

SECTION 5

INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST

A. INTRODUCTION

This section of the Open Space and Recreation Plan provides an inventory of the undeveloped parcels in Wendell, including their ownership, use, and level of protection from development. Land parcels of conservation interest are important either because they are already protected from development or because they could be granted priority for protection. Such parcels are considered of interest, either individually or in the aggregate, because they help conserve ecosystems and their services, scenic landscapes, rural character, and/or current and future recreation needs.

Communities across the country are protecting land from development to ensure that the scenic, recreational and resource-based aspects of the landscape remain unchanged. Open space can be protected from development in several ways that differ in the level of legal protection they provide, the method by which they are protected, and by the type of landowner. Section 5 will deal with open space under four levels of protection: permanently protected, temporarily protected, limited protection, and unprotected. These are briefly defined below:

- Land is considered to be **permanently protected** if it is 1) owned by a state conservation agency, a nonprofit conservation land trust or other conservation organization, or by the Town of Wendell under the care and control of the Conservation Commission; or 2) the land is subject to a conservation (or other) restriction in accordance with M.G.L. Ch. 184, section 31;
- Privately owned land is considered to be **temporarily protected** if it is enrolled in one or more of the state's Chapter 61, Chapter 61A or Chapter 61 B current use tax abatement programs;
- All land owned by the Town of Wendell except for cemeteries and land under the care and control of the Conservation Commission is considered to have **limited protection**; and finally
- All privately owned which is neither permanently nor temporarily protected, but in the opinion of the authors should be protected, is considered to be **unprotected**.

These different levels of protection will be discussed in more detail as this section progresses. Areas of Wendell under these different levels of protection are shown on the Protected Open Space Map at the end of this section.

Table 5-1 is a comprehensive inventory of all land in town that provides open space, wildlife habitat, agricultural and forest products, watershed protection, scenic landscapes and recreation opportunities for Wendell residents. The inventory, combined with the Open Space Inventory Map, shows the location, types and distribution of conservation lands in Wendell. These lands have been grouped into two main categories: private and public/nonprofit lands. Within each major category, parcels are differentiated by use (farm- or forestland), by ownership and/or management, and by level of protection (permanent, temporary, limited, and unprotected). The table also shows what percentage of the total land area in Wendell (20,615 acres) each category represents. According to Table 5-1, there are a total of 14,923 acres of open space in Wendell, representing 72% of the Town's total land area. Over three-quarters of the open space is either publicly owned or owned by nonprofit conservation agencies. Wendell's protected lands form a ring of forested land that abuts Orange, Erving, Montague, Shutesbury, Leverett and New Salem.

Table 5-2 includes only the open space in Wendell with some form of protection, either permanent, temporary, or limited. (This table does not include unprotected yet important privately owned farmland and forestland that is included on Table 5-1.) Fifty-seven percent, or 11,833 acres, of Wendell's land is open space that is permanently protected from development. Fifty-five percent of the Town's area is permanently protected open space that is publicly owned (including nonprofits), and 3% is under private ownership. Open space with temporary and limited protection comprises 12%, or 2,497 acres, of land in Wendell. Twelve percent of the Town's land is open space under temporary protection that is privately owned, and less than 1% is publicly owned under limited protection. Overall there are approximately 14,330 acres of open space in Wendell under some form of protection, comprising 70% of the total land area in town.

Table 5-1: Summary Areas of Farmland and Forest Open Space by Ownership and Level of Protection from Development

PRIVATELY OWNED OPEN SPACE	Acres	% of Total Land Area
FARMLAND		
<i>Temporarily Protected</i>		
Chapter 61A (see Table 5-3)	437	2%
<i>Unprotected Yet Important Privately Owned Farmland</i> (see Table 5-4)		
	90	<1%
TOTAL PRIVATELY OWNED FARMLAND	527	3%
FORESTLAND		
<i>Permanently Protected by Conservation Restriction</i> (see Table 5-5)		
	560	3%
<i>Temporarily Protected</i>		
Chapter 61 (see Table 5-6)	1,825	9%
Chapter 61B (see Table 5-7)	149	<1%
<i>Total Temporarily Protected Forestland</i>	1,974	10%
<i>Unprotected Yet Important Privately Owned Forestland</i> (see Table 5-8)		
	503	2%
TOTAL PRIVATELY OWNED FORESTLAND	3,037	15%
TOTAL PRIVATELY OWNED OPEN SPACE	3,564	17%
PUBLICLY OWNED AND NONPROFIT OPEN SPACE		
FORESTLAND		
<i>Permanently Protected by State Conservation Agencies</i> (see Table 5-9)		
Department of Conservation and Recreation	7,638	37%
Division of Fisheries and Wildlife	640	3%
DCR/Division of Water Supply Protection	585	3%
<i>Total Permanently Protected by State Conservation Agencies</i>	8,863	43%
<i>Land with Permanent Protection by Town of Wendell</i> (see Table 5-10)		
Conservation Commission	442	2%
Cemeteries	6	<1%
<i>Total Permanently Protected by Town of Wendell</i>	448	2%
<i>Land with Limited Protection by Town of Wendell</i> (see Table 5-11)		
	86	<1%
<i>Permanently Protected by Nonprofit Conservation Organizations</i>		
Mount Grace Land Conservation Trust (see Table 5-12)	76	<1%
Massachusetts Audubon Society (see Table 5-13)	1,886	9%
TOTAL PUBLICLY OWNED AND NONPROFIT LAND	11,359	55%
TOTAL OPEN SPACE IN WENDELL	14,923	72%

Source: Wendell Assessor's Records and Maps, 2008, 2009 & 2010; MassGIS Open Space data, 2005.

Table 5-2: Summary of Protected Open Space by Ownership and Level of Protection

LEVEL OF PROTECTION	Acres	% of Total Land Area
PERMANENTLY PROTECTED OPEN SPACE		
Private		
Forestland (CR)	560	
Total Permanently Protected Private Open Space	560	3%
Public & Nonprofit		
State Conservation Agencies	8,863	
Town of Wendell	448	
Mount Grace Land Conservation Trust	76	
Massachusetts Audubon Society	1,886	
Total Permanently Protected Public & Nonprofit Open Space	11,273	55%
TOTAL PERMANENTLY PROTECTED OPEN SPACE	11,833	57%
OPEN SPACE UNDER TEMPORARY AND LIMITED PROTECTION		
Private		
Farmland (Chapter 61A)	437	
Forestland (Chapter 61)	1,825	
Recreation (Chapter 61B)	149	
Total Temporarily Protected Private Open Space	2,411	12%
Public		
Town of Wendell	86	
Total Limited Protection Public Open Space	86	<1%
TOTAL TEMPORARY AND LIMITED PROTECTION OPEN SPACE	2,497	12%
TOTAL OPEN SPACE WITH SOME LEVEL OF PROTECTION	14,330	70%

Source: Wendell Assessor's Records and Maps, 2001, 2008 & 2010; MassGIS Open Space data, 2005.

The permanently protected parcels in Wendell are owned by the Commonwealth of Massachusetts and managed by various state conservation agencies, including the Department of Conservation and Recreation (DCR), DCR's Division of Water Supply Protection, and the Division of Fisheries and Wildlife (DFW). In addition, open space is owned and/or managed by private groups such as the Mount Grace Land Conservation Trust (MGLCT) and Massachusetts Audubon Society (MAS), as well as by private citizens who have sold or donated their development rights to one of these other conservation groups or agencies. Land owned and managed by the Conservation Commission and cemeteries owned by the Town of Wendell are also considered to be permanently protected. Permanent protection is afforded under Article 97 of the Amendments to the Massachusetts Constitution, and requires a two-thirds vote of both the legislature and of Town Meeting to convert open space for development use. Lands with limited protection are Town-owned open space parcels which could be developed by decision of the Selectboard or Town Meeting (excepting lands under the authority of the Conservation Commission). Temporarily protected lands are privately owned lands enrolled in the Chapter 61, 61A and 61B land classification and taxation programs.

Wendell contains 1,825 acres of forestland that are enrolled in the Chapter 61 land classification and taxation program, representing 9% of the Town's total land area.

Owners of forestland enrolled in the Chapter 61 program enjoy a reduced property tax assessment if the land is managed for forest products under a ten-year management plan. This program provides temporary protection from development. Landowners may terminate Chapter 61 enrollment at any time, but will then be required either to pay a percentage of the sale price or land value (conveyance tax) or to pay back the difference between the reduced tax assessment and the taxes that would have been levied on the normal assessed value of the land over the last five years, plus 5% interest (rollback tax). A true benefit for Wendell is that once a landowner accepts a formal offer to buy a parcel in the Chapter 61 program, the Town enjoys the right of first refusal for one hundred and twenty days.

Wendell's agricultural lands are unique landscapes that significantly enrich the Town's rural character, although they are limited in number. A total of 437 acres of farmland is currently enrolled in the Chapter 61A farmland program, representing just 2% of the Town's total area. This is an increase of 85 acres (or 24%) over the 352 acres that were enrolled in Chapter 61A in 2002. Like Chapter 61, which temporarily protects forests under production, Chapter 61A similarly provides agricultural land protection for parcels of 5 acres or more, but those landowners must apply yearly to the Board of Assessors for 61A enrollment. If a parcel faces a change of use, such as conversion to residential housing, payment of back taxes is required (similar to the Chapter 61 program described above) and the Town's 120-day right of first refusal applies. But farmland can be permanently protected through sale of the right-to-develop to a land trust or state agency. The Massachusetts Department of Agricultural Resources (MDAR) purchases the development rights of farmland in the county regularly through the Agricultural Preservation Restriction (APR) Program. The APR Program offers to pay farmland owners the difference between the "fair market value" and the "agricultural value" of their farmland in exchange for a permanent deed restriction that precludes any use of the property that will have a negative impact on its agricultural viability. The Town of Wendell currently had no farmland that is permanently protected through the APR program.

Similar to other Chapter 61 programs, 61B promotes the private ownership of open space and recreation land, with the requirement that the land be used for public and private recreation purposes, or be left as open space. No management plan is required, but the tax savings are smaller. Timber harvesting is allowed on lands in the Chapter 61B program, but only if the property has an approved management plan. The Town has the right of first refusal on 61B parcels, similar to other Chapter 61 programs. Currently, there are just 149 acres enrolled in Chapter 61B, representing an approximately 56% reduction since 2002 when there were 339 acres. This is the result of a significant transfer of lands into permanent protection under conservation restrictions in recent years, both through private transfers of development rights and public purchases of conservation lands.

Chapter 61, 61A and 61B lands are regarded as temporarily protected. A landowner with enrolled parcels is constrained from selling and/or developing the land only by the Town's capacity to exercise its first refusal right. Wendell would likely be more

successful in taking advantage of this opportunity to acquire open space by partnering with DCR, DFW, MGLCT, MAS, or by working with a willing Conservation Commission. Private conservation trusts often have the ability to conduct successful fundraising campaigns in a short period of time, while DCR and DFW may be interested in purchasing the land in the near future. This negotiating process between landowner, land trust and State agency can often be carried through in shorter time than if the Town brought the purchase proposal before a Special Town Meeting. Ideally the Town would have worked on this relationship beforehand so that it would be able to assign its first refusal right to the land trust as soon as the landowner accepted an offer to buy from a developer.

The Open Space Inventory Map at the end of this section shows many potential and possible linkages between existing permanently protected lands. These connecting lands are likely to be privately owned. Helping interested landowners in selling and/or protecting linking parcels or corridors may depend on the Town's ability to work quickly with potential land or conservation easement buyers. It would benefit the Town to formalize working relations with DCR, DFW, MGLCT and MAS, given their continuing interest in protecting large greenways between the North Quabbin Region and the Connecticut River Valley. The Wendell Selectboard or Planning Board could appoint a member or resident as Special Liaison to these groups.

Such a liaison could network efficiently with conservation groups by joining the North Quabbin Regional Landscape Partnership (NQRLP). The Partnership is an informal working group of forty federal, state and municipal agencies and nonprofit boards and organizations which seeks to protect the ecological, cultural and historical resources of the area through collaborative conservation planning. The Special Liaison would be able to solicit aid from NQRLP members to assist in land protection projects.

B. PRIVATELY OWNED PARCELS

Although much open space in Wendell is permanently protected by state and conservation organizations, the rest is owned by persons, resident and non-resident, or by associations or trusts, which are not conservation land trusts. Some parcels are permanently protected because owners have sold or donated partial property rights to land trusts or conservation organizations. Other parcels are temporarily protected through enrollment in Chapter 61 programs. The remaining private lands are unprotected from development, and are included in this Open Space Plan for their conservation values: wildlife habitat, possible unique recreational opportunities, or potential connections between permanently protected parcels. Some unprotected parcels may be valued highly enough by the community as to consider protecting them, depending on landowner interest and the ability of concerned parties to reach agreement on acceptable prices and conditions.

Private landowners control approximately 24 percent of the open space in Town, some in pasture (15%), but most (85%) in forest. These parcels are on the tax rolls whether

protected or not. Many landowners take advantage of the Chapter 61 program: there are 2,411 acres of open space in the 61, 61A and 61B program combined. As already mentioned, Chapter 61 programs offer Wendell possible opportunities to buy enrolled properties when they are put up for sale.

In Tables 5-3 through 5-8, privately owned agricultural and forest lands are listed by level of protection: permanent, temporary, and unprotected. Their ownership is provided along with Assessor's map and lot numbers, and acreage. Current use is based on vegetation. Farmland is primarily pasture while forest is presumed to be so used whether managed for timber or not. Public access is not guaranteed and is subject to change. State agencies may require some level of public access before buying parcels or conservation restrictions. State-wide conservation organizations such as Massachusetts Audubon Society may limit access because providing sanctuary is important to their mission. Public access is not required for Chapter 61 enrollment, including the Chapter 61B Recreation program. Private unprotected land may or may not be open to public access. Given the nature of these open space parcels, access by people with disabilities is also not guaranteed or expected. The recreational potential of these privately owned parcels is identified only if reflected in the far right column, "Important characteristic." Parcels without significant recreational potential may show either another attribute in this column, or none.

Important characteristics that might encourage Wendell to purchase land from willing owners, or to act on its right of first refusal to Chapter 61 parcels, might include: prime farmland soils, pasture, wetlands, aquifer recharge areas, or rare or endangered species habitats. In addition, such parcels may constitute important links for establishing greenway corridors, or may protect additions to large blocks of contiguous forest.

B.1. Privately Owned Agricultural Land

According to the 2005 Massachusetts Geographical Information Systems (MassGIS) land use coverage and the Town Assessor's records, there are no permanently protected agricultural lands in Wendell. This is not surprising, as most agricultural lands are protected only after being granted priority by MDAR, the main source of farmland preservation funds in Franklin County and throughout the state. Candidates for protection normally must be actively farmed and contain prime farmland soils. Relatively little of the land in Wendell currently used for pasture contains prime farmland soil, and much of the land which does (a total of 1, 416 acres) is largely unavailable for agricultural use and/or unprotected.

About 437 acres of Wendell farmland are in Chapter 61A. All this land has value for food production, thus for residents' livelihoods, and for scenic vistas. Some parcels are important by virtue of stream corridors and prime farmland soils. Others represent our historical roots and have been named Significant Historical Agricultural Landscapes. (See Section 4, subsection on Scenic Resources and Unique Environments). "Landscape significance" in this plan is based on National Park Service criteria and is related to particular landscape-level usage, such as agriculture, transportation or community development.

Table 5-3: Agricultural Land with Temporary Protection from Development Enrolled in the Ch. 61A Land Classification and Taxation Program

Owner	Assessors Map	Assessors Lot	Assessors Acres	Important Characteristics
Bowers, R. F.	402	20	1.00	Part of farm that is a <i>Significant Historical Agricultural Landscape</i>
Diemand Family Trust	404	13	47.00	Gap between DCR parcels
Facey, W. A.	404	18, 23, 24.1, 25, 26	70.20	
Diemand, A. J. Jr. & E. G.	404	32.1	96.00	Contains stream corridor
Wilder, D.E. & J.A.	406	38	20.00	
Wilder, D.E. & J.A.	406	39	11.90	
Bowers, R.F.	407	2	56.00	<i>Significant Historical Agricultural Landscape</i>
Wilder, D.E. & J.A.	407	50.1	55.00	
Dunn, J. & Fyler, J.	408	109	5.10	
Senn, M. A.	408	20	42.00	<i>Significant Historical Agricultural/Community Development Landscape</i> and contains Prime Farmland Soils
Senn, M. A.	408	74.2	3.03	Adds to and provides link between Center and Wendell State Forest
Senn, M. A.	408	74.3	4.74	Adds to and provides link between Center and Wendell State Forest
Pooser, J. & A.	409	25	3.80	
Pooser, J. & A.	409	26.1	15.00	
Woodward, J. & K.	411	39	3.41	
Overing, L. & J.R.	411	42	2.53	Contains Prime Farmland Soils
Total			436.71	

Source: Wendell Assessor's Records and Maps, 2010 and MassGIS Open Space data, 2005.

Not all Wendell farmland is enrolled in Chapter 61A. The parcels listed in Table 5-4 are unprotected and contain small pasture or crop lands within them. Their value as open areas may be of significance to residents interested in land protection. Many of these parcels contain prime farmland soils and are situated above known aquifers.

Table 5-4: Unprotected yet Important Agricultural Lands Not in the Ch. 61A Program

Owner	Assessors Map	Assessors Lot	Assessors Acres	Important Characteristic
Cappelluzzo, E.	402	1.3	37.02	Prime Farmland Soils
Schley & Laur	404	41.2	6.56	Abuts Mormon Hollow Brook
Schley & Laur	404	41.3	8.95	Abuts Mormon Hollow Brook
Lake Grove Maple Valley, Inc.	407	45	12.40	
Marceau	408	4.2	3.74	Prime Farmland Soils
Sundell	408	71	10.80	Prime Farmland Soils
Compagnone & Piazza	408	72	5.60	Prime Farmland Soils
Von Ranson	408	74	5.05	
Total			90.12	

Source: Wendell Assessor's Records and Maps, 2008 and MassGIS Open Space data, 2005.

B.2. Privately Owned Forested Land

Most natural processes do not respect political boundaries, but different types of ownership can affect the forest through varying development and management practices. Permanently protected forestland (itemized in Table 5-5) is that for which landowners have donated or sold development rights to a state conservation agency or land trust in return for placement of a conservation restriction on the deed. Those landowners retain all other property rights not conveyed by deed, and they pay property taxes, which will, however, be lower due to reduced value of the land. Temporarily protected forestland includes parcels enrolled in Chapter 61 and 61B (see Tables 5-6 and 5-7). This inventory also includes other unprotected parcels if they contain significant attributes deemed important by the community in Table 5-8.

Table 5-5: Privately Owned Forestland Permanently Protected from Development with a Conservation Restriction

Land Owner	Holder of the Conservation Restriction	Assessors Map	Assessors Lot	Assessors Acres	Important Characteristic
Bennett, T.M.	DFW	401	9.0	3.56	Protects Fiske Brook
Waters, P.J. Jr.	DFW	401	9.3	7.60	Protects Fiske Brook
Robinson, N.T & M.	DFW	401	9.4	6.40	Protects Fiske Brook
Murphy, K.	DFW	401	9.5	9.70	Protects Fiske Brook
Gallant, P. & Richardson, P.	DCR	405	22	57.00	Adds to Bear Mountain DCR lands
Phelps, M.& I.	MAS	406	31.5	6.01	Protects Osgood Brook; adjoins WWWS; Prime farmland soils
Swallow Rise, Inc.	MAS	406	34	15.00	Buffers Osgood Aquifer
Wulfkuhle, L.M.	MGLCT	407	7.1	64.00	Contains extensive wetlands & Mormon Hollow Brook & aquifer
Kusmaul, A.M.	MGLCT	407	7.2	3.00	Contains extensive wetlands & Mormon Hollow Brook & aquifer
Wulfkuhle, L.M.	MGLCT	407	7.3	3.02	Contains extensive wetlands & Mormon Hollow Brook & aquifer
Paulino, M.J.	MGLCT	407	7.4	3.43	Contains extensive wetlands & Mormon Hollow Brook & aquifer
Caruso, B. & Compagnone, D.	MGLCT	408	79	48.00	Contains Mormon Hollow Brook headwaters; Adds to DFW land
Kish, G.A.	MGLCT	408	85	3.79	Adds to DFW land
Gensler, S.A. & Smith	MGLCT	408	86.2	4.04	Adds to DFW land
McBride, M.V.	FLT	409	4	16.00	Frontage on tributary to Lake Wyola
Richard, D.A & B.A.	FLT	410	29	5.11	Stream corridor in Quabbin watershed
Richard, D.A & B.A.	FLT	410	30	40.00	Stream corridor in Quabbin watershed
Richard, D.A & B.A.	FLT	410	31	14.97	Stream corridor in Quabbin watershed
Richard, D.A & B.A.	FLT	410	26.1	2.65	Stream corridor in Quabbin watershed
Richard, D.A & B.A.	FLT	410	26.2	10.00	Stream corridor in Quabbin watershed
Phelps, M.& I.	MAS	411	4	4.02	Fills in WWWS
Phelps, M.& I.	MAS	411	7	10.00	Fills in WWWS
Phelps, M.& I.	MAS	411	26	8.00	Potential link between blocks of contiguous protected forest North and south of New Salem Road (WWWS & DCR)

Land Owner	Holder of the Conservation Restriction	Assessors Map	Assessors Lot	Assessors Acres	Important Characteristic
Phelps, M.& I.	MAS	412	7.2	21.22	Contains Prime Farmland Soils, stream corridor, overlays the aquifer to Osgood Brook, & adjoins WWWS
Doughty, F.M. & L.	MAS	412	7.3	13.21	Adjoins WWWS; Life estate
Stanton, C. & Holmgren, F.	MAS	412	7.4	5.07	Adjoins WWWS
Doughty, F.M. & L.	MAS	412	7.5	5.11	Adjoins WWWS
Phelps, M.& I.	MAS	412	24.1	122.00	Contains stream corridor and aquifer associated with Whetstone Brook and adjoins WWWS
Phelps, M.& I.	MAS	412	30	46.00	Contains stream corridor and aquifer associated with Whetstone Brook and adjoins WWWS.
Phelps, M.	MAS	414	32	1.20	Protects Whetstone Brook
Phelps, M..	MAS	414	38	0.65	Protects Whetstone Brook
Total				559.76	

Source: Wendell Assessor's Records and Maps, 2010; Masslandrecords.com, 2010; and MassGIS Open Space data, 2005.

Note: DCR=Department of Conservation & Recreation; DFW=Division of Fisheries & Wildlife; FLT=Franklin Land Trust; MAS=Massachusetts Audubon Society; MGLCT=Mount Grace Land Conservation Trust; WWWS=Whetstone Wood Wildlife Sanctuary.

Table 5-6: Privately Owned Forestlands with Temporary Protection from Development Enrolled in the Ch. 61 Forestland Classification and Taxation Program

Owner	Assessors Map	Assessors Lot	Assessors Acres	Important Characteristics
Weiss, R.S.	401	3	37.20	Contains portion of Catamount Swamp
Heyes, F.	401	8	57.00	Abuts Fiske Brook and adds to contiguous protected forest south of Montague Rd.
Walker, R.W. & M.L.	401	15	21.00	Near Catamount Swamp & Red Brook
Calagione, S.A. & M.E.	401	16	39.00	Near Catamount Swamp & Red Brook
Calagione, S. & M.	401	18	15.70	Abuts Red Brook
Lewis, T.E. & M.J.	401	22	74.00	Contains Fiske Brook and portion of the aquifer
Stinson, K.A.	402	1.1	53.90	Farmland/Prime Farmland Soils
Casilio, J. & S.	402	5	23.00	Adds to contiguous protected forest south of Montague Rd.
Chapman, P.	404	39.1	52.5	Borders Mormon Hollow Brook at its confluence with Millers River
Mann Lumber Co., Inc.	405	18	110.00	Some Prime Farmland Soils and adds to contiguous protected forest around Bear Mountain
Lewis, D.L.	406	31.1	10.70	Between 2 properties owned by MAS
Porter, A.H. & Jakob, E.M.	406	31.2	12.51	Frontage on Bowens Pond
Godfrey, P. & M.	407	7.0	14.78	Some Farmland Soils, wetlands, ponds, Mormon Hollow Brook, and it is an aquifer
Judice, F.R.	407	8	30.00	Abuts Mormon Hollow Brook and its Aquifer
Drohen, R. & Spittle, N.	407	22	44.00	Adds to contiguous protected forest north of Montague Rd. and overlays Mormon Hollow Brook; aquifer
Arsenault, D.A. & M.J.	407	47	42.10	Wildlife habitat

Owner	Assessors Map	Assessors Lot	Assessors Acres	Important Characteristics
Tenney, P. & K.	407	58	30.54	Some Prime Farmland Soils and abuts Osgood Brook Aquifer
Tenney, P. & K.	407	58.1	15.49	Some Prime Farmland Soils and abuts Osgood Brook Aquifer
Choiniere, R. & D.	408	4.3	1.06	Adds to contiguous protected forest north of Montague Rd.
Choiniere, R.W. Jr. & D.A.	408	4.4	5.25	Adds to contiguous protected forest north of Montague Rd.
Choiniere, R.W. Jr. & D.A.	408	4.5	5.77	Adds to contiguous protected forest north of Montague Rd.
Hickman, L. A.	408	62	28.10	Abuts Plympton Brook and its Aquifer
Caruso, B.L. & Compagnone, D.	408	79	11.72	Adds to and provides link between Center and Wendell State Forest and between north and south forest blocks across Montague Rd.; Buffers headwaters of Mormon Hollow Brook and Plympton Brook
Godfrey, P. & M.	408	81	37.70	Adds to and provides link between Center and Wendell State Forest and between north and south forest blocks across Montague Rd. and contains vernal pools
Houghton, M.B.	408	82.1		Adds to and provides link between Center and Wendell State Forest and between north and south forest blocks across Montague Rd.
Putnam, H. S. III & J.	408	83	12.8	Adds to and provides link between Center and Wendell State Forest and between north and south forest blocks across Montague Rd.
Burstein, J.	408	84	12.13	Adds to DFW lands and contains vernal pools
Putnam, H. III	408	96.4	0.96	Adds to and provides link between Center and Wendell State Forest and between north and south forest blocks across Montague Rd.
Maiella, E.C. & Radner, J.P.	409	45.1	10.00	Abuts DFW land
Kramer, G.	409	57.4	39.50	Abuts DCR land
Haddad, H.	409	67	4.77	
Arnold, G.D.	409	68	25.00	Contains portion of an aquifer
Haddad, H.	409	70	68.00	Contains portion of an aquifer
Afferika, J.M. (aka Bialer, J.M.)	409	74	26.00	<i>A Significant Historical Agricultural Landscape</i>
Afferika, J.M. (aka Bialer, J.M.)	409	87	113.00	<i>A Significant Historical Agricultural Landscape</i> and abuts the West Branch of the Swift River
Haddad, H.	409	90	8.14	
Mauri, M. & S.B..	409	99	7.50	Overlays the Plympton Brook Aquifer
Plourde-Gagnon, L.J.	410	32	24.80	Stream corridor and aquifer in Quabbin Watershed
Killay, J.M. Jr. & K.T.	410	68	103.00	Within Quabbin Watershed and could link blocks of protected forest south of New Salem Rd.

Owner	Assessors Map	Assessors Lot	Assessors Acres	Important Characteristics
W.D. Cowles, Inc.	410	69	137.00	Adds to contiguous protected forest south of New Salem Rd.
Overing, H. & E.J.	410	74	39.00	Contains Prime Farmland Soils and stream corridor of Middle Branch of Swift River
Overing, H. & E. I.	410	77	20.00	Contains Prime Farmland Soils and stream corridor of Middle Branch of Swift River; part of property is a field.
Feltman, N.G. & L.M.	411	13.0	126.71	Abuts WWWS
Craddock, J.W. & B.L.	411	13.1	13.29	Abuts WWWS
Wilbur, P. & C.	411	50	28	Surrounded by WWWS
Robinson, J.D. & C.V.	413	1	183.00	Surrounds Bowens Pond and adds to the Bear Mountain protected forest block and overlays the Osgood Brook Aquifer
WD Cowls, Inc.	413	22	49.20	Adds to contiguous protected forest east of Wendell Depot Rd.
Totals			1,824.82	

Source: Wendell Assessor's Records and Maps, 2010 and MassGIS Open Space data, 2005.

Table 5-7: Forestlands with Temporary Protection from Development Enrolled in the Ch. 61B Recreational Open Space Lands Classification and Taxation Program

Owner	Assessors Map	Assessors Lot	Assessors Acres	Important Characteristics
Putnam, H.S. III & J.	401	7.0	14.00	Adds to contiguous protected forest south of Montague Rd.
Phelps, M.M. & I. L.	401	19	13.50	Contains Prime Farmland Soils And Red Brook
Quinnehtuk Co.	405	19	51.00	Abuts Wendell State Forest
Hudson, R.D. & Gorzocoski, J.	406	8.4	16.29	Abuts Wendell State Forest
Mangan, T.F. Jr. & Forward J.	407	26	1.10	Abuts Phelps Forest Conservation Area
Mangan, T.F. Jr. & Forward J.	407	27	29.60	Abuts Phelps Forest Conservation Area
Cadorette, M.S. & Lafrance, P.W.	413	20	18.00	Abuts Wendell State Forest
Phelps, M.M. & I.L.	413	47	5.80	A potential link to east-west corridor across Wendell Depot Rd. and adjoins WWWS
Totals			149.29	

Source: Wendell Assessor's Records and Maps, 2010 and MassGIS Open Space data, 2005.

Table 5-8: Unprotected yet Important Forestlands Not in the Ch. 61 or 61B Programs

Owner	Assessors Map	Assessors Lot	Assessors Acres	Important Characteristic
Laclaire, R.	401	2	55.0	Catamount Swamp
Eckhardt, K.	401	21	81.00	East West Link between protected forest Blocks part of southern section of the Ring of Open Space around Wendell
Kowacki & Botkin	405	13	59.00	Gap in protected forest in and around Bear Mountain
Fornas	408	37	62.00	Potential east west link between blocks of protected forest on either side of Locke's Village Rd.
Mattson	409	53	34.50	Potential east west link between blocks of protected forest on either side of Locks Hill Rd.
Kelley	409	84	34.00	Potential east west link between blocks of protected forest on either side of Locks Hill Rd.
McAvoy	409	33.1	87.00	Surrounds McAvoy's pond and is situated above an aquifer
Brenneman	413	27	90.00	Significant sized addition to large protected forest block north of New Salem Rd.
Total			502.50	

Source: Wendell Assessor's Records and Maps, 2008 and MassGIS Open Space data, 2005.

C. PUBLIC AND NONPROFIT PARCELS

State conservation agencies, the Town of Wendell, nonprofit land trusts and conservation organizations own substantial areas in Wendell. Many of those lands represent the ring of protected open space surrounding Wendell Center. Nearly all this land is permanently protected. The following inventory comprises parcels owned by the Commonwealth and the Town, by the Mount Grace Land Conservation Trust, and by one statewide conservation organization, the Massachusetts Audubon Society.

C.1. Publicly Owned Open Space

Public open space includes lands owned by the Commonwealth and the Town. Three agencies manage the state owned lands: the Department of Conservation and Recreation, the Division of Fisheries and Wildlife, and DCR's Division of Water Supply Management (DCR/WSM), as shown in Table 5-9.

DCR lands are spread throughout Town as part of the Wendell State Forest (WSF), and are managed for recreation, timber cutting and fire protection. From woodland surrounding Swamp Road in the southwest corner of Town, north across Montague Road, the WSF incorporates most of western Wendell, as well as Bear Mountain to the north and along the south bank of the Millers River, east across Wendell Depot Road to the

Orange town line. DCR also owns parcels interspersed with DCR/WSM forest in the southeast of Town, within the Quabbin watershed. These lands are open to the public free of charge (except for Ruggles Pond State Park) and are the most extensively used recreational lands in Wendell. Hiking, swimming, running, canoeing, hunting, fishing, birdwatching, horseback riding and cross-country skiing are enjoyed by many residents and visitors on the many trails, including the Metacomet-Monadnock Trail as well as Ruggles and Wicket Ponds. These forested areas include extensive wetlands and stream corridors as well, and some have prime agricultural soils.

The DFW lands in the Wendell Wildlife Management Areas are mainly in southern Wendell, on and surrounding wetlands, and thus form large blocks of protected contiguous forest. They include forest land between Locke's Village Road and West Street, around Plympton Brook and near Bullard Pasture Road. Another block of DFW forest lies between Farley and Montague Roads and protects part of the Mormon Hollow Brook aquifer. A third DFW assemblage lies west of Cooleyville Road near the West Branch of the Swift River. DFW also owns five parcels that protect approximately 6,500 feet of the southern banks of the Millers River. DFW lands are open to the public though normally the level of recreation facilities management is low. DFW lands are managed for multiple uses but hunting, fishing, kayaking and canoeing enthusiasts are more likely to be able to utilize sites with the least amount of established trails and facilities.

DCR's Division of Water Supply Management (DCR/WSM) manages its forest land principally for protection of the Quabbin Watershed. Limited recreational use is permitted but not encouraged; public access is not supported with physical facilities that encourage use. People with disabilities, therefore, will not find accessible recreation open space provided in DCR/WSM properties.

Table 5-9: State-Owned Permanently Protected Land: Wendell State Forest, Wildlife Management Areas, and Quabbin Watershed Lands

Name of Property	Manager	Assessors Map	Assessors Lot	Assessors Acres
WENDELL STATE FOREST	Department of Conservation & Recreation (DCR)			
	DCR	401	1	42.40
	DCR	401	5	44.70
	DCR	401	13	69.87
	DCR	402	4	10.87
	DCR	402	8	81.00
	DCR	402	10	43.76
	DCR	402	11	73.00
	DCR	402	12	70.00
	DCR	402	14	23.00
	DCR	402	18	221.00
	DCR	402	19	1,339.00
	DCR	402	21	5.70
	DCR	402	22	19.00
	DCR	403	5	47.00
	DCR	403	6	76.10
	DCR	403	7	19.00
	DCR	403	8	334.00
	DCR	403	9	18.00
	DCR	403	10	20.00
	DCR	403	11	1.70
	DCR	404	1	40.00
	DCR	404	2	113.00
	DCR	404	10	18.00
	DCR	404	40	7.50
	DCR	404	71	20.00
	DCR	404	73	53.00
	DCR	404	74	108.00
	DCR	404	75	58.00
	DCR	405	1	25.00
	DCR	405	2	66.00
	DCR	405	8	55.00
	DCR	405	12	78.00
	DCR	405	14	58.28
	DCR	405	15	30.80
	DCR	405	16	34.80
	DCR	405	17	44.50
	DCR	405	20	87.04
	DCR	405	21	7.50
	DCR	405	23	42.00
	DCR	405	24	369.00
	DCR	405	25	60.00
	DCR	405	26	8.40
	DCR	405	27	17.00
	DCR	405	28	17.00
	DCR	405	29	13.20
	DCR	405	30	28.00

Name of Property	Manager	Assessors Map	Assessors Lot	Assessors Acres
	DCR	405	31	68.50
	DCR	405	32	20.00
	DCR	405	34	12.20
	DCR	405	35	10.60
	DCR	406	2	424.00
	DCR	406	15	24.00
	DCR	406	16	31.00
	DCR	406	24	67.00
	DCR	406	25	32.58
	DCR	406	26	248.50
	DCR	406	26.1	108.00
	DCR	407	1	40.00
	DCR	407	3	9.00
	DCR	407	5.2	6.28
	DCR	407	38.2	13.20
	DCR	407	39	168.00
	DCR	408	6	129.00
	DCR	408	27	43.10
	DCR	410	62	103.77
	DCR	411	1	188.30
	DCR	411	18	146.00
	DCR	411	19	8.90
	DCR	412	33	74.05
	DCR	413	2	1.4
	DCR	413	3	57
	DCR	413	4.1	51
	DCR	413	35	469.00
	DCR	413	36	21.00
	DCR	413	37.1	12.8
	DCR	413	38	7.5
	DCR	413	39	17
	DCR	413	40	13.9
	DCR	413	41	106.9
	DCR	414	2	368
	DCR	414	3	5.6
	DCR	414	4	59.757
	DCR	414	5	271.94
	DCR	414	6	17
	DCR	414	42	19
	DCR	414	46.1	78.77
	DCR	414	61	18
	DCR	414	62	48.00
TOTAL WENDELL STATE FOREST (DCR)				7,637.67

Name of Property	Manager	Assessors Map	Assessors Lot	Assessors Acres
WENDELL WILDLIFE MANAGEMENT AREAS	Division of Fisheries and Wildlife (DFW)			
	DFW	405	3	18.00
	DFW	405	4	20.84
	DFW	405	5	5.80
	DFW	405	6	8.20
	DFW	408	56.1	280.80
	DFW	408	86.1	103.58
	DFW	408	110.4	10.50
	DFW	409	23.1	107.00
	DFW	409	83	4.61
	DFW	410	16	14.28
	DFW	410	18	13.39
	DFW	411	2	40.238
	DFW	414	10	13.00
TOTAL WENDELL WILDLIFE MANGEMENT AREAS (DFW)				640.24
QUABBIN WATERSHED LANDS	DCR/Division of Water Supply Protection (DCR/WSP)			
	DCR/WSP	409	82	49.80
	DCR/WSP	409	85	5.00
	DCR/WSP	409	85.1	4.50
	DCR/WSP	409	86	5.92
	DCR/WSP	409	88	20.00
	DCR/WSP	410	34	38.30
	DCR/WSP	410	35	11.00
	DCR/WSP	410	47	27.00
	DCR/WSP	410	49	170.70
	DCR/WSP	410	51	16.90
	DCR/WSP	410	52	3.50
	DCR/WSP	410	53	37.00
	DCR/WSP	410	54	37.00
	DCR/WSP	410	55	0.30
	DCR/WSP	410	56	30.90
	DCR/WSP	410	57	28.00
	DCR/WSP	410	59	4.10
	DCR/WSP	410	60	18.50
	DCR/WSP	410	61	11.00
	DCR/WSP	410	65	35.60
	DCR/WSP	410	70	3.40
	DCR/WSP	410	72	0.44
	DCR/WSP	411	33	25.60
	DCR/WSP	411	47	0.48
TOTAL QUABBIN WATERSHED LANDS (DCR/WSP)				584.94
TOTAL STATE-OWNED PERMANENTLY PROTECTED LAND				8,862.85

Source: Wendell Assessor's Records and Maps, 2009 and 2010.

The Town of Wendell owns approximately 448 acres of permanently protected open space, the vast majority of which is under the authority of the Conservation Commission, as shown below in Table 5-10. All of these properties have been acquired by or transferred to the Conservation Commission since the publication of the 2002 Open Space and Recreation Plan. Many of these Town-owned open space parcels help protect wetlands and streams, provide access to other protected land, and thus help extend the habitat and recreational value of the state lands. All of these town-owned permanently protected properties are located in the Residential Agricultural District, the single district which encompasses the entire Town.

Table 5-10: Town-Owned Permanently Protected Land

Name/Location of Parcel	Assessors Map/Lot	Assessors Acres	Current Use/Condition	Public Access	Type of Grant Received	Recreation Potential/Important Characteristic
CONSERVATION COMMISSION						
Montague Rd. Town Forest/ South of Montague Rd./East of Hemmiway	401/6	15.00	Wetlands good for hunting	No trails/ access via Montague Road.	None	Extends block of contiguous forest south of Montague Rd.
Phelps Forest Conservation Area	401/14	34.00	Good	Yes	None	Harvest timber for benefit of schools
Phelps Forest Conservation Area	401/17.2	37.00	Good	Yes	None	Harvest timber for benefit of schools
Fiske Pond Conservation Area	401/26	124.79	Excellent	Yes	DCR Self-Help Grant	DCR holds CR; 10-acre pond & wildlife habitat
Phelps Forest Conservation Area	401/19.1	55.00	Good	Yes	None	Harvest timber for benefit of schools
Montague Rd. Town Forest/ South of Montague Rd./East of Hemmiway	402/6	74.00	Wetlands good for hunting	No trails/ access via Montague Road.	None	Extends block of contiguous forest south of Montague Rd.
Montague Rd. Town Forest--South of Montague Rd./East of Hemmiway	402/7	55.00	Wetlands good for hunting	No trails/ access via Montague Road.	None	Extends block of contiguous forest south of Montague Rd.; Contains a vernal pool
South of Farley Rd. & North of Wickett Pond Rd.	407/38.1	30.00	Used for shooting practice & logged to fund schools	Off Farley Rd.	None	Buffers wetlands and aquifer associated with Mormon Hollow Brook; another 9 acres under limited protection
North of Farley/South of Stone Rd.	407/48	17.50	Level & swampy	Via Wendell State Forest	None	Buffers wetlands and aquifer associated with Mormon Hollow Brook
Total Conservation Commission		442.29				

Name/Location of Parcel	Assessors Map/Lot	Assessors Acres	Current Use/ Condition	Public Access	Type of Grant Received	Recreation Potential/ Important Characteristic
CEMETERIES						
Center Cemetery	407/68	1.00	Good	Yes; closed for burials	None	Significant Historical Community Development Landscape
Locke's Village Cemetery	409/36	0.51	Good/ Mowed	Yes; closed for burials	None	Historical site
Cemetery on New Salem Rd. near intersection with Wendell Depot Rd.	413/4.2	4.75	Good	Yes; open for burials	None	Protects tributary of Osgood Brook
Total Cemeteries		6.26				
TOTAL PERMANENTLY PROTECTED TOWN LAND		448.55				

Source: Wendell Assessor's Records and Maps, 2009 and 2010; MassGIS Open Space data, 2005; and data provided by Open Space Planning Committee, 2010.

The Town also owns a number of properties that are considered to have limited protection, as shown in Table 5-11. The National Historic District status of the Town Common would likely not prevent removal of portions of it for such uses as parking or a community center. Swift River School open space may be used for classrooms or other purposes. Many communities set aside land for future expansion of schools, sports fields, police and fire stations and drinking water supplies. None of the properties currently owned by the Town of Wendell would be suitable for these recreational and other purposes. If such needs were identified and prioritized, the Town would have to acquire additional land that would be appropriate for recreational and community purposes and that would also have to be accessible to physically handicapped and older residents.

Table 5-11: Town-Owned Land with Limited Protection from Development

Name/Location of Parcel	Assessors Map/Lot	Assessors Acres	Condition	Public Access	Type of Grant Received	Important Characteristic
Davis Rd.	403/1.1	0.04	N/A	N/A	None	Bridge reconstruction
North of Davis Rd. near intersection with Jerusalem Rd.	404/12	1.70	N/A	From Davis Road in Wendell State Forest	None	Unknown
Farley Rd.	404/45	2.60	Steep	None	None	On Mormon Hollow Brook
Near Farley Bridge	404/52	4.00	Good as fishing area and as a canoe put-in	Across VT/MA Railroad & M&M Trail passes by	None	Access to Millers River
Herrick Homestead	407/5.1	30.72	Good	From Wickett Pond Rd.	None	Adds to contiguous protected forest north of Montague Rd.
Wendell Depot. Rd.	407/13	1.13	N/A	N/A	None	Site of new Library

Name/Location of Parcel	Assessors Map/Lot	Assessors Acres	Condition	Public Access	Type of Grant Received	Important Characteristic
South of Farley Rd. & North of Wickett Pond Rd.	407/38.1	9.00	Used for shooting practice & logged to fund schools	From Farley Rd.	None	Buffers wetlands and aquifer associated with Mormon Hollow Brook; 30 acres of site are permanently protected
Jackie Lane	407/65.2	2.91	N/A	N/A	None	Fire Station/Town Garage
Town Common	407/66	0.92	Good	Full	State grant for beautification	Significant Historical Agric./Community Development Landscape
Morse Village Rd.	407/71	3.28	N/A	N/A	None	Site of new Town Offices
Pound	408/8	0.02	Overgrown	Good	None	Historical site
Town Common	408/17	0.34	Good	Full	None	Significant Historical Agric./Community Development Landscape
Center St.	408/18	0.17	N/A	N/A	None	Police Station & Town Hall
Cooleyville Rd.	408/31.2	3.13	N/A	N/A	None	Site of Town Well
Locke's Village Rd.	408/73	0.46	N/A	N/A	None	Site of Salt Shed
Locke's Village Rd.	408/75	0.17	N/A	N/A	None	Former Library; site of new Senior Center
Union School	410/76	10.30	Very good condition, well used	Excellent	None	Contains stream corridor of the Middle Branch of the Swift River
Recycling & Transfer Staation	411/24	12.60	Old landfill	Limited	None	May contain headwaters of Whetstone Brook
Intersection of New Salem Rd. & Morse Village Rd.	412/4	0.75	Roadside acreage	Not applicable	None	Historical Site: This is Original location of the Baptist Church.
Wendell Depot	414/18	0.95	Good for fishing, access on Millers River	Good from Wendell Depot Rd.	None	Access to Millers River from Wendell Depot Rd.
Wendell Depot	414/19	0.11	Good for fishing, access on Millers River	Good from Wendell Depot Rd.	None	Access to Millers River from Wendell Depot Rd.
Wendell Depot	414/24	0.34	Vacant land near Rte. 2	Not applicable	None	
Total		85.64				

Source: Wendell Assessor's Records and Maps, 2009/2010; Town Auction Records, 2008; data provided by Open Space Planning Committee, 2010.

C.2. Nonprofit-Owned Open Space

Nonprofit conservation land trusts and conservation organizations that protect open space as part of their mission protect more land than they actually own by purchasing development rights from cooperating landowners. By holding conservation restrictions, these land trusts prevent development even though the parcels remain the property of the

landowners. Mount Grace Conservation Land Trust (MGCLT) also owns open space outright “in fee.” Its holdings in Wendell are itemized in Table 5-12. MGCLT works with landowners interested in full protection of their lands by negotiating with state agencies to locate potential buyers of the development rights. Additionally, if a landowner wants to sell the land in fee, land trusts can often bring together funding from many sources, public and private, to negotiate an acceptable sale agreement.

Table 5-12: Permanently Protected Land Owned by Mount Grace Land Conservation Trust

Property Name/ Location	Assessors Map	Assessors Lot	Assessors Acres	Important Characteristic
Hidden Valley Memorial Forest/Northwest Wendell Near Lyons Brook on Montague Town Line	403	4.0	65.00	Adds to contiguous block of Wendell State Forest and contains tributary to Lyons Brook
Ellis Lot/West of Grohowski Lands	407	28.1	11.20	Adds to block of forested wetlands that overlay productive aquifer
Total			76.20	

Source: Wendell Assessor’s Records and Maps, 2009/2010; personal communication with MGLCT staff, August 2010.

Wendell residents are beneficiaries of the Massachusetts Audubon Society, Inc. (MAS), which is a major conservation organization active in Town. In addition to holding conservation restrictions for several landowners in Town, MAS presently owns about 1,886 acres of land in the Whetstone Wood Wildlife Sanctuary (WWWS), as shown in Table 5-13. The Sanctuary is, for the most part, one contiguous block of land located in the easterly part of Wendell with some land also in Orange and New Salem. It protects most of the headwaters of Whetstone Brook from which it took its name. It also protects a considerable portion of the headwaters of Osgood Brook, one of the few potentially high yielding aquifers in Wendell.

Table 5-13: Permanently Protected Land Owned by Massachusetts Audubon Society, Inc.

Property Name/ Location	Assessors Map	Assessors Lot	Assessors Acres	Important Characteristic
Depot Rd.	406	28	3.00	
West of Bowens Pond	406	31.3	4.93	Buffers Bowens Pond Aquifer
West of Bowens Pond	406	31.4	25.82	Buffers Bowens Pond Aquifer
West of Bowens Pond	406	31.6	3.40	Buffers Bowens Pond Aquifer
West of Bowens Pond	406	31.7	7.31	Buffers Bowens Pond Aquifer
South of Wendell Depot Rd.	406	33.4	15.00	Buffers Osgood Brook
Rush Road frontage lots	410	9.2	4.63	Helps to create greenways connecting the tributaries of the Swift River to those of Whetstone and Osgood Brooks.
Rush Road frontage lots	410	9.3	4.63	Same as above
Rush Road frontage lots	410	9.4	3.00	Same as above
Follows West Branch of Swift River	410	11	9.50	Same as above

Property Name/ Location	Assessors Map	Assessors Lot	Assessors Acres	Important Characteristic
Follows West Branch of Swift River	410	12	35.00	Same as above
Rush Rd.	410	13.2	3.00	
Frontage on Rush Road	411	3	15.79	Same as above
Rush Rd.	411	5	50.00	Adds to contiguous protected forest south of New Salem Rd.
Rush Rd.	411	6	52.00	Same as above
Whetstone Wood Wildlife Sanctuary (WWWS)	411	14	19.00	Protects tributary to Whetstone Brook
WWWS	411	15	4.30	Same as above
WWWS	411	16	16.00	Same as above
WWWS	411	29	2.10	Same as above
North of New Salem Rd.	411	30	0.37	Buffers tributary to Whetstone Brook
WWWS	411	31	410.00	Protects Whetstone Brook, wetlands, Prime Farmland Soils, and the Whetstone Aquifer
WWWS	411	32	48.00	Same as above
WWWS	411	49	19.00	Same as above
WWWS	411	51	44.00	Same as above
Osgood Brook Aquifer west of New Salem Road	412	7.6	10.00	Protects Osgood Brook and associated wetlands and aquifer
Osgood Brook Aquifer	412	8	70.00	Protects Osgood Brook and associated wetlands and aquifer
Osgood Brook Aquifer	412	8.1	48.00	Protects Osgood Brook and associated wetlands and aquifer
Osgood Brook Aquifer	412	9.1	66.29	Protects Osgood Brook and associated wetlands and aquifer
Osgood Brook Aquifer	412	9.2	47.91	Protects Osgood Brook and associated wetlands and aquifer
Osgood Brook Aquifer	412	10	10.60	Protects Osgood Brook and associated wetlands and aquifer
WWWS	412	17	16.00	Protects Whetstone Brook, wetlands, and the Whetstone Aquifer
WWWS	412	22	60.40	Protects Whetstone Brook, wetlands, and the Whetstone Aquifer
WWWS	412	24.2	43.00	Protects Whetstone Brook, wetlands, and the Whetstone Aquifer
Southeast of New Salem Road	412	25	17.00	Connects Osgood Brook lands with the WWWS
New Salem Rd.	412	26.2	17.18	Connects to WWWS
East of New Salem Road, north and south of the transmission line	412	26.4	22.26	Connects Osgood Brook lands with the WWWS & has Prime Farmland Soils
East of New Salem Road, north and south of the transmission line	412	26.5	36.50	Connects Osgood Brook lands with the WWWS & has Prime Farmland Soils
Intersection of New Salem Rd. and Morse Village Rd.	412	26.7	14.30	Adds to protected block of forest north of New Salem Rd. and adjoins WWWS
WWWS	412	26.8	7.70	Protects Whetstone Brook
Morse Village Rd.	412	28.1	27.88	Headwaters of Whetstone Brook
WWWS	412	29	402.00	Protects Whetstone Brook
Plain Rd.	413	15	2.75	Connects to State Forest and WWWS
Osgood Brook Aquifer	413	52	69.00	Protects Osgood Brook and associated wetlands and aquifer

Property Name/ Location	Assessors Map	Assessors Lot	Assessors Acres	Important Characteristic
Kentfield Rd.	414	50	9.20	Contains Whetstone Brook
Old County Rd.	414	60	88.00	Adds to contiguous protected forest east of Wendell Depot Rd.
Total			1,885.75	

Source: Wendell Assessor's Records and Maps, 2009 and 2010.

D. OPEN SPACE EQUITY

Open Space Equity means taking a look at conservation and recreation opportunities available in the town and determining if there are areas of the town that seem to be lacking resources. This is somewhat difficult to do in a town the size of Wendell, with only a few areas recognized by residents as discrete neighborhoods. It is true that there is a heavier concentration of people in Wendell Depot and in the Town Center. Wendell has very few recreational facilities, which is not unique among rural western Massachusetts towns. There are park or playground areas at the Swift River Elementary School and the Library. There are ball fields at Ruggles Pond, a basketball court at the Library, and people often use the Town Common for celebrations and fairs. The Council on Aging provides recreational programs for older residents of Town, and the Library provides a broad range of programs for children of all ages. It is unclear from the 2008 Open Space Survey whether residents feel that additional recreational facilities are needed. Survey respondents felt that the following facilities were at least adequate to meet their needs: tot lots and playgrounds, swimming areas, hiking trails, and community events and celebrations. The most popular activities according to the survey were walking, hiking, bird watching, gardening, bicycling, and canoeing and they all can be done throughout the Town of Wendell. Town efforts such as the purchase of the Fiske Pond Conservation Area reflect this recreational focus of the Town's residents. Given Wendell's community setting and traditions, there is no area of town that is deprived of recreational opportunities relative to other areas.