



**Town of Dedham
Open Space & Recreation Plan**

August 2010

Town of Dedham

Open Space & Recreation Plan

Open Space and Recreation Committee

Marie-Louise Kehoe, Chairperson

Jonathan Briggs

Kevin Flaherty

Joanna Hamblin

Michael Podolski

Advisory Members

Christopher J. Ryan, Town Planner

Virginia LeClair, Environmental Coordinator

Robert Stanley, Assistant Park and Recreation Coordinator

Steve MacAusland

Polly Pierce

Peter Smith

Consulting Assistance by:

Juliet Walker and Sue Brown, Taintor & Associates, Inc.

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Section 1 - Plan Summary

This Plan continues the ongoing efforts by the Town of Dedham to enhance and protect its natural areas and to provide and maintain accessible parks and recreational areas for the enjoyment of its residents and visitors. The previous Open Space and Recreation Plan was approved by the Massachusetts Division of Conservation Services in 2004 and subsequently qualified for town equivalency to the Open Space and Resource Protection Planning requirements of Executive Order 418.

In 2009, voters at Town Meeting recognized the necessity of updating the Plan to re-assess the Town's open space priorities and to identify new opportunities for protecting the Town's remaining natural areas and improving its recreational facilities. Town Meeting re-authorized the creation of an Open Space Committee to guide the update process and appropriated funding for consultant services.

A plan's success is most effectively measured by how much of it is implemented. Between 2004 and today, the Town of Dedham has completed the following actions to support protection and management of the Town's open spaces and natural resources:

- The Mother Brook Community Group has been leading a revitalization initiative for Mother Brook (supported by both the Town and DCR).
- In November 2009, the Town implemented single stream recycling and automated trash collection.
- The Town formed a Sustainability Advisory Committee in 2007 and became a member of the ICLEI (Local Governments for Sustainability) and the Massachusetts Climate Action Network (MCAN).
- The Town was one of eleven Communities in Massachusetts to be chosen for MCAN's Cool Mass Communities Campaign that aims to empower 25% of Bay State households to reduce their carbon footprints 25% by 2012.
- The Town was awarded \$500,000 through Congressman Stephen Lynch's office for a Municipal Solar Project that will put solar on Town Hall and the Department of Public Works.
- The Town conducted energy audits of Town Hall and the High School.
- The Town was awarded a 2008 Recreational Trails Grant to create the Dedham Water Trail, a three-hour canoe or kayak experience on the Charles River.
- The Town was awarded \$2,000 from the MSPCA and the Humane Society of the United States for the non-lethal management of the beaver population in Wigwam Brook and Pond.
- The Town was recognized by the 2009 Massachusetts DOER Leading by Example Award for outstanding efforts to put in place policies and programs that produce environmental benefits such as energy efficiency and waste reduction.

- The Parks Department has made improvements to Paul Park Playground, added accessible parking at Fairbanks Park, and started extensive renovations at Churchill Park and Condon Park, and a new field was added at the Middle School.
- The Town acquired the Society of African Missions (SMA) property, intended for use by Parks and Recreation Department for additional recreational fields as well as access for a boat launch to Charles River.
- NewBridge on the Charles, a multigenerational campus development, will permit Town use of new playing fields on the property (based on scheduling availability).
- A water access site was added at Needham Street.
- LL Bean has started to lease land from the Town on Wigwam Pond for an Outdoor Discovery School.
- The Town established the full-time position of Environmental Coordinator in 2007 to oversee an array of environmental issues including climate change initiatives, recycling, and stormwater and wildlife management.
- The Town acquired the former Striar (Manor Fields) property on Sprague Street; it is currently under the jurisdiction of the Parks and Recreation Department. Planning is underway for future use of this property.
- The Dedham Village National Historic District was designated in 2006.

Building on these positive achievements, the 2010 Open Space and Recreation Plan includes an updated inventory of the Town's conservation and recreation lands along with an analysis of needs used to define a new set of goals:

- Protect the Town's biological diversity, watersheds and ecosystems.
- Promote sound environmental management of open spaces.
- Encourage development that protects open space systems and enhances natural resources.
- Provide recreation facilities and programs that serve the needs of the Town.
- Provide universal access to recreation properties and recreation programs.
- Support Town efforts to protect and manage open space.
- Coordinate and support protection and management of private open space areas.

Sections 2 and 3 of this Plan provide important background information on the Town including history, demographic data, development patterns, and the natural environment. This information helps to set the community and natural context for the inventory of the Town's present open spaces and recreation facilities, contained in Section 5. Based on public input, sections 6 through 8 identify the Town's future open space and recreation needs and outline community priorities. Finally, the detailed Action Plan in Section 9 provides a prioritized seven-year program to address the identified future needs.

- The Town's greatest potential for loss of open space is within the remaining large private land holdings (listed in Section 5 and in the appendix).
- Creating contiguous protected open spaces and greenway corridors are important for wildlife habitat and resource protection and can support a network of Town-

wide trails connecting to parks, forests, and waterways. For this reason, properties which abut existing protected open spaces are of interest for future protection (see Map 8).

- Continuing to support improvement to water quality and protection of water resources can be a shared effort between volunteer groups and Town and State officials. With the Mother Brook Community Group serving as a model, other neighborhood or friends groups could focus efforts on Wigwam and Little Wigwam Pond as well as other neighborhood ponds and streams. Policies to adopt and promote water conservation and best management practices in landscaping are also important.
- Ongoing collaboration between the Town's Sustainability Advisory Committee and the Open Space and Recreation Committee will be important for achieving the community's goals in reducing dependence on fossil fuels and responding to climate change.
- Implementing tools to assist the Town to protect valuable resources should include both regulatory and non-regulatory solutions. Funding open space protection by passing of the Community Preservation Act and/or creating a Town open space acquisition fund would enable the Town to achieve many of the action items identified in this plan.
- Suggestions for ways to provide recreational options for a variety of interests and capabilities include improving park and recreation ADA amenities, expanding on-road and off-road bike trails, hosting Town recreational events and activities to support open space protection, continuing to expand water access for boating and fishing, and development of trail guides for the Town.

Continued public engagement and participation in open space planning will be essential for the successful implementation of this Plan. The Open Space and Recreation Committee has committed to meeting regularly throughout the year to review the Action Plan and will also facilitate the formation of task forces or sub-committees to be responsible for specific actions.

Section 2 - Introduction

Statement of Purpose

The Town of Dedham continues to be committed to preserving the character of the Town and providing sufficient open space and recreation facilities to serve current and future residents. Dedham has been preparing open space and recreation plans since 1991, with updates occurring in 1998 and 2004.

This seven-year plan continues the ongoing efforts by the Town of Dedham to enhance and protect its natural areas and to provide and maintain accessible parks and recreational areas for the enjoyment of its residents and visitors.

The Planning Process and Public Participation

The planning process for updating the open space and recreation goals for the Town of Dedham has been led by the Open Space and Recreation Committee.

The Open Space and Recreation Committee was established by vote of Town Meeting in 2004. The committee's duties are:

- To maintain continuous review and oversight of the Open Space and Recreation Plan for the Town;
- To keep the plan current with State requirements;
- To continuously monitor, review, revise and update the Seven-Year Action Plan;
- To increase public awareness and support of open space and recreation activities;
- To submit an annual report to the Board of Selectmen.

The Committee has met throughout the planning process to review drafts of the Plan, discuss goals and objectives, and determine strategies for involving the public in the planning process. Additional guidance was provided by the Conservation Commission and the Parks and Recreation Commission in formulating the Action Plan.

In addition, three subcommittees researched specific areas for the plan – Land Management and Acquisition, Conservation and Natural Resources, and Parks and Recreation.

A total of three public meetings were held during the planning process, and additional input was gathered from stakeholders within the community. A summary of the ideas generated from the public meetings is included in the Appendix.

Section 3 – Community Setting

Regional Context

Dedham is an historic suburban town located in Norfolk County in the southern portion of the Boston metropolitan area. The Town is bordered by Needham on the west, Boston on the north and northeast, Canton on the east, and Westwood on the south.

REGIONAL GOVERNANCE

Dedham is one of the 101 cities and towns in the Boston metropolitan area that are represented by the Metropolitan Area Planning Council (MAPC). The MAPC works with communities through eight sub-regional organizations whose members are appointed by chief elected officials and planning boards. Dedham is a member of the Three Rivers Inter-local Council (TRIC) sub-region which also includes the communities of Canton, Dover, Foxborough, Medfield, Milton, Needham, Norfolk, Norwood, Sharon, Stoughton, Walpole, and Westwood.

MetroFuture is the regional development plan for Boston Metropolitan Area.¹ The plan includes goals and objectives as well as strategies for accomplishing these goals. Some of the strategies particularly relevant to Dedham’s Open Space and Recreation Plan include:

- Expanding Urban Farms and Community Gardens (Strategy 6 F20)
- Protecting scenic roads (Strategy 7 G 28)
- Increasing bicycle, pedestrian and transit accessibility and safety (Strategy 6 D13)
- Bringing Strategic and Regional Perspectives to Local Open Space Planning (Strategy 7A)
- Passing the Community Preservation Act (Strategy 3E)

SURROUNDING COMMUNITIES

Open space planning does not stop at a town’s boundaries. Coordination with neighboring communities will be important for Dedham to achieve some of its Open Space and Recreation Goals and Objectives. Four of the communities in the TRIC sub-region have recently completed Open Space and Recreation Plans: Needham, Milton, Dover, and Stoughton. Other communities have also completed open space and recreation plans in the TRIC region including Norwood (2003), Medfield (2002), and Westwood (2000).

NATURAL SETTING

As part of the Boston Harbor Watershed area, Dedham is located in the most urbanized region in Massachusetts, yet one that contains significant natural and recreational resources. This watershed contains a number of protected parks and conservation areas

¹ <http://www.metrofuture.org/>

that are managed by State agencies including the Department of Conservation and Recreation (DCR) and through partnerships with land trusts and local governments. Of the six major rivers in this watershed, the Charles and Neponset wind their way through Dedham, and the DCR is working to extend a greenway network along these waterways from Boston Harbor to beyond Route 128. These rivers played an important historical role in the development of industry in the Town and have attracted settlers to the area for centuries. Today, thanks to leadership from organizations like the Charles River Watershed Association and the Neponset River Watershed Associations, and over 30 years of stewardship, these two rivers now support significant wildlife habitat, contribute to the scenic character of the Town, and provide recreational opportunities for residents and visitors.

Dedham also shares a common water supply system (the Dedham–Westwood Water District) which utilizes wellfields in both Dedham and Westwood.

TRANSPORTATION

The Boston and Providence Railway came to Dedham in the 1830's. Today, the CSX Transportation rail line provides regional transportation service for freight, and the Metropolitan Boston Transit Authority (MBTA) runs commuter rail service to Boston via the Franklin line. There are also several MBTA buses that come in and out of Dedham including 34, 34E, 35, 36 and 52, as well as the Town operated JBL bus.

Two major regional roadways provide quick access to Boston and the rest of New England -- Providence Highway (Route 1) and Route 128 (Interstate 95). The heart of Dedham's commercial activity, consisting of large retail outlets and commuter services, stretches along Route 1 through the center of Dedham. The Town's proximity to Boston and Route 128 adds to the demand for housing and, in spite of a continued decline in population since the 1970s, residential and retail development has claimed much of the Town's developable land.

History of the Community

In 1635, Dedham was established, along with Concord, by the General Court of the Massachusetts Bay Colony to relieve population pressures within the existing settlements along the Bay. Dedham's original grant encompassed about 200 square miles of territory stretching from Weston to Plymouth Colony and Rhode Island and to Blackstone and Mendon. The first house lots were laid out along High Street (a new road) and East Street (a pre-existing Indian trail).²

Dedham's waterways were integral to the Town's economy by supporting first the agriculture and later the petroleum industry. As early as 1640, Mother Brook, a manmade canal, was constructed to connect the Charles River to the Neponset River in order to

² Dedham Historical Society, *A Capsule History of Dedham*.

provide power for a corn mill.³ In 1652, the four-thousand-foot *Long Ditch* was completed to channel water for flood control and preservation of the riverbank meadows. Dwight's Brook, or the Little River, was a major waterway which connected the Wigwam Pond drainage area with the Charles River. Initially, this stream provided nourishment for adjoining grasslands which were important pasture areas.

When Samuel Colburn died in 1756, he bequeathed his entire farm (including a large part of what is now Dedham Square) to the Dedham Episcopal Church. The Church began dividing the property into streets and house lots. The first street laid out under this program was Church Street which, thus, became the first urban street in Dedham in the sense that it was intended to be bordered by house lots rather than to serve merely as a passage between isolated farms. By 1801, the First Church in Dedham, similarly, began setting out and renting lots on its own property.⁴

In 1793, Dedham was designated as the county seat for the County of Norfolk. In 1803, the Norfolk and Bristol Turnpike was opened for business passing through Dedham Center, and in 1804, the Hartford and Dedham Turnpike was developed, utilizing some of the same streets. Suddenly, stagecoach service to Boston, Providence and Hartford became easily available.

The old corn mill of the first settlement was joined by paper mills, wire mills, sawmills, and by 1810, woolen and cotton mills. By 1845, the Town's factories employed more than 650 people and produced a wide variety of goods. In response to the Town's swelling population and continued business growth, rail service was extended to Dedham in the 1830's. In 1831, the Boston and Providence Railroad was chartered and Dedham was included on the route which connected the Town to the main line at Readville. Introduction of the rail lines changed Dedham's natural landscape. Embankments, railroad cuts, massive quantities of fill, grade crossings, and new bridges were scattered throughout the countryside. In addition, the development of the railroad station resulted in diversion of Dwight's Brook into a massive granite culvert, and swamps and bogs were filled in.⁵

Due to the improvements in modes of transportation and the increased development and activity it spurred, Dedham Square became a prominent section of Town. The outlying sections of Town tended to retain their agricultural character much longer than the downtown. The establishment of the railroad played a role in a declining agricultural base in Dedham; however, the availability of convenient transport for raw materials and finished goods provided incentive for the enhancement and diversification of the Town's manufacturing interests. The same availability of convenient, reliable transportation permitted wealthier individuals to settle in Dedham and to develop country estates while still remaining within commuting distance to Boston.

³ *Ibid.*

⁴ *Ibid.*

⁵ Dedham Historical Society, *A Capsule History of Dedham..*

The availability of work at the East Dedham mills and other manufacturing enterprises was a clear attraction to outsiders wishing to settle in Dedham as was the ready railroad and streetcar access to other areas of metropolitan Boston. Dedham industries (particularly the mills), however, collapsed after the First World War, and the next wave of development had to wait for the construction of the Circumferential Highway (Route 128).

Major construction on Route 128 occurred between 1947 and 1956, creating what is considered the first circumferential roadway built around a U.S. city.⁶ Improved automobile/truck access brought new businesses and made Dedham residency more attractive to white-collar workers. The building of Route of 128 helped to spur the establishment of the area's many technology companies. Later, many of Dedham's residents would find employment in the new high-tech firms springing up along America's Technology Highway. A boom in house building to accommodate these new middle-class professionals had indirect effects on the Town's landscape. The demand for land began to drive development into the outlying agricultural areas and, in some cases, onto wetlands.

The prime uplands along Routes 1 and 128 were almost completely developed by the late 1970's, and parcels with some constraints were developed by the mid-1980's. Strip malls and shopping centers were sited to border the main roads which increased concern regarding traffic problems throughout the Town. East Dedham underwent a program of urban renewal, which replaced much of the historical context. Today, Dedham has evolved into an *economically developed suburb*.⁷

Population Characteristics

PAST, PRESENT AND FUTURE POPULATION

Around the turn of the 20th century when the extension of streetcar service promoted development, rapid population growth overtook Dedham. Dedham's first population boom occurred between 1905 and 1915 when the Town grew from 7,800 to 11,000. Growth rates declined during World War I, but rebounded during the 1920s bringing the population to 15,315 in 1930. The third phase of Dedham's population growth occurred post World War II with the completion of Route 128 in the early 1950's. Population peaked in 1970 at 26,938 persons, and has steadily decreased since that time. Expansion of Dedham began to slow as suburban development moved beyond Route 128. Dedham's population decreased by over 3,000 people during the years 1970 to 1990, averaging over 4% declines per decade.

⁶ American Road & Transportation Builders Association.

⁷ Classification used by Massachusetts Dept. of Revenue, Division of Local Services.

The rate of population decline appears to have slowed in the past decade. The 2000 U.S. Census reported a population of 23,464, a decrease of less than 2% since 1990. Available estimates reported in the 2009 Dedham Master Plan show that Dedham’s population has not changed significantly since 2000.⁸

The population decrease may be attributed to smaller household size, aging population, and high housing costs. The average household size in 1970 was 3.51 persons and has dropped to 2.57 persons based on available estimates.⁹ As of 2000, Dedham consisted of 8,654 households and 2007 estimates indicated an increase to 9,004.¹⁰ Over 70 percent of the households are families (household of two or more people related by birth, marriage, or adoption.) Approximately 32 percent of households in Dedham have children under eighteen years old. Four percent of Dedham’s population consists of people living in group quarters, including approximately 600 inmates in the Norfolk County Correctional Center and another 240 in nursing homes.¹¹

Table 1: Household Composition, 1970–2000

Household type	1990	2000	2007
1-Person Households	20.7%	23.9%	24.7%
Families	75.4%	71.0%	71.0%
Married Couples	59.9%	56.3%	56.4%

Source: U.S. Census 2000, Dedham Master Plan, 2009.

As demand for housing can place pressure on remaining open spaces; the changes in population characteristics can affect the open space and recreation needs of residents. For example, households with children may increase the demand for public recreation facilities and programs available during non-school hours. Single persons (living alone, divorced or widowed) may seek out organized recreational programs and athletic facilities for increased social interactions.

POPULATION DENSITY

Population density influences the demand for public outdoor recreation facilities. In high density residential areas, the houses generally lack private yard space sufficient to be of recreational value. Typically, these areas need a number of small parks for pre-school children. In residential areas with lower density, the need for small parks is less significant. Based on the 2000 population of 23,464 and the Town's area of 10.64 square miles, Dedham had a population density of 2,205 persons per square mile in 2000. This is equal to approximately 3.4 persons per acre.

⁸ Dedham Master Plan, 2009, p. 5.

⁹ Dedham Master Plan, 2009, p. 10.

¹⁰ Dedham Master Plan, 2009, p. 9.

¹¹ Dedham Master Plan, 2009, p. 9. The Census Bureau classifies all people not living in households as living in group quarters – some type of institutional or shared non-institutional setting.

Dedham is composed of at least seven neighborhoods: East Dedham, Greenlodge, the Sprague-Manor, Oakdale, Riverdale, the Village, and West Dedham.¹² These neighborhoods correspond approximately to the Census Block Groups listed in Table 2 and are slightly different from the Town’s precinct boundaries (see Figure 1).

The areas of highest population density are located in East Dedham, Oakdale, Greenlodge and the Village. However, the majority of remaining land available for recreation use is located in the West Dedham area.

Table 2: Dedham’s Population by Census Block Group, 2000

Census Tract (Block Groups)	Neighborhood	Area (acres)	Persons	Housing Units	Pop. Density (persons/acre)	Housing Density (units/acre)
4021.02 (1-4) 4024 (1)	East Dedham	670	5,125	2,159	7.7	3.2
4022 (2-3) 4023 (1-4)	Greenlodge/ Sprague Manor	1,242	5,672	2,095	4.6	1.7
4022 (1) 4024 (2-6)	Oakdale	1,032	5,132	1,916	5.0	1.9
4021.01 (1-4)	Riverdale	1,064	3,865	1,546	3.6	1.5
4025 (1)	Village	315	1,193	484	3.8	1.5
4025 (2)	West Dedham	2,472	2,477	708	1.0	0.3

Source: Population and housing units from U.S. Census 2000, area and density derived from Census Bureau GIS data.

¹² These neighborhoods were referenced in the 1996 Master Plan (and subsequently in the 2009 Master Plan) and their geographic boundaries were defined by the 1990 Census Block Groups (geographic divisions within Census Tracts). Since that time, the Census Tracts have been re-drawn and the new boundaries do not necessarily correspond to those used for the 1996 Plan. For population density comparison, Table 2 uses Dedham’s Block Groups within the six Census Tracts (as re-drawn for the 2000 Census). The Tract and Block Group boundaries do not necessarily correspond to exact neighborhood boundaries (see Figure 1), but are approximate enough to be useful for determining open space and recreation needs in different sections of town. These are slightly different from Dedham’s Precinct boundaries.

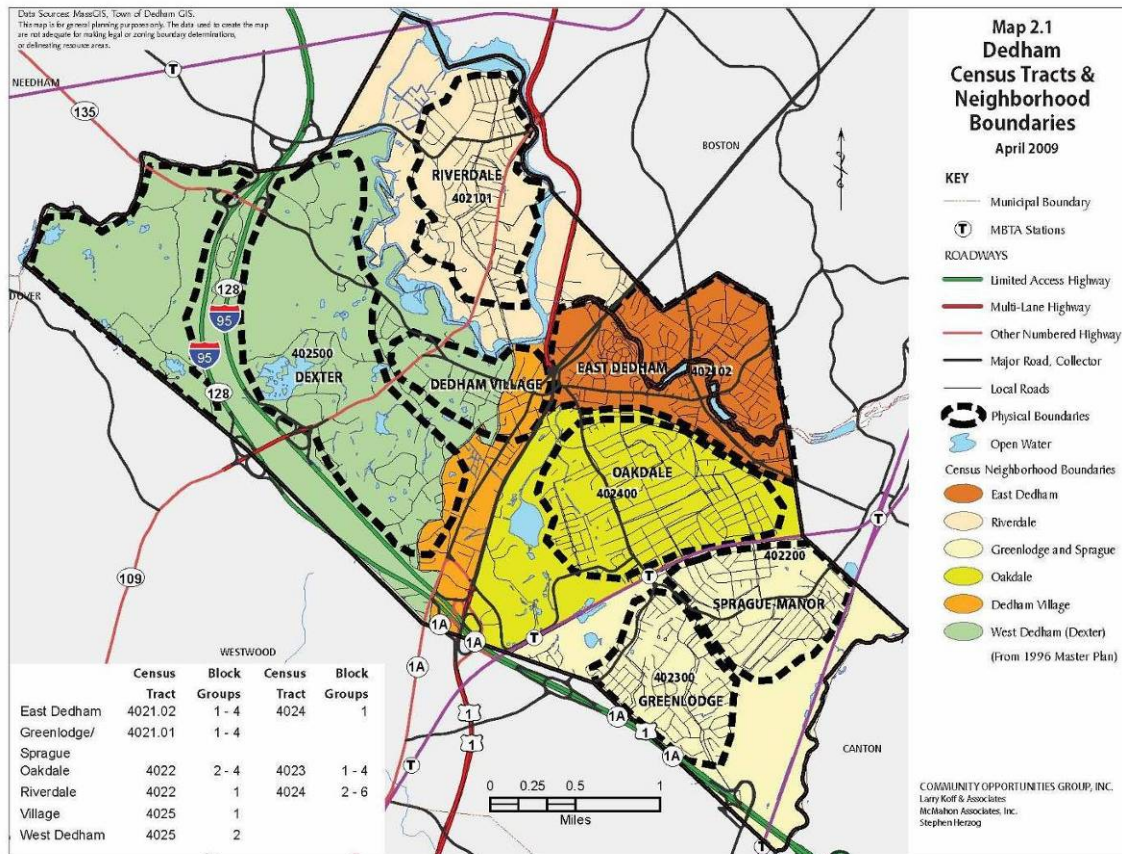


Figure 1: Neighborhoods of Dedham¹³

HOUSING CHARACTERISTICS

As of the 2000 U.S. Census, Dedham had approximately 8,900 housing units (about 2% more than in 1990). Most (79%) of housing units in Dedham are single family homes and over 10% are two-family homes. About one-fifth of the population lives in multi-family housing and over half of those occupants are renters. Many of the multi-family housing units are primarily located in the densely settled neighborhoods of East Dedham, Oakdale, and Riverdale.

Massachusetts General Law Chapter 40B (Comprehensive Permit Law) allows a developer to override some of the existing local regulations in order to increase the supply of affordable housing. The Comprehensive Permit Law applies if less than ten percent of municipality's total housing units are subsidized low and moderate income housing units. In many communities, the Comprehensive Permit is sometimes viewed to be at odds with open space protection because of its ability to override local regulations. As of September 2009, 12.3% of Dedham's housing is recorded on the Subsidized Housing Inventory, making the Town exempt from the Comprehensive Permit override.

¹³ Map 2.1 from Dedham Master Plan, (2009).

Due to limited space, residents in multi-family housing units, generally, have a greater need for public outdoor recreation facilities. Although some apartment complexes provide recreation facilities for tenants, many occupants lack access to private outdoor areas and must depend on public parks and playgrounds.

AGE OF RESIDENTS

The demographic profile and age distribution of the population may create a demand for specific types of outdoor recreation facilities. While residents of all ages differ in their recreational needs based on individual interests, there are some assumptions that can be made about the demand for facilities based on demographics. Families with young children tend to need neighborhood playgrounds. Teenagers and adults need playfields for team sports, and increasingly, areas for healthful exercise such as running, walking and tennis. Activities such as boating and fishing are popular with mid-life adults. Elderly residents are in need of pleasant places to walk, places to sit outdoors and places to go for group outings.

Table 3 shows past and projected population by age cohort for 1990 and 2000 and estimates for 2007. The Table shows that the population over the past decade and a half has aged, as the percentage of population in the younger age brackets declined. Projections for the next two decades show a shrinking percentage of young children and an increase in the number of teenagers. These projections correspond to a decline in the 35 to 44 age bracket, the age at which people are likely to have young children at home. At the same time, the number of senior citizens in the 60 to 74 age bracket is projected to grow.¹⁴

Table 3: Projected Population by Age Groups as a Percent of Total Population

Age groups	1990	2000	2007
Under 5	6.3%	6.1%	5.9%
5 to 18	13.9%	16.1%	16.1%
18 to 34	27.5%	19.6%	17.4%
35 to 54	25.5%	31.5%	32.0%
55 to 64	11.0%	10.0%	12.1%
65 to 74	9.2%	8.4%	7.8%
75 and over	6.5%	8.2%	8.8%
Total Population	23,782	23,464	24,046

Source: Dedham Master Plan 2009, p. 7.

¹⁴ Metropolitan Area Planning Council (MAPC).

As discussed above, the increase in the retirement age population may create a demand for additional recreational opportunities. The decrease in the proportion of the number of younger people could indicate that playgrounds and athletic fields may be a lower priority. However, due to the changes in household composition, there may be a need for additional youth-related activities as parents with children seek to provide a range of options for their children.

INCOME, OCCUPATION, AND EDUCATION

According to the 2000 Census, the median household income in Dedham was \$61,699, slightly lower than the County median, and slightly higher than the Boston Metro area. The median income for owner-occupied households was \$67,114 in 2000, compared to \$37,889 for renter-occupied households. Based on 2007 estimates, it appears that Dedham's median household incomes have actually declined when adjusted for inflation.¹⁵ The 2000 Census estimated that four percent of Dedham's population lives below the federal poverty level.

While Dedham has relatively high median income compared to State averages, it is a diverse community rather than an exclusive suburb. A comparison with other communities in the TRIC sub-region shows the relative diversity of the Town compared to neighboring communities:

- The median family income is less than all but two other communities in the region (Norwood and Stoughton), but 27% of families in Dedham earn at least 150% of the area median income.¹⁶
- The poverty rate of 3.2% is the highest of the comparison communities.
- Relative to the region, the Town has a large percentage of the workforce that is in construction, production, and office support occupations, which tend to have lower annual wages than other occupations. However, the largest share of the workforce is in management and professional occupations, which tend to pay the highest overall annual wages.
- While 30% of adults have no degrees beyond high school, more than 30% have attained a college degree or higher. This parallels the mix of occupations in the workforce.

These comparisons and the data they are derived from suggest that Dedham has a diverse population of varied income levels, education, and occupations. Socioeconomic factors can influence the demand for public recreation facilities and open space. For example, while higher-income households are able to pay for private recreation and have the resources to travel to recreation centers outside the Town, low and moderate income families are more dependent on free public recreation. For this reason, it will be important for the Town to

¹⁵ Dedham Master Plan 2009, p. 10.

¹⁶ According to Mass. Executive Order 418 Community Development Plan Guidelines, households and families who earn over 150% of the area median income are considered upper income.

provide a range of open space and recreation options to meet the needs of different population groups and income ranges.

ENVIRONMENTAL JUSTICE AND EQUITY

Beginning in 2002 the Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA) has adopted an Environmental Justice Policy to provide equal protection and meaningful participation for all Massachusetts residents with respect to environmental regulations and policies. This policy also supports equitable access to environmental assets, which include parks, open space, and recreation areas.¹⁷ The State has identified communities that contain Environmental Justice Populations (see Map 2) – those with high percentages of minority, non-English speaking, low-income, and foreign-born populations. While Dedham does not have identified EJ populations, this plan considers ways to reduce any inequities in access to parks and recreation amenities.

Growth and Development Patterns

PATTERNS AND TRENDS

Historically, development in Dedham has occurred along major transportation routes – water, rail, and roads. Leaving behind the farms and factories of its past, Dedham has evolved into an economically developed suburb. A concentration of commercial and public uses near the geographic center of the Town is surrounded by a number of distinct residential neighborhoods. This broad pattern is bisected by large-scale commercial development along Providence Highway in the eastern portion of Town. Warehousing and office parks are located in the southeast, and several educational institutions have significant land holdings primarily in the western portion of Town.

INFRASTRUCTURE

Transportation System

Interstate 95 (Route 128) is located in the southwest portion of Dedham and provides fast and convenient access to areas to the north, south, and east. The heavy volume of traffic from surrounding towns and the fact that the highway intersects two important rail lines (the Franklin MBTA branch line and the Amtrak NE Corridor) has attracted the attention of developers and the MBTA. Route 128 interchanges serving Dedham are Providence Highway, West Street (Route 135), High Street (Route 109), and East Street/Allied Drive.

Providence Highway (Route 1) and Route 1A provide access to the primary commercial centers in Dedham. Providence Highway runs north to south from an interchange with Route 128 through the center of Dedham. This highway also provides access to Boston to the north and Westwood, Norwood, and other communities to the south. Local traffic makes use of Route 1A (Washington Street) which runs through the Dedham Rotary and

¹⁷ Full text of Environmental Justice Policy at <http://www.mass.gov/envir/ej/>.

Dedham Square south to Westwood. Route 109 and Route 135 also carry substantial traffic volumes, especially during the commuter rush hours.

Railroad service to Providence and New York is available at the Route 128 Amtrak station. The same facility provides commuter service to Boston for Dedham and many surrounding towns. The MBTA Franklin Line connecting Boston with towns to the southwest stops at the Dedham Corporate Center and Endicott station. Most regularly scheduled bus service (including MBTA buses 34, 34E, 35, 36 and 52) operates along Washington Street or Providence Highway. A local bus service (JBL) serves some residential areas, as well.¹⁸

Water Supply System

Dedham is served by the Dedham–Westwood Water District. Approximately 2/3 of the populations served by the District are Dedham residents. The District’s water supply is groundwater pumped from 11 wells. The wells are located in Dedham at Bridge Street, near the White Lodge treatment plant in Westwood, and at Rock Meadow near Route 109 in Westwood.

On an average day the District pumps about 4.25 million gallons of water. In December of 2005, the District was granted membership in the Massachusetts Water Resources Authority, thus allowing it to purchase supplemental water when needed to ensure public health and safety during peak water use periods.¹⁹

Sewer Service

Ninety–percent of the population in Dedham is served by the Massachusetts Water Resources Authority (MWRA) sewer system. The remaining 10% of the population is served by on–site septic systems. No expansion of the service area is anticipated by the MWRA.

¹⁸ Dedham Master Plan, 2009, p. 49.

¹⁹ Dedham Westwood Water District, 2010.

LAND USE CONTROLS

Dedham's Zoning By-law divides the Town into 11 zoning districts and three overlay districts.

Types of Zoning Districts

- Single Residence A (SRA)
- Single Residence B (SRB)
- General Residence (GR)
- Senior Campus
- Local Business (LB)
- General Business (GB)
- Highway Business (HB)
- Central Business (CB)
- Research Development and Office (RDO)
- Limited Manufacturing A (LMA)
- Limited Manufacturing B (LMB)

Overlay Districts

- Flood Plain (FP)
- Aquifer Protection (AQP)
- Wireless Communications (WC)

Residential Districts

The majority of the land area in Dedham is zoned for residential use. The Town has established three types of residential districts: SRA, SRB, and GR. The SRA District includes lower density areas intended to provide a semi-rural setting for primarily single-family dwellings. The SRA District may also accommodate uses that require large parcels of land such as assisted living residences and public and institutional uses. The SRB District includes areas of medium density that are served by municipal utilities and are intended for single family homes, subsidiary apartments, and, as appropriate, assisted living residences and public uses. The GR District is higher density that is intended for one or two-family units, assisted living residences, and apartments or row houses.

A few years ago, the Senior Campus District was created in anticipation of Hebrew Senior Life's age restricted residential and health care campus. Completed in 2009, the 162-acre campus is now occupied and includes a continuum of residential options and health care for older adults as well as a K to 8 school.

Business Districts

The Local Business (LB) District is designed for low density development and accommodates small establishments that service nearby neighborhoods. The General Business (GB) District is intended for similar retail and service establishments but offers greater dimensional flexibility with no minimum requirements for lot frontage, lot area, lot width, or yard setbacks.

The Highway Business (HB) and Central Business (CB) Districts were created as a result of the recommendations of the 1996 Master Plan. The HB District was created in order to recognize the retail uses along Providence Highway. The HB District provides for commercial activities that may require large land areas for retail and service facilities related to highway travel. The CB District was established in order to recognize the special character of the Dedham Square downtown area. It encourages a higher density of small scale establishments as well as governmental, institutional, and some residential and mixed uses.

Other Non-Residential Districts

The Research Development and Office (RDO) District provides areas for employment centers for high technology industries and business development. The regulations for these districts are designed to encourage park-like groupings of buildings and facilities and include protection against encroachment of commercial or residential uses and the impact of incompatible uses.

The purposes of the Limited Manufacturing-A (LMA) and Limited Manufacturing-B (LMB) are to establish and preserve areas for industrial and related uses compatible with other nearby uses. The Districts are intended to include those uses which are necessary to serve the immediate needs of the LMA residents and neighbors.

Additional Land Use Controls

The Town has several other land use regulations which impose supplementary requirements or provide a mechanism to encourage or shape development.

The Flood Plain District was established to preserve the ground water table, to protect public health and safety, and to conserve natural conditions, wildlife and open spaces. The District boundary corresponds to the 100-year base flood elevations determined by the Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA).

The Aquifer Protection Overlay By-law prohibits uses which potentially could pollute the aquifer that is one of the groundwater sources for the Dedham-Westwood Water District.

The purpose of the Planned Residential Zone District (PR) is to provide areas where higher density residential development (up to 1.5 times conventional zoning requirements) is permitted. It may accommodate a variety of dwelling unit types, but 20% of the tract must be maintained as natural or landscaped open space.

The Planned Commercial Development District (PC) is a special permit option for land in the HB, GB, CB, or RDO Districts. It is intended to provide flexibility for commercial or mixed-use development. The standards require that at least 20% of the tract must be retained as natural or landscaped open space.

The Wireless Communications Services Overlay District is an overlay district designed to accommodate the necessary infrastructure for wireless communications services while protecting the general public from the impacts associated with such facilities. The Overlay District includes all land owned by the Town of Dedham excluding the Town Forest, land owned by the Commonwealth of Massachusetts, land within the RDO and LMB Districts, and portions of the LMA District.

Dedham has adopted a site plan review process, which requires a review of projects meeting specific criteria such as size or number of parking spaces. Site plan review requires a traffic impact assessment, environmental impact assessment, and a community impact assessment. These assessments require that the effect on unique natural features, open space, recreation, and wetlands be evaluated.

RECENT AND PROJECTED GROWTH

Since 2005, the Town has permitted approximately 445 new housing units for construction.²⁰

There are currently no scheduled or proposed developments under review by the Town of Dedham.²¹ This lack of development activity is a result of current market conditions.

Buildout Analysis

In 2001, MAPC completed a buildout analysis for Dedham through the Section 401 program. Buildout analyses illustrate the maximum development permitted according to the current local zoning in place. This information is used to estimate future demands on public infrastructure and the environment. The analysis for Dedham projected an addition of 2,409 new residents at buildout, and indicated the potential for an additional 930 total residential units based on current zoning. The assessment excluded areas within the 100-year flood plain for residential development, and excluded wetlands for all types of development. A summary of Dedham's capacity for development at buildout is provided in Table 4.

²⁰ US Census Bureau.

²¹ Christopher Ryan, Town Planner, February 2010.

Table 4: Buildout Analysis Summary, 2001

Zoning District	Undeveloped Land		Dwelling Units	Buildable Commercial / Industrial (sq. ft.)
	Area (Sq. Ft.)	Lots		
Residential SRA	30,567,642	630	630	
Residential SRB	4,020,286	236	236	
Residential GR	591,727	57	65	
Business HB	87,463			25,309
Business LB	30,150			7,236
Manufacturing LMA	273,075			95,576
Manufacturing LMB	326,496			97,819
RDO	453,799			135,310
TOTAL	36,350,638 s.f.	923 lots	930 d.u.	361,250 s.f.

Source: MAPC, 2001

The buildout analysis is intended to be used as a tool to guide development, but did not estimate the rate of development or how long it would take to reach buildout. Additional limitations of undeveloped land or the potential for redevelopment of existing parcels was not considered in the buildout process. *Therefore, the potential development densities might be higher or lower than projected.*

In addition to redevelopment opportunities, Dedham's greatest potential for land use change lies in the remaining large parcels, many of which are owned by the Town, the Commonwealth, or by institutions. Section 5 identifies those areas and parcels which have a high likelihood for change through sale or new development.

Map 1: Regional Context

Map 2: Population

Map 3: Zoning

Section 4 - Environmental Inventory and Analysis

Geology, Soils and Topography

Dedham is located in the Seaboard Lowland physiographic region of New England. This region is characterized by low to moderate relief. The topography results both from the irregular configuration of bedrock, (rock at and near the surface) and the effects of glaciation.²² An understanding of the geology and the distribution of the various types of soils can be very important in the planning and development of a site for a specific purpose. Great differences in soil properties often occur within short distances. Some soils are seasonally wet or subject to flooding; some soil layers are thin and the bedrock is close to the surface; some are unstable and not suitable for buildings and roads. Clay or wet soils are poorly suited for use as septic tank absorption fields. A high water table can cause problems in the construction of basements and underground installations. Consideration of geology, soils and topography is fundamental to sound and comprehensive land use planning.

BEDROCK GEOLOGY

The bedrock in Dedham consists mostly of igneous and sedimentary rocks. The major rock types are Dedham Granodiorite, Westwood Granite, and Mattapan Volcanic Complex. There are also small areas of Roxbury Conglomerate. There are bedrock outcrops in Greenlodge, Ashcroft, and East Dedham. While Dedham's bedrock is no longer mined, outcrops offer reminders of its place in the Town's history, and are a pleasant feature of the landscape.

SURFICIAL GEOLOGY

Dedham's land surfaces were formed and altered some 10,000 years ago as the area's last glacier retreated, scouring the underlying bedrock, and carrying and depositing these scrapings where they melted. The resulting surficial geology can be generally classified into two principal deposits: glacial till and glacial outwash.²³ Glacial till is deposited directly from ice and consists of a random mixture of different size fragments of angular rocks in a matrix of fine grained, sand- to clay-sized fragments. Glacial outwash by comparison, is deposited by the moving waters of the melting glacier and is deposited in stratified layers. Rapidly moving waters release the heaviest rocks and fragments and, as the meltwaters slow, the finer sediments are deposited.

Most of the Town is underlain by ground moraine: deposits of glacial till that have a form different from the underlying bedrock. Compacted till is found mainly in the uplands while

²² Glaciation is defined as the modification of the earth's surface by the actions of glaciers.

²³ Dedham Master Plan, 2009.

Dedham's broad and gently sloping outwash plains, developed by glacial outwash, hold many sand and gravel deposits scattered in small hills of varied sizes and shapes.

The following maps were created for the 2009 Dedham Master Plan, these illustrate the bedrock and surficial geology characteristics of the Town.

Figure 2: Map of Bedrock Geology from 2009 Dedham Master Plan

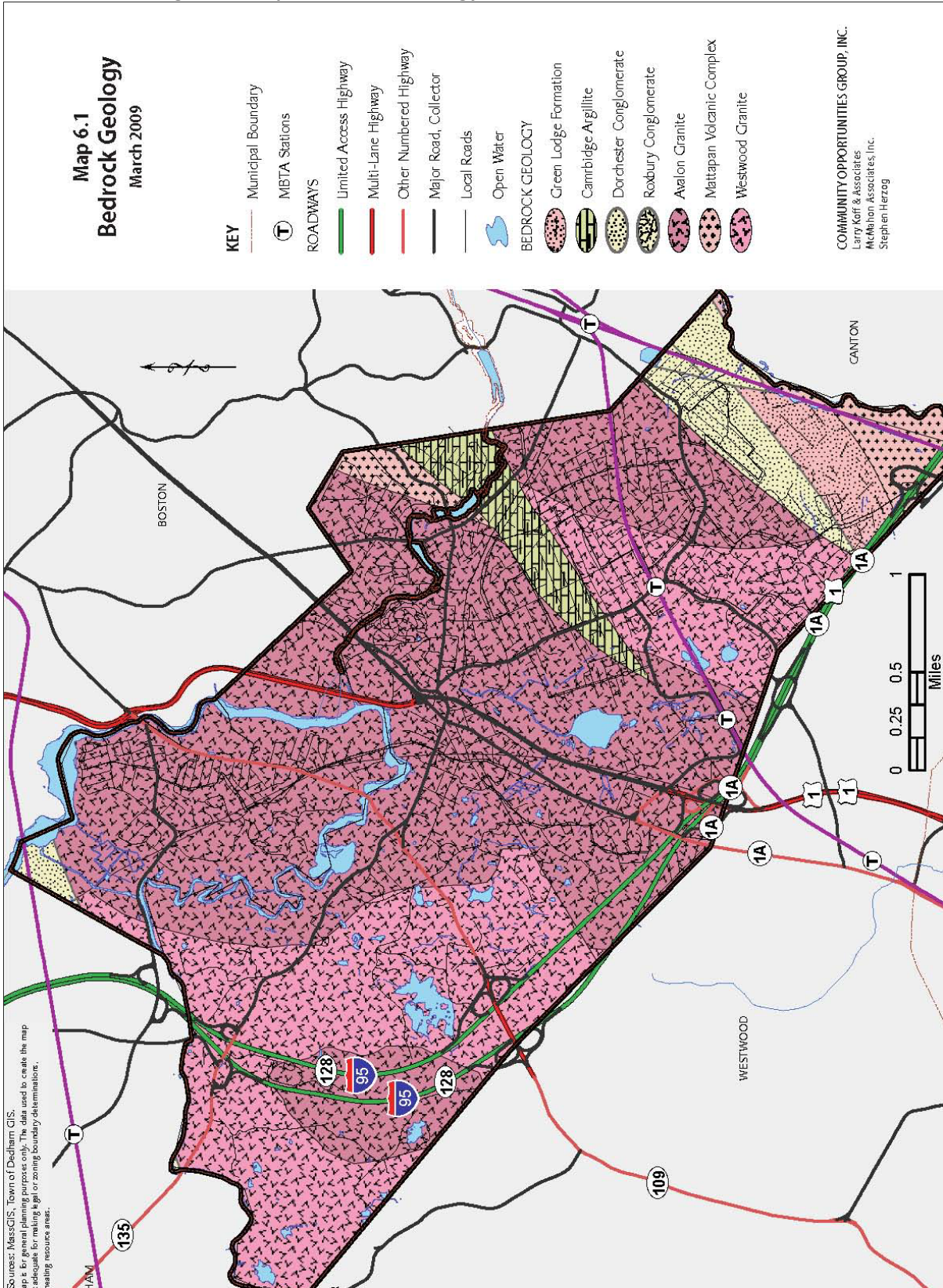
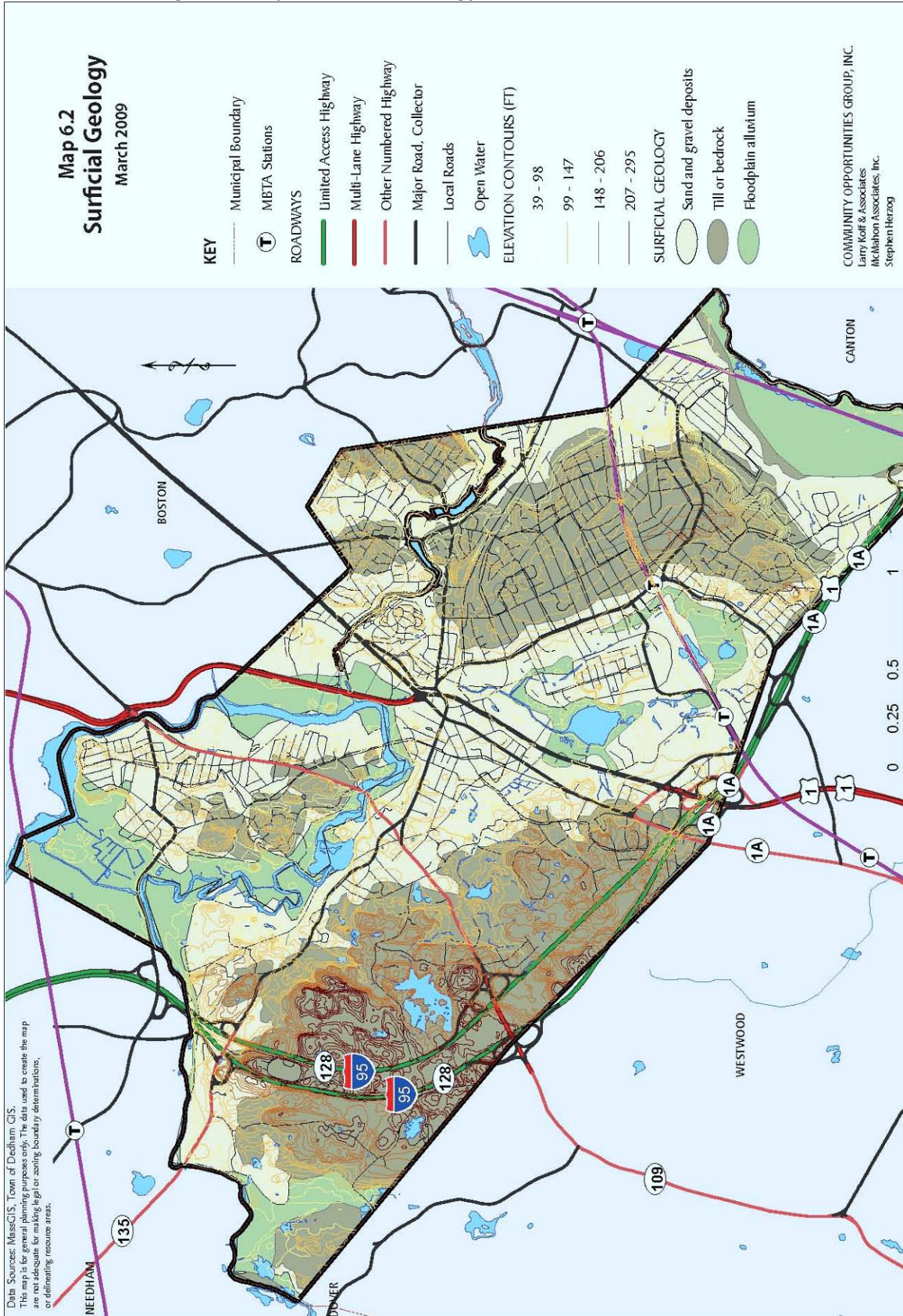


Figure 3: Map of Surficial Geology from 2009 Dedham Master Plan



SOILS

The patchwork pattern of the undisturbed soils in Dedham was produced by glacial and post glacial actions including weathering, organic deposits, and water flows. Today this patchwork includes large areas of the Town that have been disturbed by a variety of human actions including development and road building. The wide range of soil types found in Dedham includes the Hollis-Rock Outcrop-Charlton complex which can be seen as the uppermost layers exposed by the excavations along Route 128, the Freetown Muck surrounding Wigwam Pond, and the Saco Silt Loam common along both the Charles and Neponset Rivers. The Fowl Meadow Wetland, which includes Dedham's principal aquifers, is made up of many different soil types with large areas of Canton Fine Sandy Loam and Swansea Muck.

Because of the great variety of soils in the area and the important differences in their properties, specific site evaluations may be necessary when soil characteristics are critical, such as in the design of septic systems or retention basins. Map 2 shows all the soils in Dedham grouped into three general categories according to the degree of limitation for development. This is a generalized assessment based on development limitations to residential dwellings with basements.

TOPOGRAPHY

The gently rolling terrain of Dedham is typical of the Seaboard Lowland physiographic region of New England and ranges generally from 100 to 200 feet above sea level. Wilson Mountain in northwest Dedham (the Town's highest point) however, reaches almost 300 feet above mean sea level (MSL). In contrast, a few areas in the southern part of Town along the Neponset River Reservation and stretches of East Dedham along Mother Brook are less than 100 feet in elevation. Dedham's Town Center lies at around 110 feet, just below the average of about 150 feet above MSL. While the topography of Dedham is not dramatic, this gentle rising and falling of the land coupled with a matrix of open and closed landscapes ranging from fields to forests to water bodies and neighborhoods, results in a beautiful and interesting landscape that is highly valued and worthy of protection.

LANDSCAPE CHARACTER

Located immediately south of Boston, Dedham has become urbanized, but still contains remnants of its agricultural and mill town heritage. The construction of the Providence Highway and Route 128 increased accessibility to other areas of the region and spurred development. However, Dedham has retained much of the natural beauty and many open lands due in large part to the significant private institutional holdings in the Town.

Dedham has a number of landscape features that define the character of Town. The most striking and prevalent include Dedham's waterways, which impacted historic development, provide biological, recreational and economic benefits to the Town today and link Dedham to other communities in eastern Massachusetts. Additionally, Wilson Mountain is a dominant landscape feature, providing scenic views of the Town from its peak with long

range views of forested hillsides from the surrounding lowlands. Open landscapes are the other feature on the scale of waterways and mountains. Open landscapes range from manicured institutional greens, recreational fields and golf courses to agricultural fields, and pastures. These open landscapes provide a counterpoint to both the forested and built environment giving a sense of rhythm and relief. At a smaller scale, there are a number of landscape features that are characteristic of the Town as a whole – rocky ledges, forested uplands and lowlands, and remnants of pasture land marked by stonewalls. The Wilson Mountain Reservation contains a number of these smaller scale, but equally relevant, landscape features.

Dedham’s natural areas contain both large and small scale features and these landscapes help to define and to distinguish the Town. These natural areas are a mixture of upland and wetlands. Most of the upland areas are forest land and the remainder consists of fields and meadows. The majority of these upland areas are privately-owned parcels which have become fragmented from one another by roads, subdivisions and other development. The wetland areas are primarily under public ownership and consist of large parcels interconnected throughout the community with few interruptions. Dedham is nearing buildout which is a reflection of the lack of developable land remaining within the Town. This increases the importance of preserving the natural features and open spaces that Dedham residents currently enjoy.

In its 1982 Massachusetts Landscape Inventory, the western portion of Town along the Charles River has been designated a noteworthy landscape by the Department of Environmental Management.

WATER RESOURCES

Please refer to Maps 6A and 6B for this section.

Watersheds

A watershed is a topographically delineated area that is drained by a stream system – that is, the total land area above some point on a stream or river that drains past that point. Also referred to as drainage basins or river basins, watersheds are hydrological units of reference that can encompass a variety of physical and biological features and may cross a number of political boundaries. Larger watersheds are composed of a number of sub-watersheds, which drain into smaller feeder streams and rivers. Dedham lies within the Boston Harbor Watershed and is part of two sub-watersheds – the **Neponset River Watershed** and the **Charles River Watershed**.

The Neponset River Watershed covers roughly 130 square miles including parts of fourteen cities and towns. The Charles River Watershed drains an area of 308 square miles and includes 35 cities and towns. Both the Charles and the Neponset have active watershed associations which have been working for over 30 years to improve water quality and protect and promote the natural areas along these rivers. More about the efforts by these organizations to improve water quality is included in the *Environmental Challenges* section.

Rivers and Streams

Dedham's history and development have evolved around its waterways. Both the Charles and Neponset Rivers have provided a means of transportation and a source of power for mills and factories. Recreational use of the waterways has become important and is increasing as water quality improves and access is enhanced.



Charles River from Riverdale Park

The **Charles River** is one of the most significant rivers in Eastern Massachusetts and a dominant feature in areas of northern Dedham. Running approximately 80 miles in length, the river rises in the Town of Hopkinton and falls some 350 feet to its outlet at the Charles River basin. Once used as a major east-west transportation route by the Native Americans, the Charles River was harnessed by early European settlers to power industry. The river's industrialization decreased the river's natural flow and increased water pollution. As a result fish populations, once numerous, were depleted. Other natural ecosystems in relation to the river suffered, as well, resulting in decreased biodiversity and advancing invasive species. Thanks in large part to the efforts of the Charles River Watershed Association (CRWA) during the past four decades, the river's water quality has improved, but some contamination issues remain. More information on the water quality of the Charles River is included in the *Environmental Challenges* section.

The portion of the Charles River flowing through Dedham is generally flat and circuitous and bordered by wetlands that provide areas of natural flood storage. In 1654, the Town constructed a 4000 foot long drainage canal, "**Long Ditch**", close to and roughly paralleling

the Needham border and cutting across what today is known as the Riverdale neighborhood peninsula at its northern edge. A large amount of land along the Charles in Dedham is owned by the State and Town and includes parks as well as conservation areas. One of the larger parks along the river is Cutler Park, a 700 acre tract of marshland located in Newton, Needham, Dedham and Boston and is under the jurisdiction of the Department of Conservation and Recreation (DCR).²⁴

Canoeing and kayaking on the Charles River is a popular activity, particularly in areas along the Upper Charles River where there are safe and easy access points. Citizen surveys and meetings continue to indicate that Dedham residents would like to promote recreation on the Charles River through the creation of pathways to the river's edge and the installation of launching platforms and parking. Potential access points identified in 2009 included sites in Cutler Park and near Mother Brook.²⁵ The Town has been actively pursuing these objectives and, just recently, was awarded a State Recreational Trails grant to establish a "water trail" that will increase access by 2011. The 3-hour loop trail with a potential launch site at the Town Landing will follow the Charles River, passing through Motley Pond and Cow Island Pond and along Long Ditch which runs through Cutler Park.²⁶

The **Neponset River** has its headwaters in the Town of Foxborough and flows in a northeasterly direction to Dorchester Bay. The river, as it passes through Dedham, is characterized by extensive swamplands and flows slowly. It forms the eastern boundary between Dedham and the Town of Canton. Almost the entire length of the river in Dedham is located within the state-owned Neponset River Reservation, which includes Fowl Meadow. The **Fowl Meadow** area of the river, containing large areas of protected and unprotected open space, is a source of public water supply for Dedham, Canton, and Westwood. The DCR owns significant portions of the northern Fowl Meadow (most of which is included in the Fowl Meadow/Ponkapoag Area of Critical Environmental Concern).²⁷

Like the Charles, the water quality of the Neponset is improving in large part due to the vigilant efforts of the Neponset River Watershed Association (NepRWA). NepRWA monitors the waters of the Neponset and undertakes multiple initiatives to understand, and to improve its quality and quantity in the Neponset and its tributaries, as well as to restore and to protect the lands within its watershed. Nevertheless, leaking sewers and contaminated stormwater runoff continue to plague local streams, ponds, lakes and the river itself, highlighting that continued efforts are required. More information on the water quality of the Neponset River is included in the *Environmental Challenges* section.

²⁴ Formerly the Metropolitan District Commission.

²⁵ Dedham, *Master Plan*, 2009, pg 93.

²⁶ <http://www.dailynewstranscript.com/news/x1641101576/Dedham-to-create-water-trail-along-Charles>.

²⁷ Neponset River Watershed Association (NRWA). *Neponset River Watershed Basin Wide Action Plan*, 1997.

Mother Brook originates from an inlet in the Charles River, a constructed mile long canal dug by the Town in 1639 to divert a portion of the flow of the Charles to the Neponset. The canal, believed to be the first industrial canal in the country, converted the historic East Brook, a small Neponset River tributary, into a major source of water power for the Town. The industrialization of Mother Brook, including the installation of dams and the increased development along its shores and within its watershed, created a polluted and diminished waterway. However, today Mother Brook is not only at the center of the East Dedham neighborhood, but is seen as a critical resource in that neighborhood's revitalization. The recently developed Mother Brook Community Group, leading the revitalization initiative, is supported by both the Town and DCR who controls Mother Brook for flood control purposes.

A number of other brooks and streams also flow through portions of Dedham. **Lowder Brook** enters Dedham from the Westwood border flowing into Wight Pond and drains north of Wigwam Pond. **Rocky Meadow Brook** cuts through Dedham Country and Polo Club in West Dedham. **Little Wigwam Stream** flows into Wigwam Pond and connects to Little Wigwam Pond.

Ponds and Lakes

While a number of ponds and lakes dot the landscape in Dedham, private landholdings and lack of trails and parking limit widespread use. **Wigwam Pond** and **Little Wigwam Pond** are located between Providence Highway and the railroad in the southern portion of Dedham. The Town's Conservation Commission has jurisdiction over approximately sixteen acres in the Wigwam Pond area and 50 acres surrounding Little Wigwam Pond. Access to the ponds is limited and access from public roadways is inhibited by lack of parking areas. However, in 2009, LL Bean introduced an Outdoor Discovery School on the Town's land to teach fly fishing and kayaking, and offers it free of charge to Dedham seniors and youth. The improved site includes a paved path that gives access to Wigwam Pond.

Weld Pond is located east of Route 128 near the Wilson Mountain area. It is surrounded mostly by private residential uses. However, the Massachusetts Audubon Society owns the land to the west of the pond and a Dedham Land Trust property connects to the pond off of Meadowbrook Road where access to the pond is possible. **Wight Pond** is located near the Dexter School, and the land around it is privately owned.

Motley Pond is a widening within the Charles River near Common Street. The land surrounding the pond is owned by the Noble and Greenough School, a private educational facility. There is no public access to this water body.

There are a number of other small and un-named surface water features (ponds, vernal pools, and perennial streams) on private properties throughout Dedham.

Aquifer Recharge Areas

An aquifer is a groundwater supply which is capable of yielding a significant volume of water for a useful well. Aquifers of sufficient capacity to serve as a municipal water supply are scarce, and are found only in locations with certain geologic and hydrologic conditions. Most aquifers with such a volume were formed in valleys carved into bedrock millions of years ago by ancient rivers that drained the continent.

The Dedham-Westwood Water District operates six wells in Dedham within wetland areas surrounding the Charles and Neponset Rivers. All Water District groundwater supply areas in Dedham are protected by the Town's Aquifer Protection Overlay District By-law which currently exists for the Bridge Street Wellfield and the Fowl Meadow Aquifer. The Aquifer Protection Overlay By-law prohibits activities in or near wetlands which could result in pollutants entering the water supply.

Flood Hazard Areas

When a water body can no longer accommodate increased discharge from heavy rains or snow melt, the excess water flows onto the adjacent land. The land adjacent to streams, lakes or rivers which is likely to flood during a storm event is known as the floodplain. Floodplains are categorized according to the average frequency of flooding. Thus, the 100-year floodplain is the area of land that is likely to be flooded once every 100 years. In other words, there is a 1% chance that the land will be flooded in any given year.

Floodplains are delineated on the basis of topography, hydrology and development characteristics of the area. The 100 year and 500 year floodplains in Dedham were delineated in 1982 by the Federal Emergency Management Agency (FEMA) in the form of Flood Insurance Rate Maps (FIRM) and appended by the Town.

Flood hazard areas present risks to people, wildlife and property that must be assessed and minimized. Unregulated development in a floodplain area can increase the likelihood of flooding by adding impervious surfaces, and increasing the surface runoff into the stream channel. In addition, water contamination from flood-damaged sewage or septic systems and debris swept downstream from flooded properties can result in unnecessary hazards to properties downstream.

Dedham has adopted zoning regulations intended to preserve and to maintain the ground water table within its floodplains in order to protect the health and safety of people, to protect property, and to conserve natural conditions, resources, wildlife and open spaces. The Floodplain Overlay District (FPOD) regulates development in all flood hazard areas as indicated on the 100-year floodplain (on the FIRM) and within the Neponset River Reservation. Filling or building in these areas is prohibited in order to preserve the flood-mitigating effects of these vital resources. The only permitted uses in this district are recreation, agriculture, and structures that do not impede the flow of flood waters. Additionally, all work within a FPOD requires a Special Permit issued by the Board of Appeals.

WETLANDS

Wetlands are areas of land whose soils are saturated with moisture either permanently or seasonally. They include marshes, swamps and bogs and often lie within floodplains. Wetlands serve not just as a sponge to soak up inundations, but also as a protection for groundwater, for the prevention of aquifer pollution, and as a habitat for wildlife. State laws support the Conservation Commission's efforts to protect wetlands. The Massachusetts Inland Wetlands Protection Act provides the general authority and a comprehensive Dedham By-Law adds further protection. According to the Massachusetts Division of Fisheries and Wildlife, all wetlands need to maintain their natural water regime, including normal fluctuations and connections with the uplands and other wetlands. Water quantity and quality are ongoing issues for wetland areas. The controlling of invasive non-native plant species that alter the habitat and occupy space that native species would otherwise use is another aspect of managing wetlands and conservation areas.

Dedham contains approximately 900 acres of wetlands, nearly 13% of the total land area. The Charles River is surrounded by approximately 400 acres of wetlands extending from the Westwood town line to the Boston line. Much of this acreage is federal and managed by the U.S. Army Corps of Engineers. The remainder is owned by the Town of Dedham or private landowners. Wigwam and Little Wigwam Ponds are encompassed by approximately 120 acres of wetlands and most is owned by the Town. The **Fowl Meadow** is the largest contiguous wetland area in the Neponset River Basin and is one of the most significant wetland areas in the metropolitan Boston region. Fowl Meadow provides flood storage capacity for the entire mid and lower Neponset River. Mother Brook contains approximately 75 acres of wetlands, most of which are owned by the DCR or the Town.

As authorized by the Massachusetts Inland Wetlands Protection Act (and administered by local conservation commissions and the Massachusetts Department of Environmental Protection), the major wetlands in Dedham have been mapped and numbered and are provided with special protection, which limits encroachment and development. Any activity that will occur in or near wetlands that has potential to impact the wetland must apply to the local Conservation Commission for permission. The Conservation Commission decides whether to approve any applications that will affect wetlands, and may set certain conditions that the applicant must follow in order to protect wetlands or minimize the impact on wetland functions. With some exceptions, work affecting wetlands cannot be permitted if it endangers wetland functions, including but not limited to flood storage, water quality improvement, erosion control, fish and wildlife habitat, and recreation. Exceptions include those projects considered to contribute to the public good, such as new agriculture; maintenance and improvement of public utilities, roads and bridges, and some kinds of flood control projects. In addition, the Conservation Commission has the ability to permit wetland filling for a “limited project” such as when a landowner has no alternative access to upland areas.

VEGETATION

Even though Dedham is considered to be nearing its build out capacity and much of its land is devoted to houses, businesses, and transportation ways, it still sustains a density of vegetation that gives the Town a rural ambiance. Forests, vegetated wetlands, turf, and park and street trees all contribute to the living tapestry that blankets Dedham. Landscaped residential lots, institutional campuses and even business sites are valuable contributors.

Forest Land

Dedham's woodland vegetation is typical of eastern Massachusetts. In the moderately to well-drained upland areas, many of which support second and third growth forests, the predominant tree species are oak, maple, hickory, grey birch, beech, poplar, white pine, and hemlock. White birch, ground juniper, cedar and spruce can also be found.

Forested land in Dedham includes large areas such as the Town Forest and Wilson Mountain Reservation as well as many smaller areas scattered throughout the Town. Most of the forested land is west of Providence Highway in the vicinity of Route 128. In the eastern part of Town, ribbons of wooded banks and forested wetlands flank the Town's waterways, including land adjacent to the Neponset River and surrounding Wigwam Pond.

The Town Forest consists of approximately 77 acres of land located between the north and southbound lanes of Route 128. Due to the isolation from adjoining open space parcels, the area is an underutilized resource. In 1973, a trail system with exercise stations was created, but the system has not been maintained and is no longer visible. An additional obstacle for encouraging use of the Town Forest is the lack of parking and the difficulty of finding a safe access point due to the location of Route 128.

In contrast, Wilson Mountain, managed by the DCR, contains about 210 acres of forest with linkage opportunities to adjoining open space areas.

Public Shade Trees

Public shade trees, including street trees and trees within parks, cemeteries and other public places have a tremendous impact on the visual character of a town as well as on its ecological health and human comfort. Shade trees help clean the air of toxins and pollutants, mitigate temperatures, reduce stormwater runoff, and provide essential food and habitat for a great variety of native and migrating species. More apparently, trees provide soft buffers to separate land uses, screen unsightly objects, break up viewsheds, or provide privacy. The trees can be casual or dramatic points of interest and help create an awareness of changes in the weather and the seasons even within densely settled business centers or neighborhoods.

The Town of Dedham recognizes the importance of its public shade trees, and is working on several initiatives aimed at increasing their numbers. Currently, the Town works with the active not-for-profit organization, Dedham Civic Pride, which is dedicated to improving the Town's overall aesthetic and physical appearance. Dedham Civic Pride, working together with the Department of Public Works, has planted hundreds of trees through the Town's tree planting program, and coordinates watering of new trees to ensure they thrive during the first critical years. In addition to planting new trees, the Town is looking to document the number and species of its street trees through a targeted street tree inventory that would be incorporated into the Town's GIS system.²⁸ This baseline inventory would help the Town to understand the species within its urban forest, determine the health of this resource, identify potential new planting sites and help create an inventory-based management program.

The Town recently fulfilled the requirements for Tree City designation through Tree City USA, an awards program of the National Arbor Day Foundation and the DCR Urban Forestry Program. The program provides public attention and national recognition for local commitment to community trees and forests. In addition to a number of promotional items awarded, the DCR Department of Urban Forestry also gives preference to grant applications from Tree City USA communities.

There are four standards for designation:

- The Town must have a tree board or committee or a forestry department that oversees the community's annual work plan;
- It must also have a Tree Care Ordinance that designates the tree board or department and determines policies for planning, maintaining and removing public trees;²⁹

²⁸ Dedham Master Plan, 2009, pg 98.

²⁹ MGL Chapter 87 will be accepted if it has been adopted by the Town.

- The Town must have a minimum community forestry annual budget of \$2 per capita, and;
- It must make an official proclamation for an annual Arbor Day Observance.

Agricultural Land

Although Dedham’s early history involved extensive agricultural association with both small and large farms, today there is no agricultural land of significant size remaining. Some of the larger historic farms are now residential developments, including Oakdale, Endicott, Ashcroft, Fairbanks Park, Greenlodge Estates and the Sears Estate.

Wetland Vegetation

Wetland vegetation in Dedham can be found in the Town’s wetland forests, swamps, bogs and marshes, primarily along its river corridors and adjacent to its ponds. Wetlands range from areas that are permanently flooded to those that are only underwater for a relatively brief time during the growing season. Wetland vegetation includes plants that are distinct in that they are well adapted to life in saturated soil. Although some species grow only in habitats that are wet year-round, most wetland plants are able to tolerate a range of hydrologic conditions and may occur in uplands as well as wetlands. Invasive plant species are a growing threat to wetland vegetation and entire wetland systems throughout the country and including Dedham. More information on wetland invasive species is referenced in the *Environmental Challenges*.

Rare, Threatened and Endangered Species

Table 5 lists the rare plants recorded in Dedham by the Natural Heritage and Endangered Species Program of the State Division of Fisheries and Wildlife.³⁰ However, many rare species are difficult to detect even though they are present. The Natural Heritage Program does not conduct methodical species surveys in each community on a consistent basis. Therefore, the fact that the “year last observed” has not been recorded should not lead to the interpretation that the species no longer occurs in a community. A listing of all species that have been recorded in Norfolk County is included in the Appendix. There are no federally-protected rare, threatened or endangered plants reported in Dedham at this time.

³⁰ Only rare species records that are less than 25 years old are used in Natural Heritage project review associated with the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00) and the Massachusetts Endangered Species Act Regulations (321 CMR 10.00).

Table 5 Rare, Threatened and Endangered Vascular Plants

Species Name	Common Name	State Status	Year Last Observed in
			Dedham
<i>Viola brittoniana</i>	Britton's Violet	Threatened	2006
<i>Scirpus longii</i>	Long's Bulrush	Threatened	2002
<i>Gentiana andrewsii</i>	Andrews' Bottle Gentian	Endangered	1911
<i>Nabaluss serpentarius</i>	Lion's Foot	Endangered	1901
<i>Rhododendron maximum</i>	Great Laurel	Threatened	1900
<i>Houstonia longifolia</i>	Long-Leaved Bluet	Endangered	1897
<i>Aristida purpurascens</i>	Purple Needlegrass	Threatened	1894
<i>Senna hebecarpa</i>	Wild Senna	Endangered	1885
<i>Asclepias verticillata</i>	Linear-Leaved Milkweed	Threatened	1884
<i>Ophioglossum pusillum</i>	Adder's-Tongue Fern	Threatened	1884
<i>Potamogeton vaseyi</i>	Vasey's Pondweed	Endangered	1881
<i>Eleocharis ovata</i>	Ovate Spike-Sedge	Endangered	1878
<i>Asclepias purpurascens</i>	Purple Milkweed	Endangered	

Source: Massachusetts Division of Fisheries and Wildlife, Natural Heritage and Endangered Species Program

FISHERIES AND WILDLIFE

Mammals, Reptiles & Amphibians

Dedham is home to many wildlife species common throughout New England including deer, coyote, fox, beavers, gray squirrels, opossums, raccoons, skunks, bats, mice, rats, chipmunks, and rabbits. Although no town-specific inventory of wildlife has been undertaken, a list of animals commonly found in this part of Massachusetts is included in the Appendix. Those species appearing on the current list of Endangered, Threatened, and Special Concern species in Massachusetts that have been recorded in Dedham are listed in Table 11.

Birds

Approximately 450 species of birds are present (either seasonally or year-round) in Massachusetts, of those nine percent are considered native to the State.³¹ As birds are more mobile than other animals, it is difficult to identify species that are common to one particular town. It is more common to group bird species according to types of habitat and broader geographic areas. Although more of the Town is developed, Dedham's extensive wetlands and riparian areas provide habitat for waterfowl and marsh dwellers including herons, ducks, and geese. Song birds and wild turkeys are common in forested areas and in edge habitats (open spaces that are bordered by woodlands). Hawks, eagles, falcons, and osprey often build nests along power line corridors. Eagles and osprey fish on rivers and lakes. Because of this mix of habitat, it is likely that many of the 450 species of birds could be spotted in the Town. Birds that have been recorded in Norfolk County that are listed on the State's Rare, Threatened and Endangered Species List are included in the Appendix.

³¹ Blodget, 1998.

Fish

As water quality in Dedham’s rivers has improved over the years, so has the habitat for fish. The abundance of ponds, rivers, and streams in the Town, makes the prevalence of freshwater fish likely. Although no rare species of fish have been reported in the Town, there are two rare species reported in Norfolk County (see Appendix).

Rare, Threatened and Endangered Species

According to information provided by the Natural Heritage and Endangered Species Program, there are two threatened and two special concern animal species which have been recorded in Dedham.³² Many rare species are difficult to detect even though they are present, and the Natural Heritage Program does not conduct methodical species surveys in each town on a consistent basis. None of these species is listed on the Federal Endangered Species List.

Table 6: Rare, Threatened and Endangered Vertebrates and Invertebrates

Common Name	Species Name	State Status	Year Last Observed in Dedham ³³
<u>Invertebrates</u>			
Twelve-Spotted Tiger Beetle	<i>Cicindela duodecimguttata</i>	SC	1908
Umber Shadowdragon	<i>Neurodordulia obsoleta</i>	SC	2007
<u>Reptiles & Amphibians</u>			
Blanding's Turtle	<i>Emydoidea blandingii</i>	T	1993
<u>Birds</u>			
Northern Harrier	<i>Circus cyaneus</i>	T	1867

Source: Massachusetts Division of Fisheries and Wildlife, Natural Heritage and Endangered Species Program

According to the State Division of Fisheries and Wildlife, one of the most important areas for rare species in Dedham is the Neponset River Reservation. This area is considered to be both a *priority site of rare species habitat* and an *estimated habitat of rare wildlife*. It is also part of an Area of Critical Environmental Concern or ACEC (see below). Priority sites are identified for the rarity of species occurring within the site, the number of co-occurring rare species populations, and the size and health of these populations. While only a portion of the Neponset River Reservation is within the Town limits, the waterways which support these habitats flow through Dedham and adjacent communities. Therefore, activities along these water bodies will impact the wildlife downstream. Another priority site for rare species habitat is located in northwest Dedham within the Wilson Mountain Reservation.

The areas of estimated habitats differ from the priority areas in that they are not sufficient for use with other types of regulatory review such as the filing of an Environmental Notification form under the Massachusetts Environmental Policy Act.³⁴

³² See Footnote 30.

³³ A complete list of Rare Species for Norfolk County is included in the Appendix.

³⁴ Mass. Division of Fisheries & Wildlife, Natural Heritage and Endangered Species Program.

Vernal pools are a rare ecosystem created by small depressions in the earth that temporarily collect seasonal precipitation. They are characterized by periods of dryness and a lack of fish which allow for the safe development of natal amphibian and insect species. Vernal pool habitat is extremely important to a variety of wildlife species including some amphibians that breed exclusively in vernal pools, and other organisms such as fairy shrimp, which spend their entire life cycles confined to vernal pool habitat. Many additional wildlife species utilize vernal pools for breeding, feeding and other important functions. Certified vernal pools are protected if they fall under the jurisdiction of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00). Certified vernal pools are also afforded protection under the State Water Quality Certification regulations (401 Program), the State Title 5 regulations, and the Forest Cutting Practices Act regulations. Vernal pool habitats occur in a wide variety of landscape settings, including forested swamps, bogs, and other wetlands. Many vernal pools have not been identified due to unfavorable conditions in the landscape topography, pool physiography, and/or photograph quality. At this time, two vernal pools have been certified in Dedham and are located on the NewBridge on the Charles property off Common Street.

Corridors

Wildlife corridors are areas of contiguous tracts of land that provide habitat suitable to accommodate wildlife migration patterns. Major wildlife corridors in Dedham follow the Charles and Neponset Rivers and include their associated wetlands. In addition, stream channels, wetland systems and lake shores throughout Town also provide smaller pockets of wildlife habitat. The Charles River wetlands are breeding grounds for Canadian Geese and Blue Heron.

For a town as developed as Dedham, the large tracts of forested land east of Route 128 are a significant asset. However, this area's utility as a wildlife corridor is diminished by Route 128, which separates it from adjacent forests.

Scenic Resources and Unique Environments

SCENIC LANDSCAPES

The Massachusetts Landscape Inventory

In 1982, the Department of Environmental Management published a report entitled *Massachusetts Landscape Inventory - A Survey of the Commonwealth's Scenic Areas*. The purpose of this study was to devise a system for classifying landscapes that were worthy of protection and to apply it throughout the Commonwealth. The system identified areas as being distinctive, noteworthy or common. A portion of Dedham was identified as being a *noteworthy* scenic landscape. This area is shown on Map 3. Dedham was included in an area identified as the Upper Charles River Unit. This area was described in the 1982 report as follows:

This unit follows the course of the Charles River from West Street in Dedham to Noon Hill in Medfield. It includes the Lake Waban area in Wellesley, Pegan Hill in Dover and some extensive wetlands in Medfield. These reaches of the Charles are relatively unpolluted and quiet, making it an excellent canoeing river close to the Boston Metropolitan area. Pegan Hill in Dover offers some fine vistas to the north and west. This area is built up, though in many cases with larger holdings.

Scenic Roads

Stone walls and tree-lined streets are part of what is commonly considered community character. The Scenic Roads Act is one tool which the Town can use to preserve community character. The Act (M.G.L. Ch. 40, Section 15C) affords a certain level of protection to local roads which have officially been designated as scenic roads. The purpose of the statute is to provide an opportunity for the Planning Board to review the cutting or removal of trees or the alteration of stone walls within the road right-of-way of a designated scenic road. Currently, there are no designated scenic roads in Dedham; however, both the Town's 1996 and 2009 Master Plans recommended that the Town consider designating the following network of major streets as scenic roads:

- Needham Street/Pine Street/Ames Street
- Common Street/West Street (West Street also west of Route 128 informally because it is State Route 135)
- Haven Street/Lowder Street
- Highland Street
- High Street/Mill Lane (from the Common, through Dedham Square to Mother Brook)
- Dedham Boulevard (informally because it is owned by the DCR)
- Washington Street/Court Street
- Walnut Street
- Oakdale Avenue/Cedar Street
- East Street
- Sprague Street

CULTURAL AND HISTORIC AREAS

Dedham has a rich history and there are many cultural and historic areas which have been preserved. The Town has three local historic districts and four properties that have been listed on the National Register of Historic Properties; the Dedham Village National Historic District was designated in 2006.

Local Historic Districts

There are three local historic districts which were designated in 1975 according to Massachusetts General Laws, Chapter 40C. The Connecticut Corner Historic District is located on High Street from Lowder Street to the far point of Dedham Common.

The Franklin Square-Court Street Historic District is composed of parts of High and Court Streets, Old River Place, and Village Avenue, in addition to all of Church, School, Norfolk Streets and Franklin Square, so designated in 1975. In 2006, the Town approved an expansion of the Franklin Square District to include the Old Village Cemetery.³⁵

In 2008, Town Meeting unanimously voted to create the Federal Hill Historic District. This District includes nineteen properties ranging from the late seventeenth century (ca.1690) to a reproduction Cape from 1986.³⁶

National Historic Register District and Individual Properties

Dedham's local historic districts have some overlap with the larger Dedham Village National Register District which was designated in 2006.

Fairbanks House: This house is located at East Street and Eastern Avenue. It is the oldest house in Dedham (circa 1636) and has been recognized by the Department of the Interior as the oldest wooden frame house in the United States. The property is owned by The Fairbanks Family Association and is open to the public.

Ames Schoolhouse: The former schoolhouse building is located on Washington Street.

Norfolk County Courthouse: The Norfolk County Courthouse is located near Dedham Center within the District Court complex. This Courthouse was built in 1827.

Endicott Estate: The Endicott Estate was built in 1904 by Henry Endicott, founder of the Endicott Johnson Shoe Company. In 1955, Henry's daughter Katherine bequeathed the estate to the Town. After her death in 1967, the Town took over the mansion. It is now used for functions and for informal recreation. The Endicott Estate is owned by the Town and maintained by the Town.³⁷

Dedham Historical Society Properties

The *Powder House* is located on Ames Street near the Charles River; this historic structure was built by Captain Fuller in mid-1700 as a powder magazine for the Town. The structure, owned by the Town, is located on less than one acre of land. The land is owned by the Dedham Historical Society. After years of neglect, in 2009 the *Powder House* site was cleaned up by Girl Scouts working with the Historical Society and the Town. The Historical Society aims to keep up the appearance of the property, which has importance as both an historic and scenic resource.

³⁵ 2009 Master Plan, p. 76.

³⁶ 2009 Master Plan, p. 77.

³⁷ Dedham, Endicott Estate Commission.

Other Historic Properties with Open Space or Recreation Significance

The *Dedham Common* is located at Bridge, High and Common Streets. Also called the Great Common or Training Ground, this space was created in 1644 and was used as a militia training ground.³⁸

Little Common is located in front of the First Parish Church at the intersection of High and Court Streets. This space adjacent to Dedham Center is the last remaining open parcel of land from the original 1638 landholdings of the Church.

The *Dedham Community House*, owned by the Dedham Community Association, is located on High Street and serves as a community center. The building was formerly the estate of Judge Samuel Haven. The building can be rented out for functions, and the Association offers many recreational programs and a pre-school.

The first cemetery in Dedham, established in 1678, is the *Old Town Burial Ground* (or the Village Cemetery) located off Village Avenue. The Town recently completed a Preservation Management Plan to assess the cemetery's current condition and determine restoration needs.³⁹

The *Brookdale Cemetery*, established in 1878, is a forty-seven acre cemetery designed in a style typical of the rural landscape movement. The cemetery includes Victorian-era monuments as well as more contemporary stones. The Town has also completed a master plan for this cemetery, which includes an assessment of the condition of the grounds and facilities and anticipated needed improvements to be made over the next several years.⁴⁰

UNIQUE GEOLOGICAL FEATURES

In the vicinity of Routes 128 and 109, there is an area of granite with a distinctive pink color. During the late 19th century, this pink granite was removed from three small quarries which are no longer active. The stone from these quarries was used for several Dedham buildings including St. Paul's Episcopal Church, Memorial Hall, St. Mary's Church, the Public Library and the Bullard Residence. It was also used in Trinity Church in Boston.⁴¹

The Wilson Mountain reservation area is the highest terrain in Dedham and has the greatest topographic relief. As a result, this area of Dedham was not permanently settled, although portions of the reservation were historically cleared for farming. The reservation offers panoramic views of Boston, the Blue Hills, and surrounding areas and is the largest preserved open space within Dedham.

³⁸ Dedham, *Master Plan*, 2009.

³⁹ *Ibid.*

⁴⁰ *Ibid.*

⁴¹ Dedham, *OSRP*, 1998.

AREAS OF CRITICAL ENVIRONMENTAL CONCERN

The Secretary of Environmental Affairs may designate Areas of Critical Environmental Concern (ACEC) for natural areas of regional or statewide significance. The designation requires that all new developments within the ACEC be reviewed under the Massachusetts Environmental Policy Act (MEPA – an interdisciplinary program which examines environmental impacts of major developments). No proposed uses or developments are allowed in an ACEC which might environmentally degrade the area.

Approximately 666 acres of the Fowl Meadow and Ponkapoag Bog ACEC are located in Dedham. The ACEC is approximately 8,350 acres in size and also includes land area in Boston, Canton, Milton, Norwood, Randolph, Sharon and Westwood. Approximately 2,330 acres are owned by the Commonwealth and managed by the DCR as part of the Blue Hills Reservation. The northern Fowl Meadow area and Ponkapoag Bog have been designated a National Environmental Study Area by the National Park Service.⁴²

The critical resources of this area include wetlands and floodplains that protect lives and property from flooding, a highly productive aquifer that supplies several communities with drinking water, a habitat for rare species, and sites of archaeological and historic significance. Fowl Meadow is the largest contiguous wetland in the Neponset River basin and is one of the most significant wetland areas in the metropolitan Boston region. The preservation of this area is extremely important for flood control. Extensive flooding of Fowl Meadow has occurred several times, most notably in 1936, 1955, 1968, 1982, 1987 and 1994. The aquifer underlying the Fowl Meadow provides water for Canton, Dedham and Westwood. The northern portion of Fowl Meadow provides habitat for at least five state-listed rare species, and the Ponkapoag Bog is home to eight state-listed rare species as well as four other animal species and three plant species which are on an unofficial watch list.⁴³

The Massachusetts Historical Commission states that there has been documented human habitation along the Neponset River, Fowl Meadow and the Blue Hills since the Paleo-Indian period 10,000 years ago. Sixteen properties in the ACEC are listed on the National Register of Historic Places and there are numerous historic structures dating from the early 1700's to the early 1900's.

ENVIRONMENTAL CHALLENGES

Hazardous Waste Sites

The Department of Environmental Protection (DEP), Division of Hazardous Waste, classifies oil or hazardous material disposal sites (or Chapter 21E sites) using a tier system. Tier 1 sites are considered to be high priority but vary in ranking from 1A to 1C. Tier 1A is assigned to those sites which pose the most serious environmental risk by impacting receptors such

⁴² Massachusetts Department of Environmental Management, ACEC Program.

⁴³ MAPC, *Municipal Land Use Regulation in the Fowl Meadow and Ponkapoag Bog ACEC*.

as air and water. These sites are closely monitored by DEP as they are the most environmentally critical. Tier 1B sites are also a concern to the DEP but do not require direct oversight by the DEP and are examined on a yearly basis. Tier 1C sites require an initial permit but ongoing response actions can be undertaken without DEP's oversight. Two Tier 1C priority hazardous waste sites are currently identified in Dedham. These are the MBTA Readville Yard on Industrial Drive and a gas station at 19 Ames Street.⁴⁴ A site is classified Tier 1D if the responsible party fails to provide a required submittal to DEP by a specified deadline. There is one Tier 1D site in Dedham -- the Texaco Service Station on 901 East Street.

Gasoline filling stations and other types of service or disposal uses which may pose environmental problems are primarily considered to be *non-priority* sites by the DEP, or Tier 2. Dedham contains four sites classified in this category (1069 East Street, 12 Bridge Street, 367-419 Rustcraft Road, and 200 Elm Street). This tier is the lowest priority with the DEP. While there is reason to be concerned, the sites in this classification are generally disposal sites which have the least impact on the environment of all classified sites. There is relatively little oversight by the DEP in these cases, and the owner is responsible for cleanup and monitoring the environmental hazards.

The abandoned rail line in East Dedham, formerly the property of the MBTA, went through an environmental cleanup prior to ownership was transferred to the Town. The process capped the contaminated areas and prepared the corridor for recreational use in the future.

Landfills

Dedham has no active landfills. The eight-acre former municipal landfill off Washington Street, to the rear of the Dedham Mall, was closed in 1976 without being capped or lined. There have been no known environmental problems associated with this site and there are no DEP records indicating that the landfill poses a threat to public health or safety. The Town of Dedham would like to cap this landfill and utilize these eight acres to generate renewable energy by installing solar panels on the site. According to a preliminary analysis based on satellite imagery the site is mostly unobstructed. The Dedham Sustainability Advisory Committee is considering conducting a feasibility study to test the idea more thoroughly.

The Town may apply for a Post-Closure use permit through the State DEM, bureau of Waste Prevention and Solid Waste Management Division. DEM has records pertaining to the site that the Town can arrange to review when completing the application. The application must include project information such as a site plan, design plan, drainage plan and applicable construction documents.

⁴⁴ MA DEP, Online Searchable Site List, <http://www.mass.gov/dep/cleanup/sitesloc.htm>, February 2010.

Erosion

Environmental quality is notably diminished through erosion and permanent soil loss which reduces the land's capability of restoring its vegetative cover. Erosion may present a problem in construction areas and on properties located along steep river banks. The Conservation Commission monitors construction projects when wetlands are involved and ensures that appropriate mitigation measures are followed. Occasionally, the Parks Department struggles with erosion control in some of the Town's riverside parks.

Chronic flooding

As the result of severe flooding events recorded over the past century, extensive flood control improvements have been implemented on both the Charles and Neponset Rivers. These improvements include the use of wetlands restrictions and the Army Corps of Engineers Natural Valley Storage Program.

The major areas affected by floods in the past were Bridge Street, Maynard Road, the rear of Dedham Plaza between Routes 1 and 1A, Robert and Booth Roads. In addition, the Manor District of Dedham, the Charles River at Claybank Road, and the area near Ursuline Academy have also experienced flooding problems in the past. More recently, the University Avenue area and Wigwam Brook have had significant flooding.⁴⁵

Sedimentation

Sedimentation alters the physical features of a water body through modifications to the basin profile which affect water depth, surface area, circulation patterns, and flow rates. These physical challenges can have a significant effect on water quality due to the alteration of the natural self-purification process. Sedimentation can cause water quality impacts from an increase in suspended matter, high turbidity, nutrient enrichment, water temperature fluctuations and reduced concentrations of dissolved oxygen.

Sedimentation sometimes occurs as a result of construction activities. The Conservation Commission monitors construction activities and may require silt fences and hay bales where appropriate. The Conservation Commission and the MWRA have been working cooperatively to ensure that sediment run-off into the Charles River is reduced. Wigwam Pond has suffered from the impacts of sediment run-off. Surrounded by commercial development and parking lots, the Pond has gradually filled in over the years with sediment run-off, raising the water temperature which contributes to the likelihood of algae blooms.

Development Impact

Most new development has some impact on the environment although many of these impacts can be minimized by strict enforcement of federal, State and local environmental regulations. Impacts occur during construction as vegetation is altered and topsoils are disrupted allowing wind, rainfall and snowmelt to increase erosion and sedimentation. Ongoing major impacts are an increase in impervious areas which can contribute to

⁴⁵ Dedham, *OSRP*, 1998.

flooding, reduced groundwater recharge, and increased stormwater runoff, pollution potential from industrial processes, loss of open space, tree canopy, and wetlands.

Ground and Surface Water Pollution

Water pollution can generally be described in terms of nonpoint source pollution and point source pollution. Point source pollution refers to pollution that is attributable to a single identifiable, localized source such as a discharge pipe. Nonpoint source (NPS) pollution comes from many diffuse sources and is caused by rainfall or snowmelt moving over and through the ground. As the runoff moves, it accumulates natural and manmade pollutants that are ultimately deposited into water bodies such as wetlands, lakes, rivers and coastal waters, or find their way into underground water sources. Pollutants can include sediment from construction or other unprotected sites, fertilizers, oils, and other toxic chemicals, and bacteria and nutrients from pet and livestock waste, as well as failed septic systems.

Nonpoint source pollution is a major cause of water quality problems both in Massachusetts and nationwide. The most effective means of controlling nonpoint source pollution is through thoughtful land management and includes tools such as Low Impact Development and Smart Growth strategies and bylaws, protective zoning, and best management practices such as for stormwater management, construction, septic operations and road maintenance.

Ground and surface water pollution in Dedham can be seen in its rivers and wetlands. The portion of the Charles River which flows through Dedham remains listed as impaired for aquatic life, fish consumption, and primary contact recreational use (according to the Charles River 2002 – 2006 Water Quality Assessment Report). The report notes that the waters do support secondary contact recreational use which includes boating, and fishing.⁴⁶ The Neponset River Watershed Association's 2008 Follow Up Sampling Program Final Report notes that Neponset River water exiting from Fowl Meadow in Dedham is of relatively good quality. Unfortunately the quality deteriorates beyond Dedham's border.⁴⁷

In 2009, water quality sampling of Mother Brook by the Neponset River Watershed Association showed elevated levels of e-coli during the last months monitored.⁴⁸

CRWA and the Neponset River Watershed Association (NepRWA) continue to monitor water quality along the Charles and Neponset Rivers and Mother Brook. CRWA also conducted comprehensive shoreline surveys covering over half of the 80-mile Charles River corridor. The surveys act as a baseline assessment, noting locations and conditions of outfall pipes,

⁴⁶ Charles River 2002-2006 Water Quality Assessment Report, Massachusetts Department of Environmental Protection.

⁴⁷ 2008 "Follow-up" Sampling Program, Final Report, Neponset River Watershed Association, Bill Guenther, January 2009.

⁴⁸ Neponset River Watershed Association website on 1/22/2010, <http://neponset.org/CWMN/2009.Aug.12.EventDatabase.pdf>.

erosion problems and other indicators of non-point source pollution problems and help identify and prioritize problems of an urgent nature requiring immediate action.⁴⁹

Recent accomplishments and initiatives of the watershed associations include continued water quality monitoring, visual shoreline surveys, expanded federal and State regulations, and ecological restoration. Following a four year effort in partnership with Conservation Law Foundation, the Charles River Watershed Association (CRWA) received commitment from federal and State agencies to expand their regulation of stormwater runoff: the largest source of water pollution in the Commonwealth's rivers, lakes and harbors. The new regulations target large commercial and industrial properties requiring existing as well as new facilities to manage their stormwater runoff. This will both intensify clean up efforts and lessen the burdens on municipalities which have been responsible for stormwater cleanup at the end of pipes (where historically this runoff gathers and is released from).

Outstanding Resource Waters

One important tool that can be used to protect rivers and streams is the antidegradation provision of the Clean Water Act, which requires a high level of protection for high quality and high priority rivers. Under the Clean Water Act's antidegradation laws, a state may designate high quality rivers as an "Outstanding Resource Water" (ORW). An ORW designation protects rivers by prohibiting the release of harmful pollution that impairs the high quality nature of these rivers. Because rivers must have excellent water quality to receive the ORW designation, there are currently no ORW designations in Dedham.

Source Water Assessment Program

The Source Water Assessment Program (SWAP) was established in 1996 by the United States Environmental Protection Agency (USEPA) as part of the Safe Drinking Water Act. Amendments require states to compile reports for all public water systems to emphasize the importance of source water protection as a pollution prevention tool. By 2003, the Massachusetts Department of Environmental Protection complied and submitted reports to each community with a public water system. The SWAP report delineates recharge areas for drinking water sources, inventories land uses within these areas, and assesses the susceptibility of water sources to contamination. This report is a planning tool to support local and State efforts to improve water supply protection. By identifying land uses within water supply protection areas that may be potential sources of contamination, the assessment helps to focus protection efforts on appropriate Best Management Practices (BMPs) and drinking water source protection measures.⁵⁰

The Dedham-Westwood Water District maintains and operates twelve wells (6 within Dedham) located in aquifers with a high vulnerability to contamination due to the absence of hydrogeologic barriers (i.e.: clay) that can prevent contaminant migration. Land uses within these areas are therefore critical to monitor and control. While Dedham has done a

⁴⁹ Charles River Watershed Association (CRWA) website on 12/9/09.

⁵⁰ Source Water Assessment and Protection (SWAP) report for Dedham-Westwood Water District, 2003.

great deal to protect these water sources, land uses that existed previous to the regulations, including homes, businesses and roadways, present on-going challenges to protection efforts. Following the recommendations of the SWAP the Water District has increased educational efforts with residents and businesses and promoted best management practices for protecting supplies. The District continues to promote protection and conservation measures with municipal boards, which approve new developments. The District has prepared a Wellhead Protection Plan and encourages regional cooperation in protecting supplies that cross municipal boundaries.⁵¹

Invasive Species

Invasive plants, those that grow rapidly and are difficult to remove or control once established, are often threats to forests and wetland areas particularly in urban and suburban areas. When invasive species take over large areas of habitat, ecological processes are changed. Often they force out the native species that provide food and habitat for local species. Plants that have been identified as being a threat to Massachusetts forests include Japanese Barberry (*Berberis thunbergii*), Multiflora Rose (*Rosa multiflora*), Garlic Mustard (*Alliaria petiolata*), and Common Buckthorn (*Rhamnus cathartica*).⁵²

The following is a list of some species that pose the greatest threat to natural wetland, flood plain and streambank communities in Massachusetts.⁵³ Within wetlands invasive species include Purple Loosestrife (*Lythrum salicaria*), Phragmites or Common Reed (*Phragmites australis*), Shining Buckthorn (*Rhamnus frangula*) and Yellow Iris (*Iris pseudacorus*). Other invasive species threatening floodplains and stream banks include Morrow's Honeysuckle (*Lonicera morrowii*), Japanese Knotweed or Bamboo (*Polygonum cuspidatum*), Goutweed or Bishop's Weed (*Aegopodium podagraria*) and Garlic Mustard (*Alliaria petiolata*).

⁵¹ Dedham-Westwood Water District Annual Water Quality Report, 2007.

⁵² These species were selected from a list published by the Massachusetts Invasive Plant Working Group (2003) and found on the website: <http://www.deerfieldriver.org/invasives.html>.

⁵³ These species were selected from a list published by the Massachusetts Invasive Plant Working Group (2003) and found on the website: <http://www.deerfieldriver.org/invasives.html>.

Invasive Species Photo Gallery⁵⁴



Common Buckthorn
(© Jean Baxter, NEWFS)



Goutweed or Bishop's Weed
(© Christopher Mattrick, NEWFS)



Shining Buckthorn
(© Christopher Mattrick, NEWFS)



Garlic Mustard (© Albert Bussewitz, NEWFS)



Purple Loosestrife (© NEWFS)



Japanese Knotweed (© John Lynch, NEWFS)

⁵⁴ New England Wildflower Society: <http://www.newfs.org/protect/invasive-plants/photo-gallery>.



Yellow Iris (© Dorothy Long, NEWFS)



Multiflora Rose (© John Lynch, NEWFS)



Phragmites
(© Jean Baxter, NEWFS)



Morrow's Honeysuckle
(© Christopher Mattrick, NEWFS)



Japanese Barberry
(© Leslie Mehrhoff, NEWFS)

In 2008 NepRWA began what is expected to be a five year restoration project in the Fowl Meadow and at Brookwood Farm (Milton and Canton) within the Blue Hills Reservation. The

restoration focuses on reducing infestations of Purple Loosestrife (*Lythrum salicaria*) because of the rapidity with which the plant spreads and simultaneously degrades wildlife habitat. Once Purple Loosestrife establishes a foothold in a local wetland, it spreads until it dominates and essentially crowds out the native wetland vegetation relied upon by native wildlife. A wetland dominated by Purple Loosestrife does not provide the array of ecological benefits of a wetland full of native wetland plants. This issue is of particular concern at Fowl Meadow, where there are known state-listed endangered, threatened, and special concern species.⁵⁵

In addition to this major restoration project, there have been numerous local initiatives by the Conservation Commission, Eagle Scouts and Girl Scouts to remove invasive species such as Japanese knotweed from the banks of Mother Brook and Wigwam Brook.

Forestry Issues

Forests are important as they provide wildlife habitat and support biodiversity, help to regulate climate and assimilate pollution, protect water supply and quality, retain soil, and mitigate flooding. They also have important recreation and aesthetic value.

Protecting and Managing Forests

Much of Dedham's remaining open spaces (both publicly and privately owned) are forested. In addition to outright removal of trees to make room for development, trees are susceptible to air pollution, climate change, pests, as well as natural disasters. In addition to protecting forested areas from development, it will be important to continue monitoring and managing the tree stands within these areas to ensure their long-term sustainability. As discussed above, the Town has already begun a baseline inventory of its trees. A tree planting program, to replace aging or destroyed trees should also be a part of the Town's forestry management program.

For private properties, the Massachusetts Service Forestry Program (run by the Department of Conservation and Recreation) provides technical assistance to private landowners in forest resource planning, forest management, and forest protection.⁵⁶ There are also tax incentives to keep private land in active forestry through the State's Chapter 61 program. When forested properties are developed, loss of mature tree stands should be minimized through the site planning process.

Invasive Pests

The Asian longhorned beetle (ALB) is an invasive pest of hardwood trees, including maple, birch and elm. It was discovered in Worcester, MA in August 2008 and, more recently, has been discovered in Jamaica Plain. The spread of this pest would be devastating to forests and street trees. The



Adult Asian longhorned beetle, male
Photo by Jennifer Forman Orth, Mass DAR

⁵⁵ Neponset River Watershed Association (NepRWA) website on 12/10/09.

⁵⁶ <http://www.mass.gov/dcr/stewardship/forestry/service/index.htm>

State and US Department of Agriculture have established a regulated area covering portions of Suffolk and Norfolk counties to continually monitor for potential spread of the beetle infestation. Although Dedham is outside of the regulated area, it is important to monitor for signs of infestation by this and other potentially destructive pests.⁵⁷

Winter moths feed on many deciduous trees and shrubs found in Massachusetts, including oak, apple, elm, maple, ash, crabapple, cherry, and blueberry. Unfortunately, effective biological control is many years away. For recently defoliated trees, an application of a registered pesticide may be warranted.⁵⁸

Other potential pests that could affect forested areas are listed below⁵⁹:

- Emerald Ash Borer (*Agrilus planipennis*)
- European Woodwasp (*Sirex noctilio*)
- Giant Woodwasp (*Urocerus gigas*)
- Mile-a-minute Weed (*Polygonum perfoliatum*)
- Pine Shoot Beetle (*Tomicus piniperda*)
- Sudden Oak Death (*Phytophthora ramorum*)

Mitigation

The recent MassDOT highway widening project on Route 128 has impacted the Town Forest. A portion of the land was used as a staging area for the construction work. Trees were removed and the soil was displaced. MassDOT has committed to mitigating the staging area at the completion of the highway project.

⁵⁷ The Division of Crop and Pest Services, through the Cooperative Agricultural Pest Survey (CAPS) Program, provides public outreach and screening of potential Asian longhorned beetle sightings in order to prevent the further spread of this invasive pest. More information can be found at <http://massnrc.org/pests/alb/>.

⁵⁸ www.umassgreeninfo.org/fact_sheets

⁵⁹ More information about these pests can be found at <http://massnrc.org/pests/factsheets.htm>.

Map 4: Soils

Map 5: Unique Features

Map 6A: Surface Waters

Map 6B: Groundwater

Section 5 - Inventory of Lands of Conservation and Recreation Interest

The open space and recreation areas in the Town of Dedham encompass a variety of types of land and water sites, as well as cultural and historic resources, both publicly and privately owned. The purpose of this inventory is to identify areas of conservation and recreation interest in the Town in order to evaluate current and future open space planning needs. Areas of interest include open spaces that are valued for one or more of the following factors: recreation opportunities, protection of natural resources, historic and scenic character.

The inventory is divided into two sections –public or non-profit land and private open space. Within these sections, land has various levels of protection, which prevent or restrict land uses and development. Protected open spaces are private or public parcels that are permanently committed to conservation or recreation purposes by deed restriction or easement. Unprotected open spaces are areas that are of conservation or recreation interest to the Town, but are not permanently protected as open space. Partially protected open spaces are areas that have a partial or short-term restriction on development, but are not protected forever. The detailed inventory (provided in the Appendix) includes information about ownership and management, current use and condition of the land, recreation potential, accessibility, and types of protection. Map 7 shows the distribution of protected and unprotected open spaces.

Why Open Space Protection is Important

Dedham’s natural resources and history have helped to create a distinctive landscape and a richness of culture that makes the Town an attractive and interesting place to live and visit. Protection of these natural resources ensures a healthy environment that can provide safe drinking water, clean air, and outdoor recreation opportunities and sustain healthy wildlife habitats and populations. Land use decisions that consider the community’s natural constraints and opportunities will work to protect and preserve surface and groundwater resources, reduce air and noise pollution, limit erosion, moderate temperatures, and protect places of natural beauty and critical environmental concern.

In many cases, open space protection can be a reactive measure, mobilizing community funding to preserve the “last wetland” or “last farm.” This method can not only be costly, but can also result in disconnected fragments of conservation land. Establishing criteria to prioritize open space parcels for protection would help the Town and regional conservation partners to be strategic about which lands to acquire. Such a strategy can focus on developing a network of large connected parcels of open space (green infrastructure) which have higher ecological value. Because natural systems do not necessarily adhere to political boundaries, natural resource protection is best achieved through regional collaboration. This approach emphasizes connections between natural habitat areas and corridors, study

and collecting inventory information for unique sites of special importance such as vernal pools or endangered or rare habitats and species. This work will often reach beyond municipal limits.

How Open Space is Protected

PUBLIC LAND

Public open space and park lands can be acquired by a number of means including outright purchase, donation of land, or taking. In Massachusetts, these lands are generally referred to as Article 97 lands.

In 1972, Massachusetts voters approved an amendment to the State Constitution (Article 97) requiring that any state-owned or municipally owned land taken or acquired for conservation or recreation purposes shall not be used for other purposes unless the Massachusetts legislature approves the change by a two thirds vote. Article 97 was intended to ensure that lands acquired for these purposes were not converted to other inconsistent uses.

PRIVATE LAND

Chapter 61, 61A and 61B of the General Laws of Massachusetts are tax laws that allow for significant reduction of property taxes for landowners willing to maintain their land as managed forest, outdoor recreation, or agriculture. If a landowner chooses to withdraw land from this classification, the owner must pay a penalty tax to the municipality equal to the number of years a reduced tax has been paid on the land. When the land is put up for sale, the municipality has a right of first refusal to consider whether or not to buy the land outright.

Conservation restrictions, also called conservation easements, are voluntary, yet binding legal agreements between a landowner and a municipality or land trust. The landowner is offered incentives (through estate tax and federal income tax deductions and property tax relief) to keep parcels in an undeveloped state either in perpetuity or for a specified number of years. The owner keeps control over the land, while the holder of the restriction promises to enforce the terms of protection. The unique features of conservation restrictions are that they leave land on the tax rolls, preserve land without public ownership, and allow, in many instances, for public access. In Massachusetts, all conservation restrictions must be submitted according to the written procedures of and approved by the Secretary of Environmental Affairs.⁶⁰

⁶⁰ A conservation restriction, formerly known as a conservation easement, is authorized by Sections 31-33 of Chapter 184 of the General Laws of the Commonwealth of Massachusetts. For more information about conservation restriction approval in Massachusetts, refer to the *Massachusetts Conservation Restriction Handbook*, MA Division of Conservation Services, 2008.

Other restrictions governed by Massachusetts General Laws are preservation restrictions, agricultural preservation restrictions, and watershed preservation restrictions. Preservation restrictions are legal agreements to preserve a structure or site for historical significance and have to be approved by the Massachusetts Historical Commission. An agricultural preservation restriction (APR) applies to lands in active farming or forest use and must be approved by Commissioner of Food and Agriculture. Watershed preservation restrictions are used for the purpose of protecting public water supplies and are approved by the Department of Conservation and Recreation.

Public and Non-Profit Land

TOWN LAND

Conservation Land

Approximately 270 acres of land are under the control of the Conservation Commission.⁶¹ Public access is allowed to the properties, but many are not clearly marked to indicate the presence of the property or its intended use. Many conservation properties can be used for hiking, fishing, and wildlife viewing and can also provide open space protection. Table 7 provides a list of Conservation Commission properties by area; a more complete list of all Town Conservation Commission properties identified by the assessor's parcel number and address is included in the Appendix.

The Town Forest is the largest Conservation Commission holding and consists of approximately 77 acres between the north and south bound lanes of Route 128. There are some opportunities for hiking and nature study but access is difficult due to the presence of the highway.

⁶¹ Based on an analysis of Town Assessors parcel information.

Table 7: Conservation Commission Properties

Location	Acreage
Wigwam Pond area	56
Little Wigwam Pond area	53
Fowl Meadow area (Neponset River Reservation)	69
Town Forest	77
Mother Brook waterfront (along Colburn, Milton, and River Streets)	5
Corner of Westfield Street and Meadow Brook Road (near MIT Endicott House)	6
Court Street (along Lowder Brook)	6
Stoney Lea Road	2
Beech Street	2
Total (approximate)	276

Parks and Recreation Land

Athletic fields and playgrounds listed in Table 8 are under the jurisdiction of the Parks and Recreation Department. The Town also has a number of small open spaces and parks that primarily serve as visually appealing breaks from developed areas. Four school properties (Capen, Greenlodge, Oakdale, and Riverdale) are also maintained by the Parks and Recreation Department.

In addition, two properties currently under the jurisdiction of the Parks and Recreation Department have a potential for recreation use. These properties include the former Town Landfill (8 acres) located off Washington Street (15 Lower East Street), and the former Striar property, known as the Manor Fields property (26 acres), located at 408 Sprague Street.

Table 8: Park and Recreation Land

Parcel name	Location	Acres	Description/comments
Manor Fields	Sprague Street	26	Vacant
Barnes Memorial Park / Gonzalez Field / Mary Ann Lewis Playground	Eastern Avenue	15	Athletic fields and playground
Churchill Park	Churchill Place	2	Playground, basketball, softball/baseball
Former Landfill	Lower East Street	8	Vacant
Condon Park	Bussey Street	7	Playground, baseball/softball
Dedham Common	Bridge Street	4	Traditional Town common, no amenities
Dolan Recreation Center (SMA)	Common Street	11	Baseball/softball, multi-use field, playground
Fairbanks Park	Rustcraft Road	14	Softball/Baseball field; soccer fields
Hartnett Square	Milton Street	1	Triangular landscaped plot with bench
Mucciaccio Pool	Mt. Vernon Street, High Street, Pottery Lane	5	Pool, tennis, basketball, soccer, multi-use field
Oakdale Square (Veterans Monument)	River Street	1/2	Landscaped fenced square with benches
Paul Park (Greg M. Riley Playground)	Cedar Street	3	Playground, baseball/softball, basketball, multi-use field
The Triangle	Hyde Park Street	1	Grassy plot at quiet residential intersection
Total (approximate)		100	

Public School Property

Although some of the playgrounds and athletic fields associated with Dedham public schools are owned by the Town and maintained by the Parks and Recreation Department, the properties are not considered to be permanently protected as open space. The school department has discretion over use of the land and may need to make use of the surrounding open space for school expansion. In the future, if any schools are closed, sold, or leased, the Town should make an effort to preserve the recreational facilities. The School Department owns approximately ninety-four acres of land that contain recreational facilities.

Table 9: School Department Property

Name	Location	Acres	Description/comments
Avery School	High Street	4	Playground; benches
Capen School	Sprague Street	5	Playground; baseball/softball; basketball
Dedham High School	Whiting Avenue	17	Football; soccer; track; basketball (indoor)
Dedham Middle School	Whiting Avenue	9	Basketball; baseball/softball
Dexter School	High Street	29	Playground; multi-purpose ball field; ½ court basketball court
Greenlodge School	Greenlodge Street	17	Playground; baseball/softball; ½ court basketball courts
Oakdale School	Cedar Street	7	Playground; baseball/softball; ½ court basketball courts
Riverdale School	Needham Street	6	Basketball, playground, baseball/softball, multi-purpose ball field
Total (approximate)		93	

Town Historic Properties and Cemeteries



View of Powder House from Charles River

The *Powder House* is located on Ames Street near the Charles River; this. This historic structure was built by Captain Fuller in mid-1700 as a powder magazine for the Town. The structure, owned by the Town, is located on less than one acre of land. The land is owned by the Dedham Historical Society. The site has deteriorated over the years due to lack of maintenance; however, the Historical Society is interested in restoring the property, which has importance as both an historic and scenic resource.



Endicott Estate

The *Endicott Estate* was built in 1904 by Henry Endicott, founder of Endicott Johnson Shoe Company. In 1955, Henry's daughter bequeathed the estate to the Town. After her death in 1967, the land and property were turned over to the Town. The fifteen-acre property off of East Street has an expansive grassy lawn. The buildings and grounds are rented out for functions and used as meeting facilities for Town Boards and Committees and other local civic organizations.

There are two public cemeteries maintained by the Town Department of Public Works: the Village Cemetery (1678) at 30 Village Avenue and Brookdale Cemetery (1878) at 86 Brookdale Avenue.

The Old Village Cemetery (Old Town Burial Ground), Dedham's oldest burial ground, is a four-acre cemetery with more than one thousand gravestones and a number of large mature trees. The Brookdale Cemetery is a forty-seven acre cemetery with meandering paths and hilly terrain.

Other Town Land

An abandoned rail line in East Dedham, formerly the property of the MBTA, extends for a mile and a half between the Readville station in Hyde Park and Gonzalez Field. The rail line passes behind Dedham High School.

Water Protection Land

The Dedham Westwood Water District owns approximately 14.5 acres in the Town including land surrounding its wells off of Bridge Street (south of the Charles River) as well as small parcels located on Elm Street, Stoughton Road and Sandy Valley Road.

Unassigned (“Orphan”) Town Open Space Properties

There are additional vacant properties that are owned by the Town that have not been assigned to a specific management entity and the preferred use has not been identified. Many are small lots with limited access. Further evaluation by the Open Space and Recreation Committee will determine if these properties are suitable for conservation or recreation purposes. Properties that do not have conservation or recreation value may be recommended for other Town uses or offered to abutting property owners. An inventory of the unassigned properties and notes on their status is included in the Appendix.

STATE AND FEDERAL LAND

The Massachusetts Department of Conservation and Recreation (DCR) owns approximately 626 acres of open space in the Town of Dedham. The properties range from active recreation uses within park settings to preservation land with limited access.

A portion of Cutler Park, a 700-acre park owned by the Commonwealth, is located in the Riverdale neighborhood of Dedham and provides opportunities for hiking, fishing, boating, and nature study. One of the primary access points to the Park (with parking) is located on Needham Street in Needham just across the Dedham-Needham Town line off of Great Plain Avenue and Route 128, and connects to a 9.5 mile trail loop. Cutler also connects with Riverdale Park, another DCR property located along the Charles River in Riverdale.

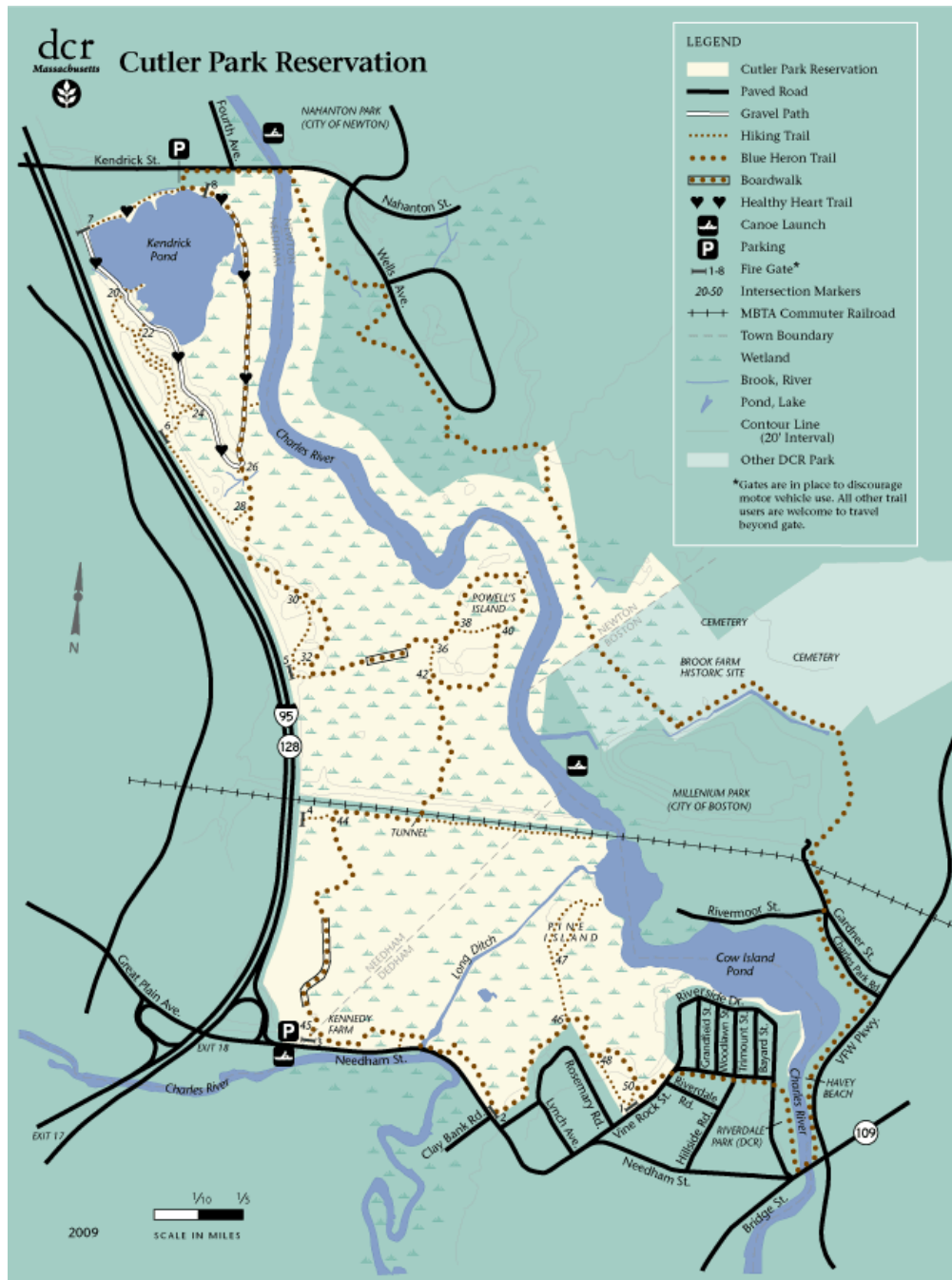


Figure 4: Map of Cutler Park (MA DCR)

The most recent acquisitions by the State were purchased from the Dedham Historical Society in 2001. The Stimson Wildlife Sanctuary, located at a bend in the Charles River off of Ames Street protects over seventeen acres of freshwater wetlands, fifteen hundred feet of riverbank, and a small forested upland. There is no public access provided for this property. Across the river, a smaller parcel off of Pleasant Street (once the home of the

Dedham Boat Club) also was acquired.⁶² In 1998, the Dedham Land Trust and the Trust for Public Land helped the DCR add the Whitcomb Woods property on Common Street to the Wilson Mountain Reservation.⁶³

DCR also owns a few properties along the Mother Brook, which functions as a flood control system for the Charles River.

Table 10: State and Federal Lands

Name	Mgmt.	Location	Acres	Description of Uses
Riverside Park (Marie-Louise Kehoe Park)	DCR	Riverside Drive	8	Playground, tennis, multi-use field, canoe launch, ½ court basketball courts
Cutler Park	DCR	Needham border, Needham Street, Rosemary Road	184	Informal recreation, canoe launch
Stimson Wildlife Sanctuary (and Dedham Boat Club)	DCR	Ames Street, Pleasant Street	17	Conservation, wildlife observation, boating
Neponset River Reservation (Fowl Meadow)	DCR	Neponset River at Canton town border	206	Preservation
Wilson Mountain (Whitcomb Woods)	DCR	Common Street	210	Hiking, preservation
Mother Brook flood control	DCR	Mother Brook behind Brookdale Cemetery and east of Condon Park	15	Flood control
Charles River flood control	US Army Corps	Various	169	Flood control

The Army Corps of Engineers owns nearly 170 acres of land along the Charles River for flood control purposes. In addition, the Army Corps of Engineers holds easements on many acres of wetlands along the Charles River. When the acreage of the Neponset Meadows, Cutler Park and town-owned wetlands are combined, over 645 acres of land along the Charles River are protected.

⁶² Parcel 74-49 (79 Pleasant St) along the Charles River. MA Department of Conservation & Recreation (DCR), *The Greater Boston Watersheds*, p13.

⁶³ Trust for Public Land.

NON-PROFIT ORGANIZATIONS

Dedham Community House

The Dedham Community House (DCH) was founded in 1922 as a charitable, non-profit association whose purpose was to provide a recreational center for the people of Dedham and the vicinity. Beginning in the Samuel Haven Estate on the corner of Ames and High Streets, the association has expanded to include the Stone House and the "cottage" on Bullard Street, and the entire campus now covers about seven acres with frontage on the Charles River. A recently completed master plan for the association included plans to build a new playground, pool, pool house, parking lot, and boathouse and dock on the Charles River.⁶⁴ A new pool has been constructed with a pool house and parking lot and opened in May 2010.

Dedham Land Trust

The purpose of the Dedham Land Trust is to protect property for open space preservation. It is a private organization, not directly affiliated with the Town. Currently, the Land Trust owns approximately twenty-one acres of land in the Town. The Land Trust has acquired tracts of land for the benefit of the public on environmentally fragile or otherwise valuable properties in the Town.

Table 11: Dedham Land Trust Property

Map	Plot	Address	Acreage
35	12	9 Warren Road	17.3
137	27	105 Wildwood Drive	.2
87	8	51 Meadowbrook Road	1.4
138	46	17 Mac's Place	0.5
138	45	82 Ice House Lane	0.2
138	37	57 Powers Street	0.2
138	36	56 Powers Street	0.4
138	29	151 Wentworth Street	0.3
137	20	176 Wentworth Street	0.2
137	21	39 Gibson Avenue	0.1
137	25	38 Gibson Avenue	0.2
137	26	40 Gibson Avenue	0.2
Total (approximate)			21

Massachusetts Audubon Society

The statewide non-profit organization owns twelve acres of land with one quarter mile of frontage on Route 128. The property is primarily an oak forest and maple swamp adjacent to Weld Pond and is not open to the public.

⁶⁴ Marie-Louise Kehoe (DCA Board Member) and the *DCH Master Plan*.

The Trustees of Reservations

As noted in the next section (see under Conservation Restrictions), The Trustees of Reservations holds a conservation restriction on eighty-eight acres of private land.

Private Land

There are approximately 1,037 acres of privately owned land of recreation or conservation interest. Most of this land is not currently protected or restricted although it is undeveloped open space. It is important to realize that some of these parcels will play vital roles in creating open space and recreation opportunities in Dedham. In some cases, these unprotected open space parcels may be the missing links for creating possible connections from one open space area to another.

RECREATION LAND

The McGolf driving range (150 Bridge Street) and the Dedham Polo and Country Club (124 Country Club Road) are two private for-profit recreation facilities whose properties include recreational open space. Dedham Polo and Country Club's approximately ninety-five acres of land is under Chapter 61B tax status which provides incentive to keep the land as outdoor recreational use. The other private recreational properties are not in Chapter 61 status, and there are no additional protections on the land which would retain it as open space if the land were to be sold or the use altered. The driving range is located on Bridge Street and is approximately twenty-five acres in size.

INSTITUTIONAL PROPERTY



Northeastern University facility on Common Street

There are approximately 710 acres of private institutional holdings in Dedham. Most of these properties are located in the West Dedham area and contribute to the rural character of the Town. These properties include buildings as well as open or forested areas.

Development of these institutional lands has the potential to change significantly the character of the Town.

Table 12: Major Institutional Holdings

Owner	Location	Acreage (includes buildings)
NewBridge / Rashi School	NewBridge on the Charles	156
Noble & Greenough School	Bridge Street	130
MIT Endicott House	Westfield and Haven Street	55
Ursuline Convent	Lowder Road	29
Private Cemeteries	Various	23
Animal Rescue League / Pet Cemetery	Pine St	21
Northeastern University	Common Street	20
Dedham Country Day School	Sandy Valley Road	16
Society of African Missions (SMA)	Common Street	2
Dexter School	Bridge St	<1
First Parish Church	High Street and Court Street	<1
Total (approximate)		453

PRIVATE CEMETERIES

In addition to the two cemeteries owned and managed by the Town (see Town Land section), there are two private cemeteries in Dedham on Lower East Street (approximately sixteen acres) and off of Ware Street (seven acres).

PRIVATE UNDEVELOPED PARCELS

According to the Town Assessor Database, there are 382 private properties in Dedham that are undeveloped. These properties are classified by the Assessors as “Developable”, “Undevelopable” and “Potentially Developable”.

Large Developable Parcels

There are approximately 131 acres of land comprised of developable parcels of approximately four and a half acres or more in size. These large lots may be vulnerable to development depending on market conditions. Several of these lots are located near existing open spaces.

Table 13: Private Vacant or Parcels Over 4.5 Acres

Owner	Map	Block	Location	Land Use	Acreage
Schoolmaster Realty Trust	31	14	255 Schoolmaster Lane	Developable Res. Land	4.6
Schoolmaster Realty Trust	31	15	269 Schoolmaster Lane	Developable Res. Land	4.5
Schoolmasters Realty Trust	31	16	283 Schoolmaster Lane	Developable Res. Land	5.1
Schoolmasters Realty Trust	31	17	297 Schoolmaster Lane	Developable Res. Land	11.45
Toth, Dennis	47	4	148 Schoolmaster Lane	Developable Res. Land	5.4
Endicott, Bradford	52	2	213 Westfield Street	Developable Res. Land	24.1
Dimaura, Paul W	57	1	205 Providence Hwy	Developable Res. Land	7.7
Raymond, Edward	89	58	230 Lowder Street	Developable Res. Land	5.6
Wight Pond II LLC	105	19	125 Stoney Lea Rd	Developable Res. Land	29.8
Wight Pond II LLC	105	23	216 Lowder St	Developable Res. Land	11
Gobbi, Frank	118	36	245 Robert Road	Developable Res. Land	14.4
Gobbi, Frank	133	1	231 Sandy Valley Road	Developable Res. Land	6.7
Commercial Circle Realty Trust	149	6	200 Commercial Cir	Developable Ind. Land	8.4
Gilbert, Mary (Estate of)	166	83	39 Lamoine Street	Developable Res. Land	6.0
TOTAL (approximate)					145

In addition, there are approximately 144 private vacant properties (114 acres) that abut existing open spaces. A list of these properties is included in the Appendix and the Action Plan Map (Map 8) shows their locations.

Conservation Restrictions

The Trustees of Reservations holds a perpetual conservation restriction on private property for 88 acres along the Charles River near the Needham border. The land was formerly known as the Sears property. The restriction prohibits further residential development.

Chapter 61/61A/61B

There are 30 acres of private forest land under the forestry land Chapter 61 tax classification and 97 acres under the private recreation Chapter 61B provision. There are no lands enrolled under Chapter 61A and little potential for use of this program due to the lack of farmland in Town. Parcels taxed under these classifications are listed below.

Table 14: Chapter 61 and 61B Land

Land Use	Address	Owner	Acres	Map/lot
Forest land	10 Schoolmaster Lane	Robert Marcus	10.0	83-5B
Forest land	185 Westfield Street	Edward Anderson	10.0	43-2B
Forest land	67 Schoolmaster Lane	Frederick P Parson	10.0	66-6
Private recreation	124 Country Club Road	Dedham Country & Polo Club	97.2	64-1, 65-1B, 65-1
TOTAL (approximate)			127	

Equitable Access to Open Space

There are approximately 2,429 acres of open space in the Town.⁶⁵ Over half of the open space is owned and managed by a public agency or non-profit organization for conservation or public recreation purposes. The remaining quarter is owned by private individuals, cemeteries, businesses, or institutions. Over a third of the private land serves a variety of private institutional needs (including recreation).

The majority of the public and non-profit open spaces are located in Riverdale, Greenlodge/Manor and West Dedham, and of the three, West Dedham has the largest amount of accessible open space with over 200 acres of State park land. In contrast, many of the public lands in Oakdale and Greenlodge/Manor are conservation wetlands or floodplains with few public access points. Most of the public recreation land (including playgrounds) is located in the neighborhoods of Oakdale and Greenlodge/Manor, and East Dedham has the largest number of individual parks, even though the overall acreage is relatively small.

It is clear that the distribution of open space and recreation lands in Dedham has been influenced by population settlement patterns and natural land constraints. In neighborhoods with the highest population densities there are fewer open spaces, and in the scarcely populated neighborhoods there are more open spaces. In addition, the size of the individual open spaces reflects the availability of land – small parks in the dense areas, large lots in the less dense areas. Areas where the land is undevelopable, such as in wetlands and floodplains, have large amounts of open space.

ENVIRONMENTAL JUSTICE AND EQUITY

While Dedham does not have any Environmental Justice Populations as identified by the State, consideration should be given on to reducing any inequities in access to parks and recreation amenities for Dedham’s residents.⁶⁶

⁶⁵ This includes all of the properties listed in the preceding sections, as well as small (less than 5 acres) privately held properties identified as vacant land by the Town Assessors.

⁶⁶ Environmental Justice Population are those with high percentages of minority, non-English speaking, low-income, and foreign-born populations.

One of the criteria that defines an Environmental Justice population is a high percentage of minorities. As reported in the Dedham Master Plan (2009), Dedham's population is primarily white; an estimated seven percent of the Town's population is minority and ten percent is foreign-born. However, the Town is becoming increasingly diverse and there has been a significant increase in the number of African-American and Hispanic children enrolled in Dedham's public schools. Another EJ population identifier is a high percentage of low-income households. About four percent of Dedham's population lives below the federal poverty level.

A comparison of the demographics between each of the neighborhoods reveals that the main distinction between geographic areas is income. East Dedham has some of the lowest income levels and the highest incidence of poverty. Oakdale and Greenlodge/Manor also have lower income levels and higher concentrations of poverty than the rest of the Town.

As discussed above, these neighborhoods have lower overall acreage of park space although a higher concentration of athletic fields and playgrounds. Improving access to some of the existing non-recreational open spaces in the neighborhoods of East Dedham, Oakdale, and Greenlodge/Manor could help offset the discrepancy in the amount of open space. For example, adding trails at the Town-owned Manor Fields property and improving access to Wigwam and Little Wigwam Ponds.

Map 7: Open Space Inventory

Section 6 - Community Vision

Description of Process

In order to determine what the residents of Dedham value about open space and recreation, three public meetings were held as part of this planning process. In January, a public meeting was hosted by the Open Space and Recreation Committee to obtain input and feedback from community members. At the meeting, community members shared ideas related to three open space and recreation planning categories –Natural Resources, Land Management and Acquisition, and Recreation. Participants were also invited to join sub-committees to assist with each of those components of the plan.

In April, a second public meeting was held to review draft goals and to develop strategies to help achieve the stated goals. Finally, in May, public meeting participants were invited to review the draft action plan and set priorities for implementation. On-going review of drafts of the plan by the Committee and sub-committee members was useful for refining the goals. A summary of the ideas generated from the public meetings and stakeholder discussions is included in the Appendix.

Statement of Open Space and Recreation Goals

The Town of Dedham will protect and manage its open spaces in order to ensure that the Town's natural, scenic, and historic resources are preserved for future generations. The Town will provide outdoor recreational space to support a range of athletic activities for all skill levels and ages. The Town will provide ways to grow and support an appreciation for the natural world, will practice and foster responsible stewardship of the Town's open spaces and natural resources, and will initiatives to create a more sustainable community.

Natural Resource Protection, Stewardship, Restoration & Enhancement

The Town will protect the biological diversity, watersheds, and ecosystems of its natural resource areas. The Town will promote sound environmental management of open spaces and encourage responsible use among those who access these places. The Town will work to encourage development that protects open space systems and enhances natural resources. The Town will preserve and restore its waterways and wetlands and will pursue protection of other natural resource areas.

Recreation Area Planning and Maintenance

The Town will support the provision of parks and recreational facilities and programs to serve the needs and wants of the community. The Town will maintain a high standard of quality for all recreation areas and will continue to make improvements to provide universal access to public properties and recreation programs. The Town will work to create and extend pedestrian and bicycle paths and trails and will improve access to its waterways. The Town will cooperate and coordinate with State recreation planning efforts.

Land Acquisition, Funding, and Management

The Town will improve the management and supervision of open space properties. The Town will work to identify, prioritize, and acquire private lands of conservation and recreation interest and will seek ways to provide funding for open space acquisition and management. The Town will endeavor to partner with private landowners, non-profit organizations, and recreation organizations for open space protection and management. The Town will coordinate with historic and scenic resource protection efforts.

Section 7 – Analysis of Needs

This section of the plan will assess what is needed to achieve the community’s open space and recreation goals (as outlined in Section 6.) Building on the data and information that has been collected and summarized in the previous sections, the purpose of this section is to examine any shortfall between what the community has today and what it would like to be in the future. Specifically, this section will identify what needs are currently not being met or served and how to meet those needs through particular policies, programs, or services.

Summary of Resource Protection Needs

Resource protection addresses natural features (land, water, air, and climate) as well as natural communities (wildlife and vegetation) that not only define the Town’s character, but are integrally linked to the health and welfare of the community as a whole. Resource protection needs will derive from the resource’s significance and importance to the community and any perceived threats and hazards identified in the previous sections.

OPEN SPACES

As stated in Dedham’s 2009 Master Plan, residents value their Town’s forests and other open spaces.⁶⁷

The Town’s greatest potential for loss of open space is within the remaining large land holdings (listed in Section 5). It is important to prioritize lands that may be important to retain as open space in order to preserve the natural areas and land resources that contribute to the Town’s scenic and historic character.

The areas of greatest interest include property near the Neponset River Reservation, land abutting the Charles River and Mother Brook, land adjacent to Wigwam Pond, and properties abutting Court Street conservation land. Institutional land and private lands under Chapter 61 status are also high priorities if the owners should decide to sell or change the current land use. The Town should develop strategies to determine criteria for acquisition and create a method to act quickly should property become available. This is particularly important in a Town such as Dedham which is close to buildout and has few remaining open parcels that can be protected.

WATER QUALITY

New development in Dedham and surrounding towns will continue to place pressure on existing water resources. As noted in the 2009 Master Plan, Dedham already has established local bylaws to help protect important water resources and mitigate potential development impacts, including a wetlands protection by-law, a stormwater management

⁶⁷ Dedham Master Plan 2009, p. 105.

by-law and an aquifer protection overlay zoning district. Dedham has also adopted drainage and stormwater management design standards and has incorporated stormwater regulations into the subdivision regulations.⁶⁸

Primary responsibility for continuing to improve the Town's water resource protection regulations falls on the Conservation Commission which has reviewed all of the Town's stormwater management regulations to ensure consistency; they are working to incorporate best management practices (BMPs) from the Massachusetts DEP's Stormwater Management Handbook.⁶⁹ Continued collaboration with the Planning Board will be necessary to ensure that all development regulations and processes are working to protect water resources.

In addition, the Town should pursue ways to restore some of the ponds that have been impacted by non-point source pollution and sedimentation. Already progress has been made to clean up the Mother Brook thanks to the efforts of the Mother Brook Community Group. However progress stills needs to be made by improving water quality and natural habitat of Wigwam Pond. This resource area has been degraded significantly due to the pond's proximity to the large commercial developments along Providence Highway and unmanaged stormwater flows from state roadway.

The Town should support the efforts of the Dedham-Westwood Water District to promote water conservation by encouraging water efficient landscaping techniques on private properties and considering implementing water conservation techniques on management of town-owned properties.

ENVIRONMENTAL IMPACTS OF DEVELOPMENT

Although the Conservation Commission has undertaken a comprehensive review of the Town's stormwater management regulations, other land use regulations do not adequately evaluate or mitigate the potential environmental impacts of development. For example, as noted in the 2009 Master Plan, the environmental standards and guidelines that are part of the special permit requirements for major nonresidential developments could be strengthened and better defined. Another inconsistency noted is that site plan review regulations do not include any environmental standards or requirements. Consistent criteria is also needed to guide the project reviews by the Design Review Advisory Board and the Development Review Committee.⁷⁰

SUSTAINABILITY AND RESPONDING TO CLIMATE CHANGE

Modifications to the community's existing lifestyle, including how people get around, build and power homes and businesses, grow and buy goods and services, recreate, and design community spaces are all necessary to become a sustainable community.

⁶⁸ Dedham Master Plan 2009, pp. 102-103.

⁶⁹ *Ibid.*

⁷⁰ Dedham Master Plan 2009, pp. 105-106.

Dedham's Sustainability Advisory Committee was established in June 2008 to advise the Town's Board of Selectmen on strategies for advancing the Town's commitment to renewable energy, at the municipal, business, and residential levels. The purpose of the Committee is to educate Dedham residents and encourage energy conservation and sustainability by addressing the long term impacts of fossil fuels such as pollution, global warming and climate change. The Committee is composed of 8 members, 2 associate members and one staff.

In addition, in 2007 Dedham created a new Environmental Coordinator position. This position oversees a vast array of environmental issues including climate change, recycling, stormwater, and wildlife management. The Environmental Coordinator works with the Conservation Commission as their Stormwater Officer reviewing and issuing stormwater management permits, as well as serves as staff to the Sustainability Advisory Committee. The mission of the Environmental Department is to protect the Town's natural resources and create a sustainable Dedham by actively engaging residents and businesses in understanding environmental issues affecting the community.

Open space protection and management are integral parts to any sustainability model and the recommendations of this plan should support and reinforce the recommendations of the Sustainability Advisory Committee.

WILDLIFE AND VEGETATION

The Master Plan noted ongoing conflicts between wildlife and humans as a direct outcome of the consumption of natural areas and open space by development. Specifically, roaming populations of wild turkeys, damage from beaver dams, and overpopulation of rodents and coyotes.⁷¹ Both public education and wildlife management will be necessary to mitigate these conflicts.

Already, the Town has started a number of initiatives to add and protect public shade trees. These efforts should be continued and expanded. A framework for comprehensive monitoring and removing invasive species from the Town's forests and wetlands should be considered along with education to private property owners to incorporate native species in home and business landscaping.

SCENIC AREAS

The Town contains a number of scenic resources that must be protected. These include the area in West Dedham (under private ownership) that is part of the Massachusetts Scenic Landscape Inventory as well as scenic roadways and historic large estates. Prioritizing scenic properties for open space preservation as well as determining regulatory means to protect scenic roadways and historic areas should be considered.

⁷¹ Dedham Master Plan 2009, p. 99.

Summary of Community's Needs

PROVIDING A RANGE OF OPTIONS

Assessment of population trends in Dedham shows an increase in adult households without children and a growing percentage of seniors. However, children still account for more than 30% of the population. The Town will need to continue to provide playgrounds and recreation programs and facilities for children, while also accommodating elder populations and single adults.

Neighborhoods with a high density of population present the Town with a challenge to serve the recreation needs of households in those areas where available land is scarce. In addition, the range of income levels and household types among Dedham's residents make it important to provide recreation options that are affordable to all and that can serve different lifestyles.

Providing areas for dogs of leash is a need identified in the public meetings. Recreational users with dogs have suggested that setting aside a park space for dogs to run and play has wide spread support among dog owners in the community.

ACCESS TO INFORMAL RECREATION

Natural resource areas also provide opportunities for recreation and the Town should consider ways to increase pedestrian access without depleting natural habitat. Participants in the public meetings expressed need for improvements in the following areas of resource protection:

- Provide access to ponds and waterways.
- Improve and extend trail systems.

The continued popularity of canoeing and kayaking and improved water quality of the Charles River support providing safe and convenient access points to the Town's waterways. Such efforts include providing parking areas, pathways, and boat launching areas that are marked clearly and well-publicized. Some progress has already been made by the addition of a new water access site at Needham Street. In addition, the Town is developing a Water Trail along the Charles River in Dedham that will provide a long lasting public benefit to the region.



Charles River access off Common Street

Dedham's portion of the Charles offers smooth water with moderate current. The creation of the Water Trail will improve the safety of the river for paddlers through the removal of hazardous debris and the design of a waterproof map and guide illustrating the three hour journey along the Dedham Loop. The loop is formed by Cutler Park's Long Ditch; however paddlers can choose to continue on the Charles making each experience on the Water Trail a different adventure. The Water Trail would follow the lead of organized hiking trails, by marking the trail with mile markers and signs at launches and at specific historical and ecologically significant locations.

Remarks at the public meetings indicated interest in improving and promoting the walking and hiking trails and providing opportunities for wildlife observation particularly in or around the ponds, rivers, and wetland areas. While some have noted that trails and access points currently exist, there is a need for improving public awareness of the locations and extent. The 2009 Master Plan noted that creating a volunteer trail stewardship group to maintain the Town's trail systems would go a long way to improving the utility of these areas for residents as well as raising public awareness of them.⁷²

Creating connections between existing trail systems is another goal identified by residents and Town staff. There is an opportunity to connect the Wilson Mountain trail system to the

⁷² Dedham Master Plan 2009, p. 136.

Charles River via the NewBridge property and the former Society for African Missions property; another trail linkage opportunity is the abandoned rail right-of-way.

Other opportunities for trail locations that have been mentioned include land along Mother Brook, Wigwam Pond, the Providence Highway corridor; and land within the Town Forest, Neponset River Reservation and Cutler Park as well as easements across private land to access some of the Town's ponds.

Access to the Town Forest has also been cited as an issue. Route 128 is a significant barrier to the property, but improved access via Washington Street may be possible. The trail system should be re-established in this area, and considerations for appropriate parking locations should be investigated.

BIKE AND PEDESTRIAN ACCOMMODATIONS

There continues to be support for improving bike and pedestrian networks and amenities throughout the Town. Participants in each of the public meetings for the Open Space and Recreation Plan expressed interest in accommodating bicyclists and pedestrian transportation improvements in Dedham as well as in new business and/or residential developments. Furthermore, ideas about how to better connect existing commercial areas and neighborhoods for pedestrian and bicycle traffic. In some cases this means adding additional sidewalks to connect up with existing sidewalks, striping identifiable bike lanes creating safe places for bikes and pedestrians to cross.

IMPROVEMENTS TO PARKS AND FACILITIES

Many of the Town's recreation facilities have undergone recent renovations which has improved the quality and types of recreational facilities available in Dedham. Additional improvements are still needed in some facilities in order to better meet the existing need for recreational opportunities. Table 15 provides a list of recreation facilities with recent improvements as well as planned or needed improvements.

Table 15: Dedham Recreation Facilities

Facility Name	Size (Acres)	Recent Improvements	Needed Improvements
Barnes Memorial Park (includes Gonzalez Field)	15	ADA access to fields and facilities	ADA access to Gonzalez Field
Churchill Park	1	New baseball fields, lighting, horseshoe pit, upkeep on playground and basketball court.	ADA access.
Condon Park	7	Undergoing extensive updates and repairs to fields, playground, ADA parking.	
Dedham Common	2		
Dolan Recreation Center (SMA)		New Facility, undergoing renovation to bathrooms to make ADA compliant, ADA parking.	
Fairbanks Park	14	ADA parking.	
Hartnett Square	<1		
Mucciaccio Recreation Center (includes Pottery Lane)	4		
Oakdale Common	<1		
Paul Park	3	Renovated playground.	
Riverside Park (State Park)	8	ADA access to fields and facilities	Basketball court, playground, playing field
Sub-total	63		
Avery School	4	New school will include a regulation size basketball court.	ADA parking
Curran Early Childhood Education Center	5		
Dedham High School	17	Starting construction of a new multi use turf field this year with new ADA restrooms.	
Dedham Middle School	9	New field.	
Dexter School	30		
Greenlodge School	17		
Oakdale School	7		Improve playing fields, add irrigation.
Riverdale School	6		
Sub-total	95		

Level of Service

Level of Service (LOS) is a method developed by the National Recreation and Park Association (NRPA) to assist with park and recreation planning. LOS is a quantification of the park and recreation systems in a community and how effectively these meet community

needs. In the past, the NRPA has provided a national standard that assigned specific space and facility needs based on population size. These standards were applied in communities as a way to determine the adequacy of park and recreation services -- for example, ten acres of park land for each 1,000 population or one tennis court per 2,000 population. However, because of the discrepancy between community resources and the variation in resident needs and preferences, the application of universal standards is no longer encouraged. The revised approach is to assess the particular needs of recreational users and develop standards based on expected use.⁷³

In order to develop a LOS, a community first completes an inventory of the types of recreation facilities that are currently available. Then the community ascertains the types of activities or programs that its residents are interested in and what types of facilities are required to meet this demand. A community survey combined with observations of actual facility usage and program enrollments are good ways to assess residents' recreational interests. The final step is to determine the population that should be served by each facility or park. When that has occurred, the community can then compare the demand with the actual inventory of existing facilities to determine if needs are being met.

As summarized in Section 5, there are approximately 540 acres of town-owned open space and 626 acres of state-owned open space in Dedham. Of these, approximately 65 acres can be classified as parks which provide various levels of recreational services or activities. Eight school properties include athletic fields and playgrounds that service community recreation needs on a limited basis. Thirty-three acres of Town land are under consideration for future recreation use. The remaining open spaces can be classified as natural resource areas where land has been set aside to preserve a significant natural resource, remnant landscape, or to provide a visual buffer. While these areas may accommodate varying levels of public use, their primary purpose is resource protection rather than recreation. For this reason, LOS standards are not generally applicable for natural resource areas.

Table 15 lists the parks and recreation lands for which a LOS standard could be applied. Table 16 provides an inventory of recreation activities by park for Dedham. Including all of the public athletic areas listed in Table 15, Dedham has approximately 2.6 acres of recreation land per 1,000 population. Although low compared to the national standard of ten acres per 1,000 people, this may be sufficient to service a community as densely populated as Dedham. The addition of the Manor Fields property, reuse of the MBTA line and the Landfill could also help to offset the level of use placed on existing park lands. In addition, the eight school properties provide an estimated 40 acres of recreational fields or facilities.

⁷³ NRPA, p. 122.

Table 16 Dedham Recreation Activities

Activity	Total Facilities	Locations
Baseball / softball	15	Memorial Park, Capen School, Churchill Park, Condon Park, Middle School, Dolan Rec. Ctr, Fairbanks Park, Oakdale School, Paul Park, Riverdale School
Soccer field	3	High School, Fairbanks Park, Gonzalez Field (Memorial Park)
Tennis courts	5	Riverside (MLK) Park, High School
Indoor basketball courts	8	High School, Capen School, Greenlodge School, DMS, Avery School, Oakdale School
Outdoor basketball courts	9 (1/2 court) 2 (full court)	Avery School, Capen School, Churchill Park, Greenlodge School, Riverside (MLK) Park, High School, Oakdale School, Paul Park, Riverdale School
Indoor Pool	1	High School (Mucciaccio Rec. Ctr)
Multi-purpose field	13	Memorial Park, Capen School, Condon Park, Dexter School, Dolan Rec. Center, Greenlodge School, Riverside (MLK) Park, High School, Oakdale School, Paul Park, Riverdale School
Football	1	High School
Track	1	High School
Playground	11	Avery School, Memorial Park, Capen School, Churchill Park, Condon Park, Dolan Rec. Ctr, Greenlodge School, Dexter School, Riverside Park, Oakdale School, Paul Park, Riverdale School

As demonstrated in Table 16, Dedham has a mix of facilities to serve most organized sport activities. The Town and State parks in Dedham provide five public tennis courts. In addition, there are more than four private tennis courts, including Dedham Community House, Dedham Country & Polo Club, and the Dedham Athletic Complex. With the recent renovation of the Middle School, the Town lost four tennis courts. There is a need for additional public courts.

Although Dedham does not offer a public golf course, there is one private 18-hole course, a miniature golf course and a driving range that can be considered when evaluating the need for additional facilities to meet local demand.

Athletic fields typically serve the five to adult population, and provide facilities for organized sports such as baseball, softball, Little League, field hockey, football, lacrosse, soccer, and track. Dedham’s population between the ages of five and sixty-five is 18,650. Currently, there are twelve Town parks, State parks, or School properties that contain about sixty to seventy acres of playfields.⁷⁴ This means that there are three to four acres of athletic fields available per one thousand of the population in this age bracket.

Playgrounds generally serve the thirteen and under age group and provide multi-purpose play areas, sandboxes, and swings. As of the 2000 Census, there were about 3,800 children

⁷⁴ School athletic fields are estimated as a portion of the total acreage for each school property.

under the age of thirteen in Dedham. With eleven playgrounds on Town parks and school property, there are about three playgrounds for every one thousand kids.

Dedham has one public rink (Boch Ice Center) on East Street, and there is a private skating rink at Noble and Greenough School. The Noble and Greenough School allows the Dedham High School team to use the ice rink when it is available.

Currently Dedham has one swimming pool at the Mucciaccio Recreation Center (part of the Dedham High School Facility) and one quasi-public pool at the Dedham Community House. There are private swimming pools at Noble & Greenough School and at the Dedham Country and Polo Club.⁷⁵

The Town has a concentration of neighborhood parks and public recreation facilities in the more densely inhabited neighborhoods (East Dedham, Oakdale, and Greenlodge/Manor). Natural resource areas and private recreation facilities mostly are located in the less densely populated portions of the Town (West Dedham, portions of Riverdale). In terms of types of facilities, Dedham seems to have a good blend of parks that serve a variety of recreational activities. There are also a number of private clubs that provide indoor recreation facilities.

Public input has suggested that it is not so much the quantity of park and recreation lands, but the quality of the facilities that should be a priority for the Town -- improving the access, complying with ADA standards, and making parks safe for all users.

Table 17: Total Organized Sports Program Participants by Type of Facility

Town Properties	Quantity	Total # of program participants (annually)	Estimated # of users per facility	Extent of use
Pool	1	132,200	132,200	All year
Playgrounds	11	5,245	477	3-season
Tennis Courts	5	5,646	1,129	3-season
Soccer/multi-use fields*	13	3,486	268	3-season
Baseball (Full Size, Little League, Softball)	15	1,699	113	2-season
Basketball (indoor)**	8	2,548	318	All year
Basketball (outdoor)	11	n/a		3-season
Football	1	220	220	1-season
Track	1	134	134	1-season

*Includes field hockey, lacrosse, and football programs as well as soccer.

**School courts are not available for general public use.

Sources: Town Annual Report, School Department, Dedham Youth Leagues, and Dept. of Parks and Recreation (participation numbers are for 2002-2003.)

⁷⁵ *Ibid.*

Without undertaking a comprehensive facility by facility survey to determine rates of use, one way to estimate levels of use is to track the participation numbers in recreation programs and organized school sports activities. This information is summarized in Table 17, where estimated participation numbers are listed by the type of facility. By comparing the total number of program participants with the total number of facilities, it is possible to estimate the demand carried by each individual facility.

Soccer is often cited as an activity most constrained by space limitations. The demand for fields is high relative to other public facilities in Dedham. The use of these fields for field hockey and lacrosse as well as football practice creates additional demand on the facilities.

Demand for tennis courts is also high due to the level of use for organized recreation programs and school sports.

The Town has a large number of baseball and softball fields per population compared to similar communities; however, participation numbers indicate that these facilities are in high demand during peak seasons (spring and summer). Another factor to consider is that although there are 15 fields that can accommodate baseball, only a few are equipped for regulation games and dedicated exclusively to that use.

There are a number of outdoor basketball courts in Dedham. However, all of the indoor courts are located in the schools limiting the availability of courts for adult leagues and after-school programs.

Based on the Town's participation numbers, the highest priorities for Dedham are multi-use fields that can accommodate soccer and football, as well as field hockey, lacrosse, and other field sports. Addition of field space helps alleviate the heavy levels of use carried by the existing fields and allows for certain fields to be dedicated to one type of activity. Limiting a facility's carrying capacity helps reduce wear and tear, lowering maintenance costs in the long term. Other needs include tennis courts and indoor basketball courts for general public use.

Making fields available for unstructured play time has also been raised as a need. Due to the high demand by organized sport teams for field time, there is limited availability of fields (during non-school hours) for use by the general public.

Facility Needs Identified by Town Officials and Residents

Despite the fact that the school age population has remained relatively constant or even experienced declines in some age groups, enrollment in the recreation programs has held steady and the demand for athletic fields has increased.

The expansion of the Middle School fields and addition of fields at Dolan Recreation Center will help to alleviate some of the pressure on field use. The construction of a new multi-use field at the High School will also help meet demand for fields. This will be used by the

school as well as organized youth leagues for football, soccer, field hockey, lacrosse, and more. Field maintenance is an ongoing concern, and the Town recently approved purchase of an aerator needed for field upkeep. The Parks and Recreation Department has developed a field maintenance plan, which should be updated on an annual basis.

Partnering with local institutions such as Northeastern University and Noble and Greenough School has been suggested as an efficient way to make more recreation facilities available for organized sports and recreation programs.

Accessibility Improvements for the Disabled

All new construction and renovation of public facilities since 1968 are required to be accessible to people with disabilities. Amendment Article 114 of the Massachusetts Constitution states:

No otherwise qualified handicapped individual shall solely, by reason of his handicap, be excluded from participation in, denied the benefits of, or be the subject to discrimination under program or activity within the Commonwealth.

Dedham has improved access for the disabled in recent years but additional improvements are necessary and efforts should be ongoing. The Dedham Commission on Disability was established by vote of Town Meeting in 1996.⁷⁶ The purpose of the Commission is to promote the full integration and participation of persons with disabilities in all activities, services and employment opportunities of the community. The Commission advises and assists municipal officials in ensuring compliance with Federal and State disability laws and provides information, referrals, guidance and technical assistance in all matters pertaining to disability. After creating this Commission, the Town pursued an accessibility project in order to eliminate barriers at Town buildings including schools, libraries, the Endicott Estate and Town Hall.⁷⁷ However, Town owned recreational facilities and conservation areas need to be improved to continue to provide barrier free facilities within the Town of Dedham.

In an effort to better accommodate the needs of the disabled, the Commission on Disability was asked to specifically comment on the improvements that are necessary at each recreation facility as well as identify needs for new or additional facilities, programs or accommodations. The identified needs generally involve improving access to existing facilities through eliminating barriers at access points, improving parking arrangements, and making use of surfaces that can accommodate wheelchairs (see the Section 504 Self-Assessment for specific needs).

⁷⁶ Dedham, OSRP, 1998.

⁷⁷ *Ibid.*

Small efforts such as adding curb cuts and making use of appropriate surfaces (mats rather than wood chips) would improve accessibility to many Town recreation facilities. Educating the designers of facilities as to the needs of the disabled would assist in this regard. In addition to improving accessibility to recreation areas, the Town should improve efforts to provide equipment that allows the disabled to participate in activities. The lift in the high school pool, updated playground equipment and tot lots are recent accommodations that have been completed.

STATEWIDE COMPREHENSIVE OUTDOOR RECREATION PLAN

The Statewide Comprehensive Outdoor Recreation Plan (SCORP), Massachusetts Outdoors 2006, is a five-year plan which presents the available supply of open space and recreation in Massachusetts, examines demand for resources and recreation opportunities, provides a discussion of pertinent resource issues, assesses recreation needs throughout the State on a region by region basis, and issues policy recommendations.⁷⁸ The plan, required by each to be eligible for federal Land and Water Conservation Fund (LWCF) grants is the State's Open Space and Recreation Plan.

In the 2006 SCORP, Dedham is part of the Metro Boston region. The most popular activities for the Metro Region as reported by the plan were walking, sightseeing, swimming, golfing, picnicking, playground activities and sunbathing. Significant activity rates were also reported in fishing and both on and off-road biking. The region had the highest statewide activity rate in basketball and the second highest in baseball. Regarding facility use, the region recorded high rates of use in field-based recreation (neighborhood parks, golf, tot lots and playgrounds.) Bike paths also received a high rate of use. While the plan reports high use rates, it also reported a regional need for additional facilities for walking, tennis, road biking, swimming, playgrounds and basketball.

In response to funding preferences, the most pressing need reported by the plan for the Metro Region was to improve access for the disabled. Among other needs, respondents surveyed for the plan strongly favored maintenance and restoration of existing facilities, access by public transportation, and purchase of new facilities.

Management Needs

It is important for an Open Space and Recreation Plan to outline specific recommendations that will help the Town meet its open space and recreation goals in a strategic manner. Specifically, it is necessary for the Town to have the tools and policies and financial availability at hand to implement the recommendations of the plan. These include:

- Creating a mechanism for funding and acquiring property that allows the Town to react quickly to opportunities;

⁷⁸ MA Department of Conservation and Recreation (DCR), *Massachusetts Outdoors 2006*.

- Creating opportunities for the Town to have the right of first refusal when a property becomes available;
- Case studies and models from other communities in implementing a successful open space strategy.

ACQUISITION AND FUNDING

Criteria for Acquisition

It is important for the Town to be able to assess the relative importance of various parcels for acquisition and preservation; otherwise, it is likely to be placed in the position of reacting to individual parcels as they become available for acquisition and/or development.

This Plan is a starting point for prioritizing parcels for acquisition or protection. However, a detailed acquisition plan that clearly defines the qualities and general areas for open space acquisitions should be created and utilized in future decision-making. In the course of the planning process, three basic objectives were identified: providing additional playing fields, improving accessibility to existing facilities and natural resources, and acquiring open space for conservation. Based on these objectives, the acquisition decision making criteria should include the following:

- Linkages to existing open space, to recreation facilities, and to similar areas in adjacent communities.
- Environmental sensitivity and importance of the parcel such as the presence of aquifers, rivers, wetlands, wildlife or scenic qualities.
- Location in areas that do not have enough public open space or are threatened by continued development.
- Outdoor recreation potential. This includes athletic fields as well as trails and wildlife observation areas.
- Cost and availability of the parcel. This should account for the amount residents are willing to pay to purchase open space and the availability of funding sources that would be available if a particular property were targeted for acquisition.
- The financial impact that removing this parcel from development will have on the Town. For example, a residential parcel might cost the Town in services while a commercial property might be a positive contribution to the tax base.
- Aesthetic benefits to the general public and preservation of community character.

Unassigned ("Orphan") Town Open Space Properties

A coordinated effort of the Conservation Commission and the Land Management and Acquisition sub-committee is overseeing a review of Town open space properties for which no management entity has been defined (see Appendix). For each of these properties, sub-committee members conducted a preliminary site visit to understand each properties characteristics and/or limitations for access and development. Based on this initial inventory, the Open Space and Recreation Committee should develop criteria for evaluating

the suitability for conservation, parks and recreation or other public uses. Any properties not found to be suitable for Town or public uses, should be offered to abutting property owners. The criteria for evaluating the properties should start with the outline above (see Criteria for Acquisition).

The Town should also consider conducting an annual municipal review of all Town land. Through this process, all Town departments should be asked to review existing Town lands and asked to indicate if the department has a specific interest in particular parcels to help serve department needs. This review process would enable the Town to track management of all Town properties and to assess if there better ways to manage existing properties to help meet Town needs and desired services.

Funding of Open Space Protection

Town Funds

The Town should create an Open Space Fund to allow the Town to move quickly on acquisitions. The Open Space Committee should continue to convene as an advisory body to determine which parcels are appropriate for acquisition, utilizing clear criteria as described above. It will be necessary to petition Town Meeting to commit funding to the Open Space Fund each year.

Funding for the Open Space Fund can be obtained through a determined amount dedicated each year by Town Meeting, issuance of a bond, or by passing the Community Preservation Act (see below).

Community Preservation Act

The CPA allows communities to create a local Community Preservation Fund through a surcharge of up to 3% of the real estate tax levy on real property. The Act also creates a State matching fund which serves as an incentive to communities to take advantage of the provisions of this legislation. Local municipalities must adopt the Act by ballot referendum. Once locally adopted, the Act would require at least 10% of the monies raised to be distributed to each of three categories: open space (excluding recreational purposes), historic preservation, and community housing. The remaining 70% of funds may be allocated to any one or a combination of the three main uses (including public recreational purposes) at the discretion of the local Community Preservation Committee and subject to the approval of Town Meeting.⁷⁹ Up to 5% can also be spent on administrative needs of the local community preservation committee.

Massachusetts Grants for Conservation and Restoration

An overview of some of the State grants available for open space acquisition or management are provided below, a more comprehensive list is provided in the Appendix.

⁷⁹ Community Preservation Coalition.

Upon completion of this Open Space and Recreation Plan and subsequent approval by EEA, the Town would be eligible to apply for the following grants:

- *Local Acquisitions for Natural Diversity (LAND)*: Grants to city and town conservation commissions for the acquisition of open space for conservation and informal recreation purposes (formerly the Self-Help Program).
- *Parkland Acquisitions and Renovations for Communities (PARC)*: Funds for acquiring and/or developing park and recreation land (formerly the Urban Self-Help Program).
- *Land and Water Conservation Fund*: Federal funds (administered by EEA) for up to 50% of the costs of acquiring, developing or renovating park, recreation, or conservation land.

The *Rivers and Harbors Grant Program* is a statewide program of matching grants from DCR to towns and municipalities for design and construction to address problems on coastal and inland waterways, lakes, and great ponds. The Department of Fish and Game (DFG) provides grants to public agencies and non-profits through its *Riverways Program* to help to restore the ecological integrity of rivers and streams.

DCR's *Recreational Trails Grants* fund 80% of the project costs for a variety of trail protection, construction, and stewardship projects.

DCR's *Urban and Community Forestry Challenger Grants* assist in building support for the long term protection and management of community trees and forests. Municipalities and non-profits are eligible to apply.

The Executive Office of Energy and the Environment (EEA) offers grants through the *Conservation Partnership Program* to non-public, non-profits for acquiring land and interests in lands suitable for conservation or recreation.

The Department of Environmental Protection (DEP) provides grants through the *Drinking Water Supply Protection Grant Program* to assist in acquiring land to protect the quality of public drinking water supplies.

The *Landowner Incentive Program* through the Department of Fish and Game (DFG) provides grants to private landowners, sportsmen's clubs, land trusts, and non-profit groups to restore or create wildlife habitats for the benefit of species-at-risk.

Chapter 61/61A/61B lands

If land classified under Chapter 61 is sold for residential, commercial or industrial purposes, the Town has the right of first refusal due to the legal interest in the property that grants the Town the right to match a bona fide offer for conversion of the property from its forest, agricultural, or recreational use. The Chapter 61 laws were amended in 1986 and 1987 to allow towns to assign their options to nonprofit conservation organizations, increasing

opportunities for protection. Nonprofits may have the resources to assemble a collection of groups to assist in funding purchase of the properties or it may be able to borrow money on shorter notice than a town and can borrow from a greater variety of sources.

There are six basic steps in exercising a Chapter 61 conversion option:

1. *Notification from Landowner.* A landowner who has property classified under one of the Chapter 61 laws must notify the town that all or a portion of the land is being withdrawn from this classification for development purposes. Subsequent to the notification, the town has 120 days to exercise the right of first refusal. Town counsel should review the offer to make sure that it is a bona fide offer. In addition, a community should not waive the right to an option without notifying town boards and initiating the evaluation process.
2. *Information Gathering.* As soon as the notice of intent is received from the landowner, a project coordinator should oversee the review of the proposal. The Open Space Committee could serve in this capacity. Background information about the landowner, abutters and the perspective buyer should be gathered. Each of these parties may be able to provide valuable insight to the property or possibly assist in protecting the conservation value of the site.
3. *Town Board Coordination.* It is critical to coordinate activities of each municipal board involved in the decision making. Once again, the Open Space Committee can assist in facilitating this process. An important part of coordination is a public meeting to identify town support concerning the property.
4. *Conservation Planning & Project Funding.* As the information gathering continues, realistic project plans for the property will emerge. The project plans may include purchase of the entire property for conservation by a State or federal agency; purchase of the property by a conservation organization with the intent of allowing Limited Development (see below); town purchase or a combination of any of the above.
5. *Option Acceptance or Assignment.* If the town decides to purchase the property, it must notify the seller of its intent and comply with the terms of the purchase and sale agreement within the 120 day option period. If a town is considering granting its option to a non-profit conservation organization, prompt cooperation is needed to develop a plan for the property. A public hearing is required with a 48-hour public notice period.
6. *Purchase.* Once the option has been assigned, the assignee must fulfill the terms of the original purchase and sale according to the schedule identified in that document.

Conservation Restrictions

In Massachusetts, a conservation restriction (also called a conservation easement) is a way to legally limit the use of private land in order to protect specified conservation values. All conservation

restrictions must be approved by the Secretary of Environmental Affairs. There are different types of conservation restrictions:

- 1) A charitable deduction for federal income tax, gift and estate tax purposes;
- 2) A perpetual conservation restriction required by a government agency in the permitting process;
- 3) Development rights restrictions which are purchased by a governmental agency or private, non-profit organization;
- 4) Other restrictions (such as for a term of years).⁸⁰

Case Studies

SCENIC ROADS BY-LAW

A number of communities including Weston and Dover, Massachusetts, have adopted Scenic Roads By-Laws to protect the character of designated local roadways. At a minimum, these local by-laws required the Planning Board's consent prior to tree or stone wall removal within the designated right of way. More protective by-laws call for site plan review for properties abutting scenic roads and impose penalties for violations.⁸¹

DOG PARK

There are some resources to help with planning, designing, and even funding a dog park. Park organizers usually need some private funding to establish and maintain successful off-leash areas. Most parks receive some local-government assistance in the form of site development and maintenance, but many dog owners' groups make ongoing fundraising a primary mission. Some funds can also be generated from park user fees. The Animal Rescue League in Dedham would be a good potential partner for this effort.

Most off-leash dog parks will include:

- One acre or more surrounded by a 4- to 6-foot fence;
- shade and water;
- adequate drainage to preserve soil quality and promote cleanliness;
- sufficient parking close to the site;
- a double-gated entry;
- benches;
- waste disposal stations with plastic pickup bags and covered receptacles.

Examples of dog parks in other communities in Massachusetts can be found at:

- Somerville Dog Owners Group (www.somdog.org)

⁸⁰ *Massachusetts Conservation Restriction Handbook*, Division of Conservation Services, Executive Office of Energy and Environmental Affairs.

⁸¹ Town of Weston, Planning Board.

- Boston Globe Pet Friendly Parks and Trails (www.boston.com/travel/explorene/specials/pets/dog_parks/)
- Massachusetts Dog Friendly Parks (www.madogfriendlyparks.com)

LAND-FILL REUSE

Landfill reuse allows communities to reclaim valuable land and turn a potential liability into an asset and, in some cases, a revenue source. Landfills could potential host a variety of land uses once the final cover is installed and the landfill is certified as "closed." There are examples of landfills that have been successfully converted into parks, golf courses, athletic fields, and nature preserves, and energy generation sites all around the country. In some cases, the activities on the re-used landfill can be profitable (such as a golf course) or can provide some additional community benefit (such as production of alternative energy). Some local examples include:

- Danehy Park in Cambridge
- Millenium Park in West Roxbury
- Skyline Park in Brookline⁸²

RAILS TO TRAILS

There are numerous examples of partnerships between public and private groups and the support of volunteers resulting in successful rail to trail projects. The benefits that these trails can provide to communities include public health, economic and transportation benefits, and a positive effect on community pride and identity.

The Massachusetts Department of Conservation and Recreation (DCR) in partnership with the Massachusetts Recreational Trails Advisory Board administers the Recreational Trails Program which provides grants for trail projects.

Working with a trail advocacy group is a key element in many successful trail projects. In Dedham, MassBike is a potential advocate. The Massachusetts Bicycle Coalition (MassBike) promotes a bicycle-friendly environment and encourages bicycling for fun, fitness and transportation. The Metro Boston chapter of MassBike promotes the interests of cyclists in general, and MassBike in particular within the Boston area.

Rail trails are not exclusive to bicycles and, in fact are more often referred to as multi-use paths for pedestrians as well as cyclists. In Dedham, the abandoned rail could potentially provide a safe route to school for students from nearby neighborhoods.

Newburyport, Massachusetts

Rail Trail sponsors can provide advocacy and financial support. For example in Newburyport Riverside Cycle initiated a campaign to provide financial support each year for the annual maintenance and stewardship of the Clipper City Rail Trail. Riverside Cycle will donate \$10

⁸² Town of Brookline Parks and Open Space Division, <http://www.brooklinema.gov/>

for every bicycle they sell and \$5 for every bicycle tune-up they perform. Riverside Cycle expects to provide approximately \$5,000 per year.

Salisbury, Massachusetts

Salisbury has developed a number of partnerships with advocacy and citizen groups to create dedicated biking and walking routes. The recently completed 1.5 mile Old Marsh Trail follows an abandoned rail line and connects a residential neighborhood to the Merrimack River waterfront. In addition to MassDOT, the Town's partners also included the Essex National Heritage Commission, Coastal Trails Coalition, Rails to Trails Conservancy and a committed group of local individuals and volunteers. The Town's Planning Department and a supportive Board of Selectman help focus attention and resources to the trail projects. Trails are also a key part of building a livable community (see below).

LIVABLE, WALKABLE, BIKEABLE COMMUNITIES

Bike trails and pedestrian paths connect residential areas with retail areas, schools, and work. Dedicated walking and biking corridors provide safe and pleasant environments for people to commute directly to their destinations or to public transit systems. Providing safe walking and biking ways encourage people to be outdoors and to lead healthier lifestyles. Incorporating biking and walking corridors into community transportation networks can help reduce air pollution and traffic congestion. Supporting walking and biking is one of the principles of a livable community:

Streets, pedestrian paths and bike paths should contribute to a system of fully-connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees and lighting; and by discouraging high speed traffic.⁸³

⁸³ *Ahwahnee Principles: Principles for Resource-Efficient and Livable Communities*, Local Government Commission, 2008.



Karen O'Connell and Sue Dugan, Dedham, MA

Resources for creating walkable/bikeable communities:

- Walkable Communities, Inc.: <http://www.walkable.org>
- The Walkable Livable Communities Institute, Inc.: <http://www.walklive.org>
- Smart Growth on Line: <http://www.smartgrowth.org>
- City Repair: <http://cityrepair.org>
- Green Streets Initiative: <http://www.gogreenstreets.org/>
- Pedestrian Transportation Plan: <http://www.mapc.org>

Walk Boston

WalkBoston is a non-profit membership organization dedicated to improving walking conditions in cities and towns across Massachusetts.

Walk Boston can:

- Advise on improvements for your community.
- Provide guidance, moral support and technical assistance.
- Present a speakers program on pedestrian design and advocacy.
- Help set up advocacy groups and make them stronger.

The organization also produces a number of documents aimed at helping communities improve their walking environments.⁸⁴

⁸⁴ <http://www.walkboston.org/>.

Livable Streets Alliance

Based in Cambridge, Massachusetts, this non-profit challenges people to think differently and demand a system that balances transit, walking, and biking, with automobiles.⁸⁵

The Livable Streets Alliance will:

- Will make presentations in your community
- Host free monthly discussion series “StreetTalks”

Safe Routes to School

Safe Routes to School (SRTS) is a federal program implemented at the state level to promote healthy alternatives for children and parents in their travel to and from school. Participating schools can apply for federal money to have sidewalks, crosswalks, and signage installed to make a designated route safer.⁸⁶

A number of communities in Massachusetts participate in the SRTS program and the Greenlodge School in Dedham has participated in a local effort.

Needham Bikes

A grassroots effort in the neighboring community of Needham, Needham Bikes, promotes the safe and widespread use of bicycles for transportation and recreation in the Town.⁸⁷

The organizations three main projects include:

- Implementing Needham’s Bicycling Plan (created in 2000)
- Supporting the completion of Bay Colony Rail Trail connecting Needham to Medfield
- Needham in Motion -- a town-wide campaign to encourage residents to walk and bike more, and drive less

OPEN SPACE AND RESIDENTIAL DEVELOPMENT

As recommended in the 2009 Dedham Master Plan, Dedham should consider adopting Open Space Residential Design (OSRD) -- a method of planning residential development that conserves common open space.⁸⁸ In return for conservation of land and natural resources identified as priorities by the community, OSRD provides flexibility that reduces required lot sizes, setbacks, and frontage within the development. OSRD site designs can also prioritize use of techniques that help reduce runoff and the impacts to water quantity and quality, such as clustering of buildings, permeable surfaces, reduced roadway pavement widths, and the preservation of natural drainage pathways.

Case studies and model bylaws are available at:

⁸⁵ <http://livablestreets.info/>

⁸⁶ MassRides, <http://www.commute.com>

⁸⁷ <http://needhambikes.ning.com>

⁸⁸ Dedham Master Plan, 2009, p. 223.

- <http://www.greenneighborhoods.org/index.html>
- http://www.mass.gov/envir/smart_growth_toolkit/pages/mod-osrd.html

SUPPORTING AND PROMOTING LOCAL AGRICULTURE

With the rise of the “locavore” movement, farmers markets, Community Supported Agriculture (CSA), and community gardens are all ways to make fresh, locally-grown food more available and are also potential uses for some of the Town’s open spaces.⁸⁹

Community Support Agriculture (CSA)

A CSA is a partnership of between a farm and a community of supporters (shareholders). Participants purchase an annual share in the farms harvest and receive a weekly supply of the farm’s products (based on seasonal availability). Shareholders either pick up their weekly supply at the farm or, more frequently, the farmers bring the share to a central collection point (such as a local farmers market). While there are no active farms in Dedham, creating space for community agriculture has been discussed. One of the participants at the first public meeting estimated that 4 acres of land run as a CSA with 100 shares sold could support 500 people.

There are a variety of different types of CSAs in the region, some examples include:

Carraig Farm (Ashby, Massachusetts)

Currently provides a pick-up location for CSA members on Sundays at Eastern Ave and Jade Lane in Dedham.⁹⁰

Newton Community Farm

Purchased by the City of Newton in 2005, the historic Angino farmstead is operated and managed by the non-profit Newton Community Farm with oversight from the Newton Farm Commission. The organization operates a CSA and farm stand and also runs educational classes for gardeners as well as youth and school programs. The farm models sustainable agricultural and environmental practices as well as preservation of significant historic buildings and heritage landscapes.⁹¹

Waltham Fields Community Farm

Waltham Fields Community Farm in Waltham, Massachusetts is a non-profit organization whose mission is to support farmland preservation and hunger relief. The organization has been farming since 1995 and started its CSA in 1997. The CSA provides regularly priced as well as subsidized shares for low income families. The Farm also runs a hunger relief program and educational programs and is supported by donations and grants as well as sale

⁸⁹ Locavores are people who make a serious effort to understand where their food comes from, and then make the effort to eat locally produced food as much as possible (www.locavorenetwork.com).

⁹⁰ <http://www.carraigfarm.com/>

⁹¹ <http://newtoncommunityfarm.org>

of farm shares. The Farm depends on a substantial volunteer base as well as full and part-time staff to run its operations.⁹²

Community Gardens

There are a couple of community gardens (at Endicott Estate and St. Susanna's Church) and interest in creating even more. Community gardens are gardens that are shared by community members on a common property. Usually they are set up to allow community members to lease a plot to grow produce or flowers. In urban areas or densely inhabited neighborhoods, they are a way to make garden lots available to residents with limited land. They can also present opportunities to promote water saving techniques and low impact landscaping.

Farmers Market

The downtown non-profit, Dedham Square Circle, and the Town of Dedham currently host a farmers market on Wednesdays from June to October. There is also an indoor country market run by Dedham Square Circle on Sundays on High Street in the Odd Fellows building.⁹³

⁹² <http://communityfarms.org>

⁹³ <http://www.dedhamsquarecircle.org>

Section 8 Goals and Objectives

Natural Resource Protection, Stewardship, Restoration & Enhancement

GOAL NR-1: Protect the Town's biological diversity, watersheds and ecosystems.

Objectives

- *Protect lands that have high value for preservation of wildlife habitat, native vegetation, and water resources.*
- *Contain and reduce spread of non-native plant species.*
- *Minimize conflicts between human populations and wildlife.*
- *Reduce pollution, improve air and water quality, and clean up polluted areas.*
- *Preserve and restore waterways, ponds, and wetlands.*

GOAL NR-2: Promote sound environmental management of open spaces.

Objectives

- *Encourage responsible use among those who enjoy and access private and public open spaces.*
- *Practice low environmental impact land management techniques for all Town properties.*
- *Support and coordinate with Town's Environmental Department on sustainability initiatives.*

GOAL NR-3: Encourage development that protects open space systems and enhances natural resources.

Objectives

- *Guide and regulate private development to preserve open areas and protect environmentally sensitive areas.*
- *Encourage site design techniques that limit point and non-point source pollution to water resources.*

Recreation Area Planning and Maintenance

GOAL R-1: Provide recreation facilities and programs that serve the needs of the Town.

Objectives

- *Seek opportunities to increase Town recreational lands and facilities.*

- Cooperate with private landowners to allow responsible public access to private lands or facilities.
- Maintain a high standard of quality for all recreation areas.

GOAL R-2: Provide universal access to recreation properties and recreation programs.

Objectives

- Produce comprehensive guides and signage to open space and recreation resources.
- Cooperate and coordinate with State recreation planning efforts.
- Make improvements necessary to comply with ADA standards for all Town lands and facilities.
- Create and extend pedestrian and bicycle paths and trails.
- Improve access to waterways.

Land Acquisition, Funding, and Management

GOAL LM-1: Support Town efforts to protect and manage open space.

Objectives

- Identify, prioritize, and (where necessary) acquire private lands of conservation and recreation interest.
- Provide funding for open space acquisition and management.
- Reduce resource abuse or vandalism.
- Implement best management practices.

GOAL LM-2: Coordinate and support protection and management of private open space areas.

Objectives

- Encourage private land conservation measures.
- Develop partnerships with private landowners, non-profit organizations, and recreation organizations.
- Educate landowners about land stewardship.
- Integrate historic and scenic resource protection into open space and recreation planning.

Section 9 Seven-Year Action Plan

List of Abbreviations

BOA -- Board of Assessors	DFG -- MA Department of Fish and Game	NHESP -- MA Natural Heritage & Endangered Species Program
BOH -- Board of Health	DLT -- Dedham Land Trust	
BOS -- Board of Selectmen	DWD -- Dedham Westwood Water District	NRWA -- Neponset River Watershed Assoc.
CC -- Conservation Commission	EEA -- Executive Office of Energy and Environmental Affairs	OS -- Open Space & Recreation Committee
COA -- Council on Aging	ED -- Environmental Department	PARC -- Parkland Acquisitions and Renovations for Communities
COD -- Commission on Disabilities	HC -- Historic District Commission	PB -- Planning Board
CPA -- Community Preservation Act	HS -- Historical Society	PR -- Parks and Recreation
CRWA -- Charles River Watershed Association	LAND -- Local Acquisitions for Natural Diversity	PW -- Public Works
DCR -- MA Department of Conservation and Recreation	LWCF -- Land and Water Conservation Fund	S -- Schools
DEP -- MA Department of Environmental Management	MET -- Mass Environmental Trust	SA -- Sustainability Advisory Committee
		TM -- Town Meeting

More information on Massachusetts grants and loans for open space and recreation is provided in the Appendix.

Natural Resource Protection, Stewardship, Restoration & Enhancement

GOALS	ACTIONS	TOWN AGENCY RESPONSIBLE	TIME FRAME	POSSIBLE FUNDING SOURCES / PARTNERS
NR-1	Protect biological diversity, watersheds and ecosystems.			
1	Work with partner organizations to identify habitat areas for wildlife.	CC	5-7 years	MA NHESP, Mass Audubon
2	Protect land in critical habitat areas.	CC, OS	Ongoing	CPA, Conservation Partnership Grants, LWCF, LAND
3	Coordinate with neighboring towns to create contiguous natural areas.	CC, OS	Ongoing	
4	Inventory and certify all vernal pools and regularly monitor protection.	CC	5-7 years	NHESP

GOALS	ACTIONS	TOWN AGENCY RESPONSIBLE	TIME FRAME	POSSIBLE FUNDING SOURCES / PARTNERS
5	Educate private landowners about landscaping techniques and property management that supports wildlife and decreases use of pesticides.	CC, OS	Ongoing	MET, LIP
6	Coordinate removal of invasive plant species from natural areas	CC	Ongoing	MET, LIP, CPA, NHESP
7	Educate public about natural resources, endangered species and rare flora or fauna unique to Dedham. <ul style="list-style-type: none"> • Consider organizing a Bio-Diversity event • Research creation of a natural history center for the Town 	CC, OS, S, SA, ED	5-7 years	Mass Audubon, MET, NHESP
8	Coordinate community volunteer efforts to support stewardship of natural areas, including: <ul style="list-style-type: none"> • Youth / scout organizations • Churches and religious groups • Civic and friendship organizations 	CC, ED, OS, SA	Ongoing	LIP, NHESP, Dedham Civic Pride, Eagle Scouts
9	Work with partner organizations and volunteer groups to monitor water quality	CC, BOH, ED	Ongoing	DFG Riverways Program, DWD, CRWA, NRWA
10	Where necessary, implement techniques to improve water clarity and quality.	CC, BOH	Ongoing	DWD, CRWA, NRWA, MET, DEP Clean Water Grants
11	Organize Town-wide clean-ups of waterways.	CC, PR, ED, OS, PW	Ongoing	
12	Adopt a Town policy for land management of public lands to decrease water consumption and protects water resources. <ul style="list-style-type: none"> • Incorporate Best Management Practices (BMPs) • Practice Low Impact (Light Imprint) Design 	BOS, CC, SA	3-5 years	
NR-2 Promote sound environmental management of open spaces.				
1	Create and maintain walking and biking trails (and required clean-up) at Manor Fields (former Striar) property as temporary use until Town plans for property are implemented.	OS, PR, PW, SA	3-5 years	CPA, DCR Rec. Trails

GOALS	ACTIONS	TOWN AGENCY RESPONSIBLE	TIME FRAME	POSSIBLE FUNDING SOURCES / PARTNERS
2	<p>Create new trails within the Town Forest and increase accessibility to the property through the creation of a safe access point on Washington Street and at other suitable locations.</p> <ul style="list-style-type: none"> • Work with MassDOT to clean up staging area from current highway work and provide improvements/trails in Town Forest as mitigation. • Provide bike parking at access point. • Develop trails for mountain biking. 	CC, OS, PR, PW, SA	3-5 years	CPA, MassDOT, DCR Rec. Trails
3	<p>Develop guides to parks and publicly accessible lands which show the trails, special features and access points for pedestrians, the disabled and vehicles:</p> <ul style="list-style-type: none"> • Design brochures and trail guides (paper and web-based). • Create an informational kiosk in the Square with maps, points of interest, access, etc.) 	OS, PR, CC, ED	5-7 years	CPA
4	<p>Add signs at all Town conservation properties with information about access.</p> <ul style="list-style-type: none"> • Develop a consistent design / brand 	OS, PR, CC, ED	5-7 years	CPA
5	<p>Design a town-wide greenway system that connects existing open space and recreation lands:</p> <ul style="list-style-type: none"> • Identify any gaps and work to protect and gain access. • Coordinate with improvements to river access and extension of a linear park along Charles River and Mother Brook. • Link to neighboring communities. 	OS, PR, CC	Ongoing	CPA, DCR Rec. Trails, EEA Conservation Partnership, LWCF, LAND

GOALS	ACTIONS	TOWN AGENCY RESPONSIBLE	TIME FRAME	POSSIBLE FUNDING SOURCES/PARTNERS
6	Extend / improve trail system between Wilson Mountain and the Charles River: <ul style="list-style-type: none"> • Improve crosswalk/ signage/ directionals to Whitcomb Woods from parking lot at Wilson Mtn • Connect to walking paths at NewBridge on the Charles. • Connect NewBridge on the Charles to Dolan Center along the Charles River. • Complete NewBridge on Charles trail/wildlife corridor under Rte. 128. 	OS, PR, CC	5-7 years	CPA, DCR Rec. Trails
7	Meet with neighboring Towns to coordinate open space acquisition and management along the Town borders and waterways.	OS, BOS, CC	Ongoing	
8	Create community gardens to help promote sustainable life styles, consider: <ul style="list-style-type: none"> Town Common Colburn St. Condon Park St Susanna's Church Other unassigned Town-owned properties 	BOS, OS, SA, ED	5-7 years	
9	Encourage property owners to regularly clean up and monitor trash / litter generated on their properties.	CC, BOS, ED	Ongoing	
10	Encourage recycling at local stores, provide incentives to recycle.	SA, ED	Ongoing	DEP Municipal Sustainability
11	Encourage use of biodegradable food service products at local stores and in schools.	SA, ED	Ongoing	DEP Municipal Sustainability
NR-3	Encourage development that protects open space systems and enhances natural resources.			
1	Encourage existing large commercial developments to incorporate "green" improvements to their buildings.	BOS, SA, CC, ED	Ongoing	
2	Adopt environmental and energy performance standards for new development (design, construction, and operation)	BOS, TM, PB, SA, ED	1-3 years	

GOALS	ACTIONS	TOWN AGENCY RESPONSIBLE	TIME FRAME	POSSIBLE FUNDING SOURCES / PARTNERS
3	Review Town's Aquifer Protection regulations to ensure effectiveness particularly during and after new development, modify or improve if necessary.	CC, PB	1-3 years	
4	Educate private landowners about inclusion of native plants in landscaping and property management and reduction of pesticide applications.	CC, SA	Ongoing	
5	Complete Green Communities Act certification process.	PB, SA, ED	1-3 years	
6	Create a Livable Communities Task Force to advocate for non-motorized transportation options and public transit.	BOS, OS, SA	1-3 years	

Recreation Area Planning and Maintenance

GOALS	ACTIONS	AGENCIES RESPONSIBLE	TIME FRAME	POSSIBLE FUNDING SOURCES
R-1	Provide recreation facilities and programs that serve the needs of the Town.			
1	Create a strategic plan for Town recreation facilities and maintenance, annually update list of needed improvements.	PR	Ongoing	
2	Provide funding for needed park improvements and equipment.	TM, BOS	Ongoing	PARC, LWCF
3	Continue to seek new funding opportunities for park maintenance and improvements.	PR, OS	Ongoing	
4	Complete improvements to Condon Park	PR	1-3 years	PARC, LWCF
5	Complete improvements to Churchill Park playground.	PR	1-3 years	PARC, LWCF
6	Add more tennis courts	PR, TM, BOS	5-7 years	CPA, PARC, LWCF
7	Partner with institutions to help improve and maintain Town parks and fields	PR, OS	Ongoing	
8	Make improvements to Gonzalez Park access: <ul style="list-style-type: none"> Improve stairs Provide alternative ADA access Provide clear directions and signs about where to park 	PR, TM, BOS	3-5 years	PARC, LWCF

GOALS	ACTIONS	AGENCIES RESPONSIBLE	TIME FRAME	POSSIBLE FUNDING SOURCES
9	Increase availability of multi-use fields for youth recreation programs. • Work with youth leagues to identify needs	PR, Youth Leagues	5-7 years	PARC, LWCF, CPA
10	Explore Northeastern track availability for Town sports programs and general public use.	OS, PR	3-5 years	
R-2 Increase access to and availability of recreation properties and recreation programs				
1	Make “Challenger Program” a Town organized (and funded) program (currently operates as a volunteer program).	PR, TM	3-5 years	
2	Plan and attract special events to Town to generate revenue and provide variety of events and activities for all ages: • Special Olympics • “Masters” programs • Bike race / tour • Other event modeled on “James Joyce Ramble”	PR	5-7 years	
3	Create a bike task force (coordinate with Livable Communities Task Force – see NR-3).	BOS, OS, SA	1-3 years	MassBike, Livable Streets Alliance
4	Require new development/redevelopment of sites and buildings to create or provide access and accommodation for non-motorized transportation (including pedestrian and bike amenities) and public transit.	BOS, PB, TM, SA, ED	3-5 years	
5	Encourage existing commercial property owners to add bicycle and pedestrian accommodations – sidewalks, bike paths, bike racks.	BOS, PB, SA, ED, New Bike Task Force (see above)	Ongoing	MassBike, Livable Streets Alliance, Walk Boston
6	Create / extend sidewalk connections at the following locations: • Connecting Legacy Place and Enterprise Drive • Completing sidewalks on Rustcraft Road • Creating safe crossing/cross over for Providence Highway/Route 1 • Create connections within Dedham Mall	PW, BOS, TM	5-7 years	
7	Improve signage for on-road bicycle right of ways.	PW, ED, New Bike Task Force (see above)	5-7 years	MassBike

GOALS	ACTIONS	AGENCIES RESPONSIBLE	TIME FRAME	POSSIBLE FUNDING SOURCES
8	Continue adding bike racks at key locations around Town.	ED, New Bike Task Force (see above), SA	3-5 years	MassBike
9	Create / expand bike routes / paths, consider: <ul style="list-style-type: none"> • Abandoned rail line to Dedham Square • Bridge Street to Dedham rotary • Dedham Square to Legacy Place 	ED, Bike Task Force, OS	5-7 years	MassBike, Rec. Trails, DCR
10	Sign and improve access points to Dedham's waterways: <ul style="list-style-type: none"> • Restore and improve public landings along the Charles River at Motley Pond, Mother Brook, and Pine Island. • Improve access for on-shore fishing. • Improve access for non-motorized boats. 	ED, OS, CC, PR, PW	5-7 years	LWCF, DCR Rec. Trails, CPA
11	Improve Wigwam and Little Wigwam: <ul style="list-style-type: none"> • Enforce clean up of Wigwam and Little Wigwam area by abutting landowners. • Implement measures to protect water areas from development activities at borders. • Improve access to Wigwam Pond at Quabish Rd. • Connect Little Wigwam to Wigwam via a walking trail. 	ED, OS, CC	3-5 years	MET, DFG Riverways, DEP
12	Explore multiple uses for waterways: <ul style="list-style-type: none"> • Ice skating at Little Wigwam Pond • Outdoor classroom area at Mother Brook (Mill Pond) • Historical water trail along Charles River 	ED, OS, CC, PR, HC	5-7 years	

GOALS	ACTIONS	AGENCIES RESPONSIBLE	TIME FRAME	POSSIBLE FUNDING SOURCES
13	Create Dog Park task force: <ul style="list-style-type: none"> • Involve dog owners and non-dog owners • Consider adding off-leash dog hours for parks when otherwise not in use • Consider possible sites for creation of Dog Park • Pursue available funding for dog park -- Animal Rescue League as partner 	OS, BOS, PR	1-3 years	

Land Acquisition, Funding, and Management

GOALS	ACTIONS	AGENCIES RESPONSIBLE	TIME FRAME	POSSIBLE FUNDING SOURCES
LM-1 Support Town efforts to protect and manage open space				
1	Maintain OSRP database / quick reference guide of public and private lands of interest for conservation and recreation. <ul style="list-style-type: none"> ○ Include photo, type of open space, size, protection status, manager, location, precinct. 	OS, ED, CC, PR, BOA	Ongoing	
2	Identify parcels that may become available for acquisition or protection by other means.	OS	Ongoing (annual)	
3	Prioritize lands based on ownership, likelihood for development, size, and connection to existing open space.	OS	Ongoing	
4	Adopt the Community Preservation Act.	TM	1-3 years	
5	Undertake annual review of town-owned properties and evaluate for suitability for recreation, conservation or other OSRP goals. <ul style="list-style-type: none"> • Develop list of criteria for determining highest and best use of unassigned properties. 	BOS, TA, OS, PR, CC, S, PR	Ongoing	
6	Establish an open space land management and acquisition fund for the OSRC	TM	1-3 years	

GOALS	ACTIONS	AGENCIES RESPONSIBLE	TIME FRAME	POSSIBLE FUNDING SOURCES
7	Schedule regular meetings of OSRC and develop task forces / sub-committees to oversee specific elements of the plan.	OS, BOS	1-3 years	
8	Create a permanent OSRP web page: <ul style="list-style-type: none"> Post volunteer needs Post meetings and updates 	OS, PD, ED	1-3 years	
9	<p>Coordinate historic resource protection with open space and recreation planning:</p> <ul style="list-style-type: none"> Involve Historic District Commission and Dedham Historical Society on Open Space and Recreation Committee Develop informational signs about historical properties that include natural history (e.g. Village Cemetery) Design a natural and historical self-guided tour of Dedham, identifying significant natural and historic features in the Town Pursue funding for a historic landscape preservation and management plan for the Powder House site. Support preservation and restoration of Village Cemetery Inventory archeologically significant sites and add to criteria for open space protection priorities 	HC, OS, HS, CC, Cemetery Advisory Committee	3-5 years	
10	Support neighborhood / friends groups to preserve and enhance open spaces in their neighborhoods.	OS	Ongoing	
11	Continue and expand efforts to promote seasonal cleanup days at neighborhood and town-wide levels.	CC, OS, SA, ED	Ongoing	
12	Create a Maintenance Task Force to oversee coordination of maintenance responsibilities on Town lands and facilities	BOS, OS, PR, CC, ED		
LM-2 Coordinate protection and management of private open space areas.				
1	Consider adoption of Open Space Design subdivisions regulations.	PB, CC	1-3 years	
2	Work with land owners to set aside portions of their properties as permanent open space.	OS	Ongoing	LIP, EEA Conservation Partnership

GOALS	ACTIONS	AGENCIES RESPONSIBLE	TIME FRAME	POSSIBLE FUNDING SOURCES
3	Work to educate private property owners about conservation easements/restrictions.	OS	1-3 years	
4	Develop notification procedure for Town consideration of Chapter 61A/61B properties should the property owner decide to remove the land from the program.	OS, BOS, BOA, PB	1-3years	
5	Support and help efforts of Dedham Land Trust	OS	Ongoing	
6	Provide public education/information about groups and organizations that help protect private land	OS	1-3 years	Mass Audubon, Trust for Public Land
7	Add institutional partner to OSRP committee.	OS, BOS	1-3 years	
8	Establish agreements with institutional landowners to give the Town right of first refusal on any open space properties up for sale or change of use.	OS, BOS	Ongoing	
9	Consider adoption of a demolition delay by-law for historic properties	HC, OS, PB	1-3 years	
10	Create a Scenic Road by-law and designate a network of Scenic Roads in Town as allowed by State legislation.	OS, PB, TM	3-5 years	

Map 8: Action Plan

Section 10 Public Comments



July 26, 2010

Juliet T.H. Walker, Vice President
Taintor & Associates, Inc.
50 Water Street, Suite 222
Newburyport, MA 01950

Dear Ms. Walker:

Thank you for submitting the June 2010 draft of the Town of Dedham Open Space and Recreation Plan to the Metropolitan Area Planning Council (MAPC) for review.

The Division of Conservation Services (DCS) requires that all open space plans must be submitted to the regional planning agency for review. This review is advisory and only DCS has the power to approve a municipal open space plan. While DCS reviews open space plans for compliance with their guidelines, MAPC reviews these plans for their attention to regional issues generally and more specifically for consistency with *MetroFuture*, the regional policy plan for the Boston metropolitan area.

Consistency with MetroFuture

MetroFuture is the official regional plan for Greater Boston, adopted consistent with the requirements of Massachusetts General Law. The plan includes goals and objectives as well as 13 detailed implementation strategies for accomplishing these goals. We encourage all communities to become familiar with the plan by visiting the web site at <http://www.metrofuture.org/>.

The following comments are provided to help your community understand how your plan fits within the *MetroFuture* framework. Overall, we see many positive connections between your plan and *MetroFuture*.

Expand Urban Farms and Community Gardens (Strategy # 6 F 20) – The Dedham plan is consistent with *MetroFuture*. Community gardens, CSAs and farmers markets are addressed on page 86 and there is an action recommendation to add additional community gardens.

Protect Scenic Roads – *MetroFuture* implementation strategy #7 G 28 relates to protecting scenic roads. While Dedham’s open space plan states that there are currently no designated scenic roads

in the town, there is an action recommendation to create a scenic road bylaw and to designate a network of scenic roads.

Increase Bicycle, Pedestrian and Transit Accessibility and Safety (Strategy 6 D 13) – The Dedham plan includes an action recommendation to create and expand bicycle routes and paths. There is also a separate recommendation to require that new development should provide accommodations for non-motorized transportation and public transit. We would like to call your attention to a recently completed Pedestrian Transportation Plan prepared by MAPC for the Metropolitan Planning Organization. This plan is available at <http://www.mapc.org> and is a valuable reference for communities wishing to implement pedestrian improvements.

Bring Strategic and Regional Perspectives to Local Open Space Planning (Strategy 7 A) - We commend the town for including several action recommendations that acknowledge this strategy. The action recommendation to meet with neighboring towns to coordinate open space acquisition and management along the town borders and waterways is consistent with *MetroFuture*, which strongly encourages regional efforts to protect open space and other natural resources across municipal boundaries.

Community Preservation Act (Strategy 3 E) - *MetroFuture* calls for increased participation in the Community Preservation Act (CPA). Although the town has not adopted the CPA, the statute is mentioned on page 80 of the open space plan as a potential funding source. It would be helpful to include any background information concerning previous attempts to pass the CPA, if any. There is an action recommendation in the open space plan to adopt the CPA. We encourage the town to pursue adoption of the CPA, and please let MAPC know if we can be of any assistance in this regard.

Thank you for the opportunity to review this plan.

Sincerely,

Marc D. Draisen
Executive Director

Cc: Melissa Cryan, Division of Conservation Services



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

PAUL McMURTRY
REPRESENTATIVE

PROUDLY SERVING THE PEOPLE OF
WESTWOOD, WALPOLE (Pct. 8)
AND DEDHAM

STATE HOUSE, ROOM 443
OFFICE: (617) 722-2460
FAX: (617) 722-2353
Rep.PaulMcMurtry@hou.state.ma.us

June 30, 2010

Bob O'Connor, Director
Division of Conservation Services
100 Cambridge Street, Suite 900
Boston, MA 02114

Dear Mr. O'Connor:

I have had the personal opportunity to review the updates to the Open Space and Recreation Plan for the Town of Dedham prepared by the Open Space and Recreation Committee and the consulting firm of Taintor & Associates, Inc; I am enthusiastic about the proposed project and its impact.

As State Representative I feel it is my obligation to bring to your attention the significant positive impact this will have on the Town of Dedham. I wholeheartedly support the adoption and implementation of the proposed plan by the Town of Dedham.

Thank you in advance for your attention and consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul McMurry".

Paul McMurry
State Representative

Cc: Marie-Louise Kehoe

Sarah E. MacDonald, Chairman
James A. MacDonald, Vice-Chairman
Carmen Dellolacono
Michael L. Butler
Paul A. Reynolds

William G. Keegan, Jr.
Town Administrator

Nancy A. Baker
Asst. Town Administrator



TOWN OF DEDHAM
Board of Selectmen

DEDHAM TOWN HALL
26 BRYANT STREET
P.O. BOX 306
DEDHAM, MA 02027

TEL (781) 751-9100
FAX (781) 751-9109
TDD (781) 326-4946

WEB SITE
www.dedham-ma.gov

E-mail Address for Board of Selectmen
freshideas@dedham-ma.gov

August 10, 2010

Mrs. Marie-Louise Kehoe, Chairman
Open Space and Recreation Committee
c/o 11 Warren Road
Dedham, MA 02026

Dear Mrs. Kehoe:

The Board of Selectmen have received the Open Space and Recreation Plan update prepared by the Open Space and Recreation Committee and the consulting firm of Taintor & Associates, Inc.

The Board agrees in general with the Open Space and Recreation Plan's recommendations. In addition, the Board will work cooperatively with other Town departments, boards, committees and residents to help implement the Plan's recommendations. The Board supports adoption and implement of the Open Space and Recreation Plan by the Town of Dedham.

Sincerely,

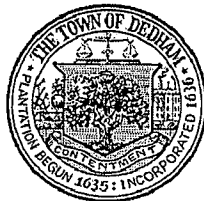
William G. Keegan, Jr.
Town Administrator
Chief Municipal Officer

Cc: Board of Selectmen
Planning Board ✓
Juliet Walker, Taintor & Associates, Inc.

Sarah E. MacDonald, Chairman
James A. MacDonald, Vice Chairman
Carmen E. Dello Iacono
Michael L. Butler
Paul A. Reynolds

William G. Keegan, Jr.
Town Administrator

Nancy A. Baker
Asst. Town Administrator



TOWN OF DEDHAM
Board of Selectmen

DEDHAM TOWN HALL
26 BRYANT STREET
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FAX (781) 751-9109
TDD (781) 326-4946

WEB SITE
www.dedham-ma.gov

E-mail Address for Board of Selectmen
freshideas@dedham-ma.gov

July 15, 2010

Mrs. Marie-Louise Kehoe, Chair
Open Space and Recreation Committee
Dedham, MA 02026

Dear Mrs. Kehoe:

The Board of Selectmen has reviewed the Open Space and Recreation Plan update prepared by the Open Space and Recreation Committee and the consulting firm of Taintor & Associates, Inc.

The Board of Selectmen agrees in general with the Open Space and Recreation Plan's recommendations. In addition, the Board of Selectmen will work cooperatively with other Town departments, boards and committees and residents to help implement the Plan's recommendations. The Board supports adoption and implementation of the Open Space and Recreation Plan by the Town of Dedham.

Sincerely,

Sarah MacDonald
Chairman
Board of Selectmen

SM/dl



Frederick T. Civian, Chairman
Jonathan J. Briggs, Vice Chair
Julia Healy, Clerk
Tory Kempf
David Gorden
Laura Bugay
Brian McGrath
Virginia S. LeClair, Environmental
Coordinator
Donald A. Yonika, Agent
Adrienne T. Albani, Secretary

Dedham Town Hall
26 Bryant Street
Dedham, MA 02026

Tel (781) 751-9210
Fax (781) 751-9109

Website
www.dedham-ma.gov

TOWN OF DEDHAM

CONSERVATION COMMISSION

June 29, 2010

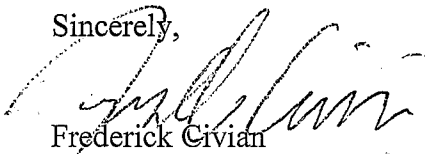
Mrs. Marie-Louise Kehoe, Chair
Open Space and Recreation Committee
Dedham, MA

Dear Mrs. Kehoe:

On June 17, the Dedham Conservation Commission discussed the 95% draft Open Space Plan and in discussion agreed with the Plan's principles, analysis, and proposed actions.

The Conservation Commission will work cooperatively with other Town departments, boards, committees, and residents to help implement the Plan's recommendations. The Commission supports adoption and implementation of the Open Space and Recreation Plan by the Town of Dedham. Thank you for the opportunity to review the draft Plan and to endorse it in open session.

Sincerely,


Frederick Civian
Chair, Dedham Conservation Commission

July 8, 2010

Mrs. Marie-Louise Kehoe, Chair
Open Space and Recreation Committee
Dedham, MA

Dear Mrs. Kehoe:

The Parks & Recreation Commission has reviewed the Open Space and Recreation Plan update prepared by the Open Space and Recreation Committee and the consulting firm of Taintor & Associates, Inc. The plan provides a number of suggested new programs and provides us with valuable insight into other non-tradition recreational activities. The report provides an unbiased review of our Park facilities and makes recommended improvements for access and services.

The Parks & Recreation Commission agrees in general with the Open Space and Recreation Plan's recommendations. In addition, the Parks & Recreation Commission looks forward to working cooperatively with other Town departments, boards, committees, and residents to help implement the Plan's recommendations. The Commission supports adoption and implementation of the Open Space and Recreation Plan by the Town of Dedham.

Sincerely,

James Maher
Parks & Recreation
Commission-Chairman
269 Common St.
Dedham, MA 02026
781-751-9250

Robert D. Aldous, Chairman
Michael A. Podolski, Vice Chairman
John R. Bethoney, Clerk
Ralph I. Steeves
James E. O'Brien IV

TOWN OF DEDHAM
Commonwealth of Massachusetts



Arthur T. Noonan
Planning Consultant

Susan N. Webster
Administrative Assistant
(781) 751-9242
Fax (781) 751-9225
swebster@dedham-ma.gov

PLANNING BOARD
26 Bryant Street
Dedham, Massachusetts 02026

June 30, 2010

Mrs. Marie-Louise Kehoe, Chair
Open Space and Recreation Committee
Dedham, MA

Dear Mrs. Kehoe:

The Planning Board has reviewed the Open Space and Recreation Plan update prepared by the Open Space and Recreation Committee and the consulting firm of Taintor & Associates, Inc.

The Planning Board agrees in general with the Open Space and Recreation Plan's recommendations. In addition, the Planning Board will work cooperatively with other Town departments, boards, committees, and residents to help implement the Plan's recommendations. The Board supports adoption and implementation of the Open Space and Recreation Plan by the Town of Dedham.

Sincerely,

Robert D. Aldous
Chairman
Planning Board

RDA/snw

Commission on Disability
Town of Dedham

June 10, 2010

Mrs. Marie-Louise Kehoe, Chair
Open Space and Recreation Committee
Dedham, MA

Dear Mrs. Kehoe:

The Town of Dedham Commission on Disability has reviewed the Open Space and Recreation Plan update prepared by the Open Space and Recreation Committee and the consulting firm of Taintor & Associates, Inc.

The Commission on Disability agrees in general with the Open Space and Recreation Plan's recommendations. In addition, the Commission on Disability will work cooperatively with other Town departments, boards, committees, and residents to help implement the Plan's recommendations. We plan to review the listed Town properties to recheck their accessibility features. The Commission on Disability supports adoption and implementation of the Open Space and Recreation Plan by the Town of Dedham.

Sincerely,

Tricia Whitehouse

Chairperson

Liz O'Donnell, Chair
Peter Onelli, Vice Chair
Jonathan Briggs
Carmen Dellolacono
Joanna Hamblin
Deb Harrison
Steve MacAusland
Russ Poole
Virginia LeClair, Environmental
Coordinator



Dedham Town Hall
26 Bryant Street
Dedham, MA 02026

Tel (781) 751-9213
Fax (781) 751-9109

Web Site
www.dedham-ma.gov

TOWN OF DEDHAM

SUSTAINABILITY ADVISORY COMMITTEE

June 30, 2010

Mrs. Marie-Louise Kehoe, Chair
Open Space and Recreation Committee
Town Hall
26 Bryant Street
Dedham, MA 02026

Dear Mrs. Kehoe:

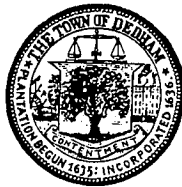
I am writing to let you know the Sustainability Advisory Committee has reviewed the Open Space and Recreation Plan update prepared by the Open Space and Recreation Committee.

Our board agrees in general with the Open Space and Recreation Plan's recommendations and is quite pleased to see Dedham take such care to preserve its open space and natural resources. Furthermore, the Sustainability Advisory Committee will work cooperatively with other town departments, boards, committees, and residents to help implement the Plan's recommendations. Thank you for all of the work your committee has done.

Sincerely,

Liz O'Donnell
Chair
Sustainability Advisory Committee

Dedham Public Schools
Home of America's First Tax-Supported Free Public School



June M. Doe
Superintendent
Fax No. (781) 320-0193

Cynthia A. Kelly
*Assistant Superintendent for
Curriculum, Instruction and Assessment*
Fax No. (781) 320-8798

Michael A. La Francesca
*Assistant to the Superintendent
for Business and Finance*
Fax No. (781) 320-8913

Kathy E. Gaudreau
*Director of
Special Education*
Fax No. (781) 320-8798

RECEIVED
JUL - 1 2010

DEDHAM PLANNING BOARD

June 29, 2010

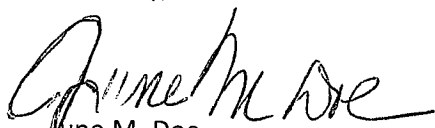
Mrs. Marie-Louise Kehoe, Chair
Open Space and Recreation Committee
Dedham, MA 02026

Dear Mrs. Kehoe:

The Dedham Public Schools has reviewed the Open Space and Recreation Plan update prepared by the Open Space and Recreation Committee and the consulting firm of Taintor & Associates, Inc.

The School Department agrees in general with the Open Space and Recreation Plan's recommendations. In addition, the School Department will work cooperatively with other Town departments, boards, committees, and residents to help implement the Plan's recommendations. The School Department supports adoption and implementation of the Open Space and Recreation Plan by the Town of Dedham.

Sincerely,


June M. Doe
Superintendent

The Dedham School System does not discriminate on the basis of age, race, color, sexual orientation, religion, national origin or handicap in its educational activities or employment practices.

Administration Building, 100 Whiting Avenue, Dedham, MA 02026 • (781) 326-5622 • www.dedham.k12.ma.us

+

June 9, 2010

Mrs. Marie-Louise Kehoe, Chair
Open Space and Recreation Committee
Dedham, MA

Dear Mrs. Kehoe:

Members of the Dedham Land Trust have participated in the various meetings leading up to the completion of the Open Space and Recreation Plan, as updated and prepared by the Open Space and Recreation Committee and the consulting firm of Taintor & Associates, Inc.

It is great to see the enthusiasm expressed by citizens and organizations for this Plan. Clearly, many wonderful open space resources exist in Dedham and there are numerous opportunities for their enhancement.

The Dedham Land Trust is supportive of many aspects of the plan and looks forward to working with the Open Space and Recreation Committee on the details of implementing the many recommendations. We look forward to working cooperatively with other Town departments, boards, committees, and residents to help implement the Plan's recommendations.

We support adoption and implementation of the Open Space and Recreation Plan by the Town of Dedham.

Sincerely,

Ned Watts

President, Dedham Land Trust



671 HIGH STREET
DEDHAM, MASSACHUSETTS 02026

RECEIVED
JUL 19 2010

DEDHAM PLANNING BOARD

July 15th, 2010

Mrs. Marie-Louise Kehoe, Chair
Open Space and Recreation Committee
Dedham, MA

Dear Mrs. Kehoe:

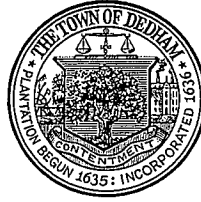
The Dedham Community Association, better known as the Dedham Community House (DCH), has reviewed the Open Space and Recreation Plan update prepared by the Open Space and Recreation Committee and the consulting firm of Taintor & Associates, Inc.

DCH agrees in general with the Open Space and Recreation Plan's recommendations. In addition, the DCH will work cooperatively with town departments, boards, committees, and residents to help implement the Plan's recommendations. DCH supports adoption and implementation of the Open Space and Recreation Plan by the Town of Dedham.

Sincerely,

Michelle Persson Reilly
Executive Director

Stanton A. Lyman, Chairman
Margaret F. Cabot
Lynn A. Fairbank
Andrea M. Gilmore
Kevin F. Hampe
Thomas M. Landy
Alexander K. Leith



Dedham Town Hall
26 Bryant Street
Post Office Box 306
Dedham, MA 02027
(781) 751-9100

TOWN OF DEDHAM
HISTORIC DISTRICTS COMMISSION

Robert B. Hanson
Chairman Emeritus

June 29, 2010

Mrs. Marie-Louise Kehoe, Chair
Open Space and Recreation Committee
Town Hall
26 Bryant Street
Dedham, MA 02026

Dear Mrs. Kehoe:

Stanton A. Lyman, Board Chairman of the Dedham Historic Districts Commission, has reviewed the Open Space and Recreation Plan update prepared by the Open Space and Recreation Committee, and the consulting firm of Taintor & Associates, Inc.

The Historic Districts Commission agrees, in principle, with the Open Space and Recreation Plan's conclusions and recommendations. In addition, the Historic District Commission will offer its support and assistance, as requested, to cooperate with other Town departments, boards, committees, and residents to implement the Plan's recommendations.

The Historic Districts Commission supports the adoption and implementation of the Open Space and recreation Plan by the Town of Dedham.

Very truly yours,

Stanton A. Lyman, A.I.A., Chairman
Dedham Historic Districts Commission



June 20, 2010

Mrs. Marie-Louise Kehoe, Chair
Open Space and Recreation Committee
Dedham, MA

Dear Mrs. Kehoe:

The Mother Brook Community Group (MBCG) has reviewed the Open Space and Recreation Plan update prepared by the Open Space and Recreation Committee and the consulting firm of Taintor & Associates, Inc.

The MBCG agrees in general with the Open Space and Recreation Plan's recommendations. In addition, the MBCG will work cooperatively with other Town departments, boards, committees, and residents to help implement the Plan's recommendations. Our group's efforts along the Mother Brook would have not been possible without the cooperation of many of the boards, commissions and department in our wonderful town. As we have worked on projects along the Mother Brook we have to come to realize the importance of protecting and preserving open space. The Board supports adoption and implementation of the Open Space and Recreation Plan by the Town of Dedham.

Sincerely,

Dan Hart

Dan Hart
Chairman

CC: Juliet Walker, Jon Briggs, Virginia LeClair, Susan Webster, Kevin Flaherty,
Joanna Hamblin, Mike Podolski



The circle of friends who
care about the Square

Dedham Square Circle
P.O. Box 593
Dedham Square, MA 02027
www.dedhamsquarecircle.org
dedhamsquarecircle@gmail.com
617.968.3040

August 2, 2010

Mrs. Marie-Louise Kehoe, Chair
Open Space and Recreation Committee
Dedham, MA

Dear Mrs. Kehoe:

The Dedham Square Circle has reviewed the Open Space and Recreation Plan update prepared by the Open Space and Recreation Committee and the consulting firm of Taintor & Associates, Inc.

The recommendations set forth in the Open Space and Recreation Plan would help to greatly improve the quality of life for all residents of Dedham. The time and effort members of the Open Space and Recreation Committee have contributed to this effort will allow future generations to enjoy the wonderful natural resources that Dedham has to offer.

The Dedham Square Circle supports adoption and implementation of the Open Space and Recreation Plan by the Town of Dedham and looks forward to assisting as appropriate to help bring these plans to fruition.

Sincerely,

Amy Haelsen

Amy Haelsen
Executive Director

Section 11 References and Resources

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Waltham Fields Community Farm, <http://communityfarms.org>

Weston, Town of, Planning Board. *Scenic Roads By-Law*.

Section 504 Accessibility Report

Part 1: Administrative Requirements

1. Designation of ADA Coordinator
2. Grievance Procedure
3. Public Notification Requirements
4. Participation of Individuals with Disabilities or Organizations Representing the Disabled Community

Sarah E. MacDonald, Chairman
James A. MacDonald, Vice Chairman
Carmen E. Dello Iacono
Michael L. Butler
Paul A. Reynolds

William G. Keegan, Jr.
Town Administrator

Nancy A. Baker
Asst. Town Administrator



TOWN OF DEDHAM
Board of Selectmen

DEDHAM TOWN HALL
26 BRYANT STREET
P.O. BOX 306
DEDHAM, MA 02027

TEL (781) 751-9100
FAX (781) 751-9109
TDD (781) 326-4946

WEB SITE
www.dedham-ma.gov

E-mail Address for Board of Selectmen
freshideas@dedham-ma.gov

July,9, 2010

Ian A. Bowles, Secretary
Energy and Environmental Affairs
100 Cambridge Street – 9th Floor
Boston, MA 02114

Dear Secretary Bowles,

This letter is to inform you that William G. Keegan, Jr., is the Town of Dedham's designated ADA and 504 Coordinator. His office is located at the Town Office Building, 26 Bryant Street, Dedham, MA 02026.

If you require additional information, please contact William G. Keegan, Jr. at 781-751-9100.

Very truly yours,

Sarah E. MacDonald
Chairman
Dedham Board of Selectmen

TOWN OF DEDHAM
AMERICANS WITH DISABILITIES ACT (ADA) GRIEVANCE PROCEDURE

PURPOSE

The following Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act (ADA). It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in employment practices and policies or the provision of services, activities, programs and benefits by the Town of Dedham.

SCOPE

This is an internal procedure for dealing with complaints rapidly, discreetly, and directly, if possible. When complainants use this process, they do not give up legal rights to external methods, i.e. petition to a court or government agency, or processing complaints.

HOW TO FILE A COMPLAINT

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of the complainant and location, date, and description of the problem. Reasonable accommodations, such as personal interviews or a tape recording of the complaint, will be made available for persons with disabilities who are unable to submit a written complaint. Complaints will be treated with confidentiality.

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

Complaints related to Town employment practices and policies, excluding the School Department employment practices and policies, should be submitted to:

William G. Keegan, Jr.
Town Administrator
Dedham Town Hall
26 Bryant Street
Dedham, MA 02026
Email: wkeegan@dedham-ma.gov
Telephone: 781-751-9100
Facsimile: 781-751-9109
TDD: 781-326-4946

RESOLUTION OF COMPLAINT

Within 15 calendar days after receipt of the complaint, the complaint receiver will meet with the complainant to discuss the complaint and possible resolutions. Technical assistance may be sought from members of the disabilities community. Within 15 days after the meeting, the complaint receiver will respond in writing and, when appropriate, in a formal accessible to the complainant such as audiotape or Braille. The response will explain the position of the Town of

Dedham and offer options for substantive resolution of the grievance. Deadlines may be waived by mutual agreement.

APPEAL


If the response by the complaint receiver does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal that decision within 15 calendar days after receipt of the response. The Board of Selectmen will serve as the appeal body for all complaints.

Within 15 calendar days after receipt of the appeal, the Board of Selectmen will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days after the meeting, the Board will respond in writing and, when appropriate, in a formal accessible to the complainant such as audiotape or Braille, with a final resolution of the complaint. These deadlines may be waived by mutual agreement.

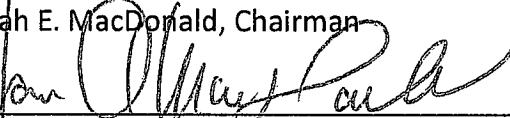
RECORDS OF COMPLAINTS

All complaints received by the Town AA Officer or ADA Coordinator, appeals to the Board of Selectmen, and responses by the Town AA Officer or ADA Coordinator and the Board of Selectmen will be kept by the Town of Dedham for at least three years.

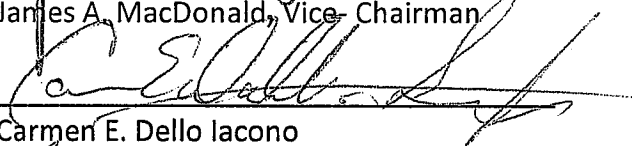
Signed: Town of Dedham Board of Selectmen



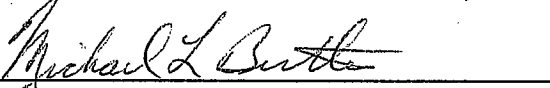
Sarah E. MacDonald, Chairman




James A. MacDonald, Vice-Chairman



Carmen E. Dello Iacono



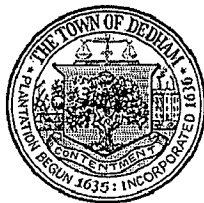
Michael L. Butler



Paul Reynolds

July 8, 2010

Sarah E. MacDonald, Chairman
James A. MacDonald, Vice Chairman
Carmen E. Dello Iacono
Michael L. Butler
Paul A. Reynolds



TOWN OF DEDHAM
Board of Selectmen

DEDHAM TOWN HALL
26 BRYANT STREET
P.O. BOX 306
DEDHAM, MA 02027

TEL (781) 751-9100
FAX (781) 751-9109
TDD (781) 326-4946

William G. Keegan, Jr.
Town Administrator

Nancy A. Baker
Asst. Town Administrator

WEB SITE
www.dedham-ma.gov

E-mail Address for Board of Selectmen
freshideas@dedham-ma.gov

To: All Boards, Committees, Commissions and Department Heads

From: Nancy A. Baker, Assistant Town Administrator *Nancy A. Baker*

Date: July 9, 2010

Re: Town Sponsored Public Events and the ADA

As you know, all town-sponsored events open to the public must be held in locations accessible to persons with disabilities. In addition, all written announcements of town-sponsored events should now include the following language:

The Town of Dedham intends to comply with the Americans with Disabilities Act. If you need a reasonable modification of policies or practices, auxiliary aides, or services, please contact us at least two weeks before this event or as soon as possible.

It is not considered adequate to assume that people will ask if they need modifications, sign language interpreter, hand-outs in a non-print format, amplification devices, or other accommodations to participate in public events. We must declare our intentions and invite identification of needs.

If you receive a request and need help with responding to it, I will be happy to provide assistance to you.

Thank you for your cooperation in complying with ADA and in making Dedham an inclusive Town.

Commission on Disability
Town of Dedham
Comments on the Open Space & Recreation Plan Report

Town Conservation Properties

Wigwam Pond and Little Wigwam Pond

I visited both of these ponds and enjoyed looking at and listening to the wildlife at each. The picnic table at ATent for Rent has been moved closer to their building and appears to be for employee use. At the parking lot end of the paved path are several HP parking spaces. The path-of-travel from the spaces to the path is a short distance over grass. Paved access would be an improvement. Only boats that are capable of being carried for a distance by people walking down the paved path could be put into the water at Wigwam Pond.

Stoney Lea Road and the Town Forest

I have visited these areas in the past, but not recently, especially due to the Route 128 construction project at the Town Forest. I hope access to the Town Forest will be restored when the Add-A-Lane project at Route 128 is finished.

Mother Brook

I visited the part of Mother Brook behind the East Dedham Post Office today and was surprised to see that the pond was gone, so I surmised that periodic draining and cleaning may have been in the works. This is a favorite duck and goose feeding area for area residents. In front of the Post Office, there is one correctly marked HP space, a cross-hatched area next to it for adapted van use and a second space that is not so clearly marked. It had a non-HP vehicle parked in it today. Some additional projects are in the works to make sections of Mother Brooks cleaner and capable of being visited and enjoyed by residents. Some sections are currently dangerous.

Fowl Meadow wetlands and other Town conservation lands

Not visited by me, except for the wooded area that runs from Grant Avenue at the Endicott Train Station uphill beside the railroad tracks heading toward Mt. Vernon Street.

Park and Recreation Dept. Parks and Playgrounds

Fairbanks Park

HP signs in the parking lot are at heights of 105, 107, 101 and 100 inches to the top of the signs. There are two curb cuts, supposedly for crossing Rustcraft Road to the Red Cross building, but there is nothing on the opposite side and no crosswalk. I was unable to check inside the designated accessible restrooms. There is no path-of-travel to “Jefferson at Dedham Station”. There is a long path-of-travel from the new parking area to the Concession Stand and grandstands.

Barnes Memorial Park – Davis Field

Blue and white HP symbol on ground needs repainting. The only path-of-travel to the grandstands is on the left and over a fairly long, uneven grassy area. On the right, openings in the fence are too narrow or impeded by a cement poured base for a now missing sign.

Concession Building: Path-of-travel to the restrooms is up an inclined blacktopped area which may have excessive slope, leading to a cement slab. I was unable to see inside the locked restrooms.

Maryanne Lewis Playground: No HP parking space on Eastern Avenue. Pour-in-place does not connect from the playground structure to the brick walkway, or to the tire swings or the chair swings. The accessible chair swing is missing. Pour-in-place only services the steering wheel/dashboard activity and one end of the speaker tube. The other end is on the “low” climbing structure up a short flight of stairs. The “matching rows” game is located over wood chips. The tot lot is ungated at both ends. The Commission on Disability provided partial funding for the accessible features and pour-in-place.

Ballfields: The path-of-travel is off of the brick walkway. To the left, it is about 15 yards across the grass to the grandstand. A short, bumpy path over grass and dirt leads to the grandstand on the right. No signs anywhere direct to the restrooms.

Cecil Place soccer fields – No parking allowed on Cecil Place. No HP access to the field at this point as the opening in the fence is obstructed and too narrow.

Gonzales Field:- Lower level parking lot on the corner of East and High has no accessible features, but does have an incorrect “No Dogs” sign. Upper level currently has no accessible parking. There are some regular parking spaces behind the Fitness Center at the bottom of a steep hill. There are 4 backless benches scattered throughout the grassy field.

Churchill Park

No designated parking for anyone. There are 2 low back chair swings, but no actual accessible equipment. Path of travel is over grass and dirt, but wide enough. No signs regarding dogs. Legacy Place is funding improvements. I am unable to tell if they will be adding grandstands or other features. The area still looks under construction.

Dedham Common

O.S.R.P. report is correct. I have nothing to add.

Paul Park

Tot lot has pour-in-place from the gated entrance to the accessible swing and the “accessible features” side of the climbing structure. It has the “matching rows” game, alphabet letters, speaking tube, Braille board for the alphabet, numbers and shapes, a seat, a clock with moveable hands, and a “transfer area” to the climbing structure. There are no marked spaces in the on-street parking. The Commission on Disability provided funding for the accessible features.

Condon Park

The parking lot has just been re-done. It is currently missing the HP sign, but the space is marked on the ground. Please install the new sign at the correct height. The path-of-travel to the

playground is over grass and dirt. The playground currently has no accessible equipment. All pieces of equipment have wooden frames around them that prevent access. These frames are filled with wood chips. The correct sign allowing service dogs is displayed.

Oakdale Square

Only has “No Dogs Allowed” sign. Park has 4 benches without backs and 4 benches with backrests, but all are located on the grassy lawn with no accessible path-of-travel. Oakdale Square needs much curb cut work.

Mother Brook Park

Nothing to add to O.S.R.P report

Harnett Square

Town of Dedham workers were busy planting flowers and tending to the grounds as I drove by. I was unable to check for path-of-travel.

The Triangle

Nothing to add.

The Dolan Center

When visited last week, the accessible men’s and women’s bathrooms had just been finished and the paint was still drying on the walls. Serious problems still exist with the Path-of-Travel from the second level gymnasium to the lower level main entrance. No connecting sidewalk is provided and people have to wheel down an unprotected driveway outside (in possibly inclement weather) which carries significant vehicle traffic to get from one level to another. There has been discussion about a lift between levels, but it doesn’t exist at this time. Also, it has come to our attention that Board Meetings for the Parks and Recreation Department have been illegally meeting on the inaccessible third floor of this building in violation of the Open Meeting Law.

School Facilities

Mucciaccio Pool

HP ground symbols are painted on the walls instead of proper HP signs. Of the two HP spaces in the parking lot, the one on the left appears to have excessive slope front-to-back. Many signs prohibit parking without a Permit at certain times. The entrance to the athletic field which is closest to the Pool’s door is not flat, being lower on the field side. Once on the field, it would be impossible at this time to return to the paved area due to the height difference. “No Dogs Allowed” sign needs to be replaced with a correct sign for service dogs. Main entrance to athletic field was chained and locked shut at the time of my visit. A smaller walk-through entrance on the parking lot side to the right of the main gate is at most 29” wide and has obstructing cement bases. A 14 inch deep slab of curbing tries to pass for a ramp from the parking lot to the main gate. Nearby is an area best described as a sink hole next to a storm drain.

Tennis Courts-To be replaced

Many “Permit Only” parking signs. No accessible path-of-travel to the backless benches outside the courts and no accessible path-of-travel onto the courts.

Skateboard Park-Totally vandalized and destroyed

The skateboard park was originally reached by a long paved pathway to the right side of the Pool. This path, while quite level, now has dirt and grass filled cracks running perpendicular to it and tree roots are lifting the pavement in places

McGowan Basketball Courts

Located at the end of the above mentioned pathway, the basketball courts look beautiful in comparison with the skateboard park. These courts have one backless bench inside the fencing. This is a very accessible area with plenty of parking spaces reached via Pottery Lane.

Oakdale School

The pour-in-place leads from the parking area to the steering wheel/dashboard, a very high mounted Stationary Cyler arm pedal, very high still rings shaped like stirrups and “transfer access” to the “low” climbing structure. There is no pour-in-place to the accessible swing. The nearest HP space is a long distance away on the opposite side of the parking lot next to the accessible entrance on the rear of the school. This space is on a severe side slope. The sign for the HP spot on Madison Street was missing when I was there. The Commission on Disability provided funding for accessible features here.

Riverdale School

HP parking and ramps are okay, but the path-of travel to the playground is quite long. There are two very small sections of pour-in-place for the amount of money that the Commission on Disability donated for this renovation. The first leads to the accessible chair swing. The other on the opposite side of the playground goes from the sidewalk to the “transfer access” point on the “low” climbing structure. The path-of-travel from there to the accessible features is across wood chips. Those features are speaking tubes, steering wheel/dashboard and the Image Reach Panel, which is very high off the ground. The Chimes Musical Panel (advertised as tamper-proof) has been stuffed with wood chips and no longer plays music. There are two incorrect “No Dogs Allowed on School Properties” signs instead of the “service dogs” signs.

Greenlodge School

1 HP sign is missing. In the same spot, the cement curb which is supposed to define the end of the space is sitting inside the space, blocking it from being used. It also appears to have excessive side slope. I went to the Landscape Structures, Inc. website at www.playlsi.com and looked up (with great difficulty) their ramp. It is called TuffTimbers Access Wedge. They don't dare call it a ramp! It obviously has excessive slope. As shown in the website catalog picture, it was designed to go from a raised cement or blacktopped area down to a play area filled with wood chips. The wood chips are supposed to cover up the 1 ½ inch lip on the bottom edge. This is not the way they are used at Greenlodge. They lead from blacktop up to the pour-in-place. The lip in this application becomes a barrier. There is a 1 inch gap to the pour-in-place at the rightmost wedge, a 3 inch gap at the center wedge and a very dangerous 5 ½ inch gap to the broken leftmost wedge. It is broken away from its securement point and a large irregularly shaped chunk is missing out of the bottom. Not Tuff enough for our kids.

The right wedge leads to the accessible chair swing. The center wedge leads from brick to pour-in-place and then on to the climbing structure. Accessible features funded by the Commission on Disability are: Trail Tracker Reach Panel (find the path from the mouse to the

cheese), the Image Reach Panel, and a turn-the-dial marble path game. These are all located over wood chips instead of pour-in-place. The left wedge leads to a backless bench in front of the inaccessible Fitness Apparatus Cluster. The former wood climbing structures have been replaced by the Landscape Structures, Inc. structures. There is excessive slope up a paved drive with cracked and broken pavement that leads up to the ballfields and the forested area. There is a paved area by the kindergarten that has several 4 square games, hop-scotch games, a map of the U.S. (artist is not familiar with New England, as there are two extra states included!!) all of which are painted on blacktop. They do have the correct “service dogs” signs.

Capen School, a.k.a. Curren Early Childhood Education Center (ECEC)

All structures mentioned in the Open Space & Recreation Plan report have been replaced with Landscape Structures, Inc. material. Once again, the Commission on Disability provided funding for the accessible features, the pour-in-place and the bench just inside the gate. There is no adjacent HP parking at the playground, only at side doors on each side of the school. This needs to be corrected. We have previously requested this correction, but no action was taken. The pour-in-place leads from the gate to the raised sandbox, a non-functional periscope, a Sign Language board, and the steering wheel/dashboard. As stated in the O.S.R.P. report, the ballfields are down in the pit and there is no accessible path of travel to them, which needs correcting.

Avery School – to be rebuilt at a location adjacent to the High School

The current school has these signs, “No Unauthorized Parking on the Grounds.” A sign at the playground in the rear of the school reads, “No Trespassing. Authorized Persons Only. Police Take Notice.” 1 of the 2 entrances is semi-accessible with a drop off from the pavement to wood chips, which needs to be built back up on the low wood chips side to make it level with the pavement. No accessible features are in the playground. It is designed more as a Fitness Cluster than a regular playground. No pour-in-place is used. There are no HP spaces near the playground. Ones by the school’s accessible entrance in the rear of the building are too high at 105”, 116” and 117” to the top of the signs. Incorrect “No Dogs Allowed on School Properties” signs instead of the “service dogs” signs, which the Commission on Disability ordered and paid for, to be used throughout the Town.

Dedham Middle School

Loewen Field has been relocated to the Mt. Vernon side and the entrance to it is off of Mt. Vernon Street. There are 6 HP signs facing Loewen Field. The heights to the top of the HP signs from left to right are: 103”, 101”, 103”, 102”, 102”, and 103”. Maximum allowable height is 96”. They have the correct “service dogs” signs. There are no grandstands at the ballfield. The curb cut between the HP spaces and the field is okay, but the path of travel is very long and goes over pavement, a cement sidewalk, and lots of grass to get to the field.

Dedham High School track and field – Extensive renovations are planned here.

There are 4 HP spaces in the parking lot near the Concession Stand. One HP sign is currently missing. The other 3 signs are correctly positioned. They have the correct “service dogs” sign. There is an accessible path-of-travel from the parking lot to the Concession Stand, which has accessible men’s and women’s rooms, but they were not open at the time of my visit. One could watch the games on the field or graduation ceremonies from the accessible path, or one could roll off onto a dirt area which is quite level. The walkway down to field level is too steep at the top

end and a wheelchair tip-over at the sharp turn is very likely to happen. There is no playground here. The Commission wants to add that the buzzer location to be used for admittance to the main High School building needs adjusting. Currently, one runs the risk of being hit by doors swinging outward along the path-of-travel to the buzzer. A second buzzer located next to top of the accessible ramp at the right end of the swinging doors area would fix this problem.

These comments have been prepared in June of 2010 by Tricia Whitehouse, Chairperson of the Town of Dedham, Commission on Disability.

Part 2: Program Accessibility

FACILITY INVENTORY AND TRANSITION PLAN

A general inventory *to review for accessibility and ADA accommodations* was completed in 2004 and updated in 2010 for each open space and recreation facility under the jurisdiction of the Town. Recreational facilities that are part of public school properties were also included in this inventory. The inventory determined that certain structural changes were necessary to ensure that all facilities comply with ADA standards. Needed structural changes are identified below. Recommended improvements, time frames, and responsible parties are included in the Seven-Year Action Plan.⁹⁴

Town Conservation Properties

Wigwam Pond, Little Wigwam Pond and wetlands



Description: Beginning on the easterly side of Boston-Providence Highway and heading generally southerly is Wigwam Brook which connects Wigwam Pond on the northern end to Little Wigwam Pond south of Rustcraft Road after passing the Fairbanks Park. Wetlands off of Allied Drive and in other locations add to the protected lands along the corridor. The primary purpose of these areas is wildlife conservation.

Needed Structural Changes: Public access to Wigwam Pond is available off of Quabbish Road. There is car top boat access down a paved path. The launch site is adjacent to the retention basin behind the Tent For Rent building. At the parking lot end of the paved path are several HP parking spaces. The path-of-travel from the spaces to the path is a short distance over grass. Only boats that are capable of being carried for a distance by people walking down the paved path could be put into the water at Wigwam Pond.

There are no formal public access points or trails to Little Wigwam pond or the surrounding wetlands.

⁹⁴ Comments included from Tricia Whitehouse, Chairperson of the Town of Dedham, Commission on Disability, June 2010.

235 Stoney Lea Road



Description: 2.19 acre wooded area on Stoney Lea Road. The property has a vernal pool with informal walking trails that extend the length of the site.

Needed Structural Changes: The primary purpose of this land is for informal recreation and protection of vernal pool habitat. This is a common passage for local fauna such as deer, fox and turkeys. There are no parking spaces except along the street.

Fowl Meadow wetlands

Description: Wetlands abutting the state-owned Neponset River Reservation, located at the southeast corner of the Town along the Neponset River and north of Route 128.

Needed Structural Changes: The primary purpose for these lands is wildlife conservation and preservation of wetland habitat. No formal public access is provided to the town-owned portions of this conservation area.

Town Forest

Description: Located in the median strip of Route 128, the Town Forest stretches from High Street to Washington Street.

Needed Structural Changes: Previously, there was a public access point and trail from Washington Street. Access is overgrown, and the trail is no longer visible. Parking opportunities are limited due to proximity to the road.

Other Town Conservation Lands

Description: Four areas of less than seven acres are owned by the Town for the purpose of habitat conservation. Wooded waterfront property along Mother Brook is located off of Colburn, Milton, and River Streets in East Dedham and along Lowder Brook off Court Street in West Dedham. Additional wooded conservation parcels are located at the intersection of Westfield Street and Meadow Brook Road in West Dedham and off Beech Street in Oakdale.

Needed Structural Changes: Portions of these lands are accessible to the public on the periphery, but there are no formalized trails or other access areas as the priority use is for conservation.

Parks & Recreation Department Parks and Playgrounds (maintained by Parks Department)

Dolan Recreation Center





Description: Located on Common Street, the newly constructed Dolan Recreation Center has a baseball/softball, multi-use field, and playground as well as an indoor facility with a gymnasium.

Needed Structural Changes: Recently completed accessible men’s and women’s bathrooms. Path-of-travel from the second level gymnasium to the lower level main entrance is not accessible. No connecting sidewalk is provided and people have to wheel down an unprotected driveway outside (in possibly inclement weather) which carries significant vehicle traffic to get from one level to another. There has been discussion about a lift between levels, but it doesn’t exist at this time. Third floor is not accessible, Town departments and boards should not meet at locations which are not accessible.

Fairbanks Park

Description: The Park is located on the northerly side of Rustcraft Road. Amenities include softball/baseball fields, a soccer field, bathrooms, and a sizeable parking area.



Needed Structural Changes: Entry from the parking area on Rustcraft Rd near Central St into the soccer field is not  accessible; the entry is narrow and has sharp turns to maneuver through the entrance. There are two curb cuts for crossing Rustcraft Road to the Red Cross building, but there is nothing on the opposite side from the field and no crosswalk. There is no path-of-travel to “Jefferson at Dedham Station”. There is  access down the new

sidewalk (not through the parking lot in order to save wear and tear on the field). The concession stand and bathrooms have exterior ♿ access, no interior review has occurred. Benches have no back rests. Parking lot HP signs should be lowered (maximum of 8ft to top of sign).

Memorial Park



Description: Located at Eastern Avenue and East Street, Memorial Park is centrally located and includes a number of recreation areas. The Park includes the Gonzalez soccer field off High St, a soccer field off Cecil Place, three baseball/softball fields off Eastern Avenue, MaryAnne Lewis Playground near the corner of Eastern Ave and Whiting Ave, and the Loewen ballfield across East Street at the Corner of Whiting Ave although the main parking lot is quite a distance from the playground, there are some street spots designated for the park.

Needed Structural Changes:

Designated parking symbols on ground need repainting. Path-of-travel to fields is inhibited by uneven terrain, openings in fence are too narrow or impeded, no ♿ accessible paths connect entryways to the fields, and there is no ♿ accessible spectator seating.

The concession stand is ♿ accessible from the exterior. Path-of-travel to the restrooms is up an inclined blacktopped area which may have excessive slope. Interior review of bathroom and concession facility has not occurred.

No HP parking space on Eastern Avenue near playground. Pour-in-place does not connect from the playground structure to the brick walkway, or to the tire swings or the chair swings. The accessible chair swing is missing. Pour-in-place only services the steering wheel/dashboard activity and one end of the speaker tube. The other end is on the “low” climbing structure up a short flight of stairs. The “matching rows” game is located over wood chips. The tot lot is ungated at both ends. The Commission on Disability provided partial funding for the accessible features and pour-in-place.



The Gonzalez soccer field off High Street is only accessed from the parking lot by a steep staircase in poor condition lot, the other side of the field borders a private, commercial property with customer-only parking. There are no marked ♿ parking spaces at the field parking. Benches have no back rests. “No Dogs” sign should be changed to allow for service dogs.

Churchill Park


Description: Located off Churchill Place (very close to the High Street-East Street intersection) is Churchill Park, with a tot lot (swings and a slide), a basketball hoop, and a baseball/softball field. Parking seems to be available around the Italian-American Citizens Club.

Needed Structural Changes: There is no designated ♿ accessible parking. Access points are restricted by narrow gate openings. Playground equipment is not ♿ accessible. Path of travel is over grass and dirt, but wide enough. Improvements are planned and underway.

Dedham Common




Description: The Common is located at Common Street, Bridge Street, and High Street. A traditional New England common, it is a tree-edged, grassy area. There are no amenities.

Needed Structural Changes: Access to this grassy open space is limited by narrow openings in the border fence. There are no paved or hard-packed trails to accommodate  access. There are no parking areas.

Paul Park



Description: Located at the corner of Cedar and Tower Streets, Paul Park has a tot lot, a baseball/softball field, and a basketball court. There is no parking area, only parking along the street. The basketball court is located at some distance from the street.

Needed Structural Changes: Access from parking along the street and sidewalk is unrestricted, but there are no  accessible paths through the park.

Tot lot has pour-in-place from the gated entrance to the accessible swing and the “accessible features” side of the climbing structure. It has the “matching rows” game, alphabet letters, speaking tube, Braille board for the alphabet, numbers and shapes, a seat, a clock with moveable hands, and a “transfer area” to the climbing structure. There are no marked spaces in the on-street parking. The Commission on Disability provided funding for the accessible features.

Condon Park

Description: Located at an historic mill site on Mother Brook, Condon Park has a tot lot (swings, slide, merry-go-round, and others), a baseball/softball field, and a basketball court.




Needed Structural Changes: The parking lot has just been re-done. It is currently missing the HP sign, but the space is marked on the ground. Sign should be installed at correct height. No accessible paths through the park to other areas. The playground currently has no accessible equipment. All pieces of equipment have wooden frames around them that prevent access. These frames are filled with wood chips. The correct sign allowing service dogs is displayed.

Oakdale Square



Description: An urban green space at the intersection of River, Sanderson, Cedar, and Oakdale Streets, this is a tree-edged, grassy area for walking or sitting. The park has brick pathways, benches, and landscaping.

Needed Structural Changes: There is relatively unrestricted  access except from the River Street side, which is blocked by a curb. There are no curb cuts from nearby sidewalks and pavement breaks along Oakdale Avenue need repair. 4 benches do not have back rests, 4 with back rests, but all are located on grassy lawn with no accessible path-of-travel. “No Dogs” sign should be changed to allow service dogs.

Other Town Parks

Mother Brook Park



Description: Grassy area along Mother Brook on Milton Street.

Needed Structural Changes: No accessible parking available, gated entrance is not accessible.

Hartnett Square

Description: Triangular landscaped plot with benches on Milton Street.

Needed Structural Changes: No accessible parking available, no accessible paths through park.

The Triangle

Description: Grassy plot at quiet residential intersection at Hyde Park Street.

Needed Structural Changes: No accessible parking available, no accessible paths through park.

School Facilities

Mucciaccio Pool

Description: Across the abandoned railroad track from Dedham High School is the Pool and Recreation Area accessed via Pottery Lane and Recreation Rd. These facilities can be also be accessed by a bridge crossing over the railroad from the High School. The athletic fields include a soccer field, a practice field, and a new multi-use field is planned to replace the existing tennis, basketball courts, and skateboard park. The pool building is located on Recreation Road; a paved path connects the Pottery Lane areas to the Pool.

Needed Structural Changes: The old tennis, basketball courts, and skateboard park will be removed when a new multi-use field is added for the new Avery School.

Handicap designated parking is available near the entrance to the pool. HP ground symbols are painted on the walls instead of proper HP signs. Of the two HP spaces in the parking lot, the one on the left appears to have excessive slope front-to-back.

The entrance to the athletic field which is closest to the Pool's door is uneven, lower on the field side. "No Dogs Allowed" sign needs to be replaced with a correct sign for service dogs.


A walk-through entrance on the parking lot side to the right of the main gate is too narrow and has obstructing cement bases. Ramp from parking lot to main gate needs upgrading.

A handicap accessible entrance to the pool is available and should be kept unlocked at all times. Interior accommodations should be checked to ensure they meet ADA requirements and should be made available at all times while the pool is in operation.

Oakdale School



Description: Located at Madison and Cedar Streets, Oakdale School has a pleasant park-like backyard. It has a large timber structure and a baseball/softball field. There is parking on Madison Street. Premises dedicated to school use on school days.

Needed Structural Changes: Alternative access should be offered if the grade of the slope is too steep for  access to the ballfields and accessible spectator seating should be made available.

The pour-in-place leads from the parking area to the playground steering wheel/dashboard. The playground equipment has a very high mounted Stationary Cyler arm pedal, very high still rings shaped like stirrups and "transfer access" to the "low" climbing structure. There is no pour-in-place to the accessible swing. The nearest HP space is a long distance away on the opposite side of the parking lot next to the accessible entrance on the rear of the school. This space is on a severe side slope. The sign for the HP spot on Madison Street is missing. The Commission on Disability provided funding for accessible features here.

Riverdale School



Description: Located on Needham Street, with pedestrian access from Hillside Road.

Needed Structural Changes: HP parking and ramps are okay, but the path-of travel to the playground is quite long. There are two very small sections of pour-in-place, Commission on Disability donated for this renovation. The first leads to the accessible chair swing. The other on the opposite side of the playground goes from the sidewalk to the “transfer access” point on the “low” climbing structure. The path-of-travel from there to the accessible features is across wood chips. Those features are speaking tubes, steering wheel/dashboard and the Image Reach Panel, which is very high off the ground. The Chimes Musical Panel (advertised as tamper-proof) has been stuffed with wood chips and no longer plays music. There are two incorrect “No Dogs Allowed on School Properties” signs instead of the “service dogs” signs.

Greenlodge School



Description: Located on Greenlodge Street, there is a basketball hoop in an area of uneven pavement, wood climbing structures (with steps and ladders), and two baseball/softball fields. Also contains a forested area.

Needed Structural Changes: HP sign is missing. Cement curb is blocking space from being used.

Pour-in-place access has gaps around it and is in disrepair. Accessible features funded by the Commission on Disability are: Trail Tracker Reach Panel (find the path from the mouse

to the cheese), the Image Reach Panel, and a turn-the-dial marble path game. These are all located over wood chips instead of pour-in-place.

There is excessive slope up a paved drive with cracked and broken pavement that leads up to the ballfields and the forested area.

Capen School



Description: Located at 322 Sprague Street. There is a wooden structure and swings in a tot lot area. There are two baseball/softball fields and a basketball court located down a steep grade in lower playing fields. Premises dedicated to school use on school days.

Needed Structural Changes: Commission on Disability provided funding for the accessible features, the pour-in-place and the bench just inside the gate. There is no adjacent HP parking at the playground, only at side doors on each side of the school. The pour-in-place leads from the gate to the raised sandbox, a non-functional periscope, a Sign Language board, and the steering wheel/dashboard. Alternative access to the ballfields should be provided as grade is steeper than ADA standards.

Avery School



Description: Located at 123 High Street, the Avery School has a paved school yard, with a timber climbing structure and a basketball hoop. Premises dedicated to school use on school days.

Needed Structural Changes: ♿ accessible parking is available in front of the school, but not near the playground. Signs are too high (maximum 8ft). Good ♿ access is available to the basketball hoops. 1 of 2 entrances to playground equipment is semi-accessible with a drop off from the pavement to wood chips, which needs to be built back up on the low wood chips side to make it level with the pavement. No accessible features are in the playground. No pour-in-place is used. Incorrect “No Dogs Allowed on School Properties” signs instead of the “service dogs” signs, which the Commission on Disability ordered and paid for, to be used throughout the Town.

Dedham Middle School

Description: Located at 74 Whiting Street, the Middle School is within a short walk of Memorial Park. The Middle School has a softball field and 2 indoor basketball courts. Premises dedicated to school use on school days.

Needed Structural Changes: Loewen Field has been relocated to the Mt. Vernon side and the entrance to it is off of Mt. Vernon Street. There are 6 HP signs facing Loewen Field. The heights to the top of the HP signs all exceed maximum height (8ft).

Field has correct “service dogs” signs. There are no grandstands at the ballfield. The curb cut between the HP spaces and the field is okay, but the path of travel is very long and goes over pavement, a cement sidewalk, and lots of grass to get to the field.

Dedham High School

Description: Adjacent to the High School is Stone Park with a football field and track. The High School also has a soccer field and two indoor basketball courts.

Needed Structural Changes: There are 4 HP spaces in the parking lot near the Concession Stand. One HP sign is currently missing. The other 3 signs are correctly positioned. They have the correct “service dogs” sign. There is an accessible path-of-travel from the parking lot to the Concession Stand, which has accessible men’s and women’s rooms. Accessible spectator viewing is available from the accessible path, or onto a level dirt area. The walkway down to field level is too steep at the top end.

The Commission on Disability also observed that the buzzer location to be used for admittance to the main High School building needs adjusting. Currently, one runs the risk of being hit by doors swinging outward along the path-of-travel to the buzzer. A second buzzer located next to top of the accessible ramp at the right end of the swinging doors area would fix this problem.

Part 3: Employment Practices

The Town of Dedham is an Affirmative Action / Equal Opportunity Employer. Sample job announcements follow.

The Town's Affirmative Action Director is appointed by the Board of Selectman and is charged with the responsibility of insuring that the Town complies with the Directives and Policies of the "Massachusetts Commission Against Discrimination" (MCAD). The reports submitted are to ensure the state that the Town of Dedham is complying with their requirements for employment and minority/women contracts.

The Town's Commission on Disability's mission is to promote the full integration and participation of people with disabilities in all activities, services and employment opportunities of the community. The Commission advises and assists municipal officials in ensuring compliance with Federal and State disability laws and provides information, referrals, guidance and technical assistance in all disability related matters.

Appendices

Appendix 1: Massachusetts Grants and Funding Sources for Open Space and Recreation Projects

DCR - Department of Conservation and Recreation
 DEP - Department of Environmental Protection
 DFG - Department of Fish and Game
 EEA – Executive Office of Energy and Environmental Affairs

Name	Office	Grant (Average or Range)	Eligibility	Deadline	Local Match	Use	Web Page
Forest Stewardship Program	DCR	\$1,230 - \$6,600	Municipalities, Most private landowners	TBD	50%	Ch 61 Plan, Land Management	www.mass.gov/dcr/stewardship/forestry/service/steward.htm
Forest Viability Program	DCR	\$19,700-\$25,000	Non-industrial, Ch. 61 private landowners	TBD	50%	Land management	www.mass.gov/dcr/stewardship/forestry/service/steward.htm
Recreational Trails Program	DCR	\$2,000 – \$50,000	Municipalities, non-profits, government agencies	Summer	20%	Trail Protections, Construction and Stewardship	www.mass.gov/dcr/stewardship/greenway/regionalGrants.htm
Rivers and Harbors Grant Program	DCR		Federal cost share, municipalities, non-profits	TBD	50%	Water Resource Protection	www.mass.gov/dcr/grants.htm
Urban and Community Forests Grants Challenge	DCR	\$1,000-\$30,000	Municipalities, non-profits	May, Nov	50%	Planning and Land Management	www.mass.gov/dcr/stewardship/forestry/urban/urbanGrants.htm
Clean Water Act Competitive Grant Program	DEP		Municipalities, regional planning agencies, conservation districts	TBD		Nonpoint source planning and assessment	www.mass.gov/dep/water/grants.htm

Name	Office	Grant (Average or Range)	Eligibility	Deadline	Local Match	Use	Web Page
Clean Water State Revolving Fund Loan Program	DEP	\$5.3 million	Municipalities, Water Districts	August		Capital projects for water quality	www.mass.gov/dep/water/wastewater/wastewat.htm
Drinking Water State Revolving Fund Loan Program	DEP	\$2.7 million	Public water suppliers	August		Capital projects for drinking water supply	www.mass.gov/dep/water/wastewater/wastewat.htm
Drinking Water Supply Protection Grant Program	DEP	\$290,500	Municipalities, public water systems	September	50%	Land Acquisition	www.mass.gov/dep/water/dwgrant.htm
Municipal Sustainability Grant Program	DEP	\$100 – \$25,000	Municipalities	September		Recycling, Composting, Reuse and Source Reduction	www.mass.gov/dep/recycle/recawgr.htm
Water Conservation Grants	DEP	\$31,543	Municipality, public water system	June		Water conservation planning	www.mass.gov/dep/water/wlpgprog.htm
Landowner Incentive Program (LIP)	DFG	\$5,000- \$50,000	Private landowners, sportsmen's clubs, land trusts, non-profits	December	25%	Habitat restoration	www.mass.gov/dfwele/dfw/habitat/grants/lip/lip_home.htm
Riverways Program Grants for River Restoration & Revitalization Priority Projects	DFG	\$5,000 – \$50,000	Non-profits, public agencies, municipalities	TBD		Restoration and Revitalization	www.mass.gov/dfwele/river/programs/stream/
Riverways' Stream Team Implementation Awards	DFG	\$1,500- \$10,000	Non-profits, municipalities,	TBD		River restoration	www.mass.gov/dfwele/river/programs/adoptastream/aimplementation_awards.htm
Conservation Partnership	EEA	\$75,000	Non-profits	July	50%	Land Acquisition	www.mass.gov/eea

Name	Office	Grant (Average or Range)	Eligibility	Deadline	Local Match	Use	Web Page
Federal Land and Water Conservation Fund	EEA	\$424,000	Municipalities, EEA agencies.	July	50%	Land Acquisition, Resource Improvements	www.mass.gov/eea
Local Acquisitions for Natural Diversity - LAND	EEA	\$345,000	Municipalities	March	50%	Land Acquisition	www.mass.gov/eea
Mass Environmental Trust	EEA	\$5,000-\$50,000	Nonprofits, schools, municipalities.	October		Education, Water Resource Protection	www.mass.gov/eea/met
Parkland Acquisitions and Renovations for Communities - PARC	EEA	\$50,000-\$500,000	Municipalities	July	30-48%	Land Acquisition, Resource Improvements	www.mass.gov/eea

Appendix 2: Inventory of Public Open Space Properties

Please note that Private Open Space Properties are listed in Appendix 3.

Ownership and Management -- Federal Flood Control (US Army Corps)

Parcel ID	Street Address	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status
11-10-90	348 NEEDHAM ST	8.8	SRA	GOVT	Flood area	Passive	No	Permanent
11-41-90	356 NEEDHAM ST	0.8	SRA	GOVT	Flood area	Passive	No	Permanent
22-11-90	101 JENNEY LN	25.3	SRA	GOVT	Flood area	Passive	No	Permanent
22-5A-90	55 JENNEY LN	0.7	SRA	GOVT	Flood area	Passive	No	Permanent
39-45A-90	254 BRIDGE ST	20.7	GR	GOVT	Flood area	Passive	No	Permanent
40-10-90	58 BERKELEY RD	0.1	GR	GOVT	Flood area	Passive	No	Permanent
40-11-90	18 NORTH RIVERSIDE WALK	1.4	GR	GOVT	Flood area	Passive	No	Permanent
40-12-90	15 NORTH RIVERSIDE WALK	1.1	GR	GOVT	Flood area	Passive	No	Permanent
40-15-90	26 RIVERMERE WALK	1.0	GR	GOVT	Flood area	Passive	No	Permanent
40-16-90	254 BRIDGE ST	1.3	GR	GOVT	Flood area	Passive	No	Permanent
56-35-90	1 RIVERMERE WALK	0.9	GR	GOVT	Flood area	Passive	No	Permanent
56-38-90	24 RIVERSIDE WALK	0.7	GR	GOVT	Flood area	Passive	No	Permanent
56-39-90	25 RIVERSIDE WALK	0.8	GR	GOVT	Flood area	Passive	No	Permanent
56-49-90	3 OAK ST	1.1	GR	GOVT	Flood area	Passive	No	Permanent
56-52-90	2 DELL AVE	0.5	GR	GOVT	Flood area	Passive	No	Permanent
56-62-90	12 DELL AVE	0.1	GR	GOVT	Flood area	Passive	No	Permanent
57-2-90	135 PROVIDENCE HWY	56.1	GR	GOVT	Flood area	Passive	No	Permanent
75-4-90	327 PROVIDENCE HWY	0.1	GR	GOVT	Flood area	Passive	No	Permanent
75-5-90	319 PROVIDENCE HWY	0.3	GR	GOVT	Flood area	Passive	No	Permanent
75-7-90	267 PROVIDENCE HWY	0.6	GR	GOVT	Flood area	Passive	No	Permanent
92-32-90	345 PROVIDENCE HWY	3.8	SRB	GOVT	Flood area	Passive	No	Permanent
TOTAL		126.4						

Ownership and Management -- State Flood Control (MA DCR)

Parcel ID	Street Address	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status
114-14A-90	76 MILTON ST	11.8	SRB	GOVT	Flood area	Passive	No	Permanent
114-70A-90	83 SOLARIS RD	0.9	SRB	GOVT	Flood area	Passive	No	Permanent
115-8A-90	64 SOLARIS RD	0.1	GR	GOVT	Flood area	Passive	No	Permanent
115-9A-90	59 SOLARIS RD	0.1	GR	GOVT	Flood area	Passive	No	Permanent
129-11A-90	43 RIVER ST	0.1	LM	GOVT	Flood area	Passive	No	Permanent
129-13A-90	39 RIVER ST	0.2	LM	GOVT	Flood area	Passive	No	Permanent
129-14B-90	19 RIVER ST	0.1	LM	GOVT	Flood area	Passive	No	Permanent
129-5A-90	150 MILTON ST	0.5	LM	GOVT	Flood area	Passive	No	Permanent
77-70-90	103 WASHINGTON ST	0.0	GR	GOVT	Flood area	Passive	No	Permanent
77-71-90	95 WASHINGTON ST	0.0	GR	GOVT	Flood area	Passive	No	Permanent
97-1-90	107 EMMETT AVE	0.3	SRB	GOVT	Flood area	Passive	No	Permanent
	TOTAL	14.1						

Ownership and Management -- State Parks (MA DCR)

Name	Parcel ID	Street Address	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status
Cutler Park	11-42-90	315 NEEDHAM ST	162.0	SRA	Park	forest and improved areas	hiking, fishing, boating, nature study	Yes	Permanent
Cutler Park	11-43-90	315 NEEDHAM ST	7.8	SRA	Park				
Cutler Park	9-1-90	517 NEEDHAM ST	0.2	SRA	Park				
Cutler Park	9-2-90	475 NEEDHAM ST	13.3	SRA	Park				
Cutler Park	9-3-90	511 NEEDHAM ST	1.0	SRB	Park				
Neponset River Reservation	192-2-90	1 NEPONSET MEADOWS	205.7	LM	Conservation	wetland	passive	Limited	Permanent
Riverside Park	14-58-90	3 RIVERSIDE DR	6.4	GR	Park	improved for mix of passive and active recreation	playground, tennis, multi-use field, canoe launch, basketball	Yes	Permanent
Riverside Park	8-24-90	191 VINE ROCK ST	0.0	GR	Park				
Riverside Park	8-25-90	190 VINE ROCK ST	0.0	GR	Park				
Riverside Park	8-26-90	105 RIVERSIDE DR	0.1	GR	Park				
Riverside Park	8-27-90	117 RIVERSIDE DR	0.0	GR	Park				
Riverside Park	8-28-90	121 RIVERSIDE DR	0.0	GR	Park				
Riverside Park	8-29-90	7 EAST RIVERSIDE DR	0.0	GR	Park				
Riverside Park	8-30-90	11 EAST RIVERSIDE DR	0.1	GR	Park				
Riverside Park	8-31-90	15 EAST RIVERSIDE DR	0.1	GR	Park				
Riverside Park	8-32-90	17 EAST RIVERSIDE DR	0.1	GR	Park				
Riverside Park	8-33-90	19 EAST RIVERSIDE DR	0.0	GR	Park				
Riverside Park	8-34-90	21 EAST RIVERSIDE DR	0.0	GR	Park				
Riverside Park	8-35-90	23 RIVERSIDE DR	0.1	GR	Park				
Riverside Park	8-36-90	25 RIVERSIDE DR	0.1	GR	Park				
Riverside Park	8-37-90	27 RIVERSIDE DR	0.1	GR	Park				
Riverside Park	8-38-90	29 RIVERSIDE DR	0.1	GR	Park				
Riverside Park	8-39-90	29 EAST RIVERSIDE DR	0.3	GR	Park				
Riverside Park	8-40-90	31 RIVERSIDE DR	0.6	GR	Park				
Riverside Park	8-41-90	33 RIVERSIDE DR	0.2	GR	Park				
Stimson Wildlife Sanctuary	74-47-90	102 AMES ST	17.5	GR	Conservation	forest and wetland	passive	No	Permanent

Old Town Boat House	74-49-90	79 PLEASANT ST	0.1	SRB	Conservation	forest	passive	Limited	Permanent
Whitcomb Woods	34-7-90	435 COMMON ST	1.5	SRA	Park			Yes	Permanent
Whitcomb Woods	35-10-90	15 WHITCOMB RD	1.4	SRA	Park			Yes	Permanent
Whitcomb Woods	35-11-90	21 WHITCOMB RD	1.4	SRA	Park			Yes	Permanent
Whitcomb Woods	35-4-90	26 WHITCOMB RD	1.2	SRA	Park			Yes	Permanent
Whitcomb Woods	35-5-90	22 WHITCOMB RD	1.1	SRA	Park			Yes	Permanent
Whitcomb Woods	35-6-90	16 WHITCOMB RD	0.9	SRA	Park			Yes	Permanent
Whitcomb Woods	35-7-90	4 WHITCOMB RD	1.1	SRA	Park			Yes	Permanent
Whitcomb Woods	35-9-90	18 WHITCOMB RD	1.7	SRA	Park			Yes	Permanent
Whitcomb Woods	51-2-90	423 COMMON ST	1.6	SRA	Park			Yes	Permanent
Wilson Mountain	34-6-90	342 COMMON ST	132.4	SRA	Park			Yes	Permanent
Wilson Mountain	85-2-90	475 WESTFIELD ST	65.8	SRA	Park			Yes	Permanent
		TOTAL	626						

Town-Owned Cemeteries (Management -- Department of Public Works)

Name	Parcel ID	Street Address	Building	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status
Old Village Cemetery	107-109	30 VILLAGE AVE		4.1	GR	cemetery	improved	none	yes	permanent
Brookdale Cemetery	77-66-90	86 BROOKDALE AVE	Y	39.7	GR	cemetery	improved	none	yes	permanent
Brookdale Cemetery	94-41A-90	12 DEMETRA TER		0.8	GR	cemetery	improved	none	yes	permanent
Brookdale Cemetery	94-41B-90	18 DEMETRA TER		0.0	GR	cemetery	improved	none	yes	permanent
Brookdale Cemetery	94-61-90	102 BROOKDALE AVE		3.8	SRB	cemetery	improved	none	yes	permanent
		TOTAL		48.4						

Town-Owned Conservation Properties (Management -- Conservation Commission)

Vicinity	Parcel ID	Street Address	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status
Beech Street	155-61-90	98 BEECH ST	0.6	SRB	conservation	forest	passive	no	permanent
Beech Street	168-138-90	115 BEECH ST	0.3	SRB	conservation	forest	passive	no	permanent
Beech Street	168-139-90	107 BEECH ST	0.3	SRB	conservation	forest	passive	no	permanent
Beech Street	168-140-90	103 BEECH ST	0.3	SRB	conservation	forest	passive	no	permanent

Vicinity	Parcel ID	Street Address	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status
		Sub-Total	1.5						
Court Street	121-36-90	203 COURT ST	5.8	SRB	conservation	forest	passive	no	permanent
		Sub-Total	5.8						
Fowl Meadow	181-108-90	235 BONHAM RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	181-15-90	19 FINDLAY RD	6.5	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	182-32A-90	91 GOSHEN RD	1.1	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	182-32A-90	91 GOSHEN RD	1.1	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	182-33-90	73 GOSHEN RD	0.4	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	182-55-90	74 GOSHEN RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	182-70-90	41 MERIDAN RD	0.6	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	182-72-90	39 LORAIN RD	3.9	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	182-73-90	86 HASTINGS RD	0.5	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	182-75-90	222 GREENSBORO RD	1.9	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	182-77-90	201 GREENSBORO RD	0.7	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	182-78-90	189 GREENSBORO RD	8.6	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	182-82-90	78 HASTINGS RD	0.1	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	182-83-90	85 HASTINGS RD	1.5	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	182-84-90	108 HASTINGS RD	0.7	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	183-19-90	2 HASTINGS RD	0.9	GR	conservation	wetland	passive	no	permanent
Fowl Meadow	183-22-90	11 STERLING RD	0.6	GR	conservation	wetland	passive	no	permanent
Fowl Meadow	183-23-90	16 STERLING RD	0.5	GR	conservation	wetland	passive	no	permanent
Fowl Meadow	183-24-90	102 TRENTON RD	2.3	GR	conservation	wetland	passive	no	permanent
Fowl Meadow	183-3A-90	17 DALLAS RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	183-3B-90	22 MERIDAN RD	0.3	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	183-4-90	30 MERIDAN RD	4.5	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	183-5-90	6 DALLAS RD	2.0	GR	conservation	wetland	passive	no	permanent
Fowl Meadow	183-6-90	16 HASTINGS RD	0.4	GR	conservation	wetland	passive	no	permanent

Vicinity	Parcel ID	Street Address	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status
Fowl Meadow	183-7-90	17 SALINA RD	1.3	GR	conservation	wetland	passive	no	permanent
Fowl Meadow	184-2-90	105 SHERMAN RD	0.3	GR	conservation	wetland	passive	no	permanent
Fowl Meadow	184-2A-90	113 SHERMAN RD	0.2	GR	conservation	wetland	passive	no	permanent
Fowl Meadow	184-4A-90	110 SHERMAN RD	0.3	GR	conservation	wetland	passive	no	permanent
Fowl Meadow	190-53-90	27 CALVIN RD	5.6	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	190-76-90	78 CAROL DR	0.4	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-11-90	498 GREENLODGE ST	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-16-90	99-105 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-17-90	93 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-18-90	85-89 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-19-90	81 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-21-90	59 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-21A-90	53 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-21B-90	47 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-36A-90	50 FILLMORE RD	13.8	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-37-90	80 FILLMORE RD	0.3	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-37B-90	67 FILLMORE RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-37C-90	88 FILLMORE RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-37D-90	94 FILLMORE RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-38-90	98 FILLMORE RD	0.3	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-39-90	106 FILLMORE RD	0.3	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-40-90	112 FILLMORE RD	0.3	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-41-90	118 FILLMORE RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-42-90	124 FILLMORE RD	0.2	LM	conservation	wetland	passive	no	permanent
Fowl Meadow	196-43-90	153 FILLMORE RD	0.2	LM	conservation	wetland	passive	no	permanent
Fowl Meadow	196-44-90	149 FILLMORE RD	0.2	LM	conservation	wetland	passive	no	permanent
Fowl Meadow	196-45-90	137 FILLMORE RD	0.2	LM	conservation	wetland	passive	no	permanent

Vicinity	Parcel ID	Street Address	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status
Fowl Meadow	196-46-90	131 FILLMORE RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-47-90	123 FILLMORE RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-48-90	119 FILLMORE RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-55-90	94 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-58-90	112 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-59-90	118 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-60A-90	40 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-60B-90	46 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-60C-90	52 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-60D-90	58 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-60E-90	70 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-60F-90	31 TRUMAN RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-60H-90	79 FILLMORE RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-60I-90	73 FILLMORE RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	196-9-90	486 GREENLODGE ST	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	200-2-90	124 ROOSEVELT RD	0.2	SRB	conservation	wetland	passive	no	permanent
Fowl Meadow	200-3-90	155 FILLMORE RD	0.2	LM	conservation	wetland	passive	no	permanent
Fowl Meadow	200-7-90	4 CIRCUMFERENTIAL HWY	0.0	LM	conservation	wetland	passive	no	permanent
Fowl Meadow	200-8-90	2 FILLMORE RD	0.0	LM	conservation	wetland	passive	no	permanent
		Sub-Total	69.1						
Little Wigwam Pond	153-2A-90	869 EAST ST	2.9	LB	conservation	wetland	passive	limited	permanent
Little Wigwam Pond	164-2	290 RUSTCRAFT RD	3.9	RD	conservation	wetland	passive	limited	permanent
Little Wigwam Pond	164-2A-90	292 RUSTCRAFT RD	5.4	RD	conservation	wetland	passive	limited	permanent
Little Wigwam Pond	164-4-90	67 ALLIED DR	0.8	RD	conservation	wetland	passive	limited	permanent
Little Wigwam Pond	165-1-90	983 EAST ST	16.5	RD	conservation	wetland	passive	limited	permanent
Little Wigwam Pond	177-2A-90	9 ALLIED DR	4.2	RD	conservation	wetland	passive	limited	permanent
Little Wigwam Pond	178-98-90	1039-R EAST ST	16.4	RD	conservation	wetland	passive	limited	permanent

Vicinity	Parcel ID	Street Address	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status
Little Wigwam Pond	178-98B-90	LITTLE WIGWAM POND	3.1	RD	conservation	wetland	passive	limited	permanent
		Sub-Total	53.3						
Mother Brook	113-44A-90	142 MILTON ST	0.1	LM	conservation	forest	passive	limited	permanent
Mother Brook	129-10B-90	190 MILTON ST	0.9	LM	conservation	forest	passive	limited	permanent
Mother Brook	129-72-90	55 RIVER ST	3.3	LM	conservation	forest	passive	limited	permanent
Mother Brook	95-79-90	222 COLBURN ST	0.8	SRB	conservation	forest	passive	limited	permanent
Mother Brook	96-110-90	191 BUSSEY ST	0.0	GR	conservation	forest	passive	limited	permanent
		Sub-Total	5.1						
Stoney Lea Rd	119-7-90	235 STONEY LEA RD	2.2	SRA	conservation	wetland, forest	passive	limited	permanent
		Sub-Total	2.2						
Town Forest	117-1-90	CIRCUMFERENTIAL HWY	71.1	SRA	conservation	forest, trails	passive	limited	permanent
Town Forest	133-6-90	200 SANDY VALLEY RD	4.0	SRA	conservation	forest	passive	limited	permanent
Town Forest	146-14-90	CIRCUMFERENTIAL HWY	1.4	SRB	conservation	forest	passive	limited	permanent
Town Forest	147-53-90	43 MANNING RD	0.0	SRB	conservation	forest	passive	limited	permanent
		Sub-Total	76.5						
Westfield Street	70-1-90	166 WESTFIELD ST	6.0	SRA	conservation	forest	passive	limited	permanent
		Sub-Total	6.0						
Wigwam Pond	123-18-90	3 BLUE HILL PKWY	3.7	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	123-19-90	5 BLUE HILL PKWY	1.7	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	123-20-90	7 BLUE HILL PKWY	2.8	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	124-22-90	64 JERSEY ST	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	124-23-90	50 FAIRBANKS RD	0.5	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	124-24-90	66 FAIRBANKS RD	0.3	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	124-25-90	47 FAIRBANKS RD	0.6	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	124-41-90	20 VIRGINIA ST	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	124-42-90	59 JERSEY ST	1.7	SRB	conservation	wetland, forest	passive	limited	permanent

Vicinity	Parcel ID	Street Address	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status
Wigwam Pond	124-43-90	15 VIRGINIA ST	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	124-59-90	43 FAIRBANKS RD	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	124-60-90	46 FAIRBANKS RD	2.8	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	124-64-90	18 VIRGINIA ST	11.5	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	124-65-90	66 JERSEY ST	0.8	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	124-66-90	14 VIRGINIA ST	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	137-14-90	47 ARROWHEAD LN	0.2	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	137-15-90	51 ARROWHEAD LN	0.6	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	137-1A-90	167 WEST JERSEY ST	0.3	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	137-32-90	43 ARROWHEAD LN	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	137-33-90	2 BLUE HILL PKWY	2.6	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	137-34-90	41 GIBSON AVE	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	137-35-90	165 WENTWORTH ST	0.6	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	137-36-90	86 ICE HOUSE LN	0.9	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	137-36A-90	87 ICE HOUSE LN	0.4	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	137-38-90	1 BLUE HILL PKWY	0.2	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	137-39-90	42 ARROWHEAD LN	0.6	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	137-40-90	0 WIGWAM POND	4.6	RD	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	138-118-90	85 WENTWORTH ST	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	138-122-90	73 FAIRBANKS RD	0.4	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	138-123-90	74 FAIRBANKS RD	0.5	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	138-125-90	88 FAIRBANKS RD	0.4	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	138-127-90	98 FAIRBANKS RD	0.2	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	138-128-90	104 FAIRBANKS RD	0.2	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	138-129-90	110 FAIRBANKS RD	0.5	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	138-131-90	73 WENTWORTH ST	1.3	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	138-131A-90	77 WENTWORTH ST	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	138-131B-90	73 WENTWORTH ST	0.2	SRB	conservation	wetland, forest	passive	limited	permanent

Vicinity	Parcel ID	Street Address	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status
Wigwam Pond	138-138-90	38 FAIRBANKS RD	1.4	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	138-139-90	123 FAIRBANKS RD	0.2	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	138-141-90	107 FAIRBANKS RD	0.2	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	139-25-90	17 DRAYTON RD	4.8	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	139-50-90	68 ENDICOTT ST	0.2	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	139-50A-90	64 ENDICOTT ST	0.2	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	139-77-90	72 WENTWORTH ST	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	139-8-90	186 FAIRBANKS RD	0.3	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	150-10-90	71 OSCARS WAY	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	150-11-90	410 WILDWOOD DR	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	150-3-90	1 BLUE HILL PKWY	2.2	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	152-15-90	243 FAIRBANKS RD	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	152-22-90	204 FAIRBANKS RD	0.2	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	152-23-90	214 FAIRBANKS RD	0.2	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	152-26-90	236 FAIRBANKS RD	0.2	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	152-27-90	246 FAIRBANKS RD	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	152-28-90	250 FAIRBANKS RD	0.1	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	152-29-90	258 FAIRBANKS RD	0.2	SRB	conservation	wetland, forest	passive	limited	permanent
Wigwam Pond	152-73-90	46 IVERSON WAY	3.3	SRB	conservation	wetland, forest	passive	limited	permanent
		SUBTOTAL	55.9						
		GRAND TOTAL	275.5						

Historic Properties

Name	Parcel ID	Street Address	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status	Owner / Manager
Endicott Estate	125-109	656 EAST ST	11.6	SRB	community	Conference building surrounded by open lawn	passive	yes	permanent	Town
Endicott Estate	126-95-90	237 MT VERNON ST	6.6	SRB	community		passive	Yes	permanent	Town
Powder House	74-48-90	147 AMES ST	0.9	SRB	conservation	forest, trail	passive	Yes	permanent	Dedham Historical Society
		TOTAL	19.1							

Town-Owned Parks and Recreation Land (Managed by Parks and Rec Dept)

Name	Parcel ID	Street Address	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status
Gonzalez Park	109-25-90	359 EAST ST	2.3	SRB	Recreation	Athletic fields	Active	Yes	Permanent
Abandoned Rail	109-2-90	50 EASTERN AVE	1.2	GR	Vacant	Unimproved, wooded	active	Limited	None
Barnes Memorial Park	109-58-90	118 EASTERN AVE	14.5	GR	Recreation	Athletic fields and playground	Active	Yes	Permanent
Barnes Memorial Park	109-59-90	119 EASTERN AVE	1.7	HB	Recreation		Active	Yes	Permanent
Barnes Memorial Park	109-61-90	169 EASTERN AVE	0.4	GR	Recreation	playground	Active	Yes	Permanent
Mucciaccio Pool	110-116-90	22 MT VERNON ST	1.9	LM	Recreation	Pool,	Active	Yes	Permanent
Mucciaccio Pool	111-63-90	316 HIGH ST	1.5	SRA	Recreation	athletic fields, rec ctr	Active	Yes	Permanent
Mucciaccio Pool	111-65-90	27 POTTERY LN	1.1	SRB	Recreation	fields, rec ctr	Active	Yes	Permanent
Hartnett Square	112-152-90	23 MILTON ST	0.1	SRA	Park	landscaped area	Passive	Yes	Permanent
Mother Brook Park	113-24A-90	34 MILTON ST	1.3	SRB	Park	Grassy area along brook	Passive	Yes	Permanent
Oakdale Common	127-143-90	231 RIVER ST	0.5	SRB	Park	Landscaped fenced area	Passive	Yes	Permanent
Fairbanks Park	151-53-90	169 RUSTCRAFT RD	14.1	SRB	Recreation	Athletic fields	Active	Yes	Permanent
Paul Park	155-134-90	320 CEDAR ST	2.9	LB	Recreation	Playground, athletic fields	Active	Yes	Permanent
Manor Fields	157-8-90	450 SPRAGUE ST	21.8	GR	Vacant	Unimproved, wooded	Active or passive	Limited	Partial
Manor Fields	170-196-90	408 SPRAGUE ST	4.1	LM	Vacant	Unimproved, wooded	Active or passive	Limited	Partial
Dolan Rec Center	52-12-90	269 COMMON ST	11.4	GR	Recreation	Athletic fields, playground, rec ctr	Active	Yes	Permanent

Former Landfill	58-5A-90	15 LOWER EAST ST	6.7	GR	Vacant	Unimproved	Active or passive	No	None
Former Landfill	58-7A-90	15 LOWER EAST ST	1.0	GR	Vacant	Unimproved	Active or passive	No	None
Triangle Park	80-119-90	87 HYDE PARK ST	0.4	GR	Park	Grassy area	Passive	Yes	Permanent
Triangle Park	80-120-90	90 WHITEHALL ST	0.1	LM	Park		Passive	Yes	Permanent
Triangle Park	80-121-90	93 WHITEHALL ST	0.2	GR	Park		Passive	Yes	Permanent
Triangle Park	80-122-90	108 WHITEHALL ST	0.2	SRB	Park		Passive	Yes	Permanent
Dedham Common	89-56-90	639 BRIDGE ST	0.8	SRB	Park	Grass field, trees, fence	Passive	Yes	Permanent
Dedham Common	90-59-90	642 BRIDGE ST	1.2	SRB	Park		Passive	Yes	Permanent
Churchill Park	94-55A-90	16 ALLEN LN	0.9	SRB	Recreation	Playground, athletic fields	Active	Yes	Permanent
Condon Park	96-108-90	170 BUSSEY ST	7.4	SRB	Recreation	Playground, athletic fields	Active	Yes	Permanent
			99.7						

Town-Owned School Properties (Managed by School Department)

Name	Parcel ID	Street Address	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status
Dexter School	103-18-90	1100 HIGH ST	29.2	GR	school/ rec	School, fields, playground	Active	Yes	Partial
Dedham Middle School	110-113-90	74 WHITTING AVE	8.2	GR	school/ rec	School, fields	Active	Yes	Partial
Dedham Middle School	110-115-90	26 BARROWS ST	0.4	GR	school/ rec	School, fields	Active	Yes	Partial
Dedham Highschool	110-114-90	140 WHITTING AVE	11.2	GR	school/ rec	School, fields	Active	Yes	Partial
Dedham Highschool	111-62-90	34 ELMVIEW PL	0.2	SRB	school/ rec	School, fields	Active	Yes	Partial
Dedham Highschool	111-64-90	26 POTTERY LN	5.6	SRB	school/ rec	School, fields	Active	Yes	Partial
Riverdale School	13-160-90	143 NEEDHAM ST	3.1	LM	school/ rec	School, fields,	Active	Yes	Partial
Riverdale School	13-161-90	26 HILLSIDE RD	3.0	SRB	school/ rec	playground	Active	Yes	Partial
Oakdale School	141-49A-90	135 CEDAR ST	6.9	SRB	school/ rec	School, fields, playground	Active	Yes	Partial
Curran Education Center	156-155-90	195 TOWER ST	1.2	SRA	school/ rec	School, fields, playground	Active	Yes	Partial
Curran Education Center	169-114-90	336 SPRAGUE ST	0.1	SRB	school/ rec		Active	Yes	Partial
Curran Education Center	169-115-90	322 SPRAGUE ST	4.0	SRB	school/ rec		Active	Yes	Partial
Greenlodge School	180-53-90	195 GREENLODGE ST	15.8	GR	school/ rec	School, fields, playground	Active	Yes	Partial

Avery School	96-112-90	123 HIGH ST	3.8	GR	school/ rec	School, fields, playground	Active	Yes	Partial
		TOTAL	92.7						

Public Water Supply (Owned and Managed by Dedham-Westwood Water District)

Parcel ID	Street Address	Building	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status
120-1-90	75 SANDY VALLEY RD		2.2	SRA	Water protection	Undeveloped	No	No	Permanent
148-1-90	50 ELM ST	Y	1.6	SRB	Water protection	Undevelope	No	No	Permanent
168-39-90	52 STOUGHTON RD		0.7	SRB	Water protection	Undevelope	No	No	Permanent
73-6-90	547 BRIDGE ST		1.4	SRA	Water protection	Undevelope	No	No	Permanent
73-7-90	536 BRIDGE ST	Y	8.6	SRB	Water protection	Undevelope	No	NO	Permanent
		Total	14.5						

Private Properties with Conservation Restrictions or Chapter 61 status

Please note that all other Private Open Space Properties are listed in Appendix 3.

Name / Manager	Parcel ID	Street Address	Acres	Zoning	Land Use	Condition	Recreation Potential	Public Access	Protection Status ⁹⁵
RIVER BEND INC	31-4	240 SCHOOLMASTERS LN	88.0	SRA	Undeveloped	Unimproved	No	No	Conservation Restriction
ANDERSON EDWARD T ETUX	43-2B	185 WESTFIELD ST	10.0	SRA	Forestry	Forested	Passive	No	Chapter 61
Dedham Country & Polo Club	64-1	124 COUNTRY CLUB	65.2	SRA	Golf course	Open	Active	No	Chapter 61B
Dedham Country & Polo	65-1	124 COUNTRY CLUB	6.0	SRA	Golf course	Open	Active	No	Chapter 61B
Dedham Country & Polo	65-1B	124 COUNTRY CLUB	26.0	SRA	Golf course	Open	Active	No	Chapter 61B
PARSON FREDERICK P JR ETUX	66-6	67 SCHOOLMASTERS LN	10.0	SRA	Forestry	Forested	Passive	No	Chapter 61
MARCUS ROBERT M ETUX	83-5B	10 SCHOOLMASTERS LN	10.0	SRA	Forestry	forested	Passive	No	Chapter 61

⁹⁵ Chapter 61 of General Laws of Massachusetts -- tax laws that allow for significant reduction of property taxes for landowners willing to maintain their land as managed forest (61), outdoor recreation (61B), or agriculture (61A).

Appendix 3: Inventory of Private Open Space Properties (Protected or Restricted)

Private Institution / Private School

Owner	Parcel ID	Street Address	Building	Acres
Animal Rescue League	22-8-90	220 PINE ST	Y	14.9
Animal Rescue League	22-8A-90	70 JENNEY LN		2.1
Animal Rescue League	38-39-90	184 PINE ST	Y	4.3
		Sub-Total		21.4
Dedham Country Day School	121-27-90	223 HIGHLAND ST	Y	3.5
Dedham Country Day School	134-150-90	90 SANDY VALLEY RD		11.7
Dedham Country Day School	135-25-90	295 HIGHLAND ST	Y	1.3
		Sub-Total		16.5
Dexter School	25-4-90	100 BRIDGE ST	Y	0.8
		Sub-Total		0.8
First Parish Church – Little Common	91-47-90	33 BULLARD ST		0.3
		Sub-Total		0.3
MIT Endicott House	71-16-90	74 HAVEN ST		0.5
MIT Endicott House	71-17-90	90 HAVEN ST	Y	18.0
MIT Endicott House	71-18-90	82 HAVEN ST		1.2
MIT Endicott House	85-11-90	210 MEADOWBROOK RD		34.5
MIT Endicott House	87-9-90	43 MEADOWBROOK RD		0.5
MIT Endicott House	88-13A-90	121 WESTFIELD ST		0.2
		Sub-Total		54.9
NewBridge	19-2	600 COMMON ST	Y	1.3
NewBridge	19-3	553 COMMON ST	Y	139.8
NewBridge	19-5-90	5000 NEWBRIDGE WAY		
NewBridge	19-6	1 GRAYSTONE PATH	Y	

NewBridge	34-1	45 WEST ST		Y	14.5	
			Sub-Total		155.7	
Noble and Greenough	38-40-90	16 CASTLE RD		Y	0.9	
Noble and Greenough	38-43-90	10 CAMPUS DR		Y	107.0	
Noble and Greenough	38-44-90	14 CAMPUS DR		Y	0.9	
Noble and Greenough	38-45-90	4 CASTLE RD		Y	0.9	
Noble and Greenough	38-46-90	2 SALTONSTALL DR		Y	0.9	
Noble and Greenough	38-47-90	3 FRATERNITY ROW		Y	0.9	
Noble and Greenough	38-48-90	20 CAMPUS DR		Y	0.9	
Noble and Greenough	38-49-90	3 STORER DR		Y	0.9	
Noble and Greenough	38-5	7 STIVALETTA DR		Y	0.3	
Noble and Greenough	38-50-90	3 STORER DR		Y	0.9	
Noble and Greenough	38-51-90	3 STORER DR		Y	0.9	
Noble and Greenough	38-52-90	4 POOL DR		Y	0.9	
Noble and Greenough	38-53-90	1 CASTLE RD		Y	0.9	
Noble and Greenough	38-55-90	17 CASTLE RD		Y	0.9	
Noble and Greenough	38-56-90	4 FLOOD DR		Y	0.9	
Noble and Greenough	38-57-90	5 FLOOD DR		Y	0.9	
Noble and Greenough	38-58-90	7 FLOOD DR		Y	0.9	
Noble and Greenough	38-59-90	1 PUTNAM RD		Y	0.9	
Noble and Greenough	38-60-90	14 PUTNAM RD		Y	0.9	
Noble and Greenough	38-61-90	16 PUTNAM RD		Y	0.9	
Noble and Greenough	38-62-90	3 GLEASON RD		Y	0.9	
Noble and Greenough	38-63-90	4 GLEASON RD		Y	0.9	
Noble and Greenough	38-64-90	5 STORER DR		Y	0.9	
Noble and Greenough	38-65-90	2 GLEASON RD		Y	0.9	
Noble and Greenough	38-66-90	6 PUTNAM RD			0.9	
Noble and Greenough	38-67-90	74 CAMPUS DR		Y	0.9	
Noble and Greenough	38-7	177 PINE ST		Y	0.3	
			Sub-Total		129.6	
Northeastern University	51-13-90	370 COMMON ST		Y	20.2	
			Sub-Total		20.2	

Society of African Missions	52-14-90	337 COMMON ST	Y	1.4	
Society of African Missions	52-15-90	345 COMMON ST		1.0	
		Sub-Total		2.3	
Ursuline Academy	105-8-90	112 LOWDER ST	Y	1.0	
Ursuline Academy	106-12-90	65 LOWDER ST	Y	27.6	
		Sub-Total		28.6	
		Grand Total		430.2	

Private Recreation

Name / Manager	Parcel ID	Street Address	Buildings	Acres	Protection ⁹⁶
Dedham Comm. House	91-37-90	75 BULLARD ST	Y	0.3	
Dedham Comm. House	91-41-90	225 AMES ST		2.8	
Dedham Comm. House	91-42-90	671 HIGH ST		3.1	
Dedham Comm. House	91-43-90	70 BULLARD ST	Y	0.8	
Dedham Country & Polo Club	64-1	124 COUNTRY CLUB		65.2	61B
Dedham Country & Polo	65-1	124 COUNTRY CLUB	Y	6.0	61B
Dedham Country & Polo	65-1B	124 COUNTRY CLUB		26.0	61B
Dedham Tennis Assoc	58-52	31 LOWER EAST ST		2.5	
McGolf Driving Range	39-43	150 BRIDGE ST	Y	26.3	
		TOTAL		133	

Private Conservation

Owner	Parcel ID	Street Address	Acres	Protection Type
ANDERSON EDWARD T ETUX	43-2B	185 WESTFIELD ST	10.0	Chapter 61
MARCUS ROBERT M ETUX	83-5B	10 SCHOOLMASTERS LN	10.0	Chapter 61

⁹⁶ Chapter 61 of General Laws of Massachusetts -- tax laws that allow for significant reduction of property taxes for landowners willing to maintain their land as managed forest (61), outdoor recreation (61B), or agriculture (61A).

PARSON FREDERICK P J R ETUX	66-6	67 SCHOOLMASTERS LN	10.0	Chapter 61
RIVER BEND INC	31-4	240 SCHOOLMASTERS LN	88.0	Conservation Restriction
Dedham Land Trust	35-12-90	9 WARREN RD	17.3	
Dedham Land Trust	137-20-90	176 WENTWORTH ST	0.2	
Dedham Land Trust	137-21-90	39 GIBSON AVE	0.1	
Dedham Land Trust	137-25-90	38 GIBSON AVE	0.1	
Dedham Land Trust	137-26-90	40 GIBSON AVE	0.2	
Dedham Land Trust	137-27-90	105 WILDWOOD DR	0.2	
Dedham Land Trust	138-29-90	151 WENTWORTH ST	0.3	
Dedham Land Trust	138-36-90	56 POWERS ST	0.4	
Dedham Land Trust	138-37-90	57 POWERS ST	0.2	
Dedham Land Trust	138-45-90	82 ICE HOUSE LN	0.1	
Dedham Land Trust	138-46-90	17 MAC'S PL	0.5	
Dedham Land Trust	87-8-90	51 MEADOWBROOK RD	1.4	
Mass Audubon	85-12-90	574 CIRCUMFERENTIAL HWY	12.2	
		TOTAL	151.2	

Private Cemetery Property

Parcel ID	Street Address	Owner	Acres
58-41-90	3 LOWER EAST ST	ANSHEY DOWIG ASSOCIATION	0.3
58-42-90	1-R LOWER EAST ST	BRESNA CEMETERY CORP	0.3
58-43-90	1 LOWER EAST ST	CONGREGATION BETH ISRAEL	1.0
58-44-90	5-R LOWER EAST ST	CONGREGATION CHAI ODOM	1.0
58-45-90	5 LOWER EAST ST	CONGREGATION CHEVERA TILLIM	0.4
58-46-90	7 LOWER EAST ST	CONGREGATION SHARY CEDEK	0.3
58-47-90	9 LOWER EAST ST	GREENHOOD MORRIS HEIRS OF	0.0
58-48-90	5-R LOWER EAST ST	KING SOLOMON MEMORIAL PK ASSN	2.9
58-49-90	11 LOWER EAST ST	ROXBURY MUTUAL BENEFIT ASSN	0.0
58-50-90	13 LOWER EAST ST	CONGREGATION MISHKAN TEFILA	0.9
60-20-90	130 WARE ST	CORP TIFERETH ISRAEL	0.9

60-20-90	130 WARE ST	CORP TIFERETH ISRAEL	0.9
		TOTAL	8.9

Private Vacant or Parcels Over 4.5 Acres

Map ID*	Owner	Parcel ID	Street Address	Land Use	Acres
G	Schoolmaster Realty Trust	31-14	255 Schoolmaster Lane	Developable Res. Land	4.6
H	Schoolmaster Realty Trust	31-15	269 Schoolmaster Lane	Developable Res. Land	4.5
I	Schoolmasters Realty Trust	31-16	283 Schoolmaster Lane	Developable Res. Land	5.1
J	Schoolmasters Realty Trust	31-17	297 Schoolmaster Lane	Developable Res. Land	11.45
K	Toth, Dennis	47-4	148 Schoolmaster Lane	Developable Res. Land	5.4
L	Endicott, Bradford	52-2	213 Westfield Street	Developable Res. Land	24.1
M	Dimaura, Paul W	57-1	205 Providence Hwy	Developable Res. Land	7.7
N	Raymond, Edward	89-58	230 Lowder Street	Developable Res. Land	5.6
A	Wight Pond II LLC	105-19	125 Stoney Lea Rd	Developable Res. Land	29.8
B	Wight Pond II LLC	105-23	216 Lowder St	Developable Res. Land	11
C	Gobbi, Frank	118-36	245 Robert Road	Developable Res. Land	14.4
D	Gobbi, Frank	133-1	231 Sandy Valley Road	Developable Res. Land	6.7
E	Commercial Circle Realty Trust	149-6	200 Commercial Cir	Developable Ind. Land	8.4
F	Gilbert, Mary (Estate of)	166-83	39 Lamoine Street	Developable Res. Land	6.0
				TOTAL (approximate)	145

*See Map 8: Action Plan

Appendix 4: Town Properties with Unassigned Management / Jurisdiction

Parcel	Owner	Suggested Town Manager	Address	Lot Size (Sq.Ft.)	Lot Size (Acres)	Comments
39-135	Town	Conservation	29 BOW AVE	3,838	0.09	Vacant parcel in the Riverdale area.
39-136	Town	Conservation	33 BOW AVE	5,490	0.13	Vacant parcel in the Riverdale area adjacent to 33 Bow Avenue.
42-5	Town	Conservation	17 CROSSTOWN AVE	1,191	0.03	Vacant Lot. Divided by Boston City line.
42-6	Town	Conservation	15 CROSSTOWN AVE	3,421	0.08	Vacant Lot. Divided by Boston City line. Adjacent to #17.
42-7	Town	Conservation	7 CROSSTOWN AVE	2,388	0.05	Vacant Lot. Adjacent to #3.
42-8	Town	Conservation	3 CROSSTOWN AVE	5,098	0.12	Vacant Lot. Thinner strip of land. Adjacent to #7.
55-110A	Town	Conservation	8 SHAW LANE	286,625	6.58	Vacant parcel off Ames street. Abuts Charles River.
72-19	Town	Conservation	177 COMMON ST	11,830	0.27	Vacant Lot. Abuts Motley Pond.
96-109	Town	Conservation	171 BUSSEY ST	265,205	6.09	Vacant Lot. Contains large portion of Mother Brook across from Condon Park
74-26	Town	Parks	183 AMES ST	2,240	0.05	Vacant lot adjacent to the Charles River.
77-69	Town	Parks	146 WASHINGTON ST	5,500	0.13	Corner parcel at East Street across from Incinerator Road

Parcel	Owner	Suggested Town Manager	Address	Lot Size (Sq.Ft.)	Lot Size (Acres)	Comments
166-124	Town	Conservation	975 EAST ST	114,052	2.62	Vacant lot behind residential at the end of Brown Terrace.
182-74	Town	Conservation	104 HASTINGS RD	40,000	0.92	Vacant lot at end of street.
196-1	Town	Conservation	483 GREENLODGE ST	50,019	1.15	Vacant lot along I-95 Northbound lane.
196-1A	Town	Conservation	507 GREENLODGE ST	6,098	0.14	Vacant lot along I-95 Northbound lane.
6-1	Town	Conservation	215 RIVERSIDE DR	251,702	5.78	Long stretch of sloped land along river behind residential.
14-55	Town	?	10 SAMOSET RD	240	0.01	Thin parcel of land between the two residential buildings.
24-248	Town	?	5 VIOLET AVE	327	0.01	Corner parcel of land at Commonwealth Avenue.
24-251	Town	Conservation	6 VIOLET AVE	526	0.01	Grassy area near corner of Commonwealth Avenue & Short Street.
39-137	Town	Conservation	37 BROOKSIDE AVE	1,705	0.04	Vacant parcel at corner with Moreland Avenue. Trees & grass.
39-138	Town	Conservation	54 BROOKSIDE AVE	33,561	0.77	Tree & water area that runs behind residential.
55-96A	Town	?	32 AMES ST	112	0.00	Small vacant parcel in front of residential building.
56-63	Town	?	56 FARRINGTON AVE	7,241	0.17	Vacant lot at end of dead-end street.

Parcel	Owner	Suggested Town Manager	Address	Lot Size (Sq.Ft.)	Lot Size (Acres)	Comments
78-143	Town	?	51 RIDGE AVE	11,534	0.26	Vacant lot at end of street. Slopes steeply.
78-155	Town	?	121 SCHILLER RD	7,912	0.18	Vacant lot at end of street. Slopes steeply.
79-164	Town	?	11 CARROLTON LN	5,000	0.11	Inaccessible vacant lot off Clisby Avenue.
80-117	Town	?	63 WHITEHALL ST	5,014	0.12	Isolated irregular shaped parcel at rear of residential buildings.
80-118	Town	?	104 GREENHOOD ST	589	0.01	Small parcel abutting corner residential building.
80-37B	Town	Conservation	36 THOMAS ST	14,576	0.33	Vacant parcel/wet lowland/SRB & small frontage.
93-124	Town	?	11 HARRIS ST	942	0.02	Small triangle of vacant land next to the new Rte 1 bridge & parking lot for hair salon.
96-111	Town	Conservation	194 COLBURN ST	2,800	0.06	Vacant strip of land across Mother Brook from Condon Park.
96-114	Town	Parks	21 SAWMILL LANE	41,742	0.96	Large vacant tract behind and beside East Dedham Plaza. Should be developed into a Town park.
102-4	Town	?	5 SLANT ROCK RD	823	0.02	Small vacant lot located next to Rte. 109. Rte. 128 northbound exit ramp/inaccessible.
114-44	Town	Conservation	2 FLEMING ST	9,920	0.23	Vacant parcel at end of dead end street. Uplands.

Parcel	Owner	Suggested Town Manager	Address	Lot Size (Sq.Ft.)	Lot Size (Acres)	Comments
128-132	Town	?	157 MILTON ST	4,200	0.10	Thin strip of land currently used as a residential driveway. Possible easement.
130-34	Unknown	?	1 PARADISE LANE	2,700	0.06	Triangular parcel containing portions of residential buildings.
141-156	Town	?	80 LINCOLN ST	1,529	0.04	Small strip parcel between two residential buildings. Contains fence at present.
171-100	Town	?	75 DURHAM RD	2,358	0.05	Small parcel between two residential buildings. Contains portion of neighboring building at present.
171-101	Town	Conservation	16 MOSELEY RD	10,022	0.23	Vacant Lot. Possible wetlands.
177-2A	Town	Conservation	9 ALLIED DRIVE	184,619	4.24	Vacant lot close to Little Wigwam Pond at rear of Hilton.
188-29	Town	?	151 LEDGEWOOD RD	43,485	1.00	Irregular shaped parcel behind numerous residential. Inaccessible due to ledge at narrow frontage.
188-88A	Town	?	139 LEDGEWOOD RD	774	0.02	Small strip parcel between two residential buildings. Contains landscaping at present.
196-60G	Town	Conservation	32 TRUMAN RD	7,807	0.18	One of many vacant lots in the Truman Road area.

Appendix 5: Private Undeveloped Properties that Abut Existing Open Spaces

Parcel	Acres	Address	Owner	LND_USE_DE
31-7	3.64	241 SCHOOLMASTERS LN	SCHOOLMASTERS REALTY TRUST	Developable Land
39-142	0.53	48 BROOKSIDE AVE	STIVALETTA PAUL	P Developable Land
42-3	0.05	9 CROSSTOWN AVE	FRISVOLDJOHN	Undevelopable Land
42-4	0.10	11 CROSSTOWN AVE	DANIELS RICHARD A ETUX	Undevelopable Land
47-10	2.85	175 SCHOOLMASTERS LN	SCHOOLMASTERS REALTY TRUST	Developable Land
47-11	2.78	153 SCHOOLMASTERS LN	SCHOOLMASTERS REALTY TRUST	Developable Land
47-12	2.70	143 SCHOOLMASTERS LN	SCHOOLMASTERS REALTY TRUST	Developable Land
47-13	2.71	133 SCHOOLMASTERS LN	SCHOOLMASTERS REALTY TRUST	Developable Land
47-14	2.76	123 SCHOOLMASTERS LN	SCHOOLMASTERS REALTY TRUST	Developable Land
47-2	2.50	210 SCHOOLMASTERS LN	RIVER BEND INC	Developable Land
47-6	3.42	219 SCHOOLMASTERS LN	SCHOOLMASTERS REALTY TRUST	Developable Land
47-7	2.76	213 SCHOOLMASTERS LN	SCHOOLMASTERS REALTY TRUST	Developable Land
47-8	2.82	207 SCHOOLMASTERS LN	SCHOOLMASTERS REALTY TRUST	Developable Land
47-9	2.99	191 SCHOOLMASTERS LN	SCHOOLMASTERS REALTY TRUST	Developable Land
57-3	4.24	115 PROVIDENCE HWY	TURNPIKE REALTY CO INC	Developable Land
57-4E	0.73	10 PROVIDENCE HWY	PARKWAY DEVELOPMENT ASSOC	P Developable Land
57-9	3.13	164 PROVIDENCE HWY	OCW RETAIL-DEDHAM LLC	Developable Land
74-25	0.25	80 PLEASANT ST	PLEASANT STREET REALTY TRUST	Developable Land
74-27	0.08	95 PLEASANT ST	HICADE REALTY TRUST	Undevelopable Land
75-6	0.89	275 PROVIDENCE HWY	ACKERLEY COMMUNICATIONS OF MA	Undevelopable Land
80-79	0.22	27 FOREST ST	GOBBI FRANK	Undevelopable Land
86-2	1.46	183 MEADOWBROOK RD	MOIR DAVID D	Developable Land
86-8	0.89	358 WESTFIELD ST	PIERCE DANIEL ETUX	Undevelopable Land
87-10	1.46	41 MEADOWBROOK RD	MARINO ROGER M ETUX	Undevelopable Land
87-12	1.18	90 MEADOWBROOK RD	PRAUGHT JOSEPH W III	Developable Land
90-50	0.69	852 HIGH ST	COHEN SAUL B ETUX	Developable Land
92-31	0.21	69 MAPLE PL	STIVALETTA ARTHUR	P Developable Land
95-12	0.66	105 MAVERICK ST	CHERUBINI FAMILY TRUST II THE	Undevelopable Land
96-2	0.25	20 FELIX ST	OWNER UNKOWN	Developable Land
98-80	0.81	187 HARDING TER	DIXON MICHAEL D ETUX	P Developable Land
102-1	1.22	220 MEADOWBROOK RD	GIFFORD ANISIA A	Undevelopable Land
102-19	0.92	256 MEADOWBROOK RD	STONEWOOD HEIGHTS DEV LLC	Developable Land
102-2	0.44	1 SLANT ROCK RD	HOUSTON FRANCIS J ETUX	Undevelopable Land
102-20	1.59	262 MEADOWBROOK RD	STONEWOOD HEIGHTS DEV LLC	Developable Land
102-21	2.10	265 MEADOWBROOK RD	STONEWOOD HEIGHTS DEV LLC	Developable Land
102-3	0.11	3 SLANT ROCK RD	HOUSTON FRANCIS J ETUX	Undevelopable Land
102-6	0.06	9 SLANT ROCK RD	M & S CONSTRUCTION CO INC	Undevelopable Land
102-7	0.91	11 SLANT ROCK RD	M & S CONSTRUCTION CO INC	Undevelopable Land
102-8	0.64	13 SLANT ROCK RD	M & S CONSTRUCTION CO INC	Undevelopable Land
103-19	0.29	8 BOOTH RD	FOFONOFF MARGARET J	Developable Land
105-22	1.55	218 LOWDER ST	MANN TIMOTHY D ETUX	Developable Land

Parcel	Acres	Address	Owner	LND_USE_DE
106-14	1.31	97 CHESTNUT ST	CHAPLIN ANSEL B	Undevelopable Land
106-7	0.39	90 CHESTNUT ST	KEENE JANE A	Undevelopable Land
115-10	0.12	55 SOLARIS RD	BARROS ENCRIO A	Undevelopable Land
115-12	0.21	65 SOLARIS RD	FIUMEDORA REALTY TRUST	Undevelopable Land
115-5	0.23	52 SOLARIS RD	FIUMODORA LIBRO	Developable Land
119-13	0.96	168 STONEY LEA RD	168 STONEY LEA ROAD REALTY TRUST	Undevelopable Land
120-10	1.70	56 STONEY LEA RD	KOSTOULOS ANGELO	Developable Land
120-5	1.33	287 STONEY LEA RD	BIGELOW EDWARD L III ETUX	Undevelopable Land
120-7	0.99	280 STONEY LEA RD	KOSTOULOS ANGELO	P Developable Land
120-9	1.57	46 STONEY LEA RD	KOSTOULOS ANGELO	Developable Land
121-35	4.50	3 COOLIDGE LN	COOLIDGE LANE TRUST	P Developable Land
122-26	0.13	201 COURT ST	NEWMAN WILFRED L ESTATE OF	P Developable Land
123-23	0.32	14 CARTER LN	GOBBI FLP TRUST	Undevelopable Land
123-24	0.32	27 TULLOCH LN	GOBBI FLP TRUST	Undevelopable Land
123-25	0.48	41 TULLOCH LN	GOBBI FLP TRUST	Undevelopable Land
123-26	0.57	53 TULLOCH LN	GOBBI FLP TRUST	Undevelopable Land
123-27	0.29	44 TULLOCH LN	GOBBI FLP TRUST	Undevelopable Land
123-28	0.29	36 TULLOCH LN	GOBBI FLP TRUST	Undevelopable Land
124-37	0.29	28 TULLOCH LN	GOBBI FLP TRUST	Undevelopable Land
124-58	0.31	28 REAGAN LN	GOBBI FRANK N	Undevelopable Land
124-67	0.32	14 TULLOCH LN	GOBBI FLP TRUST	Undevelopable Land
124-68	0.32	8 TULLOCH LN	GOBBI FLP TRUST	Undevelopable Land
124-69	0.33	1 TULLOCH LN	GOBBI FLP TRUST	Undevelopable Land
124-70	0.30	7 TULLOCH LN	GOBBI FLP TRUST	Undevelopable Land
124-71	0.34	9 CARTER LN	GOBBI FLP TRUST	Undevelopable Land
124-72	0.34	17 CARTER LN	GOBBI FLP TRUST	Undevelopable Land
125-7	1.03	47 MICHAEL RD	GOBBI FRANK N	Developable Land
129-36	0.66	243 MILTON ST	SANTAMARIA REALTY TRUST	Developable Land
130-26	0.03	315 MILTON ST	HANLON PAUL EDWARD ETUX	Undevelopable Land
130-26A	0.21	313 MILTON ST	GALANTE ROBERT J JRETUX	P Developable Land
133-5	4.20	191 SANDY VALLEY RD	GOBBI FRANK N	P Developable Land
133-8	0.11	217 SANDY VALLEY RD	CLOUD REALTY TRUST	Undevelopable Land
134-10A	3.12	105 SANDY VALLEY RD	MACAUSLAND STEPHEN BETUX	Undevelopable Land
134-147	1.66	12 ERIN WAY	ERIN PROPERTIES INC	Developable Land
137-19	0.07	172 WENTWORTH ST	DESALVO NICHOLAS	Undevelopable Land
137-22	0.11	37 GIBSON AVE	DESALVO NICHOLAS	Undevelopable Land
137-24	0.37	36 GIBSON AVE	DESALVO REALTY TRUST	Undevelopable Land
137-28	0.15	101 WILDWOOD DR	DESALVO NICHOLAS ETUX	Undevelopable Land
138-120	0.26	11 POWERS ST	IVERLAND REALTY TRUST	Developable Land
138-132	0.21	67 WENTWORTH ST	GOBBI FRANK N	P Developable Land
138-142	0.29	2 REAGAN LN	GOBBI FRANK N	P Developable Land
138-143	0.29	10 REAGAN LN	GOBBI FRANK N	P Developable Land
138-144	0.31	18 REAGAN LN	GOBBI FRANK N	P Developable Land
138-145	0.29	26 REAGAN LN	GOBBI FRANK N	P Developable Land
138-146	2.23	23 REAGAN LN	GOBBI FRANK N	P Developable Land

Parcel	Acres	Address	Owner	LND_USE_DE
138-20	0.15	32 GIBSON AVE	DUFFIELD MARY L	Undevelopable Land
138-21	0.26	11 PLAIN ST	DESALVO REALTY TRUST	Undevelopable Land
138-22	0.11	31 GIBSON AVE	DESALVO NICHOLAS ETUX	Undevelopable Land
138-23	0.71	29 GIBSON AVE	DESALVO REALTY TRUST	P Developable Land
138-24	0.31	21 GIBSON AVE	DESALVO NICHOLAS ETUX	Developable Land
138-30	0.11	147 WENTWORTH ST	DESALVO JOHN	P Developable Land
138-38	0.11	53 POWERS ST	DESALVO REALTY TRUST	Undevelopable Land
138-8	0.15	27 PLAIN ST	DESALVO REALTY TRUST	Developable Land
139-102	0.29	55 KENNEDY DR	GOBBI FRANK N	P Developable Land
139-103	0.29	47 KENNEDY DR	GOBBI FRANK N	P Developable Land
139-104	0.29	39 KENNEDY DR	GOBBI FRANK N	P Developable Land
139-105	0.30	31 KENNEDY DR	GOBBI FRANK N	P Developable Land
139-106	0.29	21 KENNEDY DR	GOBBI FRANK N	P Developable Land
139-107	0.32	11 KENNEDY DR	GOBBI FRANK N	P Developable Land
139-108	0.31	3 KENNEDY DR	GOBBI FRANK N	P Developable Land
139-110	0.29	643 EAST ST	GOBBI FRANK N ETUX	P Developable Land
139-111	0.30	14 KENNEDY DR	GOBBI FRANK N ETUX	P Developable Land
139-112	0.29	22 KENNEDY DR	GOBBI FRANK N ETUX	P Developable Land
139-113	0.30	30 KENNEDY DR	GOBBI FRANK N ETUX	P Developable Land
139-114	0.29	38 KENNEDY DR	GOBBI FRANK N ETUX	P Developable Land
139-115	0.29	46 KENNEDY DR	GOBBI FRANK N ETUX	P Developable Land
139-116	0.31	54 KENNEDY DR	GOBBI FRANK N ETUX	P Developable Land
139-117	0.29	5 REAGAN LN	GOBBI FRANK N ETUX	P Developable Land
139-78	0.18	57 WENTWORTH ST	GOBBI FRANK N	Undevelopable Land
150-13	1.98	135QUABISH RD	LEGACY PLACE LLC	Developable Land
152-24	0.14	222 FAIRBANKS RD	MCGUINNESS MATTHEW JESTATE OF	P Developable Land
153-2	1.55	875 EAST ST	GOBBI FRANK N	Undevelopable Land
164-7	3.46	237 RUSTCRAFT RD	LIBERTY MA PORTFOLIO FEE LLC	P Developable Land
166-100	1.14	28 LANTERN LN	BEDARD CAROL A	P Developable Land
166-107A	0.32	891 EAST ST	GOBBI FRANK N	Developable Land
178-98C	0.42	1045 EAST ST	EAST STREALTY TRUST	Undevelopable Land
178-98D	0.88	1045 EAST ST	EAST STREALTY TRUST	Undevelopable Land
181-106	0.23	231 BONHAM RD	GERVASI JOSEPH T	Undevelopable Land
182-32	0.37	113 GOSHEN RD	GERVASI ANTHONY D	Undevelopable Land
183-3	0.15	12 MERIDAN RD	GOBBI FRANK	Undevelopable Land
184-4	0.18	102 SHERMAN RD	AFONTE MARIA ET ALS	Undevelopable Land
188-30	0.46	35 GRANITE ST	RAFFONI CHARLES A	Undevelopable Land
196-10	0.18	490 GREENLODGE ST	GILL LAND TRUST	Undevelopable Land
196-12	0.31	504 GREENLODGE ST	GILL LAND TRUST	Undevelopable Land
196-13	0.19	512 GREENLODGE ST	GILL LAND TRUST	Undevelopable Land
196-14	0.18	117 ROOSEVELT RD	GILL LAND TRUST	Undevelopable Land
196-15	0.19	111 ROOSEVELT RD	GILL LAND TRUST	Undevelopable Land
196-22	0.17	41 ROOSEVELT RD	LAUGHTER JAMES PAUL	Undevelopable Land
196-23	0.17	35 ROOSEVELT RD	COSTELLO KEVIN	P Developable Land
196-37A	0.18	61 FILLMORE RD	HOOBAN TOMMI	P Developable Land

Parcel	Acres	Address	Owner	LND_USE_DE
196-49	0.17	113 FILLMORE RD	GILL LAND TRUST	Undevelopable Land
196-50	0.17	107 FILLMORE RD	GILL LAND TRUST	Undevelopable Land
196-51	0.17	97 FILLMORE RD	GILL LAND TRUST	Undevelopable Land
196-52	0.17	76 ROOSEVELT RD	GILL LAND TRUST	Undevelopable Land
196-53	0.17	78 ROOSEVELT RD	GILL LAND TRUST	Undevelopable Land
196-54	0.17	88 ROOSEVELT RD	GILL LAND TRUST	Undevelopable Land
196-56	0.17	100 ROOSEVELT RD	GILL LAND TRUST	Undevelopable Land
196-57	0.17	104 ROOSEVELT RD	GILL LAND TRUST	Undevelopable Land
196-60	0.16	34 ROOSEVELT RD	LAUGHTER PAUL	Undevelopable Land
200-1	0.11	123 ROOSEVELT RD	BERNARD MARTIN	Undevelopable Land
TOTAL	114.00			

Appendix 6: Notes from Public Meeting #1 January 11, 2010

Goals from the 2004 Open Space and Recreation Plan were listed on a large sheet of paper. Meeting participants were asked to list additional goals and potential actions for the 2010 plan. The following notes were added. Following the note writing exercise, participants were given three dots at each station and asked to place them next to the action they most strongly supported. The number in parenthesis indicates the number of priority dots given to the item.

** Items noted with this symbol are activities where the Open Space & Recreation Committee has provided additional information about active or completed related initiatives (noted in *italics*).

Natural Resources

- Protect biological diversity, watershed and ecosystems of natural resource areas (2)
- Encourage development that protects open space systems and enhances natural resources (1)
- **Preserve and restore waterways, ponds and wetlands, add access points – *currently several access areas*
- Dog Park that's not already a playground; should only be for dogs; fenced in (9)
- **Create appreciation of wetlands in Dedham by creating better access – *currently several access areas & look-outs*
- Improve sidewalk along Charles River and Providence Highway going south from Bridge Street to Ames Street Bridge
- **Education, public lectures, maps (3) – *part of DCR Water Trail Grant*
- **Publicize location of walking trails and boat launch sites – *part of DCR Water Trail Grant*
- **More biking, walking canoeing options, better information (3) – *info currently available through DCR*
- Do whatever possible to make biking safer in Town (4)
- **Inventory of endangered species (4) – *Massachusetts Natural Heritage Program*
- **Map with clear access points for bike routes, river/pond access, (1) – *info currently available through DCR*
- Green strips, ensure new DPW policy supporting green strips continues (2)
- **Kayak access to Charles River behind former SMA property– *part of DCR Water Trail Grant*
- How do we educate landowners about stewardship and conservation?
- A historic walking route in Dedham (4)
- Approve Community Preservation Act (CPA)(1)
- **Restoration of waterways, access to Wigwam Pond (3) – *currently available*
- Buy 4 acres of land for community supported agriculture, CSA for 100 shares supporting 500 people (1)
- Take better care of land we now control (2)
- Sprague Pond access way
- Possible harnessing of water power for energy (1)
- **Education of our school children about the resources available in Town – *Dedham/Westwood Water District does this*
- Establish fines for disposal of trash near rivers and ponds especially behind BJ Fridays etc. or anywhere else for that matter (4)
- Environmental Education Programs for all ages specific to Dedham's natural resources (4)

- Fix walking trail along Mother Brook Condo's has no community exit it drops into the Mother Brook Private Property (5)
- Provide Wigwam Pond access in more than one spot (2)
- Hold business that border waterways, parks and such accountable for liter/pollution that accumulates along them (2)
- **Gain access to more of our ponds (1) – *ongoing progress*
- Partner with the Charles River Watershed and Neponset to assist with Mother Brook (3)
- **Help pass bill on Styrofoam coffee cups and plastic water bottle disposal (1) – *Sustainability Advisory Group is addressing this*
- Link natural resources as engine for neighborhood revitalization (e.g. Mother Brook) (1)

Land Management and Acquisition

- Who controls which parcels are purchased? (1)
- Crosstown Retail, integrate with H.S. cross country course (4)
- Acquire riverfront land for rowing/kayak canoe center, get support from LL Bean (4)
- Develop Town Forest for walking, hiking, etc. similar to Boston Common (8)
- Identify to public better access points to parks, woodland, river access, especially at Town Forest
- Get business on Charles River (Bridge Street) to allow warm weather use by group to rent canoes and kayaks (1)
- Partnership with Noble and Greenough School on facilities maintenance (2)
- Improve traffic flow around public land/facilities
- Dog Park (4)
- Publicize HSL path across from Wilson Mountain (3)
- Could we support Community Preservation Act?
- Canoe races on Charles River
- Schoolmasters Lane work with owners to preserve the space not build 9 new houses
- Needham Street access to Charles River across from Cutler Park
- Publish lists of trails, access to River and Wigwam Pond
- Identify and acquire more open space parcels no matter how small in Oakdale / Endicott neighborhoods (2)
- Identify a Town employee who is involved in all lands
- Identify a "hit list" of potential properties to acquire/obtain
- Spend \$\$\$ wisely (1)
- Develop a plan for each open space that can be used for recreation
- Look to collaborate more with the Dedham Community House and its open space including fields and access to the Charles (2)
- Look to acquire and or develop management/use plan for property at the top of Harding Terrace, Fleming Street, Birch Street commonly referred to as the Army Camp
- 2 houses on Lancaster Road abandoned for last 10 years or more, need to work with owners
- Buy 4 acres of land for community supported agriculture, CSA for 100 shares supporting 500 people (10)
- Develop more public private partnerships (similar to LL Bean)
- Form a strategy for Northeastern campus (7)
- Walking trails along Charles River, work with abutters to give R.O.W.(3)
- Provide field time for adult soccer leagues on Town property

- Develop access and ideas of use of Cutler Park
- Make sure new trail from E. Dedham Plaza is maintained and kept clean, develop more trails in area (1)
- Try to get Emeritus to allow a trail connecting Whitcomb Woods to SMA (1)

Recreation

- Reasonable access (boat and canoe etc.) at Boathouse Lane
- All open space properties should have recycle bins, any green processes (2)
- Multi-generational activities, bocce court (2)
- Park and Rec. oversee school fields, they need to develop a plan to restore them
- We do not need more fields; we need to maintain the ones we have. Develop school fields so they are able to be put in rotation with other fields (2)
- Help to maintain school playgrounds through public/private funding etc. not just PTO funding which is very limited
- Bike paths and new walking track
- All ideas should address ADA
- Safety on water, canoe/kayak
- Sharing of Town fields for adult soccer leagues (1)
- Better maintenance of existing athletic fields before building new (8)
- Dog park (5)
- Walking trails, river/pond access, easier access to website (trail maps/access) dog park
- Access to Wigwam ponds for walking
- Please put maps of trails (Wilson Park e.g.) and access points on line (2)
- Start with our elementary school students to make them aware of what we have and how to take care of it (1)
- Connect Dedham Square with water trail, partner with Walk Boston
- Communicate location of public recreation areas
- Bike/pedestrian route linking historic places in Dedham (2)
- Development of low impact camping area at forested areas.
- Create Greenways, sidewalks, bridge, pedestrian/bike access to all points in Dedham, make Town pedestrians and bike (friendly) (4)
- Crosstown recreation trail, from Memorial Field to rail yard, cross country running course for H.S. team
- Towing, canoe, kayak center Charles River at Ames Street, use Town Landing (4)
- Trust Fund to donate for greenway DLT (Dedham Land Trust) (3)
- Develop Striar with walking trails (3)
- Pedestrian bike paths including sidewalks
- More emphasis on walking trails, water access points, greenways (3)
- Bike trail on abandoned railway
- No more athletic fields, have enough
- Walking trail along Charles River, work with abutters on R.O.W.
- User friendly recreational directory on Town website, including everything from fields to walking trails (3)
- Comprehensive map of all Dedham recreational areas – fields, river access, Wigwam, Wilson etc. to be distributed, widely available (2)
- Place to rent canoes and kayaks along Charles in Dedham (6)

- Greenway from DHS to Readville on abandoned railway – allow students to walk and bike (1)

Map

A draft Open Space and Recreation Map was placed on the table and participants were invited to add information as desired. The following notes were added:

- Current access to Charles – VERY steep access
- “Old” Needham Street is in Dedham – is level access, much better for canoe/kayak access
- Dog park – noted for Town Forest, Little Wigwam Pond, Open Space by Curran Education Center, former Town Landfill
- Ask Westwood to build Bridge (over Route 128 to Town Forest) and could share Dog Park/Family Area like Millennium in WR
- Walking and Skating noted for Wigwam Pond and Little Wigwam Pond
- Walking paths and skating noted for Fowl Meadow and Neponset River Reservation
- Access to Fowl Meadow and Neponset River Reservation noted from Truman Road, Calvin Road and Helena Road
- Rollerblading and bike trail noted for Crosstown Recreation Trail
- Canoe access noted for Charles River behind SMA property
- H.S. X country course noted from Gonzales Field to and around Wigwam Pond
- Rowing, canoe and kayak center noted near Stimson Wildlife Sanctuary (Ames Street?)
- Trail noted from High Street near Providence Highway to Avery Street to the Boston town line
- Two (access) points noted on Needham Street, both west of Long Ditch
- Access noted on Boathouse Lane

Appendix 7: Notes from Public Meetings 2 and 3

PUBLIC MEETING #2 (APRIL 7, 2010)

Participants were asked to join one of three small group discussions (Conservation & Natural Resources, Land Management & Acquisition, and Parks & Recreation), each of which would be facilitated by a member of the Open Space and Recreation Committee.

Each group worked from a list of strategies provided by the consultant team for each topic. The strategies had been pulled together from the ideas presented in the first public meeting. Each group discussed each of the strategies for their topic with the purpose of identifying:

- 1) Related actions to implement the strategy
- 2) Time frame for completion (0-1, 1-5, 5-10 years, Ongoing)
- 3) Responsible parties (organizations, Town departments or committees, etc.)

Conservation and Natural Resources

Strategy	Related Actions	Time Frame	Responsible Agencies
Encouragement of development that has minimal impact on natural resources.	Look at existing projects and retrofit to be more green – Legacy Place, Dedham Mall		Conservation Commission, Sustainability Advisory Committee, Open Space Committee, Planning and Building, Engineering Department, DPW
	LEED for commercial buildings	1-5 years	
	Work with Conservation Commission – Stormwater Permit triggers	On-going	
	Conservation Commission become proactive rather than re-active	On-going	
	Stretch Code and Green Communities Act	1-5 years	
	No new development without alternative transportation		
	Additional sidewalks especially at Legacy Place from Rustcraft Road , Little Wigwam to Big Wigwam (Natural Greenway)		
Preservation/restoration of natural areas and protection/restoration of wildlife habitat.	Catalogue vernal pools and update	1-5 years	Conservation Commission, Civic Groups, Churches
	Historical map of development and natural areas on web	0-1 year	
	Work with Mass Audubon to identify critical areas and natural corridors and determine what is contiguous with other towns	1-5 years	
	Expand environmental education in schools	On-going	
	Reach out to youth / scout organizations		
	Access to Little Wigwam and clean up as promised by owner	0-1 year	

Strategy	Related Actions	Time Frame	Responsible Agencies
	Rally Town churches and civic and friendship organization around stewardship of natural areas		
	Access to Town Forest once MassDOT leaves		
Increasing public opportunities to access and learn about natural environment.	Create more of culture, market access to natural resources	Ongoing	Conservation Commission, Historical Society, CRWA, Mass Audubon, OLT, adjacent Towns
	Improve signage		
	Historical and natural markers (Village Cemetery)	1-5 Years	
	Find archeological significant sites and mark them	5-10 Years	
	Natural History Center for Town	5-10 Years	
	Water Trail and link Town trails to State trails		
	Coordinate with adjacent Towns on trails and connections		
	More information to public about NewBridge on the Charles trails	0-1 Year	
	Interactive map on Town's web site with natural resources	1-5 Years	
	Access to Ice House Lane		
Wildlife management.	Address potential problem animals (Turkeys, beavers, coyotes)		Mass Audubon, Manomet Center Conservation Sciences, Mass Wildlife, New England Wildlife Society
	Management of bird habitat		
	Protect native plant species		
	Invasive species management		
Preservation and protection of quantity and quality of water resources.	Work in partnership with these agencies		Conservation Commission, CRWA, Mother Brook Community Group, Board of Health, DWWD, DLT
	Monitor private well		
	Aquifer protection especially during and after development		
	Police waterways in East Dedham for litter control		
Coordination of open space planning with sustainability initiatives (e.g. locally grown food, energy conservation, alternative energy and transportation, etc.).	Expedited permitting for projects proposing renewable energy		
	Hold groups/facilities responsible for trash generated from properties (BJs)		
	Recycling at local stores from what customers generate and incentive to recycle		
	Biodegradable food service products at local stores		
	Schools implement biodegradable and washable food service items and do a cost/benefit analysis between two		
	Involve children in food preparation at schools and teach about organics		

Land Management and Acquisition

Strategy	Related Actions	Time Frame
Identify and prioritize lands of interest for preservation and acquisition.	Create a lands database to track public and private lands of interest for Open Space	1 year
	Identify parcels that may become available (future opportunities)	1 year
	Identify strategic properties that could link open spaces	1 year
	Map to accompany database	1 year
	Prioritize based on ownership, threat to development, size	1 – 3 years
Encourage private land conservation measures.	Open Space Design subdivisions	1-3 year
	Open Space set asides	1-3 years
	Impact fees/mitigation	1-3 years
	Conservation easements/restrictions 1 – 3 years	
	Support and help activate Land Trust (1)	
	Public education/information of groups and organizations that protect private land	1-3 years
Provide Town funding for open space acquisition and management (to supplement State and non-profit funding sources).	CPA	
	Outright land purchase	
	Impact fees	
	Develop strategy for purchase of / sale of town properties to purchase others	
	Special land purchase account (1)	
Coordinate with non-profits and private landowners to protect and preserve open spaces.	Determine who/what is available regarding non profit, private, protection, enhancement (groups, property owners, etc.)	
	Seek coordinating mechanisms	
	Seek coordinating/outreach agencies (Conservation Commission, Parks and Recreation Dept., DPW, DCR and other regional and State agencies	
Coordinate with institutional landowners on open space and recreation planning strategies.		
Link existing open spaces and recreational areas.	Strategies and criteria	
	Use bike paths and walking trails	
Coordinate and improve management and upkeep of open space and recreation areas.	Local volunteer groups (Civic Pride, MBCG, etc)	
	Annual meeting/conference of management groups /agencies to match need with groups	
	Group liaisons	
	Community web site for volunteer needs	
Integrate historic and scenic resource protection into open space planning strategies.	Historic resources inventory (database link to properties)	
	Historic Committee and Society in these processes (integrated/connected)	

Strategy	Related Actions	Time Frame
	Utilize and promote Fairbanks house as key local resource	
	Demolition delay by-law	

Recreation

Strategy	Related Actions
Renovations / improvements to Town parks, fields, and playgrounds.	Town Meeting needs to pass funding for planned playground improvements at Churchill and Condon
	Need equipment to help with field and playground upkeep and maintenance (e.g. aerator was donated for use from Noble and Greenough)
	Field maintenance plan schedule
	Add more tennis courts
	Gonzalez Field -- need to fix stairs and provide alternative access for ADA compliance, provide clearer directions and signs about where to park
Expansion of recreational programs to serve all ages and physical abilities.	Challenger Program is currently volunteer run, needs to be Town funded and run by a qualified professional (existing programs for baseball, soccer, swimming, lego building)
	Whitcomb Woods – improve crosswalk/signage/directional’s from parking lot at Wilson Mtn., connect to walking paths at NewBridge on the Charles
	Attract specialty championships/tournaments to Town to generate revenue / provide variety of events and activities for all ages -- Special Olympics, Masters programs
Increasing availability of public fields for soccer, baseball, and other field sports for all ages.	Explore Northeastern track availability
	Add new football field or multi-use field for youth recreation programs
	Rustcraft field is being renovated with partnership of Noble & Greenough – use this as a model for other fields
	Schedule non permitted field time for use by neighborhood residents and non-organized sports – prioritize neighborhood fields and parks
	Provide a common /multi-use space at Striar Property for non-organized sports, general use (like a Town Common)
Improvement of bike and pedestrian ways and amenities throughout Town.	NewBridge connection possible to SMA Trails
	Create a bicycle advocacy committee
	Improve signage for on-road bicycle right of ways
	Add bike racks at key locations around (inc Dedham Square)
Improvement of public access to and information about waterways and ponds.	Improve access to Wigwam Pond, connect to Rustcraft and beyond
	Improve fishing access to all waterways
	Coordinate with Eagle Scouts to do projects on trails
	Increase signs and provide descriptions about public access areas on-line, virtual tours
Finding ways to accommodate dogs off-leash.	Add off-leash dog hours for fields currently not in use
	Look if field behind St. Mary’s along rail trail could be converted to dog park (with time restrictions to minimize impact on neighbors)
	Funding available -- Animal Rescue League as partner

PUBLIC MEETING #3 (MAY 25, 2010)

For the final public meeting of the open space plan update, the public was invited to drop in for an open house between 6pm and 7pm. Stations were set up for different elements of the action plan with handouts, maps, and place to leave comments. Committee members and the consultant were available to answer questions. Sign-up lists were provided for people interested in participating in plan implementation.

The regular agenda for the public meeting began at 7pm and opened with a welcome from the Open Space and Recreation Committee chair. The consultant gave a presentation providing an overview of the Open Space & Recreation Plan 2010 process and key components.

For the remainder of the meeting, participants were asked to review each action listed for the three key components of the draft Action Plan. The facilitator read through the list of strategies and related action items and recorded any comments or questions.

Conservation and Natural Resources

Strategies	Comments / Suggestions
Encourage development that reduces impact on natural resources.	Town recently passed 3 of the 5 requirements of the Green Communities Act. Town has entered into an Energy Saving Contract to improve energy efficiency of Town buildings. Note areas where there is overlap with Master Plan.
Preserve natural wildlife habitats	
Preserve and improve water resource areas.	
Increase public opportunities to access and appreciate natural areas.	Need to resolve future of Manor Fields property, vehicular access for clean-up and maintenance is a problem. Parks and Recreation is considering future uses (including portion for DPW building). In the meantime, adding trails would be a great interim use of the property.
Support / coordinate with current Town sustainability initiatives.	Town recently completed the first two items here. Note that Endicott Estate already has a community garden and St. Susanna's has a small one.

Recreation

Strategy	Comments / Suggestions
Renovate / improve Town parks, fields, and playgrounds.	Field maintenance plan has been completed. Town Meeting recently approved funding for purchase of aerator for fields. Park improvements also planned for Condon Park and Churchill Park playground.
Expand recreational programs to serve all ages and physical abilities.	Create an event focused on biking; work with area bike groups and enthusiasts. Model after James Joyce Ramble.
Increase availability of public fields.	Access to NE fields has been tried in the past; there was a concern about liability and requirements of the Town to monitor locking and unlocking of gate. Worth another try.

	Another multi-use field is being built. Supposed to be available for all rec. programs.
Improve bike and pedestrian ways and amenities throughout Town.	Consider another term for “alternative transportation”. Re-stripe and maintain existing bike lanes. Create a bike task force. Investigate models of “Livable Communities” to include in OSRP.
Improve public access to waterways and ponds.	There should be a consistent, Town-wide sign system.
Finding ways to accommodate dogs off-leash.	Create a Dog Park task force.

Land Management and Acquisition

Strategy	Comments / Suggestions
Identify and prioritize lands of interest for preservation and acquisition.	
Encourage private land conservation measures.	
Provide Town funding for open space acquisition and management.	Develop criteria for identifying highest and best use for “orphan” Town properties. Work with Dedham Land Trust to see if interested in acquiring some of the orphan properties.
Coordinate with institutional landowners on open space and recreation planning strategies.	Add institutional partner to OSRP committee.
Coordinate and improve management and upkeep of open space and recreation areas.	
Integrate historic and scenic resource protection into open space planning strategies.	Include Town cemeteries in Open Space protection planning.