include the Infirmary, Goddard Lodge, the Winterhouse, a boathouse by the lake, and nine small cabins in the woods in the southeastern portion of the site, which have been broken into periodically. They are all wood-frame in varying condition, vacant and boarded up except for the boat house which is used during the warm seasons.

There is a parking area near the main building, and in 2005 an Eagle Scout did some landscape improvements to organize the parking area including painted parking stops. There is a volleyball court at the edge of the woodland path along which the cabins are located. The wooded southern portion of the property slopes steeply and a power line runs through the property at this edge.

The town-owned property is currently used for its Lake Singletary beach area, accessed by a steep road with failing pavement down to the lake. The beach sees active use and is staffed with lifeguards from 12-6 pm, Father's Day through Labor Day weekend. There are about 180 Sutton families and 20-25 non-resident families who buy season passes. The town has offered swimming lessons on the site since 2005. This is the only public access to Lake Singletary, a Commonwealth Great Pond. Existing trails on the site are used for horseback riding, and the high school's track and cross country teams run on the property.

Invasives including Japanese knotweed and bittersweet as well as poison ivy are taking over large sections of the property. This will become an increasing problem because, other than periodic mowing of the lawn, there is no regular maintenance of the property.

A master plan for Marion's Camp was prepared in 1990, and revisited and revised in 2003. The Recreation Commission would like to have an extensive summer recreation program on the site, and make the property available for a variety of uses. The plan called for improvements and expansion of the trail system, improvements to the volleyball court, an area for outdoor camping along the southern edge of the property, a picnic area, and additional parking. The Lodge was evaluated by a structural engineer. This building, along with the Winterhouse, were proposed to be retained and improved as multi-purpose spaces, with the rest demolished. There was consideration of selling off a portion of the property to fund improvements.

The Singletary Lake Association has opposed previous plans for development of the property for recreational use, based on concerns about greater access, appropriate use of the lake, and the potential for boats to exacerbate invasive weed problems.

Background: According to the History of Sutton, until 1929 the Worcester Camp Fire Girls used the Goddard property in Auburn for its summer camp. As membership increased, a larger camping area was needed and Mrs. Harry Goddard purchased the site that is now Marion's Camp in 1928. The camp was named after Mrs. Goddard's daughter. Once the organization incorporated in 1929, the property was transferred to Camp Fire Girls of Worcester, Inc.

Goddard Lodge was moved from the Goddard estate in Auburn to the property and, over a period of years, buildings were added to the camp. Some buildings were built with private contributions. After the camp closed, the town purchased the property in 1989.

Sutton's 2002 Open Space Plan incorporates development of Marion's Camp to provide recreational opportunities for the Town in Year 3 of its Five Year Action Plan. It states: "This site is very important to the town as the only public recreational site with water access."

Issues:

- Threat to Structures from Neglect: it appears that some structures at the camp could be successfully adapted for reuse, but they need immediate attention to prevent further deterioration.
- Lack of Landscape Maintenance— Invasive vegetation is overtaking property and needs immediate and ongoing control; poor condition of access road to beach needs to be addressed as a safety issue.
- Liability: as a town-owned property on the lake, and with abandoned buildings and an access road in poor condition, the town could be liable for someone entering the site and hurting themselves.
- Need for constructive engagement with the Lake Association.
- Recreation/Park/Conservation/Historical Commission Interface: need for coordinated support between town boards concerned with preservation, conservation and use of public land, particularly in cases such as this where a demonstrated need and opportunity exists for clear public benefits.

Recommendations:

- Roofs need to weatherized, crawl-spaces have to be secured against nesting animals, and access points such as doors and windows need to be tightly secured.
- Revisit the master plan and prioritize recommendations. In particular, consider the following early action items:
  - Have all buildings assessed by a structural engineer to determine which ones can be stabilized, and which ones need to be demolished; move forward with demolition for those structures deemed unsafe; stabilize and mothball structures desired for future use; prioritize invasive plant control actions.
  - Make repairs to the beach access road
- Work to find common ground with the Lake Association, and advocate for the importance of this property for public use. As a Commonwealth Great Pond, public access to Lake Singletary for purposes of boating, fishing, and hunting is required.
- Support the Recreation Commission's efforts, and encourage all boards interested in renovating this site for public use to join together to move the process forward.
- Consider using DCR's Historic Curatorship Program as a model for providing on-site stewardship. Under this model, the Town would enter into a long-term lease with a tenant curator who would pay rent in the form of services – primarily the rehabilitation and maintenance of the property, but also providing a permanent on-site presence to monitor activity in the camp and lakefront area. A lease agreement could be also arranged to allow the tenant to provide concession services, such as a kayak rental operation, to help them fund the maintenance of the property, and simultaneously provide park users with a low impact recreational opportunity.

Eight Lots School and Merrill Pond system

Description: This priority landscape includes the historic one-room Eight Lots School as well as the six ponds comprising the Merrill Pond system and the land surrounding them. The ponds and adjacent land comprise a portion of the state-owned Merrill Pond Wildlife Management Area managed by the Department of Fisheries and Wildlife. West Sutton Road roughly parallels the pond system southwest along two-thirds of its length, which begins in the southern end with Thompson Pond on the Oxford town boundary, and continues northeast through Stockwell Ponds (also named Merrill Pond, with numbers indicating separate Merrill Ponds, on some maps) and on to the northern end of the District with Welsh Pond. The Eight Lots area of town lies to the west of the ponds. The Eight Lots schoolhouse, a remnant of this early settlement, sits in the midst of the pond area and is being treated as part of this priority landscape.

The land around the ponds is composed of a mixed oak-pine forest surrounding open marsh habitat. Some of the ponds are shallow and marshy due to siltation and structural problems with the dams. Fish species include large mouth bass, pickerel, and bluegill.

The white clapboard school building (c. 1790-1830), a well-preserved example of a one-room school house, sits on a slight rise above its bordering roads in a triangle formed by Eight Lots Road, West Sutton Road and West Millbury Road. Constructed on solid ledge, it is a one-story, gable-front, wooden building with a center entrance with transom and no windows on the front façade. The schoolhouse faces southwest toward Eight Lots Road, which is shaded by rows of mature evergreens. A Friends group formed to support the school was instrumental in maintaining and renovating the building. It is believed that

they have disbanded; the Sutton Historical Society has taken on the task of stewardship. Meetings and picnics are periodically held on the site. In 2001, the Scouts painted the building.

East of the schoolhouse, Eight Lots Road crosses over the ponds, and just north of the road lies Colors Bridge. This bridge marks the beginning of an old road that went around the former fish hatchery at the pond into Grass Hill in Millbury. Colors Bridge is a rare, historic "slab bridge", made up of large flat stones forming abutments and spanning the water. North of this site, at the southeast corner of the intersection of West Sutton and Hutchinson Roads, low concrete foundation-like structures and a concrete apron can be seen near the ponds. These appear to be elements of a fish sorting channel built about 1921 when the ponds were used as a fish hatchery. A stone and concrete sluiceway, also part of the waterway network for the hatchery, can be found at the northern end of Welsh Pond near West Sutton Road.

At the southeastern corner of the intersection of Eight Lots and West Sutton Roads there is a fieldstone building foundation approximately 350 feet long, above the pond just to the south. It is possible that this foundation is associated with the former cranberry bogs. There is an 18th century cemetery in the Wildlife Management Area, where vegetation is overgrown and some monuments are fallen over and broken.

Background: Farms in the Eight Lots area include some of the longest-settled properties in Sutton and are closely associated with the early history of the town. Four extant houses and the site of the first Sutton town meeting are located on the "Eight Lots" laid out for settlers by the Sutton Proprietors in 1719. The Eight Lots School is believed to be the oldest schoolhouse standing in Sutton, presumably built to serve the children in the area.

An early grist and saw mill was located at the intersection of West Sutton and Hutchinson Roads, where today the concrete remnants of the 20th century fish hatchery are seen. These mills were powered by water from a series of reserve ponds extending at least a mile above the dam built for the purpose. According to the History of Sutton, the drained ponds were used as fresh meadow hay fields after the mill was abandoned.

In 1868 three partners bought the water privilege and adjoining land to cultivate cranberries for a popular and expanding market. They were soon joined by Reverend Thomas Hill, president of Harvard College, and landscape architect Frederick Law Olmsted. Olmsted was only involved as an investor, not a designer. The enterprise was incorporated as the Sutton Cranberry Company in 1870. The company owned about 196

acres of land, and the ditches previously dug to drain the fresh hay meadows were useful in raising cranberries, since they allowed the water to be raised over the berries on frosty nights. The operation was very successful for a number of years, producing 1,200 bushels of cranberries in 1875 and commanding the highest prices at market. However, expansion of the cranberry industry to other parts of the country outcompeted the central New England industry, and the Sutton operation ceased operations probably in the early 1880s.

Following World War I, the Massachusetts Department of Fish and Game began a project to cultivate species of pond fish that could live in warmer water than trout. Arthur C. Merrill, a scientific fish culturist and superintendent of the state fish hatchery in Wilkinsonville, was commissioned to undertake the new breeding experiments. Old cranberry bogs were dredged, new dams were built to improve water flow, and reforesting of open land around the ponds was undertaken. The model fish hatchery network extended for two and a half miles, from the Oxford town line to Lake Singletary. Six ponds were stocked with perch, pout, sunfish, and bluegills from Western Pennsylvania, and by the early 1950s the hatchery was also raising large mouth bass, pickerel, and yellow perch. The enterprise became a model for the raising of warm water fish, replicated in 18 Massachusetts State Forests. Approximately 250,000 fish raised here were distributed to ponds all over the state. The fish hatchery ceased in the 1960s.

The Action Plan from the Town's 1991 Open Space Plan was included in its 1992 Master Plan. A recommendation was to work with the State to improve Stockwell (Merrill) Ponds as a wildlife habitat for fish and game. It was noted that this might involve some dam repair and restoration of ponds to allow navigation by small boats.

Issues:

- Lack of Awareness: tremendous depth of history of the pond system and surrounding area, community needs to be connected to it
- Need for continuing stewardship of schoolhouse
- 18th Century Cemetery in Poor Condition: need to address status and preservation of cemetery and assign responsibility
- Other use issues include dumping of household items and minor encroachments by abutters.

Recommendations:

- Continue collaborations between private groups and state to monitor and enhance use of Wildlife Management Area
- Determine the realistic feasibility of making improvements/restorations to the pond environment including dam repair.
- Interpret the resource: develop an interpretive program for school children, and a walking tour for adults. Tell the story of the dynamic use of the ponds and surrounding land over time, as well as the history of the schoolhouse and the neighborhood it served.
- Take steps to address the needs of the cemetery: determine ownership, and document it on an MHC form, possibly in conjunction with a town-wide cemetery survey as recommended in the 1999 Comprehensive Survey report; determine the best avenue for stewardship.
- Research fieldstone foundation on Eight Lots Road; it is a significant element of the area's commercial history.

PART II

BUILDING A HERITAGE LANDSCAPE TOOLKIT

EIGHT TOOLKIT BASICS

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 resources. Below is a checklist of the basics. Each is discussed in the sections that follow and in Appendix B.

1. Know the resources: Inventory
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.

2. Gain recognition for their significance: National Register Listing
The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation. 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.

3. Engage the public: 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.

4. Think in context: Comprehensive and Open Space Planning
It is important that Open Space Plans and Comprehensive or Master Plans 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.

5. Develop partnerships: The Power of 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.

6. Defend the resources: Zoning, Bylaw and Ordinance Mechanisms
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.

7. Utilize the experts: 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, the Heritage Corridor and the Central Massachusetts Regional Planning Commission.

8. Pay the bill: Funding Preservation
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.

SUTTON'S TOOLKIT – Current Status and Future Additions

What follows is a review of the tools that Sutton already has in place, as well as a number of additional tools that fall within some of the categories noted above (The tools already in place for Sutton provide a good foundation for heritage landscape preservation, but their efficacy as protection for the town's natural and cultural resources can be significantly improved by strengthening existing measures and putting others in place. Appendix B includes extended descriptions of preservation measures; the specific applications of those tools to Sutton's resources are described below. In addition, the appendix contains a full description of additional avenues and creative approaches that Sutton can consider in developing a multi-pronged strategy for preservation.

A tool that has been proven to be one of the single most valuable resources in protecting heritage landscapes has been the Community Preservation Act (CPA). Towns that have approved the CPA have been able to leverage funding for such activities as historic resource surveys, acquisition of conservation restrictions and open space, adaptive reuse of historic structures, and signage programs. While there was significant support the last time it went up for a vote at Town Meeting in 2006, further work is necessary to clarify its benefits and outline how it could be utilized to benefit Sutton. This will help to allay concerns and increase support. More information about the CPA can be found in Appendix B under 6. Defend the Resources: Laws, Bylaws and Regulations and 8. Pay the Bill: Funding Preservation.

These tools should be considered in combination with those recommendations made in Part I for Sutton's priority landscapes.

1. Know the resources: Inventory

Current: The Town had a Comprehensive Survey of Historic and Architectural Resources done in 1999. According to the Massachusetts Historical Commission, the town's inventory includes documentation for 606 buildings, structures and sites. In addition, numerous precontact archaeological sites have been recorded on MHC inventory forms.

Additions: Because of the survival of a large number of properties with historic significance in Sutton, the report of the Comprehensive Survey recommended further work including survey of all of the town's cemeteries, thematic surveys of selected resources, and more in-depth research to bring early inventory forms up to date and complete. The recommendation for thematic survey work notes camps on ponds and lakes. This will be important for placing Marion's Camp in its context and hopefully gaining community support for renovating the site for public benefit. The Comprehensive Survey recommendations should be prioritized and pursued.

It is recommended that a similar, archaeological survey be completed for the community. Known and potential precontact Native American and historic archaeological sites that have not yet been recorded should be documented in the field for evidence of their cultural association and/or integrity. Funding assistance for this effort would also be available from the MHC Survey and Planning grants, as well as CPA funding.

2. Gain recognition for their significance: State and National Register Listing

Current: Sutton has four National Register Districts:

- Sutton Center (2001)
- Blackstone Canal (1995)
- West Sutton (2001)
- Marble Farm (1989), which also has a Preservation Restriction (2000)

The Waters Farm is listed on the National Register as an Individual Property (1985) and is also protected by a Preservation Restriction (1989)

All National Register listed properties and districts are automatically listed in the State Register of Historic Places. There are no local historic districts in Sutton.

The Hall-Mills-Ray House, part of the Sutton Center HD, also has a Preservation Restriction (2001)

Additions: The report of the Comprehensive Survey recommended that several districts and individual properties in Sutton were of particular importance to proceed with National Register nominations:

- Manchaug
- Wilkinsonville
- Eight Lots Area
- Putnam Area
- Early houses on Boston Road (outside town center area)

These are important recommendations that should be of top priority for the Historical Commission, particularly in light of the fact that many of the priority landscapes addressed in this report are the same properties recommended for listing. The MHC evaluated the four proposed districts listed above in 1999-2000. They found Manchaug and Wikinsonville to be eligible for the National Register, while Eight Lots Area and Putnam Area needed more information and possibly a site visit.

3. Engage the public: Outreach, Education and Interpretation

Current: Sutton has done an excellent job in engaging and educating the community. Following are a number of areas in which they have taken initiatives that can serve as a model for other communities:

- Scenic Roads: Sutton has published an illustrated brochure describing the Scenic Roadway Bylaw which explains the purpose of the bylaw, the roads it covers and the process, and which includes a diagram showing the road right-of-way. With grant funding from DCR's Urban and Community Forestry program and partial funding from Town Meeting's $10,000 allocation for tree care and maintenance, it has posted attractive Scenic Road signs at each end of the town's designated Scenic Roads.
- Trees: Sutton is a Tree City USA, which has four criteria to qualify including yearly certification, having a Tree Department or Board, celebrating Arbor Day, and spending $2 per capita on its trees. Sutton had a Heritage Tree Contest in which people nominated trees for the designation. The town also applied for and

received a $3000 Heritage Tree Grant from DCR's Urban Forestry Program to perform maintenance on three heritage trees. The Town has received grants almost every year since 2000. The Town provided match money. They also received grant money from the same program to train volunteers to inventory and flag every tree within the public right-of-way of the scenic roads. The town has published a brochure on the state's Public Shade Tree Law explaining the law and the process of dealing with public trees, including illustrations.

Sutton has installed interpretive plaques at a number of its historic sites**.**

The Blackstone River Valley National Heritage Corridor has published an excellent walking tour guide to Sutton Center that describes the history and significance of a number of the Center sites, as well as providing brief historical background to the town as a whole.

Additions*:* Sutton is already more active in this area than many other communities. However, continuing to develop ways to reach out and educate the public through avenues such as interpretive tours and school curricula is another way to keep these places in the public consciousness.

A mechanism that other communities have used to promote land conservation is to create an informational packet for landowners encouraging them to pursue voluntary land preservation techniques such as Conservation Restrictions and Agricultural Preservation Restrictions. Sutton should consider this as a means of advocating for private efforts to permanently protect land.

Sutton's Open Space Plan recommends that the National Heritage Corridor education programs be promoted. That is an excellent avenue for extending the capacity of the Historical Commission to raise awareness of Sutton's heritage resources. It also recommends improving marketing and heritage awareness to promote historic assets.

Preservation Mass, as the statewide preservation advocacy organization, is a source of support for advocacy. They have a program that annually identifies and publicizes the 10 Most Endangered historic resources in the Commonwealth, which is a good way to advocate for resources that are imminently threatened.

4. <u>Think in context: Comprehensive and Open Space Planning</u>

Current: Master Plan (1992) A number of the Plan's goals addressed issues that affect heritage landscapes, in particular the priority landscapes in this report, and community character:

- Implement zoning changes that will create and enhance the Town's cultural/historic buildings, sites and areas, especially in the Town's older villages. Such changes would permit commercial use to a limited extent to enhance village character. Village Center Zoning has subsequently been implemented (see under #6, below).
- Encourage open space or cluster design mechanisms to protect open space (which has become the town's Open Space Residential Development, under #6, below)

- Restore the Stockwell Ponds (Fish Hatchery) to their former usefulness through cooperation with the Departments of Fisheries and Wildlife and DCR.

Additions: A Master Plan update is underway. The recommendations of this report should be considered in this update.

Current: Open Space and Recreation Plan (2002) Sutton's Open Space and Recreation Plan (OSRP) focused a great deal of attention on the unique spaces, scenic vistas and historic significance of its heritage landscapes. It states that "Local preservation and conservation efforts must focus on protecting and enhancing [Sutton's] unique assets…to insure long-term community preservation."

In response to an Open Space Survey, residents rated open space and contiguous rural/farm and historic landscapes as extremely valuable resources (over 95% in all categories). Fifty-three percent (53%) of respondents felt that the Town should acquire additional lands for conservation areas, and over 73% felt there should be a town-supported acquisition program.

Additions: Most priority landscapes in this report are cited in Sutton's Plan for some kind of action, either to implement a plan already in place, as for Marion's Camp, or to take steps to protect an unprotected resource, such as Longueview (Johnson's) Farm. It will be important to maintain resolve on moving forward with these commitments.

It is vital that there be strong links between community economic development, open space, and recreation agendas in order to successfully address Sutton's environmental and development challenges. There should be regular joint meetings of the town boards involved with all land-based and cultural resource issues. This scheduled interaction will help to maintain communication, coordinate planning priorities, and advance programs that support and promote community character and heritage landscapes.

5. Develop partnerships: The Power of Collaboration

Current: Currently, there is good interdepartmental cooperation in town. The town planner, highway superintendent and tree warden meet regularly to coordinate issues and activities of interdepartmental concern. When Arbor Day occurs, there is a high level of involvement. For the last Arbor Day, the Highway Department dug the hole, the Fire Department watered the tree, and the Selectmen, Planning Board, Tree Warden, and the Cemetery and Park Commission were all present for the ceremony.

Multi-Community Partnerships: Supported by the Blackstone River Valley National Heritage Corridor, Sutton is working with three other adjacent communities—Northbridge, Uxbridge and Douglas—to coordinate economic development and thereby protect other important landscapes (known as the Four Town Group). This is a model planning initiative that includes the Selectmen of the four towns, the Heritage Corridor, the Central Massachusetts Regional Planning Commission, and the Blackstone Valley Chamber of Commerce.

The Town's Open Space Plan lays out an impressive list of initiatives that Sutton is seeking collaboration on with its neighbors. This includes greenway development with Douglas, water quality improvement with Millbury and Northbridge, and coordination of Route 146 development and scenic protection with Millbury, Northbridge, Douglas and Uxbridge (Route 146 Overlay District, see below under #6).

Scout troops have volunteered at a number of town properties including Eight Lots School and Marion's Camp. Volunteerism is something that the town's Master Plan recommended, and the scouts were listed as well as other groups including recreational groups, men's and women's clubs, trails associations and watershed associations.

6. Defend the Resources: Zoning, Bylaw and Ordinance Mechanisms

Current Mechanisms

- **Open Space Residential Development**: Sutton has a provision for open space development to encourage residential developments to preserve open space, rural character and reduce environmental impacts.

- **Village Center Zoning**: Provides for a mix of small housing (single and multi-family) and small businesses that preserve the traditional pattern of the mill villages while allowing for re-use.

- **Traditional Neighborhood Development Bylaw:** Designed to maintain the town's traditional Village character and land use pattern where single and multi-family co-exist with small business, small-scale open spaces are preserved and diverse housing opportunities are provided.

- **Route 146 Corridor Overlay**: In DCR's publication, Terra Firma 3: Identifying and Protecting Historic Roads, Sutton's Route 146 Overlay District is noted as a success story relative to corridor overlay protection bylaws. The overlay district coordinates development among corridor communities that preserves the scenic, natural and cultural resources of the Blackstone Valley.

Additional Mechanisms

The following strategies have consistently proven effective as basic preservation tools in communities throughout Massachusetts.

- **Neighborhood Architectural Conservation Districts (NACD** further explained in Appendix B, are local initiatives that recognize special areas within a community where the distinctive characteristics of buildings and places are preserved and protected. The Sutton Historic Commission should work with the MHC staff to determine how an NACD can help to maintain the character of areas which have changed through time, but which retain a valued neighborhood "feel" that may be threatened by incompatible development.

- **Demolition Delay Bylaws** provide a time period in which towns can explore alternatives to demolition. The Sutton Historical Commission should work with MHC staff to develop a bylaw that could best suit Sutton's needs. They should also work with other town groups to publicize the advantages of a demolition delay bylaw to the community. The most valuable aspect of this bylaw is that it creates space within which to have a conversation about how private and public needs can both be met in the service of preservation. Many towns have found that a delay of one year is the most effective time frame within which to negotiate alternatives to demolition. A majority of the bylaws apply to all structures built over 50 years ago, in accordance with federal standards.

- **Local Historic Districts (LHD)**, further explained in Appendix B, are also local initiatives and the strongest form of protection to preserve special areas with distinctive buildings and places. Unfortunately, National Register listing provides minimal protection for historic landscapes and structures. Local designation can be tailored to specific community needs, and often protects private investment by enhancing property values. A system that provides property owners incentives can preserve important characteristics of a district while allowing options for how that can happen.

Additional mechanisms specific to Sutton's landscapes

The following recommendations are organized by the types of resources that Sutton has, and measures that should be considered to strengthen their protection.

Mill Villages and Industrial Structures

A defining characteristic of the Blackstone Valley and Sutton in particular are the mill villages that exhibit the vestiges of the transformative power of the industrial revolution in mills, dams, mill worker housing and transportation elements such as the associated rivers, canals and railroads. Sutton exhibits that history in the villages of Manchaug and Wilkinsonville.

Sutton should adopt an Adaptive Reuse Overlay Bylaw which would provide flexibility in considering adaptive reuse options for mill buildings.

Agricultural Lands

Preservation of agricultural landscapes means preservation of the farming activities; otherwise, it simply is the preservation of land as open space. There are instances in which changing technology requires modifications to existing farm structures, or the addition of new ones. It is important to know what the features of an agricultural setting are and which features the community treasures in order to make a case for preservation of these settings.

Appendix B has a full list of regulatory tools that should be considered to protect agricultural land; the following highlights important measures to meet the needs of agricultural protection in Sutton.

1. Create an Agricultural Commission, a standing committee of town government created through vote at Town Meeting. This Commission would represent the farming community, promote agricultural-based economic opportunities, and work to protect and sustain agricultural businesses and farmland.
2. Prioritize parcels under Chapter 61A for future acquisition. Should the landowner choose to sell land recently withdrawn from Ch 61, the town has only 120 days to act on its right of first refusal. The need to pay fair market value, combined with lack of readily-available funding from a program such as the Community Preservation Act, makes it difficult for the town to effectively act on this right.
3. Strengthen public-private partnerships to preserve farmland through purchase of APRs or CRs.
4. Develop partnerships to raise funds to purchase development rights on farms or to assist a farmer in the restoration of historic farm buildings for which the owner would be required to donate a preservation restriction (PR).
5. Make information about the Massachusetts Department of Agricultural Resources programs available to farmers, including the Farm Viability Enhancement Program (technical assistance, funding) and the Agricultural Environmental Enhancement Program (supports best management practices for agricultural operations to mitigate impacts on natural resources)
6. Document farms that are considered critical to the character of Sutton's community using MHC survey forms.
7. Adopt a right-to-farm bylaw which allows farmers to carry on farming activities that may be considered a nuisance to neighbors. Refer to Smart Growth Toolkit at: http://www.mass.gov/envir/smart_growth_toolkit/bylaws/Right-to-Farm-Bylaw.pdf
8. Explore Community Supported Agriculture (CSA), a partnership between a farm and a community of supporters. Community members cover a farm's yearly operating budget by purchasing a share of the season's harvest. This relationship guarantees farmers a reliable market, while assuring the members high quality produce, often below retail prices.

Scenic Roads

Scenic roads are an integral part of the historic fabric of the community. They are highly valued by Sutton residents and visitors alike and were listed as a heritage landscape theme during the public meeting. Roads must also accommodate modern transportation needs and decisions regarding roadways are often made with travel and safety requirements as the only considerations. Sutton has adopted the Scenic Roads Act (MGL Chapter 40-15C) and designated roads for which there would be review and approval for the removal of trees and stone walls within the right-of-way. As noted above, Sutton has done an enormous amount to protect and promote the importance of its scenic roads and the elements that comprise them. In addition to roadway issues, much of what we value about scenic roads – the stone walls, views across open fields and the many scenic historic buildings – is not within the public right-of-way. The preservation and protection of scenic roads therefore requires more than one approach.

1. Complete the inventory with descriptions and photo documentation of each of the roads in Sutton considered to be scenic, including the character-defining features that should be retained.
2. Consider a Scenic Overlay District which may provide a no-disturb buffer on private property bordering on scenic roads or adopt flexible zoning standards to protect certain views. Such bylaws would apply to the landscapes bordering state numbered roadways, which would not be protected under the scenic roads designation, as well as to landscapes bordering town roads.
3. Develop policies and implementation standards for road maintenance and reconstruction, including bridge reconstruction, which address the scenic and historic characteristics while also addressing safety. This is an important public process in which the community may have to accept responsibility for certain costs to implement standards higher than those funded by Mass Highway Department. Such standards should have a section addressing the way in which the local Highway Department maintains roads; for example, requiring a public hearing if any new pavement width is to be added to a town road during reconstruction or repair. Policies can be adopted by local boards having jurisdiction over roads, or can be adopted at Town Meeting through a bylaw. In developing policies consider factors such as road width, clearing of shoulders, walking paths and posted speeds. A delicate balance is required.

7. Utilize the experts: Technical assistance

A list of available governmental and non-profit sources of technical assistance can be found in Appendix B.

8. Pay the Bill: Funding Preservation

Sutton's Open Space Plan addresses the need to develop a strategy for funding of the goals in the Plan. It recommends several measures:

- Enact the Community Preservation Act
- Support the Land Use Committee in taking action on Chapter 61 releases
- Ensure adequate funding is available for open space purchases through the Town's capital budget, by working a continuous amount of funding for open space purchase into each year's capital budget.

As discussed above, the most effective way to combine the limited financial resources of a community with those of the state is through the CPA. Further study of how this provision could serve Sutton should be pursued, in light of its defeat in 2006.

Sutton has been designated a Preserve America community, which makes it eligible to receive technical assistance and matching grants related to heritage tourism. More on the Preserve America designation and a full listing of the range of funding sources can be found in Appendix B.

CONCLUSION AND IMPLEMENTATION

Sutton's residents have a strong sense of place, defined by the town's varied natural features and the historic land use patterns that grew out of them. The town has already documented and evaluated many of its significant buildings, natural areas. landscapes, rural roads, neighborhoods and other natural and cultural assets that define the community's character. Like most municipalities, Sutton is facing multiple pressures for change that will have permanent impact on land-based uses and natural resources, especially its remaining farming areas. Special places within the community that were once taken for granted are now more vulnerable than ever to change.

The Sutton Reconnaissance Report is a critical tool in starting to identify the rich and diverse heritage landscapes in Sutton and in developing creative preservation strategies and partnerships. Sutton will have to determine the best ways and sequence in which to implement the recommendations discussed above. The town would do well to form a Heritage Landscape Committee, as described in DCR's publication, *Reading the Land*.

Landscapes identified in this report, especially the priority landscapes, will benefit from further documentation where necessary, in accordance with MHC guidelines. The documentation in turn will provide an information base for the local publicity needed to build consensus and gather public support for landscape preservation. Implementing many of the recommendations in this report will require a concerted effort by and partnerships among municipal boards and agencies, local non-profit organizations, and regional and state agencies and commissions.

There are no quick fixes for the challenges of managing growth and funding preservation. Many of the recommended tasks and approaches will require cooperation and coordination among a number of municipal, regional and state partners to be successful. They will require time and a good dose of patience, as volunteer schedules, legislative procedures, and funding cycles try to mesh.

Circulating this Reconnaissance Report is an essential first step. The recommendations should be presented to the Board of Selectmen, who represented Sutton in its application to the Heritage Landscape Inventory program. Copies of the report should be available on the town's web site and distributed to town departments and boards, particularly Sutton 's Historical Commission, Planning Board, and Conservation Commission and will also be useful for the Sutton Historical Society, neighborhood associations, local land trusts, and other preservation organizations. Finally, a reference copy belongs in the town library. All of these circulation efforts will broaden citizen awareness, and result in increased interest and support for Sutton's heritage landscapes.

Finally, the project team suggests that the following recommendations be the top four priorities for Sutton as the town works to protect the character of its community:

1. Passage of the Community Preservation Act. Passage of the CPA was unsuccessful in 2006; however, the Town is encouraged to continue to educate the community about the benefits, gauge public interest, and work to craft a proposal that will succeed.

2. Historic District Considerations: Consider Local Historic District (LHD) designation for Sutton Center, and either LHD or Neighborhood Architectural Conservation

District designation for Manchaug. Consider National Register Historic District designation for Wilkinsonville.

3. Support of the Land Use Committee's efforts to take action on Chapter 61 releases.

4. Creation of a Marion's Camp Task Force of public and private stakeholders to help further the master plan recommendations and the subsequent Open Space Plan Action Plan.

Arbor Day Tree Planting, 2007

APPENDIX A

SUTTON HERITAGE LANDSCAPES

This list was generated by local participants at the Heritage Landscape Identification meeting held in Sutton on March 22, 2007 and follow-up fieldwork on May 14, 2007. **There are undoubtedly other heritage landscapes that were not identified at the HLI meeting noted above.** The chart has two columns, the name and location of the resource are in the first; notes about the resource are in the second. Landscapes are grouped by land use category. Abbreviations used are listed below.

APR = Agricultural Preservation Restriction
NRHD = National Register Historic District
NRI = National Register Individual Property
Bold = Priority Landscape
CR = Conservation Restriction
PR = Preservation Restriction

Summary of Priority Landscapes:
Manchaug Village
Wilkinsonville
Longueview Farm
Marion's Camp on Lake Singletary
Eight Lots School and Merrill Pond System

Agriculture	
Longueview Farm Boston Rd.	64-acre homestead in Sutton Center National Register Historic District; farmhouse (1795) once served as a store and tavern; in Ch. 61A; hayfields; had Belgian horses at one time
Waters Farm Waters Rd.	1756; 130 acres, 7 buildings; town owned, run by Waters Farm Preservation, Inc.; scenic views; NRI 1985; PR 1989
King Farm King Rd.	in family since 1716; 200 acres; scenic views; working farm Raise sheep, goats, hay and host a yearly Celtic Music Festival
Silvermine Farm Eight Lots Road	
Stevenson Farm Central Turnpike	originally owned by Peter Putnam; in Ch. 61A; raise cattle and hay ; Central Turnpike well traveled, a lot of beautiful places along road at risk of commercial development
Shaw Farm Shaw Lane	132 acres; active farm in Ch. 61A; hay
Whittiers Farms Town Farm Rd.	beautiful view from Town Farm Rd.
Christmas Tree Farm Dewitt Rd.	Owned by Mackeys, was Jackson Farm; proposed as open space subdivision, preserving over 50 acres
Century Farm Century Farm Rd.	Cornelius Putnam House
Keown's Orchard	Has Agricultural Preservation Restriction on it; has diversified with perennials
Lund Farm Boston Rd.	
Freegrace Marble Farm District	NRHD 1989, includes cemetery; house dates to 1750; PR 2000

Town Farm Town Farm Rd.	house left, barns gone there are fields around the house.
Archaeology	
first meetinghouse site with memorial marker Eight Lots Rd.	site of first meetinghouse foundation stones on the site.;site is under threat due to a proposed driveway for a retreat lot house.
Gen. Rufus Putnam house site with memorial marker Boston Rd.	site of Gen. Rufus Putnam house no remains of building left
mill foundations	several located around Clark Pond
Burial Grounds and Cemeteries	
theme: cemeteries	Sutton Town (Center) Cem., Old Howard Cem., New Howard Cem., Armsby Cem., Dudley (aka) Wilkinsonville Cem., Dodge (aka) Leland Hill Cem., S. Sutton Cem., Putnam Cem., W. Sutton Cem., Fuller Cem., St. Paul Cem. (aka) French Baptist, Darling Cem., Pigeon Hill Cem., (Pauper) Town Farm Cem., Waters Goffe (aka Brigham Hill) Cem., Marble-Freegrace Cem., Carpenter Cem., Putnam-Woodbury Cem. (Old Plan Cem.), Fuller Cem. II (on Burrow's Farm), Cole-Woodbury Cem., Orchard Hill Cem., Titus-Lowe Burial Lot (*3 dots*; 2 person cem.; their residence burned, people had died of small pox, 14 yr. old girl buried them), Barr Burial Lot (Doe Valley Cem.), Levi Holt Cem. (aka Torreu Cem.) Arnold Cem., Freeland Hill Cem., Quinn Burial Lot, Harwood Cem., Hall Cem., Batcheler Farm Cem., Sylvester Farm Burial Lot, New State Cem. (2 graves), Burial place off Whitins Rd. (7 or 8 graves), Harwood Farm Burial Lot (3 or 4 graves) on Kasabula residence 60 Town Farm Rd., Tucker Village Burial Lot (off Ledge St., 2 graves, no inscriptions, no names – Bassette family), Harbeck Cem. (off Rt. 146 near Kamatis Farm)
Civic / Institutional	
Eight Lots School Eight Lots Rd.	one-room white clapboard schoolhouse (c. 1790-1830) in vicinity of Merrill Pond system; town owned; on a triangle of land formed by Eight Lots Road, West Sutton Road and West Millbury Road
Sutton Center Historic District	NRHD 2001; includes Hancock House (built by Thomas Hancock; inherited by his nephew John Hancock)
St. John's Church	Wilkinsonville; at top of grassy hill
Commercial / Industrial	
Blackstone Canal, tow path, stone bridges	stone arch bridges under P & W railroad
Dudley Shuttle Factory Buttonwood and Providence Rd.	first shuttle factory in the United States.

"Motor-In" Drive-In theater Rt 146	stone entrance pillars; theater closed
Miscellaneous	
theme: stone walls	
double Indian bowl off Rt. 146	on Millbury town line under power lines – owned by NE Power
Indian bowl Lincoln Rd.	
Powderhouse Rock	off Singletary Pond; part of new development
Open Space/ Recreation/ Parks	
Marion's Camp and Lake Singletary	former summer camp for Camp Fire Girls on 25 acres on Lake Singletary; 14 camp buildings on site; in disrepair/need of maintenance; lake is a Commonwealth Great Pond
Merrill Pond system	state owned (Department of Fisheries and Wildlife); former cranberry bogs, harvested cranberries for Civil War soldiers; following use as cranberry bog, developed a model fish hatchery at the site; early cemetery on the land adjacent to the ponds
theme: heritage trees	3 sycamores on Boston Rd.; white oak on Eight Lots Rd.; elm on King Farm; horse chestnut in Center Cemetery; beech on common; oak on Al Peca's property
Bugg Swamp	contains corduroy road that extends into Oxford mineral spring on edge of swamp
Purgatory Chasm State Park	DCR-owned state park
Bond Hollow Bond Hollow Rd.	includes cemetery
Blueberry Island	on Manchaug Pond
reservoir system	for Whitinsville Water Co. former deer park (private sportsman's club)
Clark Reservoir Armsby Rd.	former ice cutting pond
Residential	
theme: Underground Railroad	3 reputed sites in town: Waters**,** Coulters, Sundquist (now Bacon)
Flora Dudley house Buttonwood Ave.	
Transportation	
Colours Bridge Eight Lots Rd.	on 1754 map; slab bridge over brook, between two ponds of the Merrill Pond System; state owned: Mass. Wildlife Management Area

theme: cattle underpasses	DeWitt, Purgatory, Route 146
Lackey Rd.	not currently a listed scenic road
theme: scenic roads	Scenic Road Bylaw includes following listed roads: Boston Rd., Buttonwood Ave., Century Farm Rd., Eight Lots Rd., Hartness Rd., Lincoln Rd., Mendon Rd. Rich Rd., Stone School Rd., Waters Rd., Burbank Rd., Central Turnpike, Douglas Rd., Hutchinson Rd., Manchaug Rd., Purgatory Rd., Sibley Rd., Town Farm Rd., W. Sutton Rd Central Turnpike has (60') right-of-way, unusually wide for a scenic road, but still retains scenic and historic elements derived from its original layout as an early 19th century turnpike.
Village	
Manchaug Village	cohesive village that includes Manchaug Mill #1 (1826), stone dam, pond, former mill office now a post office, archaeological remnants of Mill #2
Wilkinsonville	early to mid-19th century mill village in northeast Sutton, following the Blackstone River from Grafton town line almost to Millbury. Includes buildings from former Sutton Manufacturing Company, Singing Dam, portion of the Blackstone Canal
Eight Lots Area	part of original town area; open space, farmland
West Sutton Village	NRHD 2001

APPENDIX B

GUIDE TO PRESERVATION AND PLANNING TOOLS FOR HERITAGE LANDSCAPES

Preservation planning is a four-step process: **identification, evaluation, education** and **protection**. Within the realm of protection, there is a vast array of tools that communities can call upon and that are most effective when used in combination with one another. Stewardship of these resources involves education and community support, planning with a clear set of goals, and regulatory mechanisms.

Three useful documents to consult when planning preservation strategies are:

- Department of Conservation and Recreation, *Reading the Land*
- Massachusetts Historical Commission, *Survey Manual*
- Massachusetts Historical Commission, *Preservation through Bylaws and Ordinances*

The following eight sections – based on the Toolkit Basics – detail the resources and strategies available for heritage landscape preservation—from documentation and evaluation, to public education, to regulating activities and finding the revenue necessary to fund the effort.

1. KNOW THE RESOURCES: INVENTORY

The vital first step in developing preservation strategies for heritage landscapes is to record information about the resources on MHC inventory forms. One cannot advocate for something unless one knows precisely what it is – the physical characteristics and the historical development.

Survey methodology has advanced since the early work of the 1980s. If a community had survey work done during that time period, it is time for an inventory update, looking at resources in a more comprehensive and connected way than may have been done at that time. Even if survey work is more recent, there may be a need to document more resources throughout the community.

Using the Massachusetts Historical Commission survey methodology:

- Compile a list of resources that are under-represented or not thoroughly researched, beginning with heritage landscapes.
- Document unprotected resources first, beginning with the most threatened resources.
- Make sure to document secondary features on rural and residential properties, such as outbuildings, stone walls and landscape elements.
- Record a wide range of historic resources including landscape features and industrial resources.
- Conduct a community-wide archaeological reconnaissance survey to identify patterns of prehistoric and historic occupation and to identify known and probable locations of archaeological resources associated with these patterns. Known and potential precontact and historic archaeological sites should be professionally field-checked to evaluate cultural associations and integrity. A professional archaeologist is one who meets the professional

qualifications (950 CMR 70.01) outlined in the State Archaeologist Permit Regulations (950 CMR 70.00).

NOTE: The Inventory of Archaeological Assets of the Commonwealth contains sensitive information about archaeological sites. The inventory is confidential; it is not a public record (G.L. c. 9, ss. 26A (1)). Care should be taken to keep archaeological site information in a secure location with restricted access. Refer to the MHC article "Community-Wide Archaeological Surveys" which appeared in Preservation Advocate, Fall 2005, and which can be found at the following MHC link: http://www.sec.state.ma.us/mhc/mhcpdf/pafall05.pdf.

2. GAIN RECOGNITION FOR THEIR SIGNIFICANCE: NATIONAL REGISTER LISTING

Survey work includes evaluation of whether resources meet the qualifications for National Register listing. This will provide new information about the eligibility of properties. Using the information generated in the survey work and the accompanying National Register evaluations, expand your town's National Register program.

- Develop a National Register listing plan, taking into consideration a property's or area's integrity and vulnerability. Properties in need of recognition in order to advance preservation strategies should be given priority.

3. ENGAGE THE PUBLIC: OUTREACH, EDUCATION AND INTERPRETATION

The best stewards and advocates for heritage landscape protection are members of the community. There are many ways to communicate the importance of these special places to the public, and to connect their preservation with the shared values and goals that community members have already expressed in various planning documents and forums.

Think creatively about how to educate the community about the values and threats to heritage landscapes, and how each town resident benefits from these special places. Use a combination of strategies to get the word out about heritage landscapes and preservation of community character, including:

- **Festivals and Tours** – Tours are a great way to draw attention to the history around us, and to engage more people in caring for it. Consider hosting a Heritage Celebration Day including tours and family-friendly activities, or plan a celebration around a particular place or area on a meaningful date. Make sure events are well publicized.

- **Signage and Banners** – Signs are a very effective way to announce special historic sites and districts. Banners can also bring attention to the significance of an area and make a celebratory statement about its contribution to the town.

- **Written Materials** – Clear, concise and engaging written material with engaging illustrations is a reliable way to relay information about community character and heritage landscapes. Make use of fact sheets and flyers to get the word out on particular issues such as a town ordinance that protects heritage landscapes, a threat that needs to be addressed, or an upcoming event.

- **School Curricula** – Start teaching at a young age. Children are very receptive to engaging stories, and there are no better stories to excite childrens' imaginations and build pride of place than stories of their town's past and present. Teachers have an opportunity to connect history

with environmental issues through classroom study, hands-on history projects, and field exploration of a town's heritage landscapes. Subsequently, students have an opportunity to teach their parents that preservation is everybody's business.

- **Lectures and Workshops** – Use these forums to raise awareness, educate at a deeper level about the community's history and its resources, and broaden the base of interest.

- **Website** – Keep Historical Commission and local historical organizations' entries on the town's website current, and include information about issues, proposals for preservation strategies, and upcoming events.

- **Press Releases** – Use all avenues including press releases to keep the public informed when a meeting or event is about to occur. Work with local reporters to develop special interest articles that highlight landscape resources.

Remember that bringing an issue or a heritage landscape to people's attention once will have only short-term effect. Outreach, education and interpretation must be ongoing concerns that involve preservation and conservation interests, teachers and community organizations in repeated projects to attract and engage the general public.

4. THINK IN CONTEXT: COMPREHENSIVE AND OPEN SPACE PLANNING

Communities use a variety of planning exercises and documents to define their goals and vision of the future, address community-wide issues, and recommend measures to respond to them. There are state mandates for towns to prepare Comprehensive or Master Plans and Open Space and Recreation 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.

5. DEVELOP PARTNERSHIPS: THE POWER OF COLLABORATION

Because heritage landscapes encompass such a broad range of resources and issues—from preservation of town centers, scenic roads and river corridors to promotion of smart growth and economic development – stewardship of these resources involves many interests in a community. It is essential that there be good communication between the many departments and committees that address issues related to heritage landscapes. Collaboration between public and private partners is also an essential element in a successful preservation strategy. National Heritage Corridor personnel are helpful guides to partnership opportunities for projects you may have in mind.

- Broaden the base. Preservation, particularly preservation of landscapes, is not just for the Historical Commission. It is important that the cause not be marginalized by those who view preservation as opposed to progress, or to personal interests. A look at DCR's *Reading the Land* shows the range of organizations and viewpoints that value heritage landscapes.

- Nurture public-private partnerships. Friends groups, neighborhood associations, and local land trusts all have important roles to play to spread the word, and to expand the capacity of the public sector to care for heritage landscapes.

- Take advantage of forums created to share issues and ideas. For instance, the Massachusetts Department of Agricultural Resources offers a "cluster" format for monthly discussion and information exchange meetings among area farmers.

- Share resources across communities. Towns that lack funding for a town planner position, for instance, have found that "sharing" a planner with another community can be quite effective.

6. DEFEND THE RESOURCES; LAWS, BYLAWS AND REGULATIONS

A wide range of laws, bylaws and regulations is available to protect heritage landscapes. Following are brief descriptions of some of the most widely used and/or most effective of these tools, arranged alphabetically.

Adaptive Reuse Overlay District
An Adaptive Reuse Overlay District is superimposed on one or more established zoning districts in order to permit incentive-based reuses of existing built properties. These districts can be created to allow for the adaptive reuse of properties of a certain kind, or within a specified area within a community. As an overlay zone, all regulations pertaining to the underlying zone apply, except to the extent that the overlay zone modifies or provides for alternatives to the underlying requirements.

Agricultural Preservation Restrictions (APR)
This program, managed by the Department of Agricultural Resources, offers to pay farmers the difference between the "fair market value" and the "agricultural value" of farmland located on prime agricultural soils, in exchange for a permanent deed restriction which precludes any use of the property that will have a negative impact on its agricultural viability. This program is different from the *Chapter 61* program, which provides tax incentives for short term restrictions.

Community Preservation Act
The Community Preservation Act is statewide enabling legislation that allows communities to assemble funds for historic preservation, open space protection and affordable housing through a local property tax surcharge (up to 3%, with some allowable exemptions) and state matching funds. These funds can support a wide variety of activities, including inventory and documentation of historic resources, restoration and acquisition.

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. 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.

Corridor Protection Overlay District
A Corridor Protection Overlay District is intended to promote appropriate development within a given corridor, serving to protect natural (and sometimes cultural) resources. As an overlay zone, all regulations pertaining to the underlying zone apply, except to the extent that the overlay zone modifies or provides for alternatives to the underlying requirements. The Corridor Protection Overlay District can be used cooperatively by adjoining communities to help maintain continuous protection across town lines.

Demolition Delay Bylaw
With a Demolition Delay Bylaw, requests for a permit to demolish a historic building must first be reviewed and approved by the local historical commission. Demolition Delay Bylaws are either list-based (applying only to a specific list of buildings that have been previously identified), age based (applying to all buildings that are older than a certain age – typically 50 years), or categorical (applying only to resources that meet a specific criteria, such as having been documented on Massachusetts Historical Commission forms). If the historical commission does not approve of the demolition and deems a structure significant, it can impose a delay period, during which time the property owner is encouraged to explore alternatives to demolition. Delay periods of 6 months are common, although communities are increasingly adopting delay periods of up to one year.

Design Review
Design Review is a non-regulatory process that is undertaken by a town appointed Design Review Board. The board reviews the design of new construction and additions – typically those taking place in already built-up areas. Recommendations are made to the planning board to help preserve appropriate building patterns and architectural styles, with the goal of maintaining the overall character of a given area. Design Review Boards often limit their review to exterior architectural features, site design and signage.

Downtown Revitalization Zoning
Downtown Revitalization Zoning seeks to encourage businesses to locate in downtowns. Zoning of this nature is typically written to be attractive to businesses of a certain kind that would work well within the given infrastructure and transportation needs, but can also incorporate some of the same elements as Village Center Zoning (see below), such as encouraging mixed use development at a pedestrian-friendly scale, with minimal setbacks and offsite parking.

Flexible Development Zoning
Flexible Development Zoning allows for greater flexibility and creativity when subdividing land, to conform and work with the natural and cultural resources of a site and minimize alteration or damage to these resources, rather than follow standard requirements of subdivision regulations. While this does not prevent land from being subdivided, it does allow for the protection of some features, serves to preserve some undeveloped land, and promotes better overall site planning.

Local Historic Districts (LHD)
LHDs recognize special areas within a community where the distinctive characteristics of buildings and their settings are preserved. They offer the strongest form of protection available for historic resources. LHDs are administered by a Local Historic District Commission (distinct from the community's Local Historical Commission), which reviews proposed exterior changes to buildings within the district. The kinds of changes that are reviewed vary according to the terms of the local bylaw.

Neighborhood Architectural Conservation Districts (NCD)
Neighborhood Architectural Conservation Districts (sometimes known as Neighborhood Conservation Districts) are local initiatives that recognize special areas within a community where the distinctive characteristics of the neighborhood are important. They are less restrictive than Local Historic Districts in that they focus on a few key architectural elements and massing, scale, and setback in an effort to embrace overall neighborhood character. As in Local Historic Districts, changes are reviewed by a Neighborhood Architectural Conservation District Commission.

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.

Rate of Development Bylaw
A town may slow the rate of its growth within reasonable time limits to allow the community to engage in planning and preparation for growth. This measure must be used for the purpose of conducting studies and planning for rational development, and not for restraining the rate of growth for a period of unlimited duration.

Right to Farm Bylaw
A Right to Farm Bylaw asserts the rights of farmers to pursue agricultural activities, provides community support for farming activities and requires dispute resolution so that abutters cannot make nuisance claims. Agricultural landscapes are widely considered to be significant heritage landscapes for which there is constant concern of potential development. This bylaw serves to help active farmers remain just that - active.

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 Roads Bylaw
The Scenic Roads Bylaw requires that a public hearing be held prior to the removal of any trees or stone walls that fall within the public right of way on a designated scenic road. Depending on how it is written, the bylaw may apply to a predetermined list of roads or encompass all roads in a community (other than numbered routes). The bylaw applies whenever there is any public or private impact to trees or stone walls within the right of way, including activities such as road widening, utility company work or creating private driveways.

Scenic Vista Protection Bylaw
Scenic Vista Protection Bylaws require additional design criteria for any proposals for new construction in areas that are determined by the town to be a scenic vista. Vistas may encompass natural, cultural and historic features.

Shade Tree Act
The Shade Tree Act is a part of MGL Chapter 87, which defines all trees within the public way as public shade trees. The municipal Tree Warden is responsible for the care, maintenance and protection of all public shade trees (except those along state highways). Trimming or removal of any public shade trees greater than 1.5” in diameter requires a public hearing. Chapter 87 applies to all communities; however,

some communities have adopted their own Shade Tree Act Bylaws that provide stricter regulations than those mandated in Chapter 87.

Site Plan Review
Site Plan Review provides the planning board (and other boards and committees, depending how the bylaw is written) with an opportunity to consider a variety of community concerns – such as impacts to vehicular circulation, scenic vistas, topography and natural resources – during the permit process. Boards may comment on site plans and request changes to the design. Site Plan Review is typically limited to large scale projects and tied to the special permit process.

Smart Growth Zoning – Chapter 40R
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.

Transfer of Development Rights (TDR)
TDR is a regulatory technique that allows a landowner to separate building or development rights from the property and sell them, receiving compensation for preserving land and allowing for the development to occur in areas selected for higher density projects. In essence, development rights are "transferred" from one district (the "sending district") to another (the "receiving district"). As a result, development densities are shifted within the community to achieve both open space preservation and economic goals without changing overall development potential.

Village Center Zoning
The goal of Village Center Zoning is to meet the needs of a small-scale, mixed-use, pedestrian-friendly area by encouraging compact development. New construction is required to be built at a scale that is compatible with the neighborhood and to have a reduced (or no) setback from the street. Parking may be directed to discourage large lots in front of buildings. Village Center Zoning shares many similarities with Traditional Neighborhood Development, and the terms are sometimes used interchangeably.

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.

7. UTILIZE THE EXPERTS: TECHNICAL ASSISTANCE

- Beyond DCR and the Heritage Corridor, technical assistance is available from many governmental and non-profit sources, most often free of charge to municipalities and non-profit organizations.
- American Farmland Trust: Clearinghouse of information supporting farmland protection and stewardship.
- Central Massachusetts Regional Planning Commission: The regional planning agency charged with assisting communities with local planning efforts in this region.

- Citizen Planner Training Collaborative: Provides local planning and zoning officials with training opportunities and online information; they also hold an annual conference to support land use planning.
- Green Valley Institute: Provides technical assistance about land use planning to communities within the Quinebaug-Shetucket Heritage Corridor. Web site and publications contain information of use to communities throughout the region.
- Massachusetts Historical Commission: Provides technical assistance as well as grants to municipalities and nonprofits for preservation planning and restoration projects.
- New England Small Farm Institute: A non-profit dedicated to providing technical assistance, information and training to farmers.
- The Trustees of Reservations: Offers conservation and landscape protection workshops, publications and connections through the **Putnam Conservation Institute.** The Trustees also manages a unique **Conservation Buyer Program** that links interested sellers with conservation-minded buyers and assists with establishing permanent property protection mechanisms.
- Massachusetts Department of Agricultural Resources is the state agency dedicated to supporting the agricultural activities in the state through special initiatives, programs and technical assistance.
- The Trust for Public Land is a national non-profit that assists municipalities with land conservation efforts.
- DCR's Lakes and Ponds Program works with local groups and municipalities to protect, manage and restore these valuable aquatic resources. They provide technical assistance to communities and citizen groups, help to monitor water quality at various public beaches to ensure public safety, and provide educational materials to the public about a range of lake issues.
- Massachusetts Agricultural Commissions has recently launched a new website that includes helpful information both for communities with Agricultural Commissions and for those learning more about forming one.
- UMASS extension (NREC) – Natural Resources and Environmental Conservation) can provide assistance on issues related to land and water resource protection, smart growth/sustainability measures and forestry and farming management.

8. PAY THE BILL: FUNDING PRESERVATION

Funding for preservation projects is an important aspect of implementing strategies to protect heritage landscapes. There are local, state, regional, national and non-profit funding programs and resources that can assist communities in preservation and land conservation-related issues. The availability of such assistance varies from year to year and private property is not always eligible for funding. Examples include:

Local Funding Assistance

- Towns that have adopted the **Community Preservation Act (CPA)** find it to be an excellent funding source for many heritage landscape projects. While tricky to pass in lean economic times, the number and types of projects that are benefiting across the Commonwealth makes the CPA worthy of consideration. Such projects include MHC inventory, National Register nominations, cemetery preservation, open space acquisition and preservation and restoration of public buildings. The CPA (M.G.L. Chapter 44B) establishes a mechanism by which cities and towns can develop a fund dedicated to historic preservation, open space and affordable housing. Local funds are collected through a 0.5% to 3% surcharge on each annual real estate tax bill. At

the state level, the Commonwealth has established a dedicated fund which is used to match the municipality's collections under the CPA. The amount of the surcharge is determined by ballot vote at a local election.

Adoption of the Community Preservation Act, by a majority vote on a ballot question, fosters **partnerships** among historic preservationists, conservationists and affordable housing advocates. At least 10% of the funds must be used to preserve historic resources; at least 10% must be used to protect open space; and at least 10% must be used to advance affordable housing. The remaining 70% must be used for one of these three uses as well as recreational needs and can be distributed in varying proportions depending upon the projects that the city or town believes are appropriate and beneficial to the municipality. Additional information about the CPA can be found at www.communitypreservation.org.

- Municipalities can establish **land acquisition funds**, increasing their revenue from sources such as an annual fixed line item in the municipal budget; income from forestry, farming and leasing of town-owned land; gifts and bequests; grants and foundation funding; and passage of the CPA, detailed above.

State Funding Assistance

Funding for a variety of preservation projects, primarily for municipalities and non-profit, is available through the Massachusetts Historical Commission (MHC), the EOEEA Division of Conservation Services (DCS), the Department of Conservation and Recreation (DCR) and other state agencies. Further information on these programs is available on the agency websites.

- MHC **Survey and Planning Grants** support survey, National Register and a wide variety of preservation planning projects.

- The **Massachusetts Preservation Projects Fund (MPPF),** administered through the MHC, funds restoration and rehabilitation projects.

- Towns that have a local historic district bylaw may apply for **Certified Local Government (CLG)** status which is granted by the National Park Service (NPS) through the MHC. At least 10% of the MHC's yearly federal funding allocation is distributed to CLG communities through Survey and Planning matching grants. To become a CLG, the town completes an application; after being accepted as a CLG, it files a report yearly on the status of applications, meetings, and decisions; in return the town may apply for the matching grant funding that the MHC awards competitively to CLGs annually. Presently 18 cities and towns in Massachusetts are CLGs. **NOTE:** CLG status is dependent in part on a municipality having at least one Local Historical District as evidence of the community's commitment to historic preservation.

Open Space Plans, with a requirement of updating the plan every five years, make a community eligible for **Executive Office of Energy and Environmental Affairs (EOEEA) grants** and technical assistance programs through the Department of Conservation Services.

- The **Massachusetts Self-Help Program** of DCS assists local conservation commissions in acquiring land for the purposes of natural and cultural resource protection and passive outdoor recreation.

- The **Massachusetts Urban Self-Help Program,** another DCS initiative, is geared toward assisting towns and cities in acquiring and developing land for park and outdoor recreation purposes.

- DCS **Conservation Partnership Grants** assist non-profits in acquiring interests in land for conservation or recreation, and have also been used in the past to help protect active agricultural lands.

- The **Federal Land and Water Conservation Fund**, distributed through the DCS, can support heritage landscape protection by providing up to 50% of the total project cost for the acquisition or renovation of park, recreation or conservation areas. Municipalities, special districts and state agencies are eligible to apply.

The **Department of Conservation and Recreation (DCR)** administers a variety of grant programs that can help with heritage landscape preservation:

- **Urban and Community Forestry** grants fund projects which will result in sustained improvements in local capacity for excellent urban and community forestry management.

- The **Recreational Trails Grant** Program provides funding on a reimbursement basis for a variety of recreational trail protection, construction, and stewardship projects.

The **Department of Agricultural Resources Farm Viability Enhancement Program** works with farmers to develop sound business plans and funding assistance to implement them.

Regional and Non-Profit Funding Assistance

- The **John H. Chafee Blackstone River Valley National Heritage Corridor Commission's Heritage Partnership Program** supports projects in corridor towns that further the Corridor goals of historic preservation, community revitalization, ecological restoration, land use planning, riverway development and educating people about the Valley's heritage. Communities and organizations located within the Corridor are eligible to receive funding, subject to availability.

- **Quinebaug and Shetucket Rivers National Heritage Corridor** provides mini-grants to member towns, supporting preservation of heritage landscapes including projects involving sustainable agriculture, river clean-ups, open space planning and natural resource conservation.

- The **Greater Worcester Community Foundation** provides grants to non-profit organizations for community enhancements.

- **The Trust for Public Land** (TPL) is a national, nonprofit, land conservation organization that conserves land for people to enjoy as parks, community gardens, historic sites, rural lands and other natural places. TPL helps communities identify and prioritize lands to be protected; secure financing for conservation; and structure, negotiate and complete land transactions. TPL's New England Office recently launched the **Worcester County Conservation Initiative**, to accelerate the pace of land conservation in central Massachusetts by helping communities plan and finance conservation projects.

- The **National Trust for Historic Preservation** offers a variety of financial assistance programs. Based on the availability of funding, the National Trust awards more than $2 million in grants and loans each year for preservation projects nationwide.

- The **Central Massachusetts Regional Planning Commission** **(CMRPC)** does not administer grants, but can work with communities to write grants or help them find funding.

Federal Funding Assistance

- The **Farmland and Ranchland Protection Program** of the U.S. Department of Agriculture has protected 85 farms to date in Massachusetts on 6,335 acres with matching funds. Eligible organizations are federally recognized Indian tribes, states, local government, and non-governmental organizations. They are required to provide 50-50 matching funds for purchase of conservation easements in land with prime, productive soils that are subject to a pending offer, for the purpose of limiting conversion to non-agricultural uses of the land.

- All of the communities within the Blackstone Heritage Corridor have been designated **Preserve America** communities, making them eligible to receive technical assistance and matching grants related to heritage tourism. Eligible grant activities include research, documentation (e.g., historic resource surveys and National Register nominations), interpretation and education (e.g., signage, exhibits and itineraries), planning, marketing and training. (Communities within the Quinebaug and Shetucket Rivers Valley National Heritage Corridor may want to pursue Preserve America designation in order to take advantage of these funding opportunities.)

- The National Park Service's **Rivers & Trails Program** provides technical assistance to community groups and government agencies so they can conserve rivers, preserve open space, and develop trails and greenways. The program does not offer grants, but can provide staff to help identify needs, assist partners in navigating the planning process, and help with organizational development and capacity building. The program can serve as a catalyst for successful trail development and conservation efforts.