

V. Inventory of Lands of Conservation and Recreation Interest

Introduction/ Purpose and Degrees of Protection

The following describes Bridgewater's lands of habitat, scenic, water resource, recreation and conservation interest, whether protected, partially protected, or unprotected. It is intended to help to guide the town's actions in protecting land for broadly-defined open space and recreation purposes.

The protection of such land is important if the community is to remain a place where wildlands are around the corner and nature is still present. More specifically it is important if we are to:

- Keep significant open space available to many neighborhoods
- Preserve major open spaces, habitats and natural resources such as the fields along the Taunton River and areas of Primary Forest which has never been tilled.
- Protect key resources, especially water resources
- Give children exposure to nature
- Maintain part of the town's traditional rural character
- Enable the connection of widely separated holdings,
- And, to a lesser extent, to help to guide the town's development by creating permanent greenways.

There are various degrees of protection. As used here:

High Protection ("in Perpetuity") refers to land held for conservation, recreation or wildlife protection purposes and appropriately deeded to the Conservation or Recreation Commission, to a state agency or to a non-profit land-holding agency and/or protected by a binding conservation restriction or agricultural protection restriction, or to a lesser extent by inclusion in the state Constitution's Article 97.

Moderate or Limited Protection ("Temporary") refers to land held by public agencies for other purposes such as water supply or education and protected as long as it is needed for the basic purpose. Examples would be water supply lands, school sites, or state college and correctional facilities which could be vacated and sold for other purposes if no longer needed.

Low ("Minimal") This refers to miscellaneous town holdings serving no public purpose, commonly acquired through tax title takings and available for sale.

Unprotected ("at Immediate Risk") This refers to publicly or privately-owned undeveloped land whose uses do not provide even the most temporary protection.

These categories are made more complicated by the provisions of Chapters 61, 61A and 61B and the effects of Article 97.

The Chapter 61 provisions allow owners of Classified Forest, Farm Land, and Recreation

land to be taxed based on the land's value in its present use, rather than at its speculative "highest and best use". In exchange the owner gives the community (or a designated non-profit or public agency) a "right of first refusal" if the site is proposed for a change in use or offered for sale. This allows the community or agency to buy it by meeting the terms of any bona fide offer. This is often treated as a form of protection but it has no effect unless the community chooses to act and is able to act (alone or through a designee). Thus its significance is for the opportunities it offers.

Article 97 requires votes of the local government and a two-thirds vote of the General Court before broadly-defined "parklands" may be converted to other uses. Through the efforts of the Natural Resources Trust of Bridgewater (NRTB), the General Court applied such protection to the peripheral, southern and riverside portions of the Bridgewater Correctional Complex (ex MCI Bridgewater) known as the Old State Farm. In response, the MassGIS map of Protected Land shows these areas as protected in perpetuity.

Communities may also be required to replace farmland or protected land converted to other uses (particularly if acquired with public assistance) either in-kind, or with a comparable payment.

A. Unprotected Private Holdings

1. Lands Under Current Use Taxation

The town now has approximately 1,727.3 acres or 2.7 square miles under Chapter 61, (Forest), Chapter 61A (Agriculture) or Chapter 61B (Recreation) current-use taxation. This is a significant amount but it is considerably less than there was a few years ago as all or portions of large farms in the eastern portion of the town have been removed from the program.

Current Use Taxation taxes property at its value in its present use rather than at its speculative value for development. If the land is taken out of the program the owner must pay a portion of the taxes saved, but after a few years this amount is far less than the savings. If the land is removed from the program for a change in use, the owner must inform the Board of Selectmen, the Planning Board and the Conservation Commission. These agencies then have first refusal rights to match any bona-fide offer within 120 days. Since it is difficult for communities to respond in that time they may delegate their first refusal rights to a nonprofit entity such as the Trust for Public Land, or a public agency such as the State Department of Conservation and Recreation or the Division of Fisheries and Wildlife. An owner may also take the land out of the program, pay the back taxes and later convert to another use without having to offer it to the community. The program does not prevent land sales but does lessen tax pressures on owners to sell in the near future.

The lands remaining in the program are in 34 parcels or groups of parcels as shown on Figure V-1 "Lands of Conservation and Recreation Interest. The largest holdings are in the eastern end of the town. These are the Morse Bros.' 129.9 acres of cranberry bogs and support land off Plymouth Street Extension on the Halifax line; the Lehtola Farm's 349.2

acres of cropland and woods on the Taunton River along Auburn St.; and the Stiles and Hart company's 169.9 acres of woodlands and active brick works on the Taunton River east of South Street and abutting some Bridgewater Correctional Complex (BCC) holdings.

The largest site on the western edge the town is the 263 .7-acre Ouimet holdings of wooded swamp and recreation land just south of the state's Hockomock Swamp land.

As the map shows, the other 944.9 acres are scattered through 32 parcels or groups of parcels in the central and southern portions of the community. These are often close to, or abut neighborhoods or other public holdings such as the Chaffee Farm, or those on Carver's Pond. These parcels offer valuable opportunities to provide permanent open space next to or near many neighborhoods.

The table below summarizes and interprets the recent field survey by the Open Space Committee. Strong recommendations for multiple open space values have been interpreted as "Protect Actively" meaning take the initiative in contacting the owner even before a Ch. 61 offering. The Committee's descriptions and full recommendations are in Appendix A.

Table V-1

Land in Current Use Taxation under Chapters 61, 61A and 61B - FY 2009

Survey ID #	Map/parcel	Owner	Area- Acres	Committee Recommendations
1.	59-9	Ouimet	263.3.	Protect if offered, Assign rights to DCR, DFG
2.	46-126	P. Murray	37.0	Keep as agriculture; support APR, other actions
3.	46-15	Needs	25.2	Keep in agriculture, use APR, etc. protect if offered
4.	60-4	Hanson	12.5	Leave as a single-family house
5.	72-48	Andruk	21.5	Continue protection as wetland
6.	72.58	Ferrari	24.3	Protect if offered
7.	117-14	Auglis	10.5	Partially developed, protection not Recommended

8.	99-77	Chaves c/o Flaherty	49.5	Reconsider in future
9.	86-2, 60, 61, 72	Wood	10.7	Continue protection as wetland
10.	73-22, 108, 22; 60-10	Chaffee	72.6	Keep active farm with APR, CPA etc
11.	10-73, 74,170	Flaherty	17.9	Protect actively, many values
12.	62-13	Wood	15.7	Protect as wetland
13.	48-25	Wood	14.7	Protect as wetland and potential Zone II
14.	61-166,167; 74-6, 84	Wood	6.6	Now developed
15.	73-23	Wood	11.3	Continue protection as wetlands
16.	74-10	Leach	16.9	Protect actively
17.	74-39; 75-25, 26	Leach	65.8	Protect actively
18.	88-10, 66; 101-4, 5	Wood	64.5	Protect actively a potential multi-use area
19.	88-14	Pad	14.6	Continue protection as wetlands
20.	119, 56, 58	Kravitz	29.7	Protect actively for multiple values
21.	119-19	Beninati	8.5	No findings
22.	126-7	Stiles and Hart	37.6	Protect actively for multiple values
23.	120-6, 7, 28	Wood	20.0	Protection not recommended
24.	102-3, 4, 6	Curtin	25.1	Protect actively for multiple values
25.	63-48, 87, 88	Nelson	6.1	Continue 61A, protect if offered

26.	122-2; 129-1, 2; 134-5	Stiles and Hart	170	Protect actively for many values
27.	50-40, 92	Dantono	11.7	Protection is question able; near State Forest and housing
28.	37-11	Tunewicz	7.7	Protection is not recommended
29.	122-10	Wood	10.1	Protect actively
30.	27-6; 40-7, 8	Morse Bros.	129.9	Continue protection as bogs
31.	67-3	Perkins	143.7	Protect actively for many values (Childs Bridge cluster project with a conservation restriction has been approved.)
32.	89-3	Doherty	6.3	Protect if offered
33.	60-8	Chaffee	2.1	Keep active farm, APR, CPC.
34.	80, 4, 9, 10, 11.29 93-1, 2, 3, 4, 5, 6	Lehtola	349.2	Protect actively for many values
35.	61-47, 98,160	Wood	10.5	Continue protection as wetlands
36.	132-5	Flaherty	24.4	Protect actively for multiple riverside values



The Lehtola Farm Barn



Lehtola Farm fields running along an abandoned portion of Auburn Street down to the Taunton Rive and a closed bridge

2. Private Unprotected Parcels Significant for Water Resource Protection

The areas most important for water supply protection are those shown as Zone Two areas on the Water Resources map in Chapter IV, on the Zoning Map in Chapter III, and on the maps of soils with a high recharge potential or severe septic limitations in Chapter III. As observed in Ch. IV “... the areas with a high recharge potential are so frequent and scattered that it would not be practical or necessary to try to protect them all through ownership. Thus Bridgewater should not rely upon landownership and land protection to maintain recharge quality.” Instead it should emphasize limiting runoff and increasing recharge with approaches such as Low Impact Development and extensive use of retention ponds and detention ponds.”

3. Priority Land for Rare Species Protection

These are discussed above in Chapter IV, and shown on the maps of Estimated and Priority Habitats and those of the BioMap and Living Waters areas, along with those of Natural Communities and Certified and Potential Vernal Pools (PVPs). The largely peripheral distribution of Priority and Estimated Habitats and of the BioMap areas and the scattered town-wide distribution of PVPs are discussed there. These add to the priorities for acquisition and protection of selected areas of particular interest discussed later.

4. Other Unprotected Private Lands of Interest

These are discussed in more detail in Chapter VIII, Goals and Objectives, in Chapter IX Five Year Action Plan, and in Appendix B, “Areas Potentially Affected by above Goals and Objectives and the Five Year Action Plan. They include:

- Remaining private land around Lake Nippenicket
- Remaining portions of the Hockomock Swamp land
- Improve access to the Pheasant Lane common land
- Streamside open field portions of riverside farm land across from protected Department of Fish and Game land in Middleboro
- Streamside portions of partially-wooded farm land across from the town’s Wyman Meadow and the Wildlands Trust of Southeastern Massachusetts holdings
- Streamside Matfield River lands south of the High Street Water Department land including the junction of the Town and Matfield Rivers (along a powerline) where the Taunton River starts; an needed signing or improvements to the right of way to the stream junction at Three Rivers Farm reportedly granted to the Conservation Commission in the late 1980s or early 1990s. .
- Selected private lands around Carver’s Pond
- The two wooded parcels west of the Aldrich Street possibly allowing a wildlife corridor across North Street to the Hockomock Swamp Wildlife Management Area through a small intervening parcel
- Stream-side Ch. 61A lands just south of Summer Street
- A portion of the streamside Stiles and Hart 61A land on either side of BCC lands
- The Ch.61A parcels and private parcels potentially completing a corridor partly along the powerline from the Toole Land to the Olde Scotland Links.
- Private land at Skeeter Mill Pond (“Flynn’s Pond”) - only if needed for permanent protection
- Land from town-owned Emerald Lane to northwestern corner of Sturdevant’s Pond

- Connections from the Harvest Lane open space through to Grange Park to the west and south perhaps to Sanborn Lane
- Expansion of the State Forest by adding land on the north side of South Brook to the north and to Walnut Street to the east along
- A possible South Brook-side trail from the potentially expanded State Forest to Town streamside land to the north.
- Possible expansion of the Titicut Conservation Area by adding adjacent town water land (WD-6) and the multi resourced farm land across the River in Middleboro.

B. Protected Public and Non-profit Parcels

1. Land Managed by Conservation Commission

C-1 Stiles and Hart Conservation Area

Former clay pits along the Town River

Location: At the north-central edge of town on the Town River, east of Route 18, south of High Street, across from the Town River Landing boat launching area. The land is the site of the former Plymouth County Agricultural Society's fairgrounds.

Area: 69 acres on Assessors map

Map/Parcels: 12/44

Zoning: Res. D.

Access: Signed entrance via gated sewer easement off of Rte. 18 just south of Brick Kiln Lane. There is also a short bit of un-marked frontage on High Street

Handicapped Accessibility: Poor; via the level but uneven sewer easement described above. It could be passable by a wheel chair with assistance. No provision for the vision impaired.

Facilities: Generally wooded area with a driveway along Town River to a point across from town's Sewage Treatment Plant, vestigial clay pit ponds, and at least one enclosed small concrete structure; areas with a shallow bank allow boat launching or landing.

Uses: Hiking, wildlife habitat, canoeing, kayaking, fishing. The management plan recommends limiting uses until the foot bridge from the Town River Landing giving greater access is built.

Management/ Maintenance: Acquired with Self Help Funds; Under Conservation Commission jurisdiction/ Care by the volunteer Parklands Stewards

Degree of Protection: High (in perpetuity) as Conservation land

Recommendations:

- Move gate about 100 feet in to allow some off-street parking on site
- Build the proposed footbridge from the site to the Town River Landing to allow foot access from behind the old Highway Barn.
- Make pathways to the site's destinations passable by a wheelchair

C-2 Tuckerwood Conservation Area

Location: On south side of High Street, east of Hayward Street, west of the Bridge Street intersection with High Street.

Area: 32 acres

Map/Parcels: 14/21 (Shown as 33 acres, 13,068 sq. ft.)

Zoning: R-C

Access: Signed driveway on High Street with an informal dirt parking area. Signage is hard to see when driving by since it is parallel to the road. There is no apparent signage on the river identifying the property as public

Handicapped Accessibility: Poor: Sloping roadway to the parking areas would be difficult for an unassisted wheel chair and the path into the site is often narrow and bumpy, being passable only by a pedestrian. Path to the shore ends at a 2-foot drop to the water. No provision for the vision impaired.

Terrain/Facilities: Pine and oak woods with a trail across a power line and a generally easy path down to the Town River, view across marsh and a potential oxbow.

Uses: Hiking, wildlife habitat, fishing, canoeing, kayaking

Management/ Maintenance: Acquired with Self Help funds, so managed by Conservation Commission with care by the volunteer Parklands Stewards

Degree of Protection: High (in perpetuity) as Conservation land)



Entrance to Tuckerwood Conservation Area - Sloping Driveway leading to gravel parking lot and rough paths through woods to river. Signs are difficult to see when driving by.

Recommendations:

- Examine possible hiking access via power line from Hayward Street .
- Develop a potential easy canoe/kayak landing area where bank is low if compatible with bank stability.

- Explore the potential for tenting
- Improve paths from parking area to the river's edge to accommodate a wheelchair
- Add discrete signs on the River identifying the edges of the property

C-3 Wyman Meadow

Location: South of Plymouth Street on the Taunton River

Area: 55 acres. There are 35 acres of recently purchased conservation land combined with 20 acres of water supply land.

Map/Parcels: 39/3(35+acres); 39/4 (20.2 acres).

Zoning: R-A/B

Access: By a long, unsigned, paved driveway to a Water Department pumping station with informal gravel parking for 2-3 cars. There is no apparent signage on the river identifying the property as public

Handicapped Accessibility: Poor; After the driveway to the Water Department facilities there are unimproved paths over hilly grassland and through thin woods to the River, passable only on foot.

Facilities, Terrain: Rolling pasture land with woods and brush at edge of slow moving river segment. Site has a partially vandalized information kiosk and bench. Site abuts the Wildlands Trust of Southeastern Massachusetts heavily wooded, unsigned North Fork Preserve to the east - described later. Paved access drive to the wellfield bisects the meadow rather than running along the western edge as originally proposed, thereby lessening its landscape value.

Uses: Water supply protection, hiking, fishing, canoeing and kayaking, scenic view across fields to river, cross-country skiing, prohibited ATV access to adjacent sand pits.

Management/Maintenance: The main part acquired with Self Help funds is managed by the Conservation Commission, the Water Dept. land is managed by the Department; the Parklands Stewards maintain both.

Degree of Protection: High (in perpetuity) as conservation land; moderate (temporary) as water and that could go to another use.

Recommendations:

- Repair information display
- Designate and sign an allowable parking area next to pumping station
- Improve access to river and add a small canoe/kayak landing area
- Add discrete signs on the River identifying the edges of the property
- Encourage/ assist tree planting behind Form A houses along Plymouth Street to eventually restore some of the original landscape character.
- Put all land under Conservation Commission for full protection
- Improve paths from parking area over hill to the river's edge to accommodate a wheelchair
- Explore joint management of this site and the adjacent Wildlands Trust of SE Massachusetts' North Fork Preserve
- Explore relocation of the access road to the western edge of the property



Unsigned access to Wyman Meadow with Water Department structures in background and hillside sloping down to the river beyond them.



Wyman Meadow Viewed from Southwest near the Taunton River; Wildlands Trust of SE Mass land to right, road to town wells to left

C-4 Titicut Conservation Parkland

Location: On Taunton River at southern edge of town

Area - 27.8 acres., with seven acres located in the adjacent town of Raynham

Map/Parcels 131/8,9,10,11

Zoning R-A/B

Access: Well signed Driveway in from Beach Street There is no apparent signage on the river identifying the property as public.

Handicapped Accessibility: Poor; irregular dirt path/driveway in from Beech Street parking area to camp sites and a very steep climb from pull-out area

Facilities: Campground, slope for pulling out canoes/kayaks/tubes... , campfire area

Uses: Hiking, Canoe tenting by groups with Conservation Commission permit, e.g., by Taunton River Watershed Alliance's "Source to the Sea" trips.

Management: Acquired with Self Help funds; managed by Conservation Commission in care of Parkland Stewards

Degree of Protection: High (in perpetuity) as Conservation land

Recommendations:

- Expand site by incorporating adjacent Water Dept. land (Map/Parcel 131/7, 20.22 acres) if unneeded for long-term water supply.
- Study the inclusion/integration of portions of the multi-resourced Taylor Farm property across the river in cooperation with Middleboro, the Wildlands Trust of Southeastern Massachusetts and others, possibly with access from one two footbridges.
- Survey site to ensure that trails are all on public land
- Work with neighbors to ensure appropriate access/egress from western edge of park land
- Add discrete signs on the River identifying the edges of the property
- Make paths from parking area to campsites passable for wheelchairs.
- Seek a more level pull-out area or add a rope or hand holds to ease climb from landing area
- Work with Raynham to integrate use and management of total site



Titicut Conservation Parkland - Exploring gully reportedly excavated to build/launch small frigates

2. Protected Land Managed by other Town Departments

C-5 Iron Works Park (aka Stanley Ironworks)

Location: On both sides of Town River southeast of High Street next to new Highway Barn near West Bridgewater line

Area: 16 acres

Map/Parcels: 10/40, 16.0 Acres; (Plus lot 11/3, 3.7 acres- possible DPW land). Zoning: I-B, R-D, R-D C

Access: Signed entrance off High Street and through Highway Department property, informal parking at edge of site.

Handicapped Accessibility: Poor: Level vehicle access from road, irregular surface to the bridge over the River may be passable by a wheelchair with assistance.

Facilities: Deteriorated privately-owned dams and a fish ladder near new Highway Barn and shell of an historic 19th Century brick and stone industrial structure, new bridge over river giving good access to either side

Uses: Scenic site for exploring riverside and the limited industrial ruins, portage point for canoeing, fishing. A gift to Town.

Management: Conservation Commission, Highway Department and volunteer Park Stewards **Maintenance:** Highway Department and volunteer Park Stewards. Bridge is in good condition, main privately-owned dam is deteriorated.

Degree of Protection: High (in perpetuity) if under the Conservation Commission; moderate (temporary) if under the Highway Dept.

Recommendations:

- Consider acquisition / repair of dam with Community Preservation Act funds and Division of Marine Fisheries assistance.
- Expand information panels to show layout of successive Iron works.
- Add an easier canoe/kayak take-out /put-in place
- Improve the paths through the site's attractions and to the canoe launching area if needed.



Lower end of Stanley Mill dam impoundment (Town River Pond) just above stone culverts under High Street across from the Bridgewater Highway Barn

C-5 Carver's Pond

Location: Between Rte.18 and north of Winter Street / Conant Street

Area : 70.1 according to Assessors Maps (Audubon Management Plan says 107 acres.)

Map/Parcels: 63/2;63/18; 63/19; 63/20; 63/21; 49/44; 49/27; 62/28

Zoning: Residential C

Access: Off Summer Street plus frontage on Bedford Street

Handicapped Accessibility: Poor: Trails from parking area are irregular, possibly accommodating an assisted wheelchair, but basically for pedestrians

Facilities: trails, dam

Uses: Water supply protection, hiking, fishing

Management: The 1995 Open Space Plan says that some "land on the east side of Carver's Pond (has) also been deemed protected conservation parcels under town control ... not due to any deeded restriction but...to their remote location or long standing purpose. Elsewhere the Parklands Management Plan for this site says that "The Water and Sewer Commission administer the southern end of the Pond while the Conservation Commission administers the northern portion as an integral part of the developing town-wide open space system."



The deteriorated Stanley Mill Dam from upstream



The northern half of the Stanly Mill Dam viewed from below

Degree of Protection: High (in perpetuity) as conservation land /moderate (temporary) as water supply protection land which could be sold. Under the care of the volunteer Parkland Stewards.

Recommendations:

- Determine specifics of Conservation Commission and Water Department ownership / jurisdiction

- Examine the range of allowable contact uses compatible with drinking water quality concerns
- Consider supplying or allowing canoe/ kayak rentals
- Repair dam control structure if needed
- Acquire all or parts of selected private parcels; to compete public control of shoreline
- Seek careful, protective trail/boardwalk design to allow circumnavigation of Pond by the able-bodied and the handicapped without threatening water resources.
- Improve capacity for swimming lessons with a protective U-shaped float system, if allowable



North end of Carver's Pond with dam in distance

C-6 (R-3 as Rec. site) Crescent Street Fields (former Hogg's Farm)

Location: West side of Crescent Street south of Route 104

Area: 49.9 acres

Map/parcel 47/115

Zoning: R-A/B

Access: From Crescent St off of Pleasant Street and behind the new Police Station

Handicapped Access: Fair; field and wetlands are reached over level land from adjacent streets but no wheelchair-accessible trails as of yet. Future recreation facilities would be required to be accessible

Facilities: Fields, woods, wetlands and stream flowing to Carver's Pond, future planned recreation facilities. Land abuts woodlands proposed for the Starr Park/Playground.

Use: Now limited to informal open space use. Much future use is expected since growing interest has increased the number of girls softball teams. Legion Field can no longer accommodate these and Little League teams, so the Crescent Street fields are expected to provide three needed softball fields. Also much potential for community gardens on open land beyond sports fields

Management/ Maintenance: By Recreation Commission; with wetlands open space overseen by Conservation Commission, and possibly by expanded Parklands Stewards. Plans include on-site shed/garage for maintenance equipment.

Degree of Protection: High (in perpetuity) as Recreation land

Recommendations:

- Complete ballfield project
- If feasible, build a field house so that the Recreation Commission has a place to run programs, and the town has indoor recreation space.
- Define Conservation area, and add trails and an interpretive material under Commission direction.
- Develop trails through site and through Starr Park woodlands to Starr Road.
- Monitor use to identify future needs
- Examine possible expansion through Ch. 61A lands to south and on to Oak Ridge Lane neighborhood
- Protect land in underlying Aquifer Protection District.
- Explore possible use of some land for community gardens

C-7 Lake Nippenicket Town Holdings

Location: On western edge of town with three parcels on southeastern corner of lake, (only one with lake frontage); two small house lots on the eastern side with frontage, and three 1-2 acre lots without frontage

Area: 13.6 acres with lake frontage or adjacent to parcels with lake frontage; 4.1- acre house lot off Bridle Road without frontage

Maps/Parcels: 82/5,7, 83/60,78,79,80;70/34

The following describes the lake overall, not just the town holdings.

Access: Via Park and Ride lot/Boat Ramp lot off of Route 106

Handicapped Access: Level parking lot, steep slope down boat ramp; gradual unfinished slope to closed beach which is partly blocked with stones. There is no dock allowing easier access to boats.

Facilities: Park and Ride lot, state boat ramp, sign notes the “permanently closed” beach due to a drowning

Use: Hiking around lake, boating and jet skiing,

Management: Town land is reportedly managed by the Conservation Commission but the Assessors list it as unprotected general town land so it is described both here and under miscellaneous town land (T-14). The state land is managed by the Department of Fish and Game or its Division of Fisheries and Wildlife, and the non-profit land described below is managed by its owners.

Maintenance: Town land by Conservation Commission, State land and facilities by State; nonprofit land described below by owners.

Degree of Protection: High (In perpetuity as State, Town and non-profit wildlife, recreation and conservation land with State land (described below) largely surrounding the lake.

Note: The much greater state holdings totaling 237 acres include most of the west side of the lake, a group of small lots on the northeast corner of the lake, and some backland along the edge of Rte. 24 in addition to scattered Hockomock Swamp parcels northeast of the lake, as discussed under state holdings and shown on the map of Land of Conservation and Recreation Interest

In addition, the Nature Conservancy (TNC), and the Wildlands Trust of SE Massachusetts report holding a total of 102 acres; 88 on the eastern shore held jointly, and 14 acres on an island held by the Trust (as described under non-profit holdings) while TNC holds a conservation restriction on the 88 acres..

Recommendations:

- Work with State Public Access Board to improve state boat ramp, particularly its handicapped accessibility
- Transfer town land with lake frontage to the Conservation Commission
- Have Total Maximum Daily Loads developed if needed for water quality and public health
- Explore coordination of Lake management and uses with the Wildlands Trust of SE Massachusetts, The Nature Conservancy and the State
- Clarify site availability and explore and support Recreation Commission ideas about developing a boating/sailing program with a boat house, rescue boat and related off-site swimming lessons, consistent with wildlife protection.

- Continue acquisition of undeveloped or minimally developed shoreline and when possible
- Consider land trades to give the town and State contiguous properties to manage if that is an issue

C-8 Sturtevant's Pond

Location: West of the end of South Street, north of Green Street

Area: Pond is estimated at 8.9 acres

Map/Parcel 132/2 (3-14520)

Zoning: R-A/B

Access: Frontage on South Street

Handicapped Access: Fair; level land at South Street allows movement along a low retaining wall allowing access to edge of pond, but no easy contact.

Facilities: None developed. Pond is an impoundment of Snow's Brook which flows south through two control structures to the Taunton River. Presumably frozen in winter, except near control structures,

Uses: Possible informal local use for ice skating and fishing

Management: Town, overseen by Conservation Commission.

Maintenance: Town, Conservation Commission. Unknown needs; the two control structures appear sound.

Recommendations:

- Clarify and improve access
- Expand holdings or easements to north along Snow's Brook to town's Emerald Lane holdings
- Improve access into water for canoes /kayaks
- Possibly add a float if swimming is appropriate



Standing on the wall at the eastern end of Sturtevant's Pond, January 6, 2008

C-9 Cobblestone Lane Subdivision off of Vernon Street

Location: Off Vernon Street wrapping around this Open Space Community subdivision.

Area: Approx 21.5 acres

Map/Parcel: 98/3

Zoning: R-A/B

Access: On either side of Cobblestone Lane, then around the end of the Lane itself to rear land.

Handicapped Access: Poor; front of site is level grassland along the edge of the road but the rest is woodland with no apparent passable trails to the rear portion.

Facilities: Woods and fields abutting a power line connecting to other public lands. The layout gives good direct access to the common land for all but four of the lots and those abut town land north of the Golf Course. A powerline runs through the property.

Use: Presumably passive use by neighbors and possible hiking along the power line to the golf course or other destinations.

Management: Town, Conservation Commission

Maintenance: Town, Conservation Commission. Apparent minimal management of donated cluster land.

Degree of Protection: High (in perpetuity) if under the Conservation Commission or under a Conservation Restriction.

Recommendations:

- Examine feasibility of trails via the power line through the adjacent Dundee Drive land and on to the Ch.61A land to the north, and south through the golf course and related town Chaffee land.
- Clarify ownership and management responsibilities and the residents response to the project and its open space.



Open space bracketing drive into Cobblestone Lane cluster subdivision

C-10 Toole Park “The Toole Legacy ”

Location: North of Pleasant Street near Elm Street, between the Driftwood Dr. subdivision and electric transmission facilities.

Area: 9.2 acres.

Map/Parcel: 72/1

Zoning: R-A/B

Access: Off of Pleasant Street

Handicapped Access: Poor; Site is at edge of the highway with a small parking area but the rest is very dense, low wet woodlands with no easy accessibility.

Facilities: Woods, brush and a stream, with a parking area cleared by the Highway Department. Except for parking area site has not yet been developed in accord with gift agreement

Use: Land was donated to the town with a reported \$100,000 endowment, but there is only minimal informal use so far.

Management: By Town (Presumably ultimately by Conservation or Recreation)

Maintenance: By Town, with none now needed

Degree of Protection: High (in perpetuity) as Conservation or Recreation land, and in accord with assumed protective conditions on the gift.

Recommendations:

- Work with neighbors to determine best use and complete project
- Examine potential connections through the Ch. 61A land across Pleasant Street and on through the Dundee Drive land (T-5) and the Cobblestone lands (C-10), and potentially through the town holding T-21 and on to the Golf Course.

C-11 Auburn Street Cemetery,

Location: South side of Auburn Street, east of Summer Street (Listed as 0 Curve Street by Assessors.)

Map/Parcel: 77 / 17

Area: 33,000 square feet

Zoning: R-A/B

Access: Off Auburn Street

Handicapped Access: Moderate; passable level paths through site

Facilities: A small cemetery, part of the local historic landscape

Uses: As a local cemetery and small open space

Management: By Town (Presumably ultimately Highway /Forestry Department)

Maintenance: By Town, as above

Degree of Protection: High (in perpetuity) as alternative uses are unlikely

Recommendations:

- Continue as is
- Examine any handicapped access issues

Note: In addition to the above, the Natural Resources Trust of Bridgewater (NRTB) reports that the Conservation Commission was granted “a right of way to the Matfield/Town junction at Three Rivers Farm in the late 1980s or early 90s. This needs to be mapped when more information is available.

3. Protected Lands Managed by the Commonwealth**Co-1 Lake Nippenicket**

Location: At western edge of town, headwaters of Town River.

Area: 252.8 acres including 178.48 acres on Lake or abutting Lakefront property, 16.17 acres on the east side accommodating the parking lot and boat ramp, and 58.14 acres of backland along Rte. 24.

Map/Parcels: 56/1,2; 69/2; 82/8,62,65,70; 71/27,29; 83/2,27,28,40,83 plus 114 very small lots on north shore of the Lake on maps 56 and 57. The large 20-30 acre parcel surrounding these small lots is mapped as permanently protected land (presumably state-owned) land on the Mass GIS maps and therefore it is shown as such this plan's map of Land of Conservation and Recreation Interest, Fig..V-1. However the ownership could not be confirmed since the Assessors maps show no parcel number for this parcel.

In addition there are 415.6 acres of State Division of Fisheries and Wildlife Hockomock Swamp land northeast of the Lake and along the West Bridgewater line east of Rte. 24 in area Co-2 as discussed below.

Zoning: R-A/B

Access: Roadway off of Rte. 104 to park and ride lot and from Overlook Drive and Chace Dr.

to extensive state land on the west side of the Lake. Little direct access to extensive state land on the northeast shore of the Lake except from the WTSEM/TNC land at the end of Lakeside Drive.

Access to land along the edge of Rte. 24 from Bridle Road east of Lakeside Drive

Handicapped Access: Poor to State and Town holdings on the west shore given no apparent trails from street to shore. Fair to beach and boat ramp from park and ride lot. As noted above, depending on the water level, a person could be wheeled through light woods and brush to beach or (in a non-motorized chair) go directly into the water via the boat ramp if swimming is restored.

Facilities: Park and Ride Lot, Boat ramp, and a beach “permanently closed” by the state due to a drowning

Use: Boating and jet skiing. Closed to swimming since a drowning.

Management: State for land largely covering the western edge of the lake and for the northeastern corner which is part of the Hockomock Wildlife Management Area.

Maintenance: State Division of Fish and Wildlife

Degree of Protection: High (in perpetuity) as State wildlife land

Recommendations:

- Clarify site availability and proceed with boating facilities and programs consistent with wildlife protection
- Develop Total Maximum Daily Loads (of pollutants) (TMDLs) for the Lake, if needed.
- Continue acquisition of undeveloped or minimally developed shore land when possible
- Consider land trades to give town and state contiguous properties to manage, if it is an issue.
- Work with Town, WTSEM and TNC on coordinated management and use of the Lake.
- Clarify the ownership of the land surrounding the many small lots on Assessors Maps 56 and 57



Lake Nippenicket, minimal beach (left) seen from boat ramp (right) in December. Below, much reduced beach and boating activity during high water in late April (Highest water was 1+ feet above this.)



Co-2 Hockomock Swamp Lands

Location: North and northeast of Lake Nippenicket, east and west of Rte. 24 along the West Bridgewater line almost to North Street and abutting a 263.2 acre Ch. 61B holding to the south

Maps 17, 18, 29,31,44, 58 and 59, various small parcels

Area: 415.6 acres according to the Executive Office for Administration and Finance's "Report on Real Property Owned and Leased by the Commonwealth of Massachusetts."

Access: Limited from local streets (Harvard Street, Brown Avenue, and Colby Road. west of North Street), from an easement off of Harvest Lane, and from Maple Street in West Bridgewater. Two parcels, 44/5 (35.5 acres) and 58/32 (20 acres) west of Elm Street abut the major 263.3- acre Ch.61B holding, but have no frontage on Elm Street

Handicapped Access: Very limited; given low, wet, nearly impassable terrain and no developed trails.

Facilities: Wooded swamp held for wildlife habitat and stormwater storage

Uses: Hiking, hunting, nature study.

Management: State Division of Fisheries and Wildlife as the Hockomock Wildlife Management Area.

Maintenance: Division of Fisheries and Wildlife

Degree of Protection: High (in perpetuity) as state wildlife land.

Recommendations:

- Continue acquisitions, filling gaps in holdings.
- Improve connections to adjacent extensive Ch. 61B holdings and protect both from impacts of nearby industry

Co-3 Bridgewater State Forest

Location: West of Water Street bordering a segment of South Brook.(Note: some sources report other state park land west of Summer Street and south of Summerdale Farm Way, but it is not shown on the Assessors' map nor listed by the Dept. of Administration and Finance.)

Maps/parcels 50/85

Area: 58.5 acres

Access: Unsigned site fronts on Water Street and possibly has access from lots on Dantonio, Laurel and Kathleen Drives.

Handicapped Access: Poor; site is along Water Street but without any apparent paths into the interior.

Facilities: Woodlands held for wildlife habitat and passive use, bordering South Brook to the west

Uses: Local Hiking, nature observation; little use as site is unsigned.

Management: By Department of Conservation and Recreation (DCR)

Maintenance: By DCR, probably minimal maintenance.

Degree of Protection: High (in perpetuity) as state open space land.

Recommendations:

- Consider acquisition of adjacent wooded streamside parcels to north and east, and north and west Street. These will enlarge the Forest, give it more depth and include both sides of about 2200 feet of South Brook downstream from Skeeter Mill Pond.
- Later, consider further acquisitions to north and east and possible frontage on Walnut Street making the Forest more of an asset and allowing movement from Water Street to Walnut Street as part of an east-west trail system.
- If Commonwealth is disinterested in expansion, consider seeking a transfer to the town's Conservation Commission
- Seek a signed entrance to the State Forest across from Skeeter Mill Pond to encourage through movement.
- Study a possible streamside trail from expanded Forest north to town land at Hayward and Whitman Streets

Co-4 Old State Farm / Bridgewater Correctional Complex

Location: Many un-numbered parcels between Flagg Street to the north and the Taunton River to the south, and between Bedford Street to the west and the Cumberland Farm land to the east.

Maps: 76,77,89,90,91,102,103,104,112,113,114,120,121,122,127,128,129,133 and 134.

Area: A total of 1,485.72 acres according to the Executive Office for Administration and Finance's "Report on Real Property Owned and Leased by the Commonwealth of Massachusetts."

Access: By State Farm Road and Flagg Street off Bedford Street, by Titicut Street from the South, by Conant Street running north and south through the facility (though controlled by a gate north of the complex), and by Summer Street running north and south through the former farm land east of the railroad tracks. In addition, approximately 40 acres just west of

Conant Street and the northernmost part of the BCC land, and north and south of Flag Street are shown by MassGIS as permanently protected state land though there is no parcel number or stated area. Accordingly Fig. V-1 shows it as a permanently protected part of the BCC holdings.

Handicapped Access: Fair; much of the area is on roads allowing access through the site, but there is little provision for crossing the fields

Facilities: Hospital and prison buildings occupying about 223 acres at the approximate center of the site. Surrounding these are about 342 acres in open farm fields, (excluding the North Hay Fields used by the Bridgewater Youth Soccer program and the adjacent Rainbow's End Playground); and approximately 922 acres of woodlands surrounding the fields and running along about 6700 feet of the Taunton River.

Uses: Habitat for grasslands birds, scenic enjoyment from Summer, Conant, and Titicut Streets, buffer between BCC and surrounding neighborhoods, and some recently restored private farming under five year leases .

Management/Maintenance: Minimal maintenance of land by Department of Corrections.

Degree of Protection: High for 425 acres of Old State Farm land covered by Article 97 following a legislative vote sought by the Natural Resources Trust of Greater Bridgewater. (This may be intended to be in perpetuity, but the Legislature could allow a change of use or sale by a 2/3rds vote.) This reportedly covers the riverfront land south of the powerline and east of the railroad tracks, and some scattered parcels, but nothing north of the Ice Pond. But, since the state land west of Conant Street discussed above is mapped as permanently protected by MassGIS , Fig-V-1 also shows it that way. The rest of the BCC holdings are mapped as unprotected since the BCC could be closed and the land sold, however unlikely. For the purposes of this plan it can be thought of as having moderate or "limited" protection like other public lands whose purposes could change.

Recommendations:

- Seek open space or further agricultural use of the former farm fields, possibly preserving some as rarely-mowed grasslands habitat for birds such as the endangered Upland Sandpiper.
- Time any mowing around the nesting seasons.
- Seek state commitment to permanent use of the North Hay fields by the Youth Soccer Program and town's Rainbow's End Playground, if needed..
- Include a reasonable depth along the 6700 feet of river frontage in the Linked Conservation Parklands system, hopefully in conjunction with the intervening river frontage under Ch 61A.
- Resolve the ownership and purposes of the state land west of Conant Street and north and south of Flag Street , reportely part of the 425 acres protected under Article 97.

Co-5 Skeeter Mill Pond ("Flynn's Pond")

Location: Around parts of Skeeter Mill Pond, west of Water Street north of Laurel Street

Area: 34.37 acres

Map/Parcel: 50/10; 49/8,10

Zoning: R-D

Access: From gated entrance off Water Street and frontage on Laurel Street

Handicapped Access: Very limited; no developed, passable paths into site. One must go around the gate.

Uses: Habitat, nature study, flood storage, fishing

Management/maintenance: State Division of Capital Asset Management

Degree of Protection: Moderate (“temporary” as general state land that could be sold or developed)

Recommendations:

- Determine purposes of state acquisition
- Transfer to the Department of Fish and Game or the Department of Recreation and Conservation for habitat/open space use
- Set access/use policies, keep gate normally open
- Examine potential trail to top of Great Hill via adjacent state (BSC) parcel 49/124.
- Coordinate management with the welcoming private Flynn property around rest of Skeeter Mill Pond (50/11,12,84)
- Seek a signed entrance to the State Forest across from Skeeter Mill Pond to encourage through movement.

4. Non-Profit Trust Protected Land

Land Trusts

NPT-1 Wildlands Trust of SE Massachusetts - North Fork Preserve

Location: Between Plymouth Street /East Street and the Taunton River, east of Wyman Meadow and near Halifax town line

Map: 39/7

Acres: 41.2 /

Access: From unsigned right-of-way at intersection of Plymouth and East Sts., or from its long border with the town’s Wyman Meadow. There is no apparent signage on the river identifying the property as a non-profit holding for public use.

Handicapped Access: Very Poor; a steep partially-wooded slope /drainage swale entering site from road, but passable only by pedestrians.

Facilities: woodlands and riverbank

Uses: Adjacent to Wyman’s Meadow with potential joint uses.



Un-marked access; swale entering North Fork Preserve from corner of Plymouth and East Streets.

Management: WTSEM

Maintenance: By owner, minimal management

Degree of Protection: High (in perpetuity) depending on any restrictions

Recommendations:

- Discuss integrated management with Wyman Meadow with for easier access and benefits of joint land management with Town
- Add identification signs on Plymouth Street or East Street.
- Improve pedestrian access into site
- Add discrete riverside identification signs at the edges of the property

NPT-2 Wildlands Trust of SE Mass. Conservation Restriction (CR)

Location: From South Street to Taunton River between Bridgewater Avenue and Dickens Street.

Map: 118/ 4

Acres:12.7

Access: From South Street but land is not open to the public

Handicapped access: Would be limited through private yard, but no public access is allowed

Facilities: Woodlands and riverbank, former pick your own blueberry farm

Use: No allowed uses; just land preservation under CR to WTSEM.

Management/Maintenance: By private owner; Non-profit has conservation restriction but no management is needed.

Degree of Protection: High (in Perpetuity) given the conservation restriction.

Recommendations:

- Monitor any changing owner's preference.

NPT-3 Wildlands Trust /The Nature Conservancy Lake Nippenicket Holdings

Location: East side of Lake Nippenicket, north of Lakeside Drive Map 39/7

Map/Parcels 57/ 75, 76, 77-83; 70/2 plus 69/12 island owned by WTSEM alone

Acres: Approximately 90.9 on mainland (minus about 12 acres near shore held by former owner for development,) and 14 on island held by WTSEM alone according to the WTSEM. (Assessors sheets total 93.13 acres minus the withheld land for 81.1 acres.)

Access: From end of Lakeside Drive.

Facilities Mixed woodland and about 2900 feet of shoreline plus the island. The land has marsh, woodlands, and a thin, low, wet, brushy, but ill-defined strip between shore and the area left for private development

Use: Hiking, nature study, but varied potential with use of the western shoreline potentially affected by the configuration of any development.

Management: Non-profit owners, minimal management

Maintenance: Unknown

Degree of Protection: High (in perpetuity) for mainland since TNC holds a conservation restriction (CR), and high on the island given the WTSEM's conservation purposes.

Recommendations:

- Clarify configuration of probable development on the retained developable land
- Investigate opportunities for cooperative management of holdings by the Town, State and non-profit land owners and prospective developers of the retained developable land
- Work to keep allowed development far enough from shore to allow public use.

Non-Profit Managed Open Space in Clusters

NPC-1 Homenook Subdivison of South Street

Location: Harvest Lane Off of South Street.

Map/Parcels: 87/39

Area: 45.4 acres (if whole parcel is included.)

Access: Unsigned; limited from easement off Harvest Lane

Handicapped access: Limited; land is level at an apparent easement and possibly passable by an assisted wheel chair, but there are no evident paved trails or paths.

Facilities: None known, except a remaining central sand pit

Use: Presumably passive natural recreation, but unknown

Management/Maintenance Reported to formerly be by the “Homenook Owner’s Trust” (Developer) but now possibly under a homeowners assn.

Degree of Protection: High (in perpetuity) based on a reported conservation restriction

Recommendations:

- Clarify land involved and its management
- Seek pedestrian access to surrounding streets to allow through movement
- Reconcile uses with sand pit in center of site

NPC- 2 Pheasant Lane

Location: Off Hayward Street

Map/Parcel: 23/117

Area: 19.6 acres according to Assessors Maps, 21.7 acres according to CR summary below

Access: From mapped easements off of Whitman Street and Pheasant Lane; these are mapped but not apparent on ground.

Handicapped Access: Very limited as is marshland behind private houses

Facilities: Marsh and woods and a Town River Oxbow.

Use: Habitat and nature observation; possibly fishing/canoeing

Management/Maintenance: Unknown, presumably by homeowners

Degree of Protection: High (in perpetuity) based on reported conservation restrictions

Recommendations:

- Improve visibility of access points
- Add boardwalks if needed to get through marsh

C. Partially Protected Lands Held for other Purposes

1. Land Managed by the Highway and Forestry Department

HD-1 East Street Sand Pit .

Location: Between East Street and River at Halifax town line.

Map: 54/7

Acres: 18

Access: From right-of-way across from Tony Terrace

Handicapped Access: Poor; road in is rough and much of the ground is wet or soft. A wheel chair would need a smooth or paved path around the sand pit

Facilities: Highway Department sandpit, woods and wooded riverbank

Use: Used by Highway Department for sand in past, informal open space use by ATV riders

Management / Maintenance: By Highway Dept.

Degree of Protection: Moderate (temporary) as town-owned, but not under C.C. or Rec. Comm. restrictions

Recommendations:

- Investigate ways to incorporate this with other town and non-profit holdings in planned Town River/ Taunton River Greenway.

- Work with Highway Department to get parking and access to riverside including possible canoe landing compatible with any continued sand pit operation.

2. Land Managed by the Water Department

WD-1 Carver Pond Lands

The properties in the southern half of the Carver Pond managed by the Water Department are discussed under item C-5 above.

WD-2 Wyman Meadow Wellfield

The combined Conservation and Water Department lands here are discussed under item C-3

WD-3 Matfield River Lands

Location: Four lots around the crossing of High Street and Matfield River..

Map/Parcel 14/11,12,17,18

Area: 34.0 acres according to Assessors Maps

Access: From High Street with paving, driveways or a cart paths into all but the northeast parcel **Handicapped Access:**

- Northwest quadrant is level and paved but offers access only to old pumping station and support facilities with unimproved access to the river's bank
- The North East Quadrant has an unimproved path into the site approaching the river's edge. A person in a wheelchair would need assistance.
- The Southeast quadrant has a paved driveway to the fenced-off pumping stations and treatment facilities and then there are irregular rough paths with much brush between the driveway and the river making the river's edge inaccessible to chairs and most walkers.
- The southwest quadrant has sloping path possibly passable by an assisted wheel chair. The edge of the river is approachable only on foot.

Facilities: Old 1913 pumping station on the NW parcel, new pumping stations on SE parcel, wooded streamside land on SW and NE parcels

Use: Provision and protection of water supplies, a very scenic area

Management /Maintenance: By Water Department, though not so listed in exempt list.

Degree of Protection: Moderate (temporary) as could be sold if no longer needed for water supply.

Recommendations:

- Improve access to the scenic northeast parcel
- Apply conservation restrictions to land, especially NW parcel, or transfer all to Conservation Commission

WD-4 Sprague Hill Water tank

Location: Sprague Hill, close to E. Bridgewater and town parcel 4/1.

Map/Parcel: 4/5

Area: 7.4 acres

Access: Via steep driveway from Bedford Street

Handicapped Access: Poor; driveway is paved but very steep and path around the fenced in tank is very narrow and partly overgrown.

Facilities: Water tank with view potential if the area to the west were cleared, but downslope trees still limit the view.

Use: Town water tank

Management/Maintenance: Water Dept.

Degree of Protection: Moderate (temporary) as may not always be needed.

Recommendations:

- Examine prospects of acquiring adjacent land to north and east up to wooded town parcel (4/1) on the E. Bridgewater line possibly in cooperation with East Bridgewater.
- Examine possibilities of improving access to path around fenced-in tank

WD-5 Great Hill Water Tank

Location Top of Great Hill on BSC Campus .

Map/Parcels: 35/31,32,33,

Area:10.67 acres

Access: Great Hill Drive Driveway

Handicapped access: Poor; driveway is paved but steep and access around the fenced in tank is difficult.

Facilities: Water tank and support equipment



The Taunton River

Photo by Laura Campbell

Use: Water supply and informal viewpoint, but view is largely blocked by the tank

Management/ Maintenance: By water Dept.

Degree of Protection: Moderate (temporary) if not always needed

Recommendations: Examine possible use of site as a view point

WD-6 Water Department Titicut land

Map/Parcel: 131/7

Area: 20.2 acres

Access: From Titicut Conservation Area and by a right-of-way from Vernon Street

Handicapped access: Fair; level paths from entrance road into Titicut Conservation Area.

Facilities: Woods and fields next to Titicut Reservation campground with 1460' of river frontage.

Use: Acquired for a potential well, but it was not productive; Department does not expect to use it.

Management/Maintenance Water Department .

Degree of Protection: Moderate (temporary) if not needed for water supply

Recommendations:

- Explore integration with adjacent Titicut Conservation Area
- Examine possible access from frontage on Vernon Street
- Consider tree planting to screen houses along Vernon Street

3. Land Managed by the Selectmen**BS-1 McEwain School**

Location: Off Rte. 28

Area: 1.4 acres

Map/Parcels: 20/40

Zoning R-D

Facilities: Former school used for Building Dept. offices; former school play area with sand box, buried truck tires, pavement painted for schoolyard games, and a basketball hoop,

Handicapped Access: Good, level ground accessible from sidewalk

Uses: Former BR School turned over to town for offices. Reuse now being studied by town.

Management/ Maintenance: Town, poor outdoor facilities

Degree of Protection- Low (temporary as could be sold)

Recommendations:

- Review results of present Town land study
- Consider upgrading play area for use as a walkable neighborhood tot lot

4. Land Managed by the School District

The school lands land used for recreation and informal open space, and managed by the Bridgewater-Raynham School District are listed below under items RS-1, RS-2, RS-3, RS-4, and RS-5.

5. State Lands**SL-1 Bridgewater State College (BSC)**

Location: East of downtown, south of Plymouth Street, on both sides of RR track to Great Hill Road.

Area: 211.1 acres according to State Real Property Report

Map/Parcel: Maps 22,34,35,and 50. There are too many parcels to list. In addition to the many contiguous parcels, two undeveloped parcels; 35/23 (2.1 acres) and 49/94 (5.2 acres) are along the rail right-of-way south of the campus. These are shown on the Fig.CV-1 as land with limited protection.

Zoning: R-D

Access: Via Plymouth Street, Grove Street, Great Hill Road and other local streets

Facilities: College campus with buildings, rail station and recreational facilities as discussed in recreation section, and some un-built woodlands

Use: Continued growth in students and facilities..

Management/Maintenance: BSC.

Degree of Protection: Moderate (temporary) as facility needs change

Recommendations:

- Continue joint use of selected recreation facilities
- Coordinate campus planning with town planning, especially regarding circulation, housing and buffering to minimize community impacts.

D. Minimally Protected Town Holdings

Miscellaneous Town Lands (Partial)

These are generally lands that may have gone through tax title but now belong to the town if only by default according to the Assessors, or were turned over to the town by another body. Most were accepted at the 1998 Town Meeting. Some, like those at Lake Nippenicket, are referred to as Conservation-managed open space holdings, but are listed by the Assessors as unprotected town property.

T-1 Broad Street

Location: East of Broad Street at East Bridgewater Line

Map/parcel: 4/1

Area 2.67 Acres

Access: Frontage on Broad Street

Handicapped Access: None; land drops steeply and is blocked by highway guard rail

Facilities: wooded wetlands

Zoning: R-D

Use: Habitat; No use observed

Management/ Maintenance: By Selectmen by default; no Maintenance needed.

Degree of Protection: Low (temporary) as could be sold

Recommendations:

- Transfer to the Conservation Commission.
- Consider consolidation with adjacent private woodland and Sprague Hill water tank site.(WD-4)

T-2 Aldrich Road

Location: West of Aldrich Road near West Bridgewater line

Map/Parcel: 9/27

Area: 5.3 Acres

Zoning: R -A/B

Access: By path off of Aldrich Road

Handicapped Access: Fair, paths in from street are rough, but probably passable by an assisted wheel chair.

Facilities: local trails through site

Use: Wooded backdrop to neighborhood, in informal local use.

Management/Maintenance: Selectmen by default

Degree of Protection: Low (temporary) if held by the Selectmen, as it could be sold

Recommendations:

- Transfer to Conservation Commission
- Examine prospects of flagged rear land.
- Examine potential for connection to and through private land to the west to get a continuous wildlife corridor to the State's Hockomock Swamp Wildlife Management Area

T-3 Plymouth Street

Location: South of Plymouth Street, just east of Jillian's Way

Map/parcel: 25/81

Area 2.6 Acres

Zoning: R-A/B

Access: From Plymouth Street

Handicapped Access: Poor, very steep slope and wetlands; any future path would have to zig-zag greatly.

Facilities: Steep slope to an ox bow and the River.

Use: None known, except for possible informal nature study and access to River.

Management / Maintenance: Selectmen by default.

Degree of Protection: Low (temporary); if held by Selectmen could be sold.

Recommendations:

- Transfer to Conservation Commission
- Examine installing a safe walkway/stairway to the Taunton River across from the ox bow

T-4 Old Forge Road

Location: Small parcel between Liberty Road and Old Forge Road

Map/parcel 20/25

Area: .06 acres

Zoning: R-D

Access: From abutting streets

Handicapped Access: Poor, rough wooded ground, though level with streets

Facilities: A few trees

Use: pocket neighbor woodland

Management/ Maintenance: Unknown; left natural

Degree of Protection: Low (temporary) as it could be sold

Recommendations: Examine potential value as a through road or as a piece of neighborhood wildland

T-5 Dundee Drive

Location: Off Vernon Street /Dundee Drive .

Map/Parcel 98/7,31

Areas: 20.1 acres

Zoning: R-A/B

Access: Off Dundee Drive by an unmarked and reportedly little used right-of-way

Facilities: Woods crossed by a powerline running north through a major Ch.61A holding and south through other town lands

Use: Nature study, access to any potential power line trail; little used according to an abutter.

Management/ Maintenance: By Town (despite reportedly being donated cluster open space, this is held by the town rather than by the Conservation Commission according to the Assessors)

Degree of Protection: Low (temporary) if held only by the town, but it may be high (in perpetuity) as it was required under the Open Space Community zoning; or if donated with a Conservation Restriction



Mapped but unsigned access to 20.1 acres of reportedly town (not Conservation)-owned open space at Dundee Drive “Open Space Community” cluster development

Recommendations:

- Sign and improve the access point

- Look into use of powerline easement for hiking, and riding through lands to north and south
- Consider merging the management of this land with the adjacent Cobblestone Lane open space
- Transfer this land to Conservation Commission if a homeowners' association is not going to manage it.

T-6 Bob White Lane/Old Forest Street

Location: Bob White Lane off Redwing Drive, east of Vernon Street

Map/parcel: 99/49,50,51,53,55, 65

Area: Approx.9.9 acres

Zoning: R-A/B

Access: Bob White Lane, via Red Wing Rd and Robin Road of Vernon Street

Handicapped Access: Good to lots along streets, poor to low, wet backland

Use: Unused house lots next to new housing plus 7.2 acres of low, wooded backland off Red Wing Drive

Management:/ Maintenance: Not specified; presumably the Town

Degree of Protection: Moderate (Temporary) as could be sold, High if under Conservation Commission.

Recommendations:

- Transfer to Conservation Commission
- Keep as neighborhood open space

T-7 Cross Street

Location: South of Cross Street, east of Jane's Way .

Map/parcel: 110/16

Area: approx. 2.3 acres

Zoning: R-A/B

Access: From Cross Street frontage.

Handicapped access: Poor, adjacent to road, but no apparent entrance ways

Facilities: Woods

Use: Neighborhood woodland

Management/Maintenance: Town /minimal

Degree of Protection: Low (temporary) as town-owned land could be sold.

Recommendations:

- Keep it as a neighborhood open space
- Transfer to the Conservation Commission

T-8 South Brook/ Town River land off Hayward Street .

Location: East of Hayward Street at junction of South Brook and the Town River ..

Map/Parcels: 23/3

Area: 5.2 acres

Zoning: R-D

Access: Along streets but below grade, low and wet

Handicapped Access: Poor; low wetlands below adjacent streets

Uses: Habitat, nature study, flood storage, views of Brook and River

Management / maintenance: Town/minimal

Degree of Protection: High (essentially in perpetuity) as town-owned land under the Wetlands Protection Act and Rivers Protection Act.

Recommendations:

- Explore possible trail /boardwalk along edge of the streams from the South Brook Bridge on Hayward Street to the Town River bridge, to the west on Hayward Street

T-9 Winter Street

Location: South of Winter Street at the corner of Canton Street

Area: 4 acres

Map/Parcels: 76/7, 8, 56

Zoning: R-C

Access: From adjacent streets

Handicapped Access: Fair; ground is level at road's edge but there are no improved trails

Facilities- Pines, small hardwoods and open area at a curve in Winter Street

Uses: Local neighborhood woodland offering relief from local development.

Management/ Maintenance: Selectmen by default. No known maintenance

Degree of Protection - Low (temporary as could be sold)

Recommendations:

- Keep as informal open space
- Consider transfer to the Conservation Commission

T-10 Bedford Street Woods

Location: West side of Bedford Street across from Old State Farm Road, south of Saw Mill Brooks and Ch. 61A cranberry land

Map/parcel: 120/1

Area: 11 acres

Zoning: SBD

Access: Frontage along Bedford Street

Handicapped Access: Poor; level land along road, but no provision for access to the interior

Facilities: Low wet woodland south of Saw Mill Brook and Kravitz cranberry bogs.

Use: Wooded habitat

Management/maintenance: Selectmen by default/ requires minimal maintenance

Degree of Protection: Low (temporary), if held by Selectmen could be sold.

Recommendations:

- Transfer to Conservation Commission or leave with the Selectmen
- Examine relation to adjacent Ch. 61A cranberry land to the north

T-11 Emerald Lane

Location: South of Cross Street, east of Vernon Street

Map/parcels: Map 117/ many parcels from 9 to 43; Map 119/ 80,81,82 Many from lots on either side of Emerald Lane and Ruby Circle

Area:19.1 acres

Zoning:R-A/B

Access: Mapped but undeveloped right-of- way off of Cross Street

Handicapped access: Poor; low wetland with no pathways

Facilities: An unbuilt subdivision with partially-cleared woodland

Use: Unknown

Management/ Maintenance: Selectmen by default/ no maintenance

Degree of Protection: Low (temporary) if held by Selectmen it could be sold.

Recommendations:

- Transfer property to Conservation Commission
- Develop an access from the Cross Street right-of-way
- Consider acquisition of a 26.85-acre parcel leading to Sturtevant's Pond as a permanent wooded backdrop to the emerging neighborhood.

T-12 Paul Joseph Lane/Red Mill Road Cluster Land

Location: South of Jaclyn Way, west of Vernon Street

Map/Parcel: 124/68

Area: 16.6 acres

Zoning:R-A/B

Access: Appears to be only from abutting private lots

Facilities: Irregular woodlands; some open land

Use: Though publicly owned, the land appears to function only as common open space for one Open Space Development subdivision.

Management/ Maintenance: Selectmen/unknown maintenance:

Degree of Protection: Limited until protected by a Conservation Restriction, then high and protected in perpetuity.

Recommendations:

- Transfer to Conservation Commission
- Consider acquiring all or parts of parcels or easements giving access from adjacent streets.

T-13 Heather Hills Woods

Location: Southwest of Olde Scotland Links, north of Heather Hills Drive

Map/Parcel: 123/2

Area: 6.15 acres

Zoning: R-A/B

Access: From Golf Course; and via an existing access easement to Heather Hills Drive

Use: Woodlands abutting woods on course and potentially giving access to course from Heather Hills neighborhood.

Management /Maintenance: Selectmen by default /maintenance unknown

Degree of Protection: Low (temporary) if held by Selectmen as could be sold.

Recommendations:

- Investigate potential open space value
- Transfer to Conservation Commission or golf course
- Confirm/develop access from Heather Hills Drive.

T-14 Lake Nippenicket Holdings (See also C-8)

Location: At western edge of town, of two on the southwestern edge of Lake, only one has lake frontage. On the eastern side one small house lot has frontage, while three large 1-2+ acre lots and one smaller .4 acre lot lack frontage.

Area - 11.9 acres with lake frontage or adjacent to parcels with frontage; 5.35 acres in house lots mostly off of Bridle Road without frontage

Map/Parcels: 70/34; 82/ 5,7; 83/60;78,79,80

Zoning: R-A/B

Access: Off of Rte. 106 at Park and Ride lot; via Elm Street and Chace Rd. in Raynham and through woods and brush to limited town holdings on the west shore; from Bridle Road for lots south of that road on eastern side.

Handicapped accessibility: Poor to town holdings on the west shore given no apparent trails from street to shore. Fair to beach and state boat ramp from park and ride lot.

Facilities: Natural wooded shoreline, closed beach, Park and Ride lot, State boat ramp as described earlier.

Uses: Boating and jet skiing, hiking around Lake, nature observation and shoreline activities as described above

Management/Maintenance: This town land is reportedly managed by the Conservation Commission though the Assessors list it as basic unprotected town land. Other land by State and the respective non- profits as described earlier. Town land is listed under both C-8 and T-14 because it may well be unprotected.

Degree of Protection: Moderate (temporary) on unprotected town land; High (in perpetuity) on State, Non-Profit wildlife and conservation land, and Town conservation land.

Recommendations:

- Clarify site availability and explore and support Recreation Commission ideas about developing a boating/sailing program with a boathouse, rescue boat and related off-site swimming lessons, consistent with wildlife protection.
- Work with State Public Access Board to improve state boat ramp, particularly its handicapped accessibility
- Transfer town land with lake frontage to the Conservation Commission
- Have Total Maximum Daily Loads for pollutants (TMDLs) defined if needed for water quality and public health
- Explore possible coordination with Wildlands Trust of SE Massachusetts /The Nature Conservancy sites.

T-15 Laurel and Wood Sts.

Location: Laurel Street at end of Wood Street.

Map/Parcel: 50/5

Area: 12.2 acres

Zoning: R-A/B

Access: From Laurel Street

Facilities: Irregular wet, low-lying woodlands; no identifying signs or specific access points

Use: Habitat, nature study.

Management/ Maintenance: Selectmen by default. Minimal maintenance is required

Degree of Protection: Limited unless under Conservation Commission or protected by Conservation Restriction, then high and protected in perpetuity.

Recommendations:

- Transfer to Conservation Commission if not already under its control

Wolski Trust Lands.

In addition to the above, the Wolski Family Trust has given the town a CR on five riverside acres behind three new houses at 1050-1150 Plymouth Street

Minor Town Holdings

T-16 South of the Office Park.

Map/Parcels: 96/3, 4, 5,10

This is approximately 22.1 acres, south of the office park which is south of Rte. 104 and west of Rte. 24. It is separate from the present protected open spaces, but a portion is protected as part of the park design.

T-17 Land bracketing Rte. 24

Map/Parcels: 96/1; 97/39, 40

This consists of approximately 1.1 acres west of the highway and southeast of the Lake, and 6 wooded acres east of the highway, and on either side of a powerline easement.

T-18 Plymouth Street A house and Lot

Map/Parcel: 36/46 An approximately 1.4-acre lot and house backing on to slightly over 20 acres of open fields.

T-19 South of Plymouth Street.

Map/Parcel: 25/27

A landlocked 1.2-acre lot between Plymouth Street and the Taunton River, probably of greatest interest to an abutting home owner.

T-20 Short Street Lot

Map/Parcel: 67/4a

An approximately 1.7-acre lot with limited frontage on Short Street, backing on to woodlands

T-21 Two Plymouth Street Lots

Map/Parcels: 65/56, 57

Two adjacent lots totaling about 1.1 acres, probably of more interest to abutting homeowners.

T-22 Land between Cobblestone Lane and the Olde Scotland Links

Map/Parcel: 108/5 A partially-wooded 13.75-acre strip crossed by a powerline and located between Cobblestone Lane and its open space, and woods on Golf Course property just north of the Course itself.

This has potential as part of greenway from the Toole Park to the Links as disused under site C-11 in above and under Study S-26 in the Five Year Action Program (Chapter IX.)

T-23 An isolated parcel behind houses on Glenmore Lane and Aberdeen Lane

Map/Parcel: 98/33. A 1.75-acre wooded parcel abutting house lots on three side and adjoining extensive wooded land to the west. This offers a valuable neighborhood open space and might have a potential for a connecting trail along the southern edge of parcel 98/5 to the Dundee Land at T-5 and potential connecting open spaces.

E. Public and Private Recreation Facilities

1. Public Facilities

1.1 Facilities under the Recreation Commission

R-1 Legion Field

Location: Off Route 18

Area: 23.3 acres,

Map/Parcel: 48/86

Zoning: R-D

Access: From Bedford Street, Cottage Street, and Williams School

Handicapped Access: Coming for Recreation Commission

Facilities:

One full-size Baseball diamond

Four smaller-size baseball/softball diamonds

Two T-ball diamonds

Football/Soccer field with bleachers

Two Basketball courts

A Skateboard park (closed)

One multipurpose soccer, football, baseball practice field next to the Office

Uses: The multi-purpose Legion Field complex is used by many programs. In particular it is used for:

- Middle School gym classes
- Middle School Soccer practice



Skate Boarder Flying Legion Field 12/2/07



Skateboarder Landing –Legion Field 12/12/07

- School Baseball practice and games
- Junior Varsity Baseball Games
- School Softball practice and games
- Youth Football practice and games
- Some LaCrosse practice and games
- Little League Practice and games including state all star game and Jimmy Fund game
- Legion baseball practice and games
- Girls Softball practice and games
- Basketball summer clinics and leagues
- General citizen, student and gym class use.
- Skate boarding

Use is growing with the number of participants in each league. The girls' softball league grows larger every year. Youth lacrosse was introduced several years ago and has increased dramatically. Little League has grown to the point of considering splitting into an American League and a National League with concomitant space needs.

Management: Recreation Commission

Maintenance: Recreation Commission, but little maintenance is possible due to intensive use. There is no time or space for closing fields for reseeding, re-grading or other commonly required general maintenance.

Other Needs

- Replacement of the tennis courts. Tennis courts were removed to allow a skateboard park. This was to be moved to Crescent Street next to new Police station at the completion of that station, but there are no present plans to do so. This leaves 8 courts at the old high school. At the same time, courts at the BSC have been reduced from 16 to 4.
- Replacement of playground. The playground was lost to the expansion of the Williams Middle School. There are demands for replacement as it is in great demand by siblings of athletes playing at other Legion Field facilities.

- Replacement of skateboard park
- Better parking, due to multiple use by many leagues

Degree of Protection - High as Recreation land

Recommendations:

- Expand fields elsewhere, preferably near schools, especially the High School or Middle School
- Seek shared use of facilities with the College or BCC
- Replace the lost playground, preferably at a school site
- Examine the possible effects of the proposed Premier Sports Center on town facilities
- Replace skate board park at appropriate, easily observed location
- Replace tennis courts, if needed

R-2 Scotland Field

Location: Off of Vernon Street

Area: 6.7 acres

Map/parcel: 72 / Parcel 33

Zoning: R-A/B

Access: From adjacent Prospect Street

Handicapped Access: Level site, details coming from Recreation Commission

Facilities:

Softball Field

Multi-purpose soccer/lacrosse/archery field

Basketball court

Small Playground - One swing set

Small maintenance building

There is no room to expand Scotland Field. The parking lot was enlarged several years ago and the lower softball field was converted to an open field used for soccer

Uses: Scotland Field is used primarily by the Men's Softball League for practice and games. The lower field is used for soccer, lacrosse, and archery. The basketball court is used by local residents, as is a small playground. No data on the frequency of use. Growing use for soccer and lacrosse with the increasing popularity of girls softball.

Management: Recreation Commission

Maintenance: Recreation Commission. Vandalism is a concern. Routine maintenance is hampered by lack of an on-site garage requiring equipment to be towed to the site.

Degree of Protection: High as Recreation land

Recommendations:

- Monitor uses to identify future needs
- Add comfort facilities
- Improve minimal play area
- Monitor status and potential of adjacent Ch. 61A area

R-3 Crescent Street Fields (former Hogg's Farm)

Location: Crescent Street South of Route 104

Area: 49.9 acres

Map/parcel: 47 /115

Zoning: R-A/B

Access: Along Crescent Street behind the new police station on Pleasant Street

Handicapped Access: Conservation land can be reached along level ground; future trails should be handicapped accessible.

Facilities: None now. Planned facilities are:

Three Softball Diamonds for Girls Softball; Construction is starting with overall grading

A small Playground *

Surrounding walking trail

Uses: Area to east is to be recreation site; wooded area west of stream is natural open space

Much use is expected since growing girls sports have increased the number of softball teams.

Legion Field can no longer accommodate girls softball and Little League teams so Crescent Street area is expected to provide needed fields.

Management: Recreation Commission; possible Conservation Commission oversight of wetlands open space uses.

Maintenance: Recreation area by Recreation Commission with planned shed/garage for equipment.



Work underway at the new Crescent Street Fields

Photo by Laura Campbell

Recommendations:

- Complete ball fields
- Build a field house if feasible, giving the Commission a place to run programs, and the town some indoor recreation space.
- Monitor use to identify future needs.
- Define conservation area, add trails along stream, and add interpretive material
- Develop trails through site and on to adjacent Starr Park land to the northwest.

R-4 Rainbow's End Playground

Location: Flagg Street, just west of and contiguous with Flagg Street Soccer fields

Area: 49.6 acres in total parcel, playground uses are on a small corner of the parcel.

Map/parcel: 88/33 Playground and soccer field use a portion of the State's "North Hay Fields"

Zoning: R-A/B

Access: By path from Flagg Street and through woods from adjacent soccer fields

Handicapped Access: Ground level is accessible from street after crossing a very low bridge. **Facilities:** Playground, major castle-like timber play structure, swings tables etc.

Bathrooms at adjacent Bridgewater Youth Soccer Fields are not available due to different management. The substantial play structure was designed by playground designer Robert Leathers and built in 1991 by 651 volunteers organized by resident Steve Chandler. A baseball diamond and expanded parking were proposed on the adjacent BCC land, but the state refused.

Use: Almost constant playground use. As the only full-size playground in Bridgewater, it is in demand particularly by local families. Also proximity to Flagg Street soccer fields allows younger children to play here while older siblings play soccer.

Management: Recreation Commission

Maintenance: By Recreation Commission though on State's North Hayfield land. Substantial play structure and grounds get periodic preventative maintenance.

Recommendations:

- Monitor use to identify future needs
- Possibly add varied accessible equipment, make bridge flush with grade
- Add safe building materials to allow adventure playground activities.
- Clarify access to soccer fields bathrooms or add some on site
- Make any changes needed for increased handicapped accessibility
- Refurbish existing facilities as needed

R-5 Starr Park/Playground

Location: Northwest of Hogg land with access from Starr Road

Area: 10.5 acres

Map /parcel: 47/128

Zoning: R-A/B

Access: From Hogg land or by rough right-of-way from Starr Road.

Handicapped Access: limited, rough paths

Facilities: woods, not developed yet.

Use: hiking, nature study, habitat, informal neighborhood natural open space use

Management: Recreation Commission

Recommendations:

- Work with neighbors and donors to identify best uses. This may be as natural woodlands given future mixed uses (playfields/ conservation lands) planned for adjacent former Hogg Farm lands
- Seek funds and volunteers to develop site if needed.
- Develop trails connecting the site to the Crescent Street facilities



Part of volunteer-built play structure at Rainbow's End Playground with climbers to rear



Popular alternative structure for climbing and jumping at Rainbow's End Playground

1.2 Facilities under other Management

R-6 Jenny Leonard Park

Location: North of Cherry Street just east of Walnut Street



Area: 10.4 acres

Map/Parcel: 52/11

Access: Up a few railroad tie steps or along a partially overgrown curved dirt drive to a low, wooded hill. No designated parking, a few cars could use driveway if improved.

Facilities: Small playground with under-maintained slide, swings, see-saw, turntable, an overgrown basketball court, picnic table, roofed bad-weather play space, and a vandalized/dismantled bathroom structure.

Handicapped Access: Poor by steps up from street, fair by sloping overgrown driveway from street, Site is hard to use given irregular ground surface.

Use: Reportedly in diminishing use due to disrepair, and past heavy use. Recreation Commission reports that with only one “full-sized” playground in the town at Rainbow’s End and constant town growth, it would be beneficial to have a playground here on the east side of town.

Management: By the town (not by Recreation Commission) as general town property. Ms. Jenny Leonard willed the land to the town to repay town for elderly care she had received. Town sold two house lots and allowed a neighborhood association to use the rest for a playground. The association later disbanded as people moved away and children grew up and the land remains with the town.



Broken swing, functioning turntable and see-saw base viewed from slide at Jenny Leonard Park

Maintenance: Under-maintained and vandalized. Picnic table is missing boards and basketball court is overgrown-reverting to woods; bathroom is a shell with plumbing gone; and handsome sign is partially obscured by growth as it sits on a secluded hill. Slide, swings, see-saws and roundabout are basically intact but need work.

Degree of Protection: Moderate, (temporary) as it could be sold if in general town ownership. It would be high if held by the Recreation Commission

Plans for Expansion/Modification: People have called to have this very attractive site and facility refurbished and improved, but sporadic improvements have been quickly vandalized. Parking and better signage would be the first steps to make this essentially very attractive playground more accessible to the public and more visible.

Recommendations:

- Monitor use to identify future needs
- Refurbish existing playground
- Expand access road and add parking
- Explore adventure playground potential with safe, low-cost, expendable materials for kids to build with - as they already do.
- Negotiate use of bathrooms at adjacent Bridgewater Youth Soccer fields
- Transfer to Recreation Commission



Intact bad weather playshed at Jenny Leonard, board is not a brace, but a missing see-saw plank apparently creatively used for access to an improvised loft



Jenny Leonard Park basketball court returning to nature

R-7 Town River Landing

Location: Behind former Highway Barn off of Plymouth St, just downstream of Rte. 18 and across the Town River from Stiles and Hart Conservation Area

Area: 14.8 acres . This is the area of the former Highway Dept. yard; the Landing is a small portion of it.

Map/Parcel: 21/167

Access: By driveway and informal parking area off of Spring Street. This is signed both “No Trespassing” and “Bridgewater Landing.”

Handicapped Access: Limited due to steep slope of the ramp

Facilities: Curved, graded, rip-rap lined, paved non-vehicular ramp going down to Town River for launching and removing small hand-carried boats. Site also has former highway buildings leased to businesses by town.

Frequency of Use: New, unknown.

Management: Selectmen

Maintenance: By volunteer Park Stewards; in good condition now; steep ramp may need work in future.

Degree of Protection: Moderate (Temporary) as could be sold unless made Recreation or Conservation land reflecting its purpose and use.

Recommendations:

- Implement footbridge over Town River giving access to the Stiles and Hart Conservation Parkland as proposed by the Landing’s sponsors
- Revise Signage to welcome public with correct name.
- Clarify responsibility for managing and maintaining the Landing
- Clarify exact area of this parcel to be developed as river side parkland

R-8 Olde Scotland Links Golf Course

Location: off of Vernon and Cedar Streets

Area: 210 acres

Map/parcels: 108/1, 2, 7; 116/7

Facilities:

Golf course. A Premier course, rated one of the five best from Boston to the Cape.

Course uses two triangles, north and south of Spruce Street, with a third triangle between Pine and Spruce Streets used for practice. Course is ahead of trends in being green with careful use of fertilizer and pesticides and has been certified by Audubon Society as wildlife friendly.

Golf Commission reports need for a clubhouse and hopes to use 10 modular units from McEwain School grouped around a new roofed over area to create a clubhouse.

Use: Used nine months of the year for golf though demand has declined according to the Golf Commission. Possible informal seasonal use for winter sports but Golf Commission is concerned about damage from skiing over light snow.

Management: Golf Commission

Maintenance: Golf Commission, no known major needs at present.

Degree of Protection: High (permanent) as held for recreation use

Recommendations:

- Examine opportunities to expand golfing and non-golfing activities.
- Seek acquisition of adjacent town-owned land to north (108/5) and southwest (123/2) unless it is better served as Conservation land
- Develop clubhouse proposed to broaden activities and services

R-9 Vernon Street/Chaffee farm

Location: east of Vernon Street, south of Forest Street

Area: Referred to as 44.8 acres, but apparent parcels total 60.03 acres

Map/Parcels:

109/ 8 44.8 acres

109/12 5.0 acres

109/13 6.0 acres

109 /22 . 4.23 acres

60.03 acres

Zoning: R-A/B

Access: From Vernon Street, with other frontage on Forest Street and Cross Street

Handicapped Access: Very limited, but it is not an official recreation area

Facilities: Former farm land (crops and hay), gravel pit and wetlands crossed by NW-SE powerline easement.

Use: Used by Highway Dept. for sand, leaf-composting and material storage. Used by ATV and dirt bike riders informally, but this is prohibited due to risks and neighbor's complaints.

This portion of the farm was proposed to be the Vernon Park Recreation Site in the 1995 Open Space Plan. The design by Silva Engineering Associates included four softball fields, a

football/soccer field, basketball courts, two playgrounds near the softball fields and a large indoor facility. However powerlines and encroaching wetlands were noted in an unfavorable Year 2000 feasibility study.

More recent plans for passive recreation include walking trails (as there are no designated trails in Bridgewater according to the Recreation Commission), picnic areas, some ball fields for practice, and general open space. The Commission notes that “As time passes and this area is not developed, wetlands are encroaching and less and less of the land remains useable...” This suggests carefully delineating wetlands lines before designing new facilities.

Management: Golf Course Committee now, though used by Town/Highway Dept.

Maintenance: Highway Department

Degree of Protection: High (in perpetuity) if held for recreation or conservation, moderate (temporary) if left as general town land.

Recommendations:

- Clarify ownership and potential for various uses
- Delineate wetlands
- Identify/confirm future needs after completion of other fields and evaluation of the impacts of the Proposed Premier sports facility

1.3 Regional School District Facilities

RS -1 Bridgewater (“Mitchell”) Elementary School

Location: East of South Street across from South Drive

Area: 22.2 acres

Map/parcel: 62/19

Facilities: Small play structure to right as one enters

A basic playground (swings, slides, 2 climbing structures, benches to rear of school)

A second basic playground with 2 climbing structures, swings, and slides at edge of an apparent ball field to north of school building,

Two basketball hoops behind school

Use: School playgrounds, presumed neighborhood use

Management/ Maintenance: By Bridgewater Raynham School District

Plans: School is to remain an elementary school

Degree of Protection: Moderate (Temporary), as use of property could change some day.

Recommendations:

- Study needs, demands and any required needed modification or expansion

RS-2 Old Bridgewater - Raynham Regional High School

Location: East of Center St, north of Pleasant Street

Area: Listed as “36.5 acres” but totals 21.012.

Map/Parcels

33/47 - 20.0 acres

33/48 - 1.012 acres

21.012 acres

Facilities: Football field with large bleachers,
Softball field

Eight tennis courts

A football practice area

Multi-purpose play space

Uses: Possibly changing with conversion to a middle school

Management: Bridgewater-Raynham School District

Maintenance: Bridgewater-Raynham School District

Degree of Protection: Moderate (temporary) as needs and uses could change

Recommendations:

- Study changing needs
- Maintain present recreation facilities

RS-3 Williams Middle School

Location: South of Cottage Street and north of Legion Field

Area: Part of 23.6-acre Legion Field site

Map/parcel: 48/86

Facilities: Uses facilities at adjacent Legion Field

Use: Unknown; proposed in 2001 for conversion to an early childhood center (K-2) after construction of new high school, but it was recently rebuilt/expanded.

Management: School property is maintained by School District; Recreation facilities by Commission.

Maintenance: School District .

Degree of Protection: Moderate (temporary) as use of property could change some day.

Recommendations:

- Clarify maintenance of recreation facilities if they are not school property
- Study needs, demands and any needed modification or expansion.

RS-4 Burnell Campus School on BSC campus (Closed June 2008)

Location: On east campus

Area: Very small; a few thousand square feet

Map/parcel: Part of a much larger college parcel

Facilities: Small Playground - swings, slides etc. for K-6 students and the BCS Children's (day care) Center in same building, but operated by College. The school was reclaimed by the College in 6/08.

Use: By Burnell Students, not neighborhood

Management: School District .

Maintenance: By BSC, Staffed by BR School District

Degree of Protection:

Moderate, (Temporary) as the use of property could change some day.

Recommendations:

- Explore continued use a neighborhood playground

R-5 New Bridgewater Raynham High School

Location: 415 Center St, west of old High School

Area: 56.9 acres

Map/parcels

33/1 - 40.39 acres

33/5 – 11. 0 acres

33/79 3.40 acres

33/6 2.15 acres

56.94 acres

Facilities: Gym, football field, softball field, track, and soccer field

Use: School and associated athletics

Management: School District

Maintenance: School District

Degree of Protection; Moderate (temporary) as use of property could change some day.

Recommendations:

- Consider leasing unused farmland on North Street until needed for school purposes.
- Formally allow after-hours community use if needed

2. State Facilities

CoR-1 Bridgewater State College Swimming Pool - Limited use by Bridgewater Recreation Commission for swimming lessons and related programs.

CoR-2 Lake Nippenicket Boat Ramp and Beach - Boating; prohibited swimming

CoR-3 Bridgewater State College (BSC) Kelly Gym - Limited uses

CoR-4 BSC Swenson Field and Track - Limited Use

CoR-5 BSC Tennis Courts -Available

CoR-6 Great Hill Trails (largely town-owned) limited use for walking, jogging
Source: Recreation Commission

3. Non-Profit facilities

NPR-1 Flagg Street Soccer fields

Location: Flagg Street, just west of RR track, north of signed BCC firing range and adjacent to Rainbow Playground. This is a portion of the BCC north Hay Fields

Area: 24 acres est., a small corner of a much larger parcel

Map/Parcel: 76/on map; parcels are not indicated

Zoning: R-A/B

Access: Level parking lot off of Flagg Street

Handicapped Access: Level parking lot and road, but field house has two steps to enter

Facilities: Room for 8 soccer games, field house, several small bleachers, many movable goal structures.

Use: Soccer in season. Informal winter use, but dog walking is prohibited

Management/ Maintenance: Bridgewater Youth Soccer Inc.

Degree of protection: Moderate Low, (temporary) as state could sell land for another use.

Recommendations:

- Resolve any safety issues with adjunct BCC firing range
- Expand allowed off season uses
- Better control parking



Extensive Flagg Street Soccer Fields looking toward Flagg Street

NPR-2 Handi Kids Camp on Pine Street

Location: Lower Pine Street, west of Olde Scotland Links

Map /Parcel: 107/5

Zoning: R-A/B

Area: 18 acres.

Access: Off Pine Street

Handicapped Access: Assumed, but information is not required

Facilities: Buildings, sports areas in camp for handicapped children.

Use: Seasonal camp.

Management, Maintenance: Non-profit operator

Degree of Protection: Moderate (Temporary) as could be sold for another use.

Recommendations: Explore relationship to golf course, possible sharing of facilities with town/neighborhood.

4. Private, Commercial Facilities

Pv.- 1 The Dome - (Bridgewater Sports Complex) Former Inflatable structure on Rte. 18 now a masonry building

Location:. 350 Bedford Street, Rte. 18 south of Center

Area: Unknown

Zoning: BB

Access: Off a level road

Handicapped Access: Assumed; information is not required

Facility: Masonry building holding two small soccer fields, one softball field and basketball court plus small practice and clinic areas .

Use: Year-round indoor sports

Management/Maintenance: Up to private operator

Degree of protection: Low (Temporary) as could be sold for another use

Recommendations: Resolve any peak traffic issues.



Informal recreation; fishing on privately-owned Skeeter Mill Pond (“Flynn’s Pond”) with red bench at owner’s inviting sitting area (signed “Rest Easy”) in distance

Pv. -2 Bridgewater Skating Rink

Location: Bedford Park off of Rte 18 south of the Center

Area: 6.4acres

Map/Parcel: 112/1

Zoning; SBC

Access: Off a level road

Handicapped Access: Assumed; information is not required

Facility: Masonry build holding two ice skating rinks .

Use: Busy, much hockey use; also public skating 12-2 daily, Saturday evenings (including Extreme Skating with a DJ) and Sunday afternoons

Management/Maintenance: Up to private operator.

Degree of Protection: Low as could be sold for another use

Recommendations:

- Resolve any peak traffic issues.
- Take into consideration when planning public facilities

Pv-3 Golf Driving Range, just north of the Bridgewater Skating Rink

Location: 1221 Bedford Street, Rte. 18 south of the Center

Area: 58.99 acres

Map/Parcel: 111/13 (and possibly also including 116/7 adding 25 acres)

Zoning: SBD

Access: Off of a level road

Handicapped Access: Assumed; information is not required

Facility: 28-tee golf driving range

Use: Golf Practice

Management/Maintenance: Up to private operator.

Degree of Protection: Low as could be sold for another use

Recommendations:

None

Prospective Private Facility The Premier Sports Center proposed for farm land at the north end of Elm Street would have three soccer fields, one baseball field and one softball field along with a 31,200 square foot sports equipment warehouse and a 241,000 square foot building housing indoor athletic facilities. The proposed indoor facilities are two soccer fields, four basketball courts, a fitness center and batting cage. The cost of using these and their likely availability are not known, but their presence may affect the demand for planned public facilities in the town. This should be considered in continued planning for public facilities.



Young Hikers "Taking a Rest"

Photograph by Anne Swarce.

Table V- 2

Total Recreation Facilities

Type	Location	Size/Facilities/Capacities
PUBLIC		
Community Parks		
None		
Playgrounds		
Playground	Scotland Field	Small playground
Playground	Crescent St. Fields (Hogg's)	Planned small Pgnd.
Rainbow's End Pgnd.	Flagg St., by soccer fields	Imaginative play structure
Jenny Leonard Park	Cherry St.	Playground on wooded site.
Starr Park/Playground	Off Starr Rd.	Attractive undeveloped woodlands given for a park/playground
Mitchell Elem. School	South St	Two small playgrounds, one play area
Old High School	Center St.	Play space
Burnell Play Grounds	Ex Burnell School at BSC	Two small playgrounds for closed school and day care center
Skating Rinks		
None		
Ball Fields		
Baseball Diamond	At Legion Field	Standard
Four baseball/ softball diamonds	" " " "	Smaller
Two T-ball diamonds	" " " "	Standard
Football/ Soccer Field with bleachers	" " " "	Multi-purpose
Multi-purpose fields+	" " " "	Two
Football/soccer /LaCrosse baseball practice field	" " " "	One
Softball field	Scotland Field	One
Multi purpose	" " " "	One
Soccer, LaCrosse, Archery Field	" " " "	One

Softball Diamonds	Crescent St. Fields (Hogg's Farm)	Three Planned
Football field with bleachers	Old High School	Standard
Softball Field	“ “ “ “	Standard
Football Practice Area	“ “ “ “	
Football field	New High School	Standard
Softball Field	“ “ “ “	Standard
Soccer Field	“ “ “ ”	Standard
Soccer Fields	Flagg St.	10+ fields on BCC North Hay Fields managed by non-profit Bridgewater Youth Soccer
Tennis Courts		
Courts	Old High School	Eight courts
Courts	At BSC	Two available s
Gymnasia		
Gym	New High School	Gym
Gym	BSC	Limited use
Basketball Courts		
Courts	At Legion Field	Two courts
Court	Scotland Field	One court
Skate Board Parks		
One park	At Legion Field	One park
Track		
Track	At new High School	Standard
Swenson Field/Track	At BSC	Limited use
Walking Trail		
Trail	Crescent St. Fields (Hogg's Farm)	Planned
Greenway Connections	Throughout the town	Planned
Boat Landings		
Town River Landing	Old Highway Dept., off Spring St.	Canoe/ kayak
Lake Nippenicket Ramp	Off Pleasant St.	State boat ramp, trailerable

		outboards, inboards and sail boats
Golf Courses		
Olde Scotland Links	Off Vernon and Cedar Sts.	Premium 18 hole course
Potential Fields		
Chaffee farm	Remaining farm land formerly proposed for up to five ballfields, basketball courts, playground and trails	Inactive proposal
Swimming Pools		
BSC Pool	At College	Long term use for lessons etc.
PRIVATE		
Golf Courses		
None	None	
Golf Driving Range		
Deer Hollow Range	1221 Bedford St.	Range with 28 tees
Skating Rinks		
Bridgewater Skating Rink	Bedford Park off Rte. 18, south of Center	Two busy rinks for school hockey and public use
Indoor Sports Complexes		
Bridgewater (indoor) Sports Complex	Rte. 18, South of Center	Two small soccer fields, one small softball field, one basketball court and practice areas
Premier Sports Center	Farm land off Elm St	Proposed indoor and outdoor soccer fields, basketball courts, fitness center, batting cage, and baseball and softball fields

F. Conservation Restrictions (CRs)

A number of parcels have been put under Conservation Restrictions (CRs). granted to the town or to a non-profit entity by the owners. The CRs prevent further development of the land or degrading use of it, especially use threatening water supplies, but do not usually permit access or use by the general public unless the land is held for that purpose. The CRs must be approved by the Secretary or Energy and Environmental affairs. The following table is based one supplied by that office. As it indicates, seven CRs have been granted in the town and one has been “closed Out” leaving six in Place. One other at the riverside Perkins Farm off Cherry Street has been proposed but is not yet recorded. Most of these have been discussed earlier in Ch. V, as noted.

Conservation Restrictions in Bridgewater

Grantor	Grantee	Acres	Term	Received/ Approved	Map/Parcel Book/Page	Comments
Albert Schofield	Town	-	-	5/5/74	-	Ret'd and close out 12/27/91
Trustees of Bismark Realty	Town	21.70 Assessors say 19.6 acres	Perm.	4/13/93 5/3/94	12861/220	Pheasant Run Cluster Subdivision on Town River, Limited accessibility See NPC-2 in Ch.V
Phyllis Packard	Wildlands Trust of SE Mass.	10.00 Assessor say 12.7 acres	Perm.	8/26/99 5/23/00	18551/238	300' of Scenic Taunton River Frontage See NPT- 2 in Ch.V No access
Chaves & Cincotta, Inc.	Town	45.44 (whole parcel)	Perm	9/20/01 4/11/02	- -	Open land behind Home Nook Subdivision (Harvest Lance) Large but largely landlocked See See NPC-1 in Ch. V
Wolski Family Trust	Town (c/o Cons. Comm.)	5.00	Perm	6/20/05 7/28/05	- -	Five riverside acres behind three new houses at 1050-1150 Plymouth St.
Bridgewater Lakeside LLC/Campenelli	Wildlands Trust of SE Mass.	88.6	Perm.	3/28/06 12/27/06	- -	Extensive area on east shore of Lake Nippenicket, managed with The Nature Conservancy. See

						NPT-3
Owners of Perkins Farm	Town?	70.5 acres	Perm.?	-	-	A 70.5 acre CR along Taunton River is part of approved Child's Bridge cluster subdivision but nothing appears to have been processed.

Sources: Mass. Exec. Office of Energy and Envir. Affairs; Bridgewater Cons Comm.& Planning Board

G. Unprotected or Minimally Protected Lands of Conservation and Recreation Interest and Potential, and their Environmental Sensitivity.

See Figure V-1 Lands of Conservation and Recreation Interest

The Environmental sensitivity reflects the sites depiction on the Natural Heritage and Endangered Species Program's (NHESP) maps in Chapter IV.

UPL-1. Private land around Lake Nippenicket

This has scattered Potential Vernal Pools, some Primary Forest to the north, abuts some Natural Communities of Atlantic White Cedar Bog and related fens, and is all on the BioMap,

UPL-2. Remaining private portions of Hockomock Swamp land

Most is on the BioMap; and much is Primary Forest, and contains 6+ Potential Vernal Pools (PVPs)

UPL-3. Streamside open field portions of farmland along the Taunton River

Two farms contain Potential Vernal Pools, one also contains some Primary Forest, is Priority Habitat, and abuts the Living Waters Core .

UPL-4. Streamside partially-wooded farm land

As above, some of this contains PVPs, along with a fringe of Primary Forest, and portions are on the BioMap, and abut Living Waters Core.

UPL- 5. Streamside Matfield River lands including the junction of the Town and Matfield Rivers (along a powerline) where the Taunton River starts.

This contains 6-7 Potential Vernal Pools (PVPs.)

UPL-6. Selected private lands around Carver's Pond

This contains 4+ PVPs

UPL-7. The two woodlands parcels west of the Aldrich Street possibly making a

wildlife corridor across North Street to the Hockomock Swamp Wildlife Management Area through small intervening parcels. This contains 1 or 2 PV Ps, while the destination area is on the BioMap, contains many Potential Vernal Pools and much Primary Forest, and is largely in the Red Maple Swamp Natural Community.

UPL-8. The streamside 61B lands just south of Summer Street These contain 2+ PVPs, and contain or abut a strip of Riverside Priority Habitat

UPL-9. Streamside Stiles and Hart 61A land on either side of BCC lands These are in/about riverside Priority Habitat, and contain 8-10 PV Pools

UPL-10. The Ch. 61A land and other private parcels completing corridor from the Land to the Olde Scotland Links. These contain at least one Potential Vernal Pool,

UPL-11 Private land at Skeeter Mill Pond (“Flynn’s Pond”) - only if needed for permanent protection of the pond. This very popular fishing area is just downstream from two Potential Vernal Pools.

UPL-12. Connections from the ill-defined Harvest Lane open space through to Grange Park to the west, and south perhaps to Sanford Drive This appears to contain at least one PVP.

UPL-13. Potential expansion of the State Forest by adding land along South Brook to the north and to Walnut Street to the east along.
The areas abutting the Forest contain 2-3 PVPs.

UPL-14. A possible South Brook-side trail running from the expanded State Forest to the town’s streamside land at Hayward and Whitman Streets - for future study.
This alignment contains at least one PVP.

UPL-15. A possible connection between the town’s Sprague Hill water tower to nearby town woodlands at T-1 to the north- for future study. The tower site appears to be in mapped Primary Forest.

UPL-16. Possible expansion of the Titicut Conservation Area by adding adjacent town water land (WD-6) and the multi-resourced Taylor farm land across the Taunton River in Middleboro with connecting footbridges - for future study.

The Conservation Area and the Water Department land are mapped as on the BioMap, in Priority Habitat, and having at least one PVP. .

UPL-17. Seeking an interim agricultural use for the vacant farmland at the eastern end of the new High School. It is not in any mapped habitat area.

UPL-18 . Protection of the wooded riverside portion of the Chapter 61A land immediately east of Vernon Street and south of Green Street., and its possible streamside connection to the Water Department land at WD-4 and to the adjacent Titicut Conservation Parkland. It is on the BioMap and the mapped Priority Habitat

UPL-19. Protection of the major wooded swamp under Ch.61B between Scotland Street and the Hockomock Swamp Wildlife Management Area and its trails from adjacent industrial uses. It is in the mapped Red Maple Swamp Natural Community and on the Bio Map, and contains at least 4 PVPs.

UPL-20. Town land in the former Emerald Lane unbuilt subdivision and private land offering a potential greenway from just South of the Vernon Street Land (R-9) to Sturdevant's Pond

UPL-21 Acquisition and development of 60+ acres of woods, sand pits and open water on a Ch. 61A site west of Bedford Street and east of South Street for swimming, skating and picnicking, possibly at town initiative.

UPL-22 Approximately 200 acres of inactive low-lying privately-owned farmland (not under current use taxation) south of Curve Street. It has about 2,400 feet of frontage along the Taunton River. The land is on the BioMap with some 1830s Forest along the western edge. Its potential for restored agriculture or habitat use need to be explored.

Table V- 3

Abbreviations Used in the Report Text and on Figures V-1 and IX-1

BS	Land Managed by the Selectmen for other than Open Space/Recreation Purposes
C	Land managed by the Conservation Commission or protected by other town departments
Co	Protected Land managed by the Commonwealth
CoR	State Recreation Facilities at the College or Lake Nippenicket
HD	Highway and Forestry Department Lands Managed for other than Open Space/ Recreation Purposes
NPC	Non-Profit Managed Open Space in Cluster Developments
NPR	Non-Profit Recreation Facilities
NPT	Non-Profit Trust Protected Land

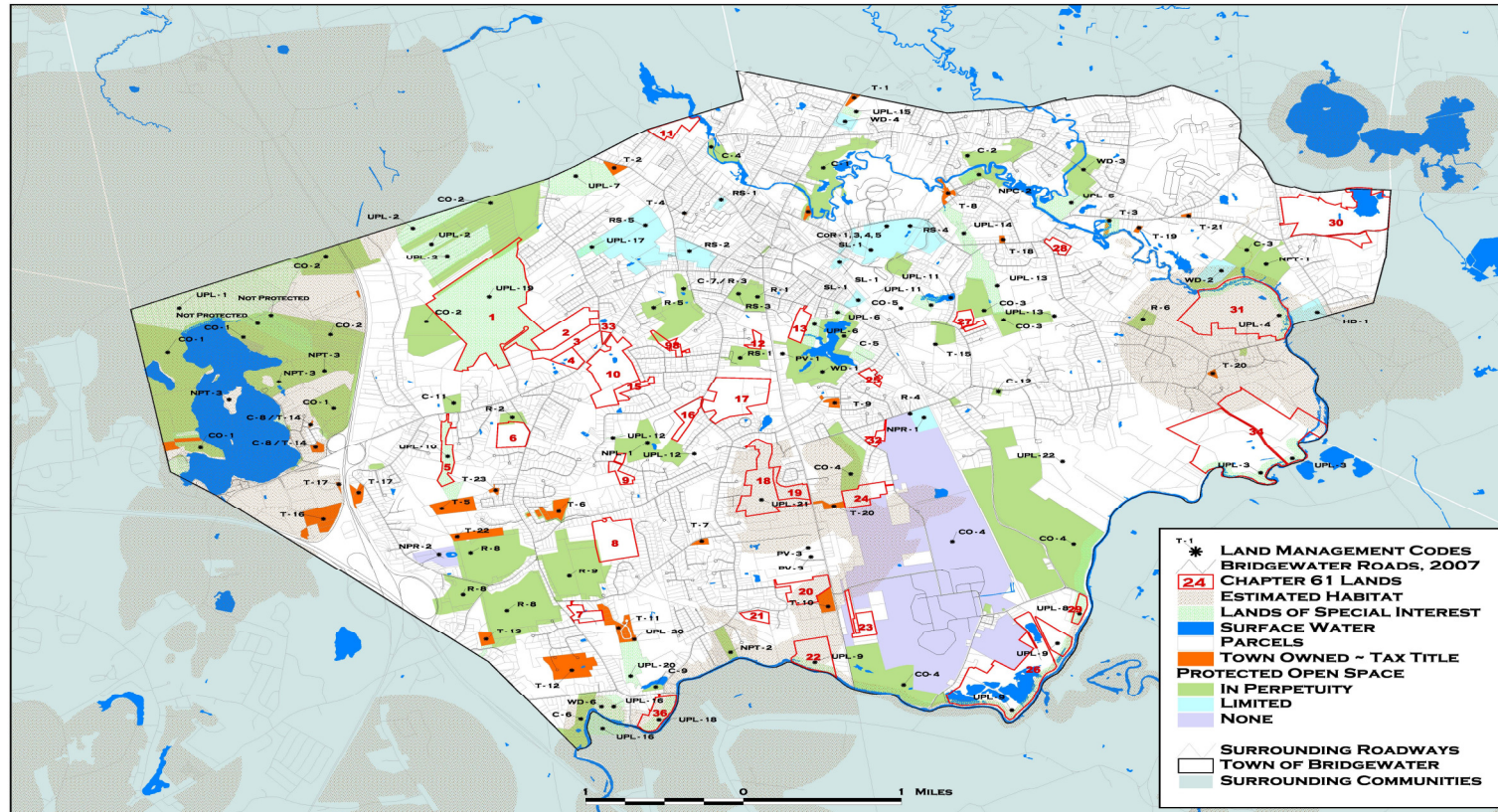
- Pv** Private (Commercial) Recreation Facilities
- SL** Land Managed by the State for other than Open Space/Recreation Purposes
- R** Town Recreation Facilities under the Recreation Commission or other town bodies
- RS** Regional School District Recreation Facilities
- T** Minimally Protected Town Land, Generally Tax Title Holdings. Some are de facto open space appropriate for Conservation Commission Management
- UPL** **Unprotected or Minimally Protected Lands of Conservation and Recreation** interest and Potential.
- WD** Water Department Land Managed for other than Open Space/Recreation Purposes

BRIDGEWATER OPEN SPACE PLAN

LANDS OF CONSERVATION & RECREATION INTEREST



FIGURE V-1



OLD COLONY PLANNING COUNCIL

70 SCHOOL STREET

BROCKTON, MA 02301

SEPTEMBER, 2008

GIS DATA SOURCES: MASSGIS, EOTPW, TOWN OF BRIDGEWATER