



# Southampton Open Space and Recreation Plan 2012 Update

September 12, 2012

# **Town of Southampton Open Space and Recreation Plan 2012**

## **OPEN SPACE AND RECREATION PLAN TOWN OF SOUTHAMPTON**

September 12, 2012

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With Assistance From  
Pioneer Valley Planning Commission

# **Town of Southampton Open Space and Recreation Plan 2012**

## **Open Space and Recreation Plan Update**

The Town of Southampton's *Open Space and Recreation Plan 2012 (OSRP)* updates the previous *Open Space and Recreation Plan* that expired in September 2011, and provides the framework for how Southampton can continue to work towards maintaining a vibrant rural community without compromising the Town's valued environmental resources.

The OSRP planning process has developed concurrently with the Southampton Master Planning Process now underway since March 2010.

For additional information on the master plan project, please visit the Southampton Master Plan website at <http://www.southamptonmasterplan.org>.

### **Plan Update Endorsed by Four Town Boards and Commissions and the Pioneer Valley Planning Commission:**

Board of Selectmen  
Conservation Commission  
Park Commission  
Planning Board

Board of Selectmen 06/25/2012, Planning Board 09/05/2012 (as Open Space Plan and component of the Master Plan Process), Conservation Commission 6/25/2012, Park Commission: 6/26/2012, Pioneer Valley Planning Commission 7/5/2012

### **Plan Update Approved by the Commonwealth of Massachusetts:**

Executive Office of Energy and Environmental Affairs: Conditional Approval 7/3/2012, valid to July 2019

# Town of Southampton Open Space and Recreation Plan 2012

## Table of Contents

<b>SECTION 1: PLAN SUMMARY</b>	<b>5</b>
<b>SECTION 2: INTRODUCTION</b>	<b>7</b>
<i>A. Statement of Purpose</i>	
<i>B. Planning Process and Public Participation</i>	
<b>SECTION 3: COMMUNITY SETTING</b>	<b>9</b>
<i>A. Regional Context</i>	
<i>B. History of the Community</i>	
<i>C. Population Characteristics</i>	
<i>D. Growth and Development Patterns</i>	
<b>SECTION 4: ENVIRONMENTAL INVENTORY AND ANALYSIS</b>	<b>43</b>
<i>A. Geology, Soils and Topography</i>	
<i>B. Landscape Character</i>	
<i>C. Water Resources</i>	
<i>D. Vegetation</i>	
<i>E. Fisheries and Wildlife</i>	
<i>F. Scenic Resources and Unique Environments</i>	
<i>G. Environmental Challenges</i>	
<b>SECTION 5: INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST</b>	<b>71</b>
<i>A. Public and Nonprofit Parcels</i>	
<i>B. Private Parcels</i>	
<b>SECTION 6: COMMUNITY VISION</b>	<b>132</b>
<i>A. Description of Process</i>	
<i>B. Statement of Open Space and Recreation Goals</i>	
<b>SECTION 7: ANALYSIS OF NEEDS</b>	<b>136</b>
<i>A. Summary of Resource Protection Needs</i>	
<i>B. Summary of Community's Needs</i>	
<i>C. Management Needs, Potential Change of Use</i>	
<b>SECTION 8: GOALS AND OBJECTIVES</b>	<b>149</b>
<b>SECTION 9: SEVEN -YEAR ACTION PLAN</b>	<b>150</b>
<b>SECTION 10: PUBLIC COMMENTS</b>	<b>164</b>
<b>SECTION 11: REFERENCES</b>	<b>190</b>
<b>APPENDICIES</b>	<b>192</b>

# Town of Southampton Open Space and Recreation Plan 2012

## 1.0 Plan Summary (2012)

### OVERVIEW

The Town of Southampton is updating its previous Open Space and Recreation Plan in order to inform its citizens, boards and committees about the unique “sense of place” that its residents find important. The plan focuses on open space and recreation within Southampton. In general terms, “open space” is defined as undeveloped land. In this plan, the focus is on land that is valued by residents because of what it provides: actively managed farm and forest land; wildlife habitat; protection and recharge of groundwater; public access to recreational lands and trail systems; important plant communities; structures and landscapes that represent the community’s heritage; flood control; and scenic value.

Like earlier plans, the Southampton Open Space and Recreation Plan 2012 Update identifies and evaluates the Town’s natural, cultural, and historic resources, analyzes community needs, and presents an action plan by outlining goals and objectives to be implemented over a seven-year period. Current guidelines for Massachusetts Open Space Plans include recreational elements as a key component. Hence, this plan is the 2012 Open Space and Recreation Plan (OSRP).

The OSRP makes recommendations based on current preservation and recreation priorities, which due to shifting demographics and community needs, have changed somewhat over the past five years. As part of the broader awareness, a regional approach is encouraged. The OSRP proposes the implementation of planning practices that encourage responsible use of natural resources.

With a wealth of forested land and numerous remaining large farmsteads, Southampton retains much of its rural character. The residents of Southampton have a strong desire to maintain this rural character, and the recent surge in residential development is of concern, since it may impact the Town’s visual character. Landowners benefit from selling large parcels of land to developers. However, to the community at large, the impact of lost open space can represent a change from the present pastoral landscape to residential suburban sprawl.

The Town needs to take steps to maintain its scenic, natural, and open space resources, while allowing for development that is sensitive to its unique character. To this end, the Town is developing strategies to preserve the rural character, protect natural resources, control development patterns, and manage its present and future open space.

In this plan, “open space” encompasses conservation land, recreational land, farmland, parks, riparian corridors and other water resources, roadways, scenic views, historic sites, forests, and areas with unique natural features. The OSRP offers current planning options that assist government officials with land use decisions.

# **Town of Southampton Open Space and Recreation Plan 2012**

The OSRP supports the following goals:

**Goal 1: Identify and preserve important parcels for ecological, recreational, cultural and historical value to create a town - wide green network.**

**Goal 2: Protect Southampton's remaining agricultural lands, promote local farming, and create opportunities for residents to become involved in local agriculture.**

**Goal 3: Protect Southampton's water resources.**

**Goal 4: Promote land use policies that protect the town's natural lands and rural community character.**

# Town of Southampton Open Space and Recreation Plan 2012

## 2.0 Introduction

### A. Statement of Purpose

The primary intent of this document is to update Southampton's prior Open Space Plan that expired in September 2011, assist the Town in open space and recreation planning, and meet qualification requirements for state funding.

The 2012 Open Space and Recreation Plan Update ("the Plan") for the Town of Southampton will help the Town with funding eligibility, but more importantly, it serves as a tool to connect open space and recreation issues to comprehensive town planning. The new plan addresses issues of importance to the town and offers strategies for implementation by various town boards and citizen groups.

The Board of Selectmen retained Haff Associates and its principal Courtney A. Haff, AICP, Ph.D on June 4, 2012 to prepare the Plan in compliance with the Commonwealth of Massachusetts, Executive Office of Energy and Environmental Affairs, Division of Conservation Services (DCS) requirements. The Plan follows the guidelines, as specified by Appendix D: Preparing an Open Space and Recreation Plan Update, a section of the MA Open Space Planner's Workbook, March 2008.

The Plan update assesses opportunities and provides guidance about open space and recreation within a community vision framework that identifies areas for focusing growth and development within a Smart Growth context, while also protecting ecologically sensitive and scenic resources that provide the much cherished rural character of Southampton.

This plan meets the Open Space and Recreation Plan requirements of the LAND/PARC Act and is an element of the Southampton Master Planning Process. The Conservation Commission, Park Commission, and the Planning Board have adopted the Plan. The Planning Board adopted the Plan in accordance with Massachusetts General Laws, Chapter 41, §81D.

### B. Planning Process and Public Participation

This plan builds on the four earlier Open Space and Recreation Plans and other planning, including the 2008 Open Space and Recreation Plan, the 2008 Pioneer Valley Clean Energy Plan, the 2005 Water Conservation Plan and the 2004 Community Development Plan.

The 2012 Open Space and Recreation Plan Update draws upon the Master Plan Committee meetings for findings and data related to the requirements noted above. The Master Plan Committee has met fourteen times between April 2010 and June 2012.

## **Town of Southampton Open Space and Recreation Plan 2012**

The public participated in three public visioning sessions and responded to a survey concerning open space and recreation issues during April 2010 and June 2012.

A press release and publication in the Gazette announced each of the four visioning sessions as noted in Section 10.0 herein.

### **Environmental Justice**

Due to Southampton's demographics and predominantly rural development pattern, no Environmental Justice Populations have been identified. The state considers environmental justice populations to be predominantly low-income or minority populations that live in denser urban neighborhoods and, for reason of location, may lack open space and recreational resources and often live side-by-side numerous existing large and small sources of pollution and old abandoned, contaminated sites, which can pose risks to public health and the environment. These conditions are not present in Southampton and, therefore, no enhanced outreach to this population was performed, as required by DCS.

# Town of Southampton Open Space and Recreation Plan 2012

## 3.0 Community Setting

### A. Regional Context

The Town of Southampton is located on 28.96 square miles, in Hampshire County on the western uplands of the Connecticut River Valley in Western Massachusetts. The Town straddles two of the state's major watersheds, those of the Connecticut and the Westfield Rivers. The topography rises from the east to the west and Pomeroy and Little Mountains are visible landmarks from distant neighboring towns. Traditionally a farming community, Southampton is a rural residential suburb in the northern Springfield Metropolitan District.

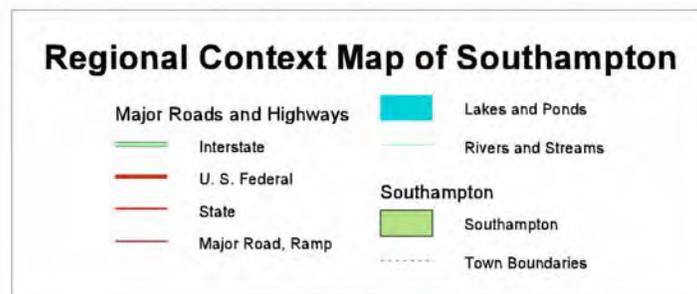
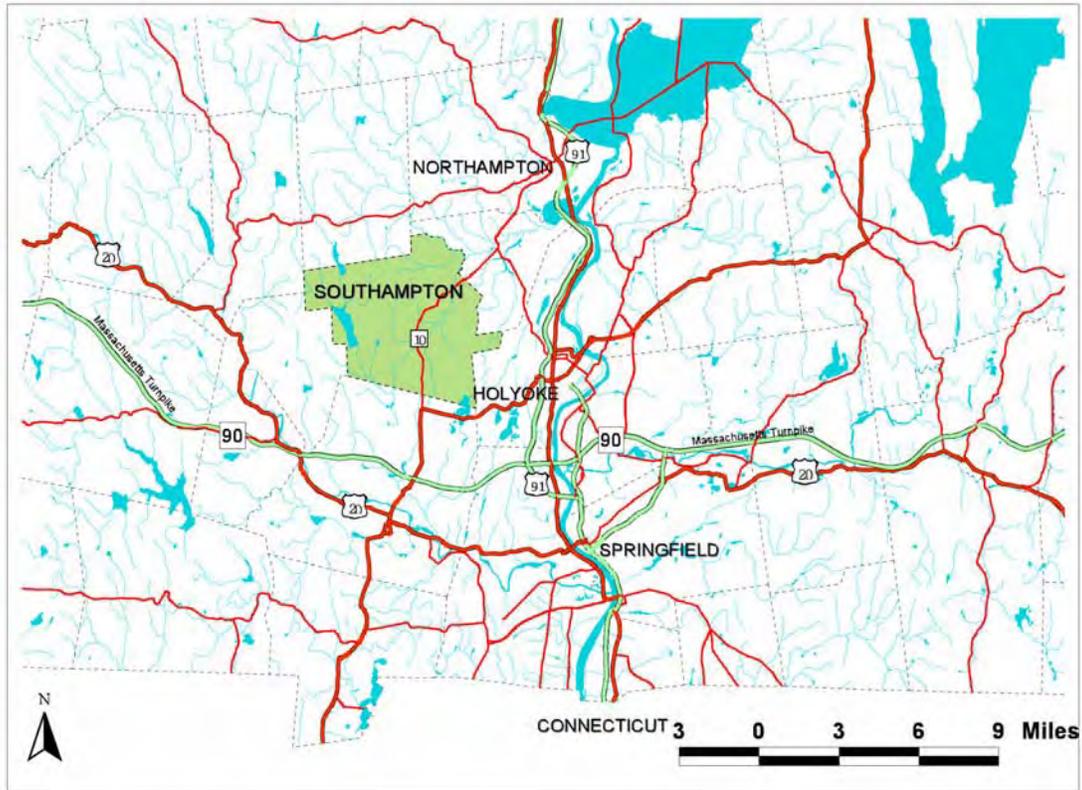
Southampton is about 100 miles west of Boston, Massachusetts and 250 miles from New York City. Bordering Southampton is Westhampton to the north, Easthampton, and Holyoke to the east, Westfield to the south, and Montgomery and Huntington to the west. Southampton is the gateway to the country, bordered by expanding urban centers along the valley side predominantly to the east and south and by sparsely populated highland villages to the north and west.

Holyoke and Westfield are small cities of approximately 40,000. Population densities in abutting cities are as high as 1899 persons per square mile. As the regional demand for housing increases, there exists a reasonable concern that uncontrolled development will adversely affect the Town's rural character. The region's economic growth and housing boom has begun to make an impact on Southampton and increased residential development in town was the major concern voiced during the Open Space Planning process. Residents are concerned Southampton landowners will sell valuable open space to developers for housing construction with the consequence that the town will lose its present quality of life.

Southampton's visual character and rural feel buffers more densely populated cities, like Holyoke, from the more sparsely populated Hilltowns of Montgomery and Huntington.

# Town of Southampton Open Space and Recreation Plan 2012

## Map 1 Regional Context Map of Southampton



Nearby major highways provide convenient commuting to metropolitan areas, while the Town offers a rural setting. Although there are no direct highway interchanges, the Massachusetts Turnpike and Route 91 are easily accessible. Route 10, the main road through town, is a major connector from Westfield to Northampton. To the south, Westfield has actively developed its industrial districts along Southampton's border, where there is easy access to highways by motor freight.

Southampton residents share a number of natural resources, protected lands, and recreational opportunities with its neighbors. The Barnes Aquifer lies largely in Southampton and is a public water supply for Easthampton, Holyoke, Southampton, and

# Town of Southamptton Open Space and Recreation Plan 2012

Westfield. Several state parks, reservations, and wildlife preserves are located nearby. They include Mount Tom Reservation, Hampton Ponds State Park, Tekoa Mountain and Hiram H. Fox Wildlife Management Areas and other smaller state protected parcels.

**Table 3-1: 2010 Population Densities in Southamptton and Abutting Communities**

<b>TOWN</b>	<b>Acres</b>	<b>Miles</b>	<b>Population Density per Sq. Mile</b>	
Easthampton	8556.94	13.4	16,053	1198
Holyoke	13440.46	21.0	39,880	1899
Huntington	16826.31	26.3	2,180	83
Montgomery	9554.11	14.9	838	56
Southamptton	18098.89	28.3	5,792	204
Westfield	29823.81	46.6	41,094	882
Westhampton	17413.02	27.2	1,607	59

Source: U.S. Bureau of the Census, 2010

Mount Tom State Park, located in Easthampton and Holyoke, offers fishing, hiking, bird watching, and canoeing. From the summit, the Reservation provides extraordinary views of the Connecticut River Valley and to the hills and valleys of Southamptton. Situated along an important flyway, hikers can view hawks and other birds during seasonal migration. The basalt cliffs are remnants of the regions volcanic geological history. With over 2000 acres, the Reservation is one of the largest unfragmented forests in the State. Mount Tom provides a natural boundary between the City of Holyoke and Route 91 and until recently, this geographic feature has helped to protect the community from encroaching development.

Hampton Ponds State Park, located in Westfield on the Southamptton border, offers boating, fishing, picnicking, and swimming and other water-based activities, not available in town.

Gardner State Park, in Huntington, is a smaller state park that borders on the 2,900-acre Hiram H. Fox Wildlife Management Area. In Montgomery, Tekoa Mountain Wildlife Management Area protects over 1300 acres for rare and endangered species.

Southamptton has a unique opportunity to link to these protected open spaces and create an east-west protected wildlife corridor.

Although there are no designated bike trails in Southamptton, the current Southamptton Greenway Committee completed a feasibility study in 2011, and is actively seeking sources of funding to extend the bike path through Southamptton and connect with the Westfield's Columbia Greenway. The Manhan Rail Trail in Easthampton runs along its section of the old rail corridor that extends through to Southamptton. The Northampton Bike Path goes to Williamsburg and the Norwottuck Trail proceeds from Connecticut

## Town of Southamptton Open Space and Recreation Plan 2012

River boat launch in Northampton through Hadley to Amherst, with a connecting spur to the University of Massachusetts.

**Table 3-2 Percentage of Protected Open Space in Southamptton and Abutting Communities**

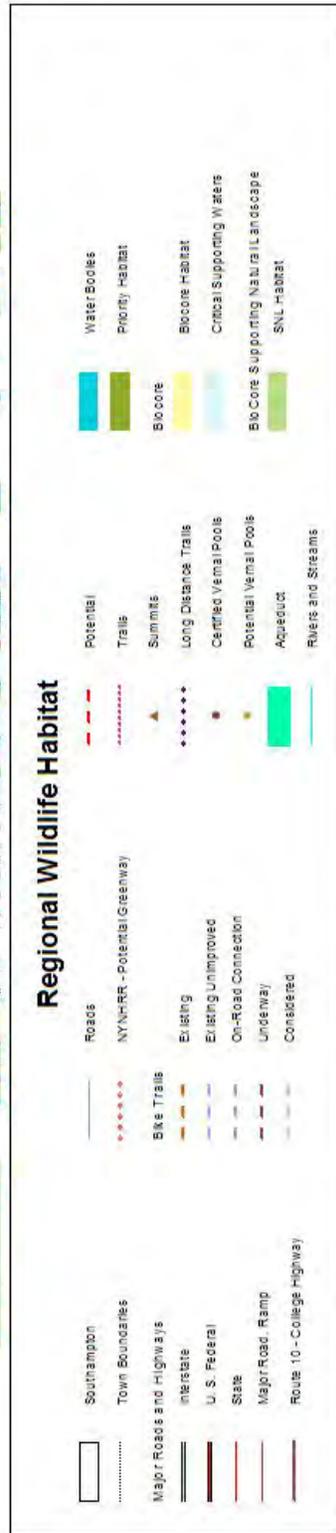
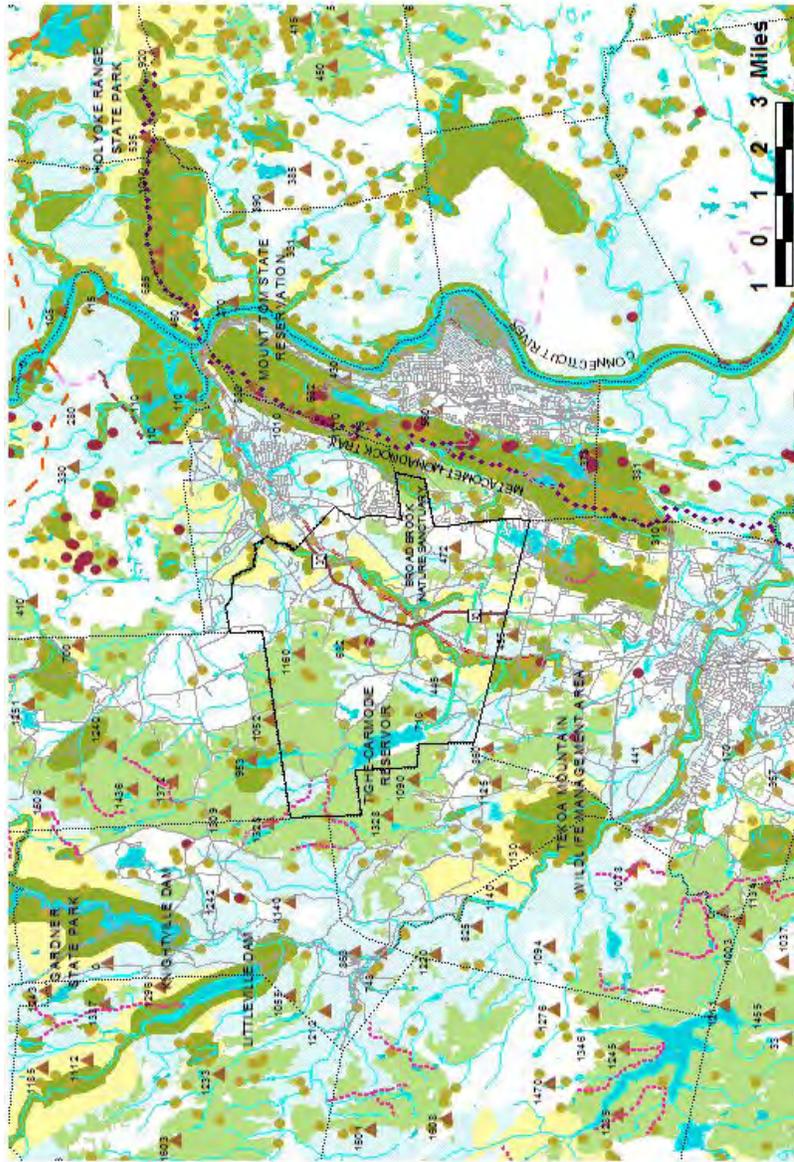
<b>Town</b>	<b>Acres</b>	<b>Open Space Acres</b>	<b>% of Open Space that is Protected</b>
Easthampton	8556.94	1049.03	0.12
Holyoke	13440.46	3738.28	0.28
Huntington	16826.31	6103.86	0.36
Montgomery	9554.11	3222.41	0.34
Southampton	18098.89	3303.13	0.18
Westfield	29823.81	2415.54	0.08
Westhampton	17413.02	2568.31	0.15

Nearby hikers can trek along the Metacomet-Monadnock Trail which starts in Connecticut and heads north to Mt. Monadnock in New Hampshire. Hot air balloons soar above the Connecticut River Valley. Eighteenth and nineteenth century European visitors found the region's landscape to be the one of the most idyllic and today the region's beauty continues to attract tourists, especially during the fall foliage season.

The region is renowned as a center for higher education. The Five-College area includes University of Massachusetts, Smith College, Amherst College, Mt. Holyoke College, and Hampshire College. Together they are a significant cultural asset to the region. Williston-Northampton Academy, a private secondary school is just over the Easthampton Line.

# Town of Southampton Open Space and Recreation Plan 2012

## Map 2 Regional Wildlife Habitat



# Town of Southampton Open Space and Recreation Plan 2012

## RECREATION IN SOUTHAMPTON

Southampton offers a variety of passive and active recreational opportunities. The 2004 Community Development Plan (CDP) found that Southampton had limited recreational ballfields and suggested that the need to expand active recreational resources was one of the key open space issues facing the town. Although the 2004 plan provided a list of recreational needs, that list utilized information from an open space 1979 survey.

The 2005 open space survey showed that most people were concerned about recreational opportunities, but that the focus of concerns has changed. In 2005, the main concerns were:

- A bicycle path;
- Sidewalks and pedestrian safety;
- Mapped multi-use trails;
- Marked access points to conservation areas and trails
- A need for town-owned playing fields;
- Recreational access to the Tighe-Carmody Reservoir; and
- Facilities at Conant Park that are in need of repair

Recent enhancements at Conant Park include improved parking, new playground equipment, accessible restrooms, tennis and basketball courts improvements, and improvements to make the pavilion accessible. However, the Town needs to regrade and improve drainage to existing playing fields.

The Southampton Youth Athletic Association, a non-profit organization organizes and oversees boys and girls team sports. Children from Southampton and Westhampton can sign up to play on soccer, baseball, and basketball teams. Teams play at Conant Park in the center of Town and at the Norris School on Pomeroy Meadow Road, until the newly acquired Labrie Field is developed for recreational activity.

The Labrie Field will be a regional project utilized by Southampton residents as well as those from surrounding communities including Easthampton and Westhampton, other communities abutting Southampton and communities in the Hampshire Regional School District. It will be used by regional school district towns for baseball, soccer and football leagues as well as by adult leagues from Holyoke and Westfield. Although ball fields are the center of the project, a park-like atmosphere is intended to attract all ages and fitness levels, with open playing fields, walking paths and a tot park.

Labrie Field has been financed to date with a 2009 PARC grant and 2012 CPA funds. Southampton intends to submit a PARC grant application to DCS, in the 2014 funding cycle, to provide funds to complete development of the Labrie Field project.

The Council on Aging (COA) offers seniors recreational opportunities, including yoga, Tai Chi, line dancing, osteoporosis exercise classes, and men's night. The COA is located in the New Town Hall, (old Larrabee School)

## **Town of Southampton Open Space and Recreation Plan 2012**

The Town decided to use the school as the new Town Hall and the COA remains as tenant after the adaptive reuse of the building. The site has semi-protected open space and future use and landscape changes should fit in with the existing visual character of the village town center.

According to T. L. Hendrick, former curator of the Southampton Historical Society, there are over thirty-one miles of abandoned roads and trails. This network of unofficial trails and old roads offer hikers, mountain bikers, skier, horseback rider, hunters, birdwatchers, and recreational vehicle access to the Southampton woods. Southampton's forests and streams are remarkable for hunting and fishing. While hunting is an important recreational activity, some residents would like to see more access to woodlands during hunting seasons. The Town's residents have expressed a wish to identify and map the trails.

Southampton Conservation Commission has been developing new trails on several of its protected sites, such Wolf Hill Sanctuary, Szczypta Farm and Manhan Meadows Sanctuary. The Commission plans to submit a LAND grant application to acquire the Pioneer Valley Railroad site in FY2013.

### **B. History of the Community**

Humans inhabited, traversed, and hunted this region for 10,000 years. This history exists in oral traditions, archeological evidence, and the study of pollen. Research reveals that American Indians greatly affected the landscape. Largely agricultural people, growing corn, beans, and squash as staple foods, Indians managed the woodlands and wildlife populations by setting to the forests. Seasonally migratory, communities moved from inland areas in the summer to coastal regions during the winter. Communities settled along rivers, where flat fertile fields were cleared for agriculture. The Connecticut River, the longest river in New England, was an important transportation route. Along the river, deep alluvial soils offered excellent conditions for farming. Tributaries, such as the Manhan River, provided access to inland regions and abundant games. These people lived in relationship to the land far differently than European settlers.

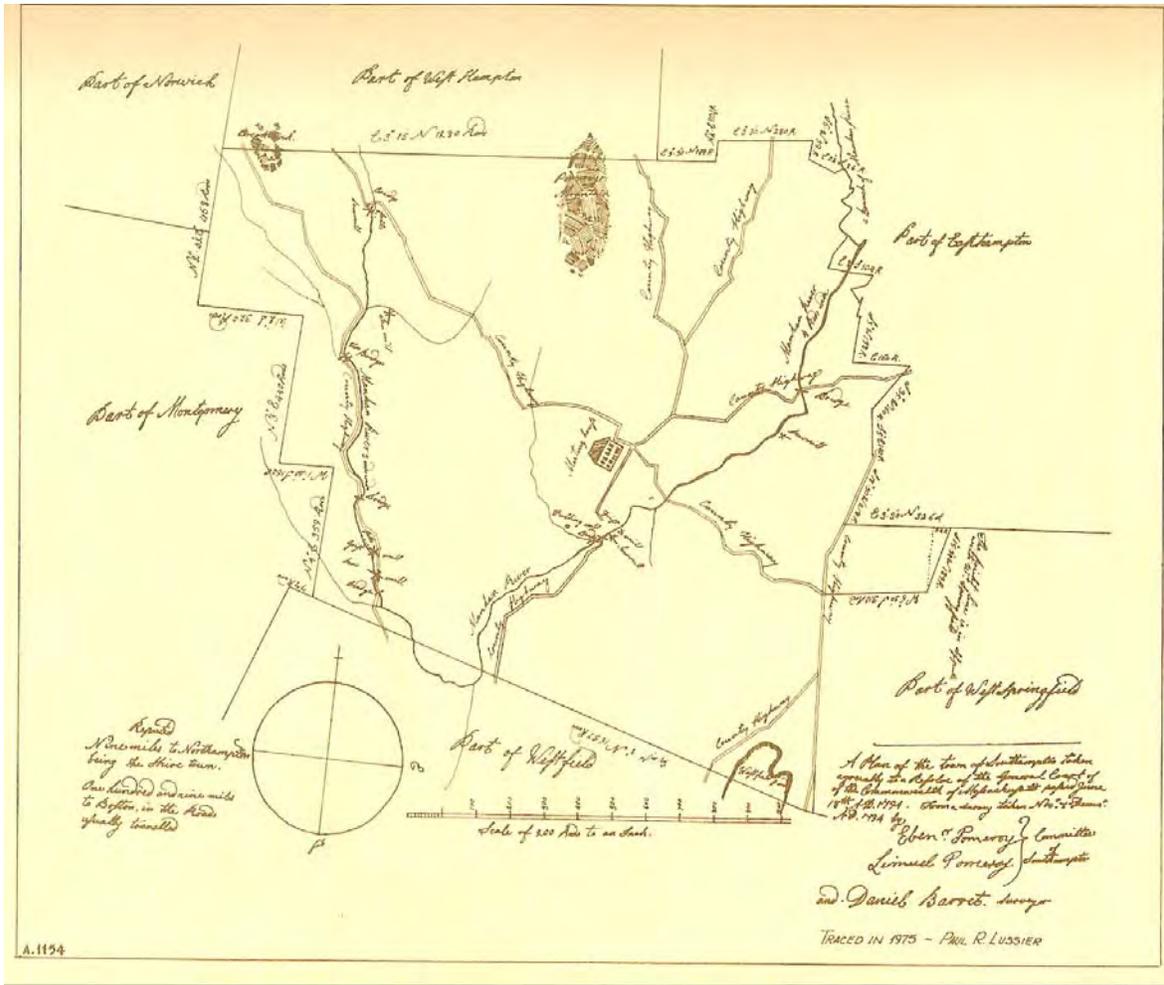
In 1630's, proprietors of the Massachusetts Bay Colony purchased the land from the Nonatuck Indians and settled Northampton. Originally, Southampton was a district of Northampton called Newtown. In 1741, the settlement became the Second Precinct of Northampton and called New Hampton. The town people of New Town petitioned the General Court and in 1775, Southampton was established. Caleb Pomeroy, one of the towns' original settlers, petitioned the court to grant him land in 1680. Settlers were granted land under the condition that they build a house and improve a certain number of acres. Improvements generally meant clearing, cultivating, and enclosing land.

In spite of the threat of Indian attacks, pioneers gradually settled in the Southampton region. By the late 18th century, a thriving little village conveniently located between New Haven and Northampton, offered a variety of goods, including produce and wood products. A wealth of pine, oak, and chestnut provided the town with a valuable export

# Town of Southampton Open Space and Recreation Plan 2012

commodity. Numerous mills sprang up along the town's waterway and many industries capitalized on the timber resources. The abundance of waterpower provided power for numerous mills in town. Industries, such as tanneries, potash works, blacksmithing, and cooper shops relied on the areas forest resources. In 1830's, a small group of businessmen invested in the construction of the New Haven-Northampton Canal, making Southampton's goods available to urban markets. Later, in 1854, the New Haven-Northampton Railroad replaced the canal, extending markets to New York City.

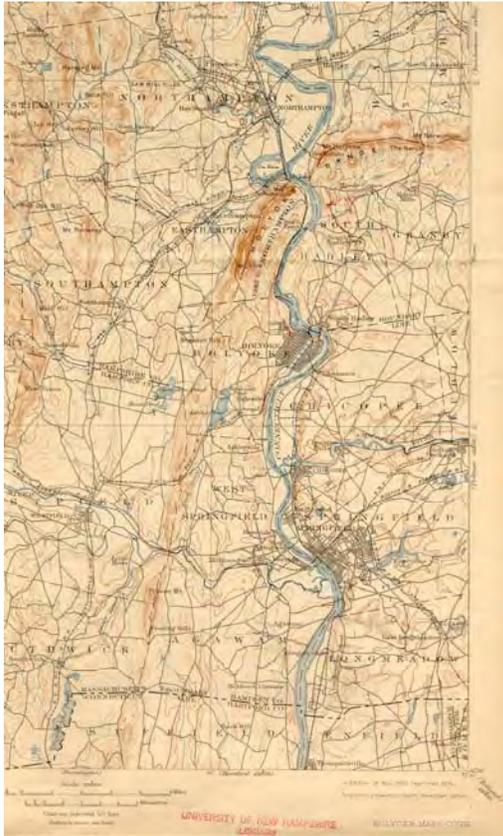
**Figure 1: Survey Map of Southampton, 1778, by Daniel Barret, Surveyor**



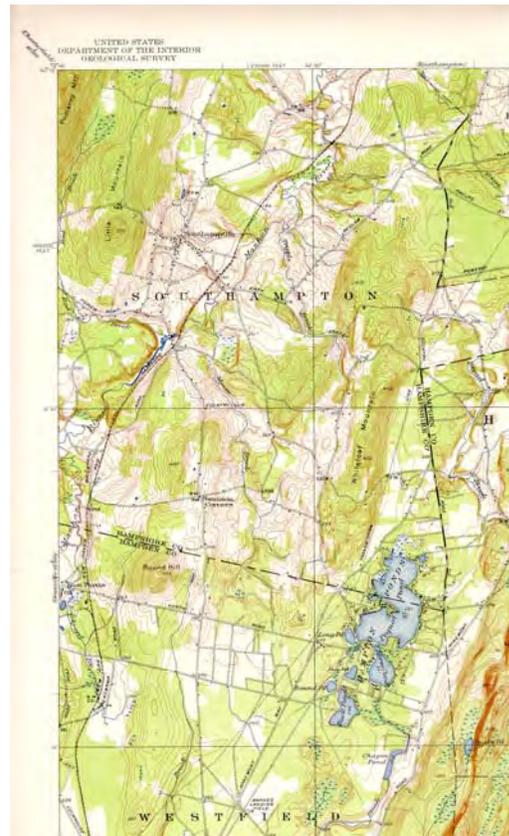
Source: Massachusetts Historical Commission

# Town of Southamptn Open Space and Recreation Plan 2012

Figures 2 and 3: Historic USGS Maps



USGS Map 1901, Surveyed 1884, 1887



USGS Map 1938 Surveyed 1934

Source: UNH DIMOND LIBRARY, Documents Department & Data Center, [Historic USGS Maps of New England & New York](#)

The region's earliest entrepreneurs and local Indians partnered in a lucrative fur trade. This industry had a profound and devastating impact on the region's ecological stability and on Indian social structure. Hunting and deforestation destroyed the region's wildlife habitat- a habitat native people had effectively managed for hundreds and perhaps thousands of years. By the late 1700's wildlife became so scarce that appointed deer reeves tried to protect what little wildlife that remained. Many mammals were effectively extinct in Western Massachusetts. Repopulation of wildlife began after farmers abandoned marginally productive fields for better conditions elsewhere. Successional growth reclaimed these fields and habitat conditions improved enough to encourage the return of deer and indicator species such as bear, fisher, and moose.

Robert Lyman discovered lead in the north part of town in 1678 and lead mines operated in this area until 1868. The lead mines were never profitable, but they continued as a speculative business venture for quite some time. Over the centuries, abundant mineral resources permitted several other mines, quarries, and brickyards to operate in Town. Numerous springs on Little Mountain provided water for the village center. As early as the 1820's, wooden pipes carried water from the mountain springs to village homes.

## **Town of Southampton Open Space and Recreation Plan 2012**

A group of local businessmen established the Southampton Aqueduct Company, the Town's first private water company, in 1865. The company reorganized and became the Mountain Spring Water Company and later the Mountain Spring Water Works, which provided the Town Center residents with water until 1931, when the Town bought out the troubled company.

During the mid-to-late 19th century, mill industries began to spring up throughout Massachusetts. Southampton, however, was not inclined to support these businesses and its influx of immigrant workers. Many of these businesses began in neighboring Easthampton. Effectively, this helped to preserve Southampton's rural tradition and agriculture remained as its primary economic base until the World War II. Today, Southampton is a community of commuters and few farmers, with a good many of Polish descent. Despite the loss of farms, residents perceive Southampton as a rural community.

Residents place a high value on the remaining farmland and continue to work to preserve and protect this prized resource. In 1977, Southampton initiated town planning. The Town was a leader in conservation planning and preservation and the Commonwealth of Massachusetts acknowledged Hazel Young, Conservation Commissioner, for her efforts in preservation and conservation.

A list of landmark planning reports for Southampton follows:

- Metcalf and Eddy Master Plan
- 1977 Conservation Plan
- 1982 Conservation and Recreation Plan
- 1988 Clean Lakes Study, Aquifer Study, and the federally funded Rural Lands Management Program
- 1991 Rural Land Management Survey and Plan
- 1993 Conservation and Recreation Plan
- 1995 Open Space Plan
- 1997 Wastewater Facilities Plan for the Town of Southampton
- 2004 Community Development Plan
- 2008 Facilities Plan Update to Re-evaluate Connection to Easthampton
- 2008 Open Space and Recreation Plan

### **C. Population Characteristics**

Over the last two decades, Southampton has become one of the fastest growing communities in the Pioneer Valley region. The Town of Southampton is growing residentially, and there is an emergent tension in the community between Southampton's history as a traditional rural New England town and its developing identity as a residential suburban community.

It is clear that Southampton needs to proactively manage growth. Identifying appropriate areas for growth can help Southampton accommodate sensible development in the future while maintaining and enhancing its rural character and quality of life. By designating appropriate areas in the community where new development makes sense and limiting

# Town of Southamton Open Space and Recreation Plan 2012

growth in other areas in town, Southamton, through the adoption of growth management policies, can encourage vibrant, enduring neighborhoods.

## **Population & Household Growth Trends**

Southamton grew steadily over the course of the 20th century and this trend has continued into the present. The U.S. Census Bureau placed the town's population at 5,792 residents in 2010, which is an increase of over 400 residents since 2000.

The town of Southamton is one of the region's fastest growing communities. From 1990 to 2010 the population grew by almost 30 percent (1,300 residents), which made Southamton the fourth fastest growing town in the Pioneer Valley over this period. Most of this population increase occurred in the 1990s. By comparison, the region grew three percent over this same period.

Southamton saw the number of households in town increase at a greater rate than the number of people in town from 1990 to 2010 (Table 3-3).

## ***Population & Household Characteristics***

According to the 2010 decennial Census, Southamton is a racially homogenous community with 97 percent of town residents being Caucasian. This is much higher than the percentage of Caucasian residents in the Pioneer Valley as a whole (80%) but is similar to the racial makeup of the communities to the west of Southamton. Less than two percent of Southamton's population identified their ethnicity as Hispanic on the 2010 decennial census.

<b><i>Table 3-3: Southamton Trends Summary</i></b>	<b><i>1990</i></b>	<b><i>2010</i></b>	<b><i>Percent Change</i></b>
Southamton Residents	4,478	5,792	29%
Southamton Households	1,543	2,249	46%
Average Household Size	2.90	2.58	-11%

*Source: U.S. Census Bureau, Decennial Census 2000 & 2010*

## ***Socio-Economic Characteristics of Population***

The level of household income is one indicator of economic security in a community. Southamton's estimated median household income over the five year period of 2005-2009 was \$80,667, which was much higher than the \$64,496 estimated statewide median household income over this same period.

Not all Southamton households are affluent. The U.S. Census Bureau's American Community Survey estimated that close to five percent of individuals living in Southamton had incomes below the poverty level in 2005-2009. The estimated number of families below the poverty level over this same period was also close to five percent.

# Town of Southamton Open Space and Recreation Plan 2012

**Table 3-4: Southamton Residents by Age: Comparison to 2000 Population to 2010**

Age Distribution	2000	2010	2000 Percentage	2010 Percentage
Total population	5,387	5,792	100	100
Under 10 years	716	572	13%	10%
10 to 19 years	787	823	15%	14%
20 to 29 years	406	483	8%	8%
30 to 39 years	869	549	16%	9%
40 to 49 Years	1,074	1,029	20%	18%
50 to 59 years	796	1,128	15%	19%
60 to 69 years	351	756	7%	13%
70 to 79 years	250	287	5%	5%
80 years and older	138	165	3%	3%

*Source: U.S. Census Bureau, Decennial Census*

**Table 3-5: Persons Below the Poverty Level (2000)** **2.4%**  
 Source: PVPC, Southamton Community Profile, Updated 2011

**Table 3-6: Population Ethnicity**

2010	Race and Latino Population
White	98.5%
Black	0.6%
Asian	1.0%
Other	1.2%
Nation (of any Race)	1.5%

Source: PVPC, Southamton Community Profile, Updated 2011

## Economic Character of Southamton

Currently, Southamton is a bedroom community to the Springfield-Hartford metropolitan area. Most Southamton residents travel to Springfield, Westfield, Holyoke, Northampton and Easthampton for employment as well as goods and services. Southamton's economy mostly relies on small businesses and home based business, with large commercial activities sited in two primary locations – the first along the Easthampton town line, and the second along Route 10. These two areas provide basic goods and services to Southamton residents such as groceries, restaurants, and other goods.

### **Local Economy/Local Businesses and Industries**

According to the Massachusetts Department of Employment and Training, there are 124 businesses in Southamton, with an average monthly employment of around 1,000

## Town of Southampton Open Space and Recreation Plan 2012

employees, and a weekly wage of \$557 (Table 3-7). The regional average weekly wage in 2010 was \$803.

Category	2000	2010
Number of Establishments	120	124
Average Monthly Employment	1,049	1,039
Average Weekly Wage	\$393	\$557

Source: Massachusetts Department of Employment & Training (ES-202)

According to the North American Industry Classification System (NAICS), construction was the largest employment sector in Southampton in 2010, representing a quarter of all industry establishments in the community (Table 3-8). The retail trade has the highest number of average monthly workers, and is a quarter of the total annual wages for the community, but one of the lowest average weekly wages of all the represented sectors. By comparison, manufacturing has the highest weekly wage, but holds one of the smallest employment sectors in the community.

Description	Number of Establishments	Total Wages	Average Monthly Employment	Average Weekly Wages
<b>Total, All Industries</b>	<b>124</b>	<b>\$30,095,393</b>	<b>1,039</b>	<b>\$557</b>
Construction	30	\$4,412,935	111	\$765
Manufacturing	4	\$3,780,879	69	\$1,054
Wholesale Trade	4	\$1,501,991	39	\$741
Retail Trade	17	\$6,685,079	304	\$423
Transportation and Warehousing	5	\$667,608	25	\$514
Finance and Insurance	4	\$688,829	17	\$779
Professional and Technical Services	8	\$1,685,858	35	\$926
Administrative and Waste Services	7	\$1,364,703	37	\$709
Health Care and Social Assistance	5	\$982,509	34	\$556
Accommodation and Food Services	6	\$1,099,559	121	\$175
Other Services, Ex. Public Admin	17	\$814,277	40	\$391

Source: Massachusetts Department of Employment & Training (ES-202)

While agriculture is an active industry in Southampton, it was not reported under the NAICS inventory. Since these data points are compiled from reports filed by employers

# Town of Southampton Open Space and Recreation Plan 2012

subject to unemployment laws, it is possible that farms that are single operator or only employ family members may not report this information.

**Table 3-9: Employment profile by Industry, 2006-2010** *Number of Establishments*

Industry	2006	2007	2008	2009	2010
Construction	33	33	30	30	30
Manufacturing	8	7	5	0	4
Trade, Transportation, and Utilities	23	26	25	26	26
Financial Services	4	4	5	7	6
Professional and Business Services	22	21	19	19	16
Education and Health Services	6	6	5	6	7
Leisure and Hospitality	13	12	11	10	9
Other Services	10	14	13	15	17
Total Number of Establishments	130	131	121	125	124
Average Monthly Employment, all sectors	1,125	1,144	1,113	1,075	1,039
Average Weekly Wages, all sectors	\$510	\$540	\$557	\$557	\$557
Total Wages	\$29.8M	\$32.1M	\$32.2M	\$31.1M	\$30.1M

*Source: Massachusetts Department of Employment & Training (ES-202)*

The total number of employment establishments in Southampton has remained relatively steady, with only a slight decline in the number of businesses since 2006 (Table 3-9). Sectors with the biggest loses include manufacturing, professional and business services, and leisure and hospitality. There have been slight increases in the trade, transportation and utilities sector, as well as the financial services between 2006 and 2010. The average weekly wage has not increased since the Great Recession hit in 2008.

The largest employer in Southampton is Big Y, who has approximately 170 employees. Other major employers are Heritage Surveys, Marmon Keystone, Connecticut Valley Biological, and Lyman Sheet Metal, who all hire between 10 and 25 employees.

## Agricultural Activity

The agricultural lands contribute greatly to the rural character that Southampton residents enjoy and want to protect in the future. According to the 2007 US Census of Agriculture, there are 43 farms in Southampton. The census definition of a farm is any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold, during the census year. In the Pioneer Valley, most farms are small family owned operations less than 50 acres in size. In Southampton, there are a

## Town of Southampton Open Space and Recreation Plan 2012

greater number of farms that are over 50 acres than under. Only 17 farms in Southampton are less than 50 acres in size. Only one farm has commodity sales of over \$250,000 a year, while 35 farms have commodity sales of less than \$50,000 a year.

Twenty-eight of the farms have operators that consider farming their primary occupation. Sixteen farms have operators that work 200 days or more off the farm in order to make additional income. Often family owned farms in the Valley have one operator who manages the farm full-time, while the other partner works off the farm for additional income. About 30 farms in Southampton have two operators or more.

**Table 3-10: Southampton Total Number of Farms  
Farms by Commodity,  
2007 Commodity**

Berries	5
Cattle, incl. calves	16
Corn, Grain	3
Cut Christmas Trees & Woody Crops	1
Field Crops, Other, Incl. Hay	22
Forage, Hay & Haylage	25
Fruit and Tree Nut	8
Grains, Oilseeds, Dry Beans & Dry Peas	1
Horticulture (excl. cut trees, vegetable transplants)	3
Milk, and other dairy products	1
Maple Syrup	3
Orchards	4
Poultry, incl. eggs	8
Vegetables (with area in production)	1
Vegetables (incl. seeds and transplants)	1

*Source: 2007 Census of Agriculture*

Commodities grown or raised in Southampton are varied, and it is evident that many farms are producing more than one commodity on site. This is especially typical of farms raising livestock, who also have pasture land to grow forage and feed for the livestock. Over half of all the farms in Southampton are using crop land or pasture land to grow field crops and hay. There are 16 farms that are raising cattle, and one dairy farm (Table 3-10). However, local sources state there are actually two dairy farms in operation in the community.

Southampton's residents, through the Public Visioning process, stated they would like to see the town increase their tax base and increase municipal services, all while protecting the rural character of the community. Southampton's biggest challenge will be determining what type of economic growth they would like to promote in the future and providing adequate infrastructure, such as sewer, to these economic growth areas. In general, residents would like to encourage economic growth that maintains and expands the town's existing and proposed recreational opportunities that are connected to

# Town of Southampton Open Space and Recreation Plan 2012

Southampton’s natural, cultural, and recreational resources, and use this as an economic marketing tool. Also, the town would also like to continue to support its small businesses, and provide services that support home based businesses, such as coffee shops, computer support, and meeting locations.

While the market truly drives what types of businesses will choose to locate in Southampton, the town can take active steps to encourage the preferred types of businesses through its zoning bylaws and infrastructure improvements. It is possible for this bedroom community to increase its commercial base and maintain its rural character, but town officials will need to be wise on where they place their investments.

## ***Tax Base***

The principal tax of Massachusetts cities and towns is the tax on real and personal property. The total assessed value of all taxable properties in Southampton was over \$660 million in 2010. About 93 percent of the total taxable properties in Southampton are assessed as residential. Commercial, Industrial, and Personal Property (CIP) comprised only six percent of the total tax base.

<b>Table3-11:</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Personal Property</b>	<b>Total Real Estate</b>	<b>Residential % of total</b>	<b>CIP % of Total</b>
<b>Total Assessed Value (by Category) for All Taxable Property</b>							
<b>Year</b>							
2010	\$618,144,180	\$25,325,620	\$6,217,700	\$10,754,918	\$660,442,418	93.6%	6.4%
2009	\$604,816,890	\$24,411,410	\$5,576,600	\$9,842,661	\$644,647,561	93.8%	6.2%
2008	\$586,609,390	\$24,155,410	\$5,576,600	\$7,321,974	\$623,663,374	94.1%	6.0%

*Source: Massachusetts Department of Revenue, 2010 Property Tax Data*

Tax exempt lands account for 20 percent of the total acreage in Southampton, with a majority of these lands owned by municipal and state governments and currently under permanent conservation protection (Table 3-12). In addition, about 24 percent of the total acres in Southampton are enrolled under Chapter 61, 61A or 61B. These are lands that are assessed and taxed based on the value which such land has for forestry, agricultural, or recreational uses. Taxes for those properties enrolled in Ch. 61/61A are determined based on the current use of the property (i.e., the productive potential of the land for growing trees) instead of the fair market or development value. The average land valuation rate for 61/61A properties was \$98/ acre for lands west of the Connecticut River, and \$67/ acre for land east of the Connecticut River. For Ch 61B lands, the assessments are a maximum value of 25 percent of fair market value, at the commercial rate.

# Town of Southampton Open Space and Recreation Plan 2012

Table 3-12: Parcel Inventory, 2010 Category	Parcels	% of Total	Acres	% of Total
<b>Total Parcels &amp; Acres</b>	<b>2,847</b>	--	<b>18,074**</b>	--
Residential	2,049	72%	6,138	34%
Condominiums	78	3%	--	--
Commercial	33	1%	252	1%
Industrial	7	0.2%	39	0.2%
Mixed Use	37	1%	300	2%
Chapter 61/61A/61B	137	5%	4,411	24%
Ag. land not enrolled as Chapter	1	0.03%	20	0.1%
Vacant Lands	416	15%	3,147	17%
Tax Exempt	83	3%	3,615	20%

Source: Southampton Assessors Office 2010 Records

\*\* This number does not account for acreage associated with water or condominium developments

## Infrastructure

Southampton currently does not have public wastewater or sewer infrastructure in place. Currently, sewer is available on Route 10 from the Easthampton town line to the car wash through a tie-in to Easthampton's system. All of these systems are privately owned and were installed at the expense of the developer. The remainder of the community is on individual subsurface disposal systems, with the exception of recent residential development on Gunn Road where a tie-in to the Easthampton system has taken place.

Recently, town officials have been in discussion with officials in the City of Easthampton to discuss a possible connection to the city's wastewater system. The location for the system in Southampton has preliminary been identified as one line running along Route 10 / College Highway and a second line running on Country Road North to the Cook Road pump station in Easthampton. These proposed lines would bring sewer infrastructure to the three proposed mixed use areas identified by the community through the Chapter 40R and Master Planning process.

## Zoning

Municipal zoning authority has an important influence on open space as measured by housing development patterns and housing cost in a community. Zoning regulations substantially determine the location, size, and type of housing in a community. Southampton allows residential uses in four of its six zoning districts: Residential Rural, Residential Neighborhood, Residential Village, and Commercial Village. Residential uses are not permitted in the Commercial Highway or Industrial Districts. The distinction between these four zoning districts is the allowable development intensity.

# Town of Southampton Open Space and Recreation Plan 2012

<b>Table 3-13: Southampton Residential Zoning Summary</b>	<b>% of Town</b>	<b>Allowable Uses</b>	<b>Approval Type</b>	<b>Minimum Lot Size</b>	<b>Minimum Frontage</b>
Residential Rural	62%	Single-family	BR	60,000	175
Residential Neighborhood	25%	Single-family, Two-Family	BR & SP	40,000	140
Residential Village	11%	Single-family, Two-Family,	BR & SP	30,000	130
Multi-family, Elderly housing		SP		65,340	250
Commercial Village	0.2%	Multi-family, Elderly housing	SP	65,340	250
<i>BR = By-Right</i>		<i>SP = Special Permit</i>			

Residential Rural is Southampton’s largest zoning district, and it covers the most rural areas of the town. The Residential Neighborhood District is the second largest zoning district in Southampton and it provides a transition area from the village residential zones to primary agriculture areas. The Residential Village District encompasses a large percentage of the land along Route 10 (including the village center) as well as the area along County Road, Hampton Pond/Pequot Pond. The mixed use area between Pomeroy Meadow Road and Gunn Road along College Highway is zoned Commercial Village as well as Residential Village. For the most part, the Commercial Village District boundaries define existing small retail and professional business as well as some of the apartment complexes in this area. Both the Residential Village and Commercial Village Districts are entirely served by town water.

Southampton could direct growth to areas where new development makes sense by establishing one or more new zoning districts with more flexible dimensional standards. The Southampton Planning Board is interested in this growth management approach and has identified three areas along College Highway that the town could consider for targeting future growth based on research conducted by the PVPC. These areas are:

Village Center - Potential strategy: Allow select commercial uses only in conjunction with an existing residential use, such as the model set by the Sage Books building, to preserve the historic character of this area while encouraging more neighborhood vitality. *Desired uses: mixed use, single family, two family, three and four family buildings that mimic the character of a large single family home.*

Midtown (Pomeroy Meadow Road to Gunn Road along College Highway) - Potential strategy: Enhance area as a vibrant mixed use district by adopting more flexible dimensional standards to encourage creative site design. *Desired uses: small retail and professional, mixed use, small lot single family homes, townhomes, and garden apartments.*

Gateway area (Retail area at the Southampton-Easthampton town line) - Potential strategy: Enhance area as an attractive gateway into Southampton by allowing residential uses to encourage infill residential and mixed use development. *Desired uses: Larger-scale retail and professional, mixed use, and garden apartments.*

# Town of Southampton Open Space and Recreation Plan 2012

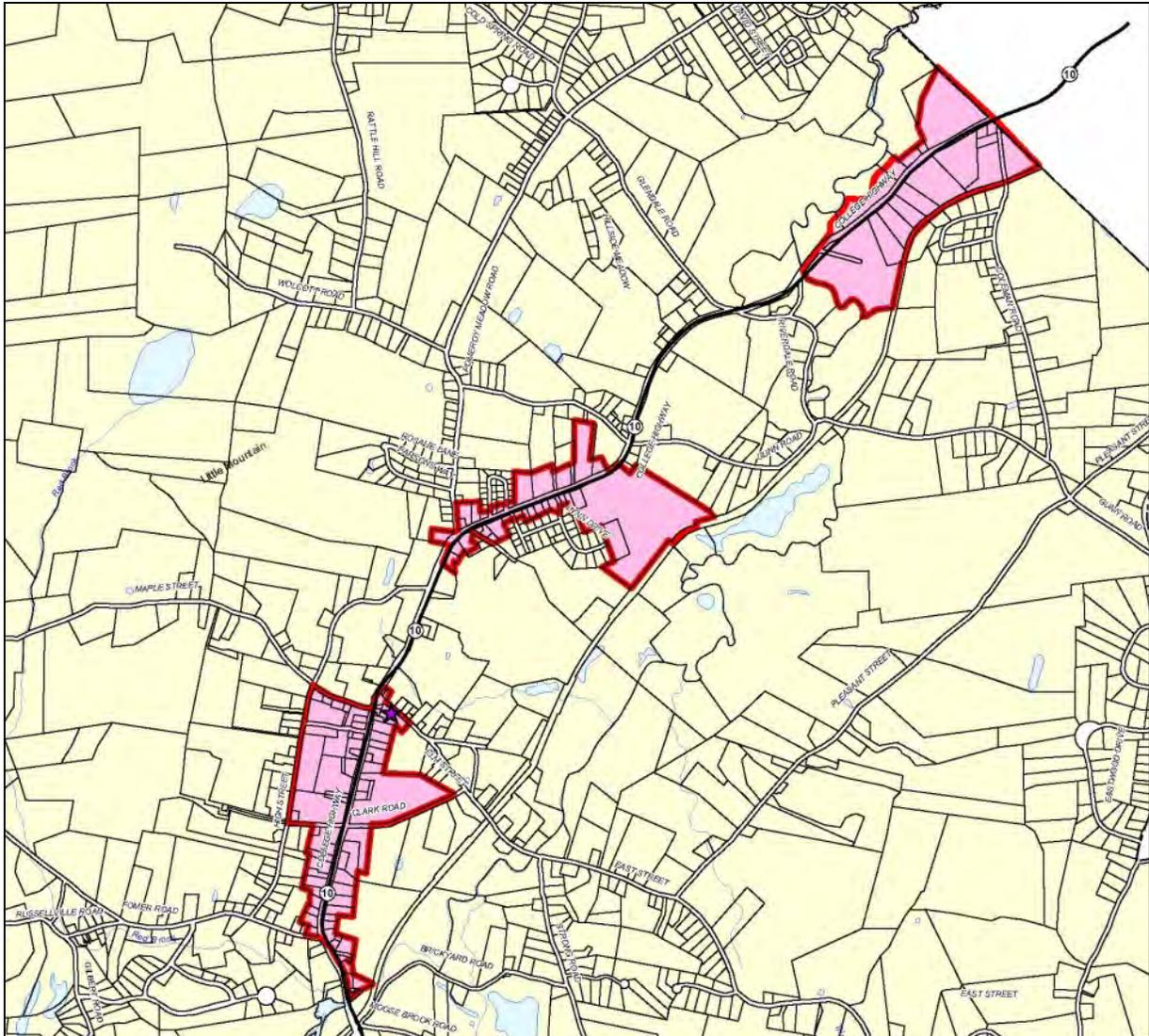


Figure 4: Targeted Future Growth Areas

Source: Pioneer Valley Planning Commission

The main challenge to denser development in these three areas is the absence of a public wastewater system. The fact that a good portion of these areas lie within the Barnes Aquifer Water Supply Protection Area, also complicates the ability to accommodate denser residential or commercial development. Title 5 (310 CMR 15.000) of the State Environmental Code limits any form of residential development to approximately four bedrooms an acre in those locations without a public wastewater system. Reduction of minimum lot sizes and relaxation of other dimensional standards would still allow developers more creativity to take advantage of compact design principles, create a range of housing opportunities and choices, mix land uses with greater flexibility, and create walkable communities. Southampton, through the adoption of growth management policies, can encourage vibrant, enduring neighborhoods.

## **Town of Southampton Open Space and Recreation Plan 2012**

Land zoned for commercial uses represents only one percent of land in Southampton. The Town of Southampton permits commercial uses in three areas along the northern half of College Highway. The first commercial area is located around the intersection of College Highway and Pomeroy Meadow Road and the second is slightly north of this area at the intersection of College Highway and Gunn Road. Both areas are zoned Commercial Village District, which is primarily for small retail and professional activities. This zoning district conforms to the boundaries of existing commercial uses and apartments and for this reason, there is little vacant developable land left in this zoning district.

Located at the border with Easthampton along College Highway, the Commercial Highway Zoning District comprises the third commercial area in Southampton. It allows more intense commercial uses and light industrial uses. Most of this area is also built-out, with one small parcel currently available for development.

Three areas in Southampton are zoned for industry, which permits intensive industrial and commercial uses. The first area is located along Clark Street between College Highway and East Street. The second area is located along Pequot Road near the town boundary with Westfield. The third area is the largest area zoned for industry and includes all lands between Brickyard Road and College Highway from Valley Road to the town border with Westfield. At the May 2010 Town Meeting, Southampton residents voted to change the zoning of three parcels located in this third industrial area from the current designation of Industrial Park (IP) to Residential Neighborhood (RN), which reduced the industrially zoned land in this area by one-third. Of the remaining land zoned for industry in this area, over half is protected open space and cannot be further developed. The area located at the Westfield town line has also been identified as a priority cultural resource due to its extensive scenic views.

The town's 2004 Community Development plan conducted an inventory of Southampton businesses by zoning district. The plan noted that there are a large number of businesses which are located in residential zoning districts which do not allow business uses, and consequently are non-conforming. The town's current zoning bylaw does not allow businesses or industrial uses in the R-R, R-N, and R-V districts. According to the 2004 inventory, there are 41 non-conforming businesses in Southampton's three residential zones.

In addition, there is only a small amount of industrially or commercially zoned land that is available for economic development. The town's large supply of vacant, residentially-zoned land creates desirable development opportunities, as recent residential growth attests. The problem is that, historically, residential development alone does not generate adequate revenue to maintain municipal services. As heard at the public visioning workshops, a growing gap exists between tax resources and residential expectations for municipal services, while simultaneously trying to maintain the rural community character.

# Town of Southampton Open Space and Recreation Plan 2012

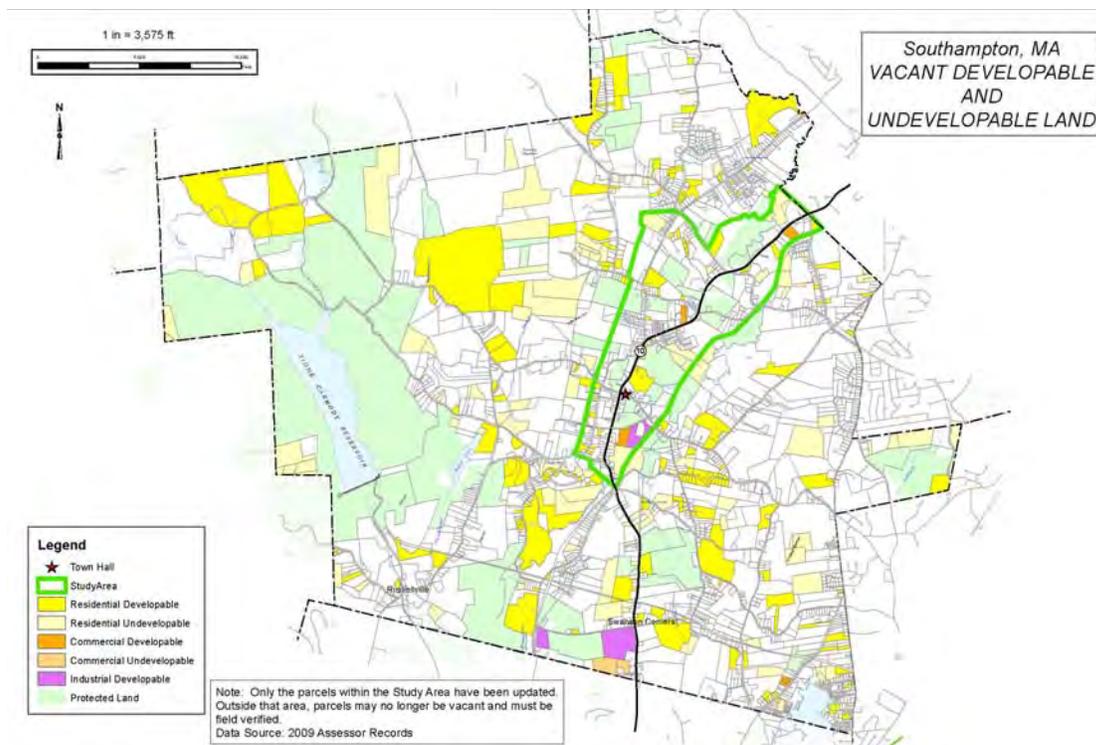
## D. Growth and Development Patterns

The past, present and future of a community is, in large measure, determined by its geographical location and physical characteristics. Recent trends and patterns of residential, commercial, industrial and public development, as well as natural lands within the town of Southampton form the basis for open space planning and largely determine the need for environmental protection measures, public facilities, and transportation infrastructure.

### Development Trends

Aerial photography of Southampton taken in 1971, 1985, 1999, and 2005 as part of a state effort to document land use changes shows a loss of undeveloped land to developed land from 1971 to 2005 (Table 3-14).

**Figure 5: Protected Lands, Developable Vacant Lands, and Undevelopable Lands**



**Source: PVPC, Southampton Master Plan, Draft Land Use Chapter**

Over the past 30 years, Southampton's developed lands, such as residential, commercial, and industrial uses, have increased by 839 acres, but only encompass 13 percent of the total acreage in Southampton. The majority of the community remains in a natural state, such as forests, wetlands, water bodies, and active agricultural lands.

# Town of Southamptton Open Space and Recreation Plan 2012

**Table 3-14: Comparison of Developed Land to Undeveloped Land in Southamptton, 1971-2005**

	<b>1971</b>	<b>1985</b>	<b>1999</b>	<b>2005</b>
Undeveloped land (in acres)	16,897	16,440	15,860	16,058
Developed land (in acres)	1,629	2,086	2,666	2,468
Percent Developed	8.8%	11.3%	14.4%	13.3%

*Source: MassGIS MacConnell Land Use data 1971, 1985, 1999, 2005*

William MacConnell, in conjunction with the University of Massachusetts, started documenting Land Use patterns in Massachusetts through aerial photography in the 1950s. The 2005 datasets were produced by the Sanborn Company. This ongoing project is funded by the State of Massachusetts.

Historically, population growth was concentrated in and around the village center and along Route 10. Farmhouses were scattered throughout town in outlying areas. Small cottages initially developed in the Pequot/Hampton Ponds area as vacation homes but most have since been converted to year-round use. In the last 30 years, single-unit houses have been built in outlying areas, either along existing roads or in new subdivisions. Southamptton’s developed land is mostly residential, and most undeveloped land is zoned as residential.

## **Patterns and Trends**

Southamptton is subject to significant pressure from residential development. To illustrate, since 1990, Southamptton has experienced an average of 38 residential building permits per year.

## **Building Permits**

Southamptton had about 743 building permits granted between the years 1990 and 2010, with the majority of these permits for single family homes (Table 3-15). The highest number of single family building permits was in the year 2004, with 54 permits. Recent regional, state, and national trends in the housing market are also evident, with only 26 residential permits in the year 2009, the lowest level since 1991. A slight increase has occurred in 2010, but with a cold winter fell to 22 in 2011.

Despite the downturn in the housing market nationwide, residential construction trends over the last decade show that people desire new homes in Southamptton. The town permitted 26 new single family homes in 2009, which far outpaced Southamptton’s neighboring communities with exception of Westfield. The number of building permits issued in 2009 was comparable to the number of building permits issued in Belchertown (26) and Ludlow (31) in 2009—communities whose populations are double and quadruple the size of Southamptton’s respectively.

# Town of Southampton Open Space and Recreation Plan 2012

**Table 3-15: Southampton Building Permits, 1990-May 2012**

	All Units	Units in Single-Family Structures	% of Total for Single Family Units
1993	35	35	100%
1994	36	36	100%
1995	31	31	100%
1996	32	32	100%
1997	31	31	100%
1998	32	32	100%
1999	32	32	100%
2000	31	31	100%
2001	41	41	100%
2002	47	47	100%
2003	51	51	100%
2004	54	54	100%
2005	53	53	100%
2006	33	33	100%
2007	37	37	100%
2008	29	29	100%
2009	26	26	100%
2010	31	31	100%
2011	22	22	100%
2012 ***	5	5	

Source: SOCDs Building Permit Database, HUD September 2010

\* One two-unit built & one four-unit built

\*\* One four-unit built

\*\*\* As of May 1, 2012.

Since 1971, 189 acres of forest and 771 acres of farmland and pasture have been lost to development (Table 3-17). While this is consistent with regional and state trends, the loss of farms and forests has altered the landscape and character of the community. The once rural agricultural lands in Southampton have become more suburban in character.

According to the MassGIS Land Use data, Southampton saw a 38 acre increase in commercial land uses and an eight acre increase in industrial uses from 1971 to 2005. In total, MacConnell Land Use data for the year 2005 showed that Southampton had 67 acres of commercial land and 11 acres of industrial land. In comparison to the percentage of land zoned for commercial uses or industry in Southampton, 67 acres comprises almost 40 percent of commercially zoned land and 11 acres, almost five percent of industrially zoned land.

Southampton experienced the greatest increase in developed land in the form of residential lots greater than ½ acre in size. Between the years 1971 and 2005, there was a 91 percent increase in large lot residential lands in town. This has resulted in approximately 700 acres of new large lot residential development in the community since 1971. This pattern of development is consistent with the Southampton zoning bylaw, which requires a minimum lot size of at least half an acre in all its zoning districts. The Residential Rural Zoning District, which covers 62 percent of town, requires a minimum

# Town of Southampt on Open Space and Recreation Plan 2012

lot size of 60,000 square feet, or approximately one and one-third acre, for any single family home. Southampt on also experienced the greatest loss of Active Agriculture land, 676 acres, between the years 1971 and 2005 (Table 3-16) and the greatest gain, 701 acres, in the Residential Greater than 1/2 Acre category.

**Table 3-16: Land Use Change in Southampt on by Category, 1971-2005**

Category	Change '71-85 (acres)	Change 71-85 (percent)	Change 85-05 (acres)	Change 85-05 (p ercent)	Change 71-05 (acres)	Change 71-05 (percent)
Active Agriculture	-91	-5%	-585	-31%	-676	-34%
Pasture	-35	-4%	-60	- 7%	-95	-10%
Forest	-410	-3%	-198	-2%	-189	-1%
Wetlands	0	0%	136	83%	136	83%
Multi-Family	8	102%	15	97%	23	298%
Residential less than 1/4 acre lot	-1	-2%	-1	-4%	-2	-6%
Residential 1/4 - 1/2 acre lot	87	46%	-58	-21%	28	15%
Residential Greater than 1/2 acre lot	344	45%	203	18%	701	91%
Commercial	21	74%	16	32%	38	130%
Industrial	6	181%	1	12%	8	215%

Source: MassGIS MacConnell Land Use data 1971, 1985, 1999, 2005  
 \*Negative numbers mean loss of land

**Table 3-17: Summary of Vacant Lands in Southampt on**

	Parcels	Acres
Residential		
- Developable	168	1,088
- Potentially Developable	33	582
- Undevelopable	206	1,390
Commercial		
- Developable	6	19
Industrial		68
<b>Total</b>	<b>413</b>	<b>3,147</b>

Source: Southampt on Assessors Office 2010 Records

**Table 3-18: Residential Building Permits, 2007-2009: Community Comparison**

Town Name	2007		2008		2009	
	All Units	Single-Family	All Units	Single-Family	All Units	Single-Family
Southampt on	37	37	29	29	26	26
Easthampt on	39	35	15	15	8	8
Holyoke	24	5	13	7	47	8
Southwick	19	19	10	10	9	7
Westfield	45	35	41	19	36	24
Westhampt on	6	6	5	5	1	1
Williamsburg	21	19	8	4	5	5

Source: SOCDs Building Permit Database, HUD September 2010

## Zoning Districts

The development patterns described above resulted from land use decisions codified by the community in the Southampt on Zoning Bylaw. The Town Zoning Bylaw establishes six zoning districts, three of which are specific to residential uses (Map 3: Zoning Map).

## **Town of Southampton Open Space and Recreation Plan 2012**

There is also a Floodplain Overlay District and Water Supply Protection Overlay District. The three residential districts represent almost 98 percent of the community.

Residential Rural is Southampton's largest zoning district with over 11,400 acres and covering 62% of the town. This district allows single family detached dwellings by-right and cluster developments by Special Permit from the Planning Board. All other residential uses are prohibited from being developed within this zoning district. The Cluster Development bylaw allows reduced lot sizes and dimensional requirements for residential developments that cluster housing together and dedicate 20 percent as protected open space. According to town officials, there have not been any cluster developments built in town to date. Since Massachusetts has now amended the State Zoning Act, Chapter 40A, to allow by-right cluster development, Southampton should update its Cluster Zoning Regulations to allow this use by right, rather than by Special Permit to encourage developers to use this strategy.

Residential Neighborhood is the second largest zoning district in Southampton covering almost 25% of the town. It provides a transition area from the village residential zones to primary agriculture areas. This zoning district accommodates smaller lots (minimum 30,000 square feet) than the other residential districts. It allows single family detached dwellings by-right, two-family dwellings by Special Permit by Board of Appeals and Cluster Developments by Special Permit by Planning Board. All other residential uses are prohibited from being developed within this zoning district.

The Residential Village District encompasses a large percentage of the land along Route 10 as well as the area along County Road, Hampdon Pond/Pequot Pond. It is entirely served by town water and includes the village center. This district allows single family detached dwellings by right, two-family dwellings, multifamily dwellings, and elderly housing by Special Permit by Board of Appeals, and Cluster Developments by Special Permit by Planning Board. All other residential uses are prohibited from being developed within this zoning district. While the town allows "elderly housing" in the Residential Village zone, but the town does not define what elderly housing is in its bylaw. According to the building inspector, elderly housing is loosely interpreted to mean 55+ housing, but the Zoning Bylaw does not identify whether elderly housing is an apartment building or a small development of single-family homes.

The Town of Southampton permits commercial uses in three areas along the northern half of College Highway. Collectively, land zoned for commercial uses represents one percent of land in Southampton. The first commercial area is located around the intersection of College Highway and Pomeroy Meadow Road and the second is slightly north of this area at the intersection of College Highway and Gunn Road. Both areas are zoned Commercial Village District, which is primarily for small retail and professional activities, but does allow for multifamily dwellings and elderly housing by special permit by Board of Appeals. This zoning district conforms to the boundaries of existing commercial uses and apartments and for this reason there is little vacant developable land left in this zoning district. Located at the border with Easthampton along College Highway, the Commercial Highway Zoning District comprises the third commercial area in Southampton. It allows more intense commercial uses and light industrial uses. Big Y

## **Town of Southampton Open Space and Recreation Plan 2012**

Grocery Store, Peebles Department Store, and the Tractor Supply Company are all located in this district. All residential uses are prohibited in this zoning district.

The Southampton Zoning Bylaw makes brief mention of mixed use buildings by stating “In cases regarding mixed occupancy, the regulation for each use shall apply to the portion of the building or land so used.” A mixed use building can be located wherever both commercial and residential were allowed. The town has several mixed use buildings and has permitted a mixed use building with six apartments in the last five years. The Zoning Bylaw also includes provisions to streamline commercial and industrial development that meets specific dimensional and siting criteria by requiring a Special Permit from the Planning Board as opposed to the Zoning Board of Appeals.

Planned Business Developments require a minimum of five acres of land. Planned Industrial Developments require a minimum of fifteen acres of land and necessitate the dedication of 10 percent of the property as protected open space to the Town of Southampton.

Three areas in Southampton are zoned for industry, representing 1.4 percent of the total land in town. Only industrial and intensive commercial uses are allowed in these areas. The first area is located along Clark Street between College Highway and East Street. The second area is located along Pequot Road near the town border with Westfield. The third area is the largest area zoned for industry and includes all lands between Brickyard Road and College Highway from Valley Road to the town border with Westfield. At the May 2010 Town Meeting, Southampton residents voted to change the zoning of three parcels located in this third industrial area (Parcels 24, 27A and 27B) from the current designation of Industrial Park (IP) to Residential Neighborhood (RN), which reduced the industrially zoned land in this area by one third.

Of the remaining land zoned for industry in this area, over half is protected open space. Southampton also has two overlay zoning districts. These overlay districts are used to modify allowable uses in the underlying zone, but do not change the underlying lot size requirements.

The town of Southampton is situated in an environmentally sensitive area in the Pioneer Valley due to the presence of the Barnes Aquifer beneath much of the town. To protect and preserve the surface and groundwater resources of the Town and the region, a Water Supply Protection District was adopted. This overlay district covers 51 percent of the town and includes all lands lying within the primary recharge areas of groundwater aquifers and watershed area of the Manhan Reservoir, which now or in the future may provide public water supply. This bylaw does not place additional restrictions on residential development other than requiring a Special Permit for making 20 percent or more of a lot impervious. The second zoning overlay district, the Floodplain Overlay District, requires compliance with Chapter 131, Section 40 of the Massachusetts General Laws (Wetlands Protection Act) for all development.

# Town of Southamton Open Space and Recreation Plan 2012

## Parcel Inventory

Southampton's parcel inventory, which is maintained by the Southampton Assessor's Office, offers another method for reviewing land use in Town. Analysis of the town's parcel inventory (Table 3-19) shows that 72 percent of parcels in the community are assessed as residential, and account for 34 percent of the total acreage in Southampton. Less than two percent of all parcels and acres are assessed for commercial or industrial uses. This is consistent with the existing zoning bylaw, which dedicates 98 percent of the overall zoning districts to residential uses. Tax exempt lands account for 20 percent of the total acreage in Southampton, with a majority of these lands owned by municipal and state governments and currently under permanent protection.

**Table 3-19: Southampton 2010 Parcel Inventory Summary**

Category	Parcels	% of Total	Acres	% of Total
Residential	2,049	72%	6,138	34%
Condominiums	78	3%		
Commercial	33	1%	252	1%
Industrial	7	0.2%	39	0.2%
Mixed Use	37	1%	300	2%
Chapter 61/61A/61B	137	5%	4,411	24%
APR*	6	0.2%	152	1%
Other Ag. Land not Enrolled in the Chapter Program		.03%	200	1%
Vacant Lands	416	15%	3,147	17%
Tax Exempt	83	3%	3,615	20%
<b>Total</b>	<b>2,847</b>	<b>100%</b>	<b>18,074</b>	<b>100%</b>

Source: Southampton Assessors Office 2010 Records, Massachusetts Department of Agriculture, Massachusetts Division of Conservation Services

\* This is not a full account of the number of APR properties in Southampton. Some APR land is assessed as Chapter Land by the Southampton Assessors

Approximately 18 percent of land (3,847 acres) in Southampton is permanently protected from future development. The Holyoke Water Department owns 2,776 acres of land at the Tighe-Carmony Reservoir, which comprises 72 percent of the protected open space in Southampton.

The Southampton Conservation Commission, Water Department, and Parks and Recreation collectively manage approximately 360 acres. According to the State of Massachusetts Department of Agricultural Resources, there are also 825 acres with Agricultural Preservation Restrictions (APR's) in Southampton. The state's APR program permanently protects farmland from development and compensates the farmer for development rights to the land. Land enrolled in the APR program must remain in agricultural use. The state's record for the amount of APR land in Southampton is substantially higher than the 152 acres listed by the Southampton Assessors Office. The Assessor noted that some APR's are classified as Chapter Land for town purposes. There are also four parcels in Southampton (for a total of 281 acres) with Conservation Restrictions, which prohibit development on the property. These properties are taxed at a lower rate by the Southampton Assessors Office, but they are not coded separately for analysis purposes.

## Town of Southampton Open Space and Recreation Plan 2012

The Assessor's records show that Southampton also has a significant amount of unprotected vacant land. Approximately 1,757 acres of vacant lands could be developed as residential, commercial, or industrial uses in the future (Table 5). About 1,390 acres are assessed as undevelopable by the Assessors' office, which means that there are environmental constraints that currently make these lands unbuildable. The greatest concentrations of developable, vacant lands are assessed as residential, which is consistent with the local zoning districts. Around 1,600 acres of land in Southampton have the potential to be developed as new residential uses in the future. Based on the existing zoning regulations, if these vacant parcels were to be developed, Southampton could see a substantial influx of single family homes on a minimum of one acre lots. Developable residential land is located throughout town; however, it should be noted that some of these vacant lands are located next to sizable tracts of protected open space, which may support the formation of an open space network (Map 2: Vacant Land Map).

Since the year 2002, subdivision activity in Southampton has been active with 383 new lots approved over a ten year period. At this time, a total of 383 lots have been built. Construction for 38 lots in Red Brook Estates began in 2006. Red Brook Estates is located in the Residential Neighborhood Zoning District, which requires a minimum lot size of 40,000 square feet. This subdivision, located off Fomer Road, is within the Residential Village Zoning District, which requires a minimum lot size of 30,000 square feet. The majority of houses in this subdivision sell for over \$400,000 per home. Whispering Meadow off of East Street had 16 lots selling in the \$350,000 range beginning in March 2008. Bobcat Hollow, with entrances off of Whiteloaf Road and Pequot Road began construction starting in 2009 with 19 out of 30 lots completed.

**Table 3-20: Approved Subdivision Activity in Southampton, 2006 through 2012**

<b>Name of Project</b>	<b>Lots Approved</b>	<b>Units Built</b>
Red Brook Estates	38	38
Whispering Meadow	16	16
Bobcat Hollow	30	19
<b>Total</b>	<b>84</b>	<b>73</b>

*Source: Southampton Building Department, 2012*

Southampton's greatest threat to open space protection is the rapid rate of residential growth that the community has experienced in the past, and continues to experience even in this economic recession. The town should consider regulatory tools that will allow growth to continue but in such a way that fits in with the rural community character of Southampton. The challenge will be to generate public support to adopt these tools at Town Meeting.

In the Community Survey, over 75 percent of respondents supported the idea of zoning some areas of town for agricultural and very low density uses (e.g. requiring minimum lot sizes of 5 acres or more), and 54 percent of respondents also supported a more general policy to create larger minimum lot sizes (e.g. requiring minimum lot sizes of 2 acres or more) in order to preserve rural character and limit residential growth. However, it should

## **Town of Southampton Open Space and Recreation Plan 2012**

be emphasized that these types of zoning amendments should be considered only within the context of a balanced package of local zoning reforms that also allow for a greater number of homes to be developed in appropriate areas that are near existing goods, services and infrastructure. This balanced “smart growth” approach is critical in order to protect priority natural areas and provide a variety of housing options for all ages and incomes.

“Cluster” residential development is one regulatory tool that can be used to encourage open space and farmland preservation. Cluster development, or Open Space Residential Development (OSRD), is a development style in which homes are situated near each other and on smaller lots in order to preserve large undeveloped, natural areas. At the Southampton 2030 Visioning Workshops, a number of residents voiced support for this type of development. In the Community Survey, when asked whether cluster development should be required, approximately 40 percent respondents indicated support for the idea while approximately 43 percent of respondents indicated opposition or strong opposition to such a measure. In 1990, an Agricultural Preservation District bylaw that includes cluster development standards was adopted. However, few know about the existence of this bylaw, and the Planning Board has not yet employed this bylaw as a tool to promote better subdivision development. Especially in light of Southampton’s relatively rapid growth rates, cluster development is a significant tool for open space and farmland preservation. Therefore, it is important for the Planning Board to use this tool to encourage clustered homes with open space or farmland preservation in new subdivisions.

Another bylaw the town could consider that encourages open space protection through Approval Not Required (ANR) developments is a Conservation Development bylaw or Flexible Development bylaw. This bylaw would permit small residential development along existing public ways to be built with a common driveway (which is already permitted in town), as would permit flexible lot sizes and flexible frontage requirements. These developments also require a certain percentage of the parcel to be permanently protected as open space. These bylaws also can address additional development standards such as Low Impact Development standards (in addition to the town’s existing Erosion & Sediment Control for Stormwater Management Bylaw standards), as well as trails access and renewable energy.

In the Community Survey, nearly 75 percent of respondents felt that the town should educate landowners about options for permanently protecting land. The town can also encourage and establish regulatory mechanisms and local markets that support farming as an economic activity. At the Master Plan Workshops, some residents expressed a desire for the town’s Agricultural Commission to take a more active role in protecting remaining farmlands and promoting farming, and residents expressed support for promoting agricultural tourism and for the idea of developing an agricultural tourism corridor and an agricultural gateway at the south end of town. Residents also expressed a desire for a local farmers market and community gardens, both excellent strategies for engaging the community in local agriculture.

## **Town of Southamptton Open Space and Recreation Plan 2012**

Recently, as part of the Valley Ideas Design Competition, the “Bet on the Farm” submission for Southamptton’s Village Center won second place in the juried competition and was voted for the “People’s Choice” award by the residents of Southamptton. The Bet on the Farm design concept proposal uses the Old Town Hall to house a new center for food and agriculture and use town land to create a learning farm and greenhouse.

In addition to its land resources, Southamptton should continue to protect its excellent water resources. While this part of the region is blessed with ample and clean public water supply, increased development can harm groundwater supply. New development can deteriorate water quality by increasing erosion, releasing sediment into surface waters, and reducing aquifer recharge. Southamptton has participated in the Barnes Aquifer Protection Advisory Committee (BAPAC) with the towns of Easthamptton, Westfield, and Holyoke since 1988. BAPAC educates and advises local governments, citizen groups, and small businesses about groundwater protection and effects on the aquifer. The committee reviews Developments of Regional Impact within the aquifer and provides comments to approval authorities. Southamptton should continue to be an active participant in this committee.

Locally, the town can augment its existing Erosion & Sediment Control for Stormwater Management Bylaw with additional regulations that encourage Low Impact Development (LID), a land-planning and engineering design approach to managing stormwater runoff that emphasizes use of on-site natural features to protect water quality. Other potential threats to water resources include failing septic systems, pet wastes, and nutrient pollution from agricultural activities and lawns. The Hampton Ponds area, which is heavily used for recreational purposes, is an area of particular concern. In addition to strategies that focus on improving the quality of stormwater runoff, regulatory strategies that augment the protection of river buffers, wetlands, and floodplain areas can protect and improve water quality as well.

Another challenge of land protection efforts is providing capacity for continued management of these parcels. Residents expressed through the public engagement process that they would like the town to be more proactive about managing town-owned lands and promoting public use of open space. Ideas include developing maps of trails and open space, and establishing a volunteer trail maintenance program.

Finally, there is significant support for developing bicycle paths and greenways that connect the town’s open spaces -- in particular, to develop a greenway along the old rail bed. The greenway, if built, would connect to the Easthamptton Rail Trail at the town boundary and run parallel to College Highway until its intersection with this main thoroughfare at Moose Brook Road. If the greenway is extended to the Westfield town line, Southamptton will provide a critical link in a regional trail system that could someday connect all the way from Farmington, Connecticut to Northampton. In addition to the proposed greenway, there is some support for the development of a riverwalk along the Manhan River wildlife corridor, such as exists in Great Barrington, MA.

Together, the greenway, combined with new open space purchases, has the potential to create a comprehensive network of linked protected green spaces in town, and to the

## **Town of Southampton Open Space and Recreation Plan 2012**

growing greenway networks in neighboring communities. This greenway network should also connect to areas of concentrated development to allow residents to not only recreate and enjoy the outdoors, but also encourage alternative forms of transportation. Open space is only one element in the greater smart growth picture, but in order to create a balance and sustainable community, and much needed, and much supported, element for the residents of Southampton.

### **Transportation Infrastructure**

Southampton has 65 miles of paved roads and lacks the transportation infrastructure to facilitate greater use of transportation alternatives. Deficiencies identified during the 2009-2012 Master Plan process included:

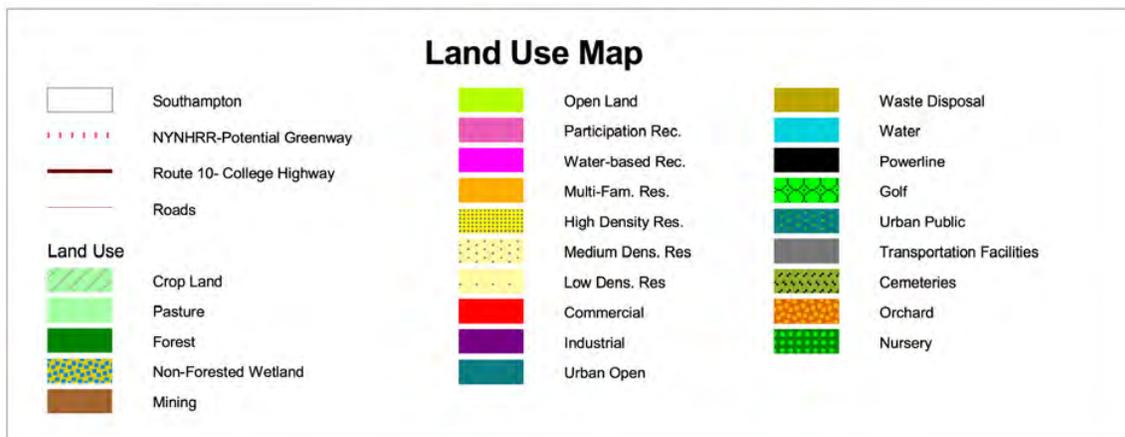
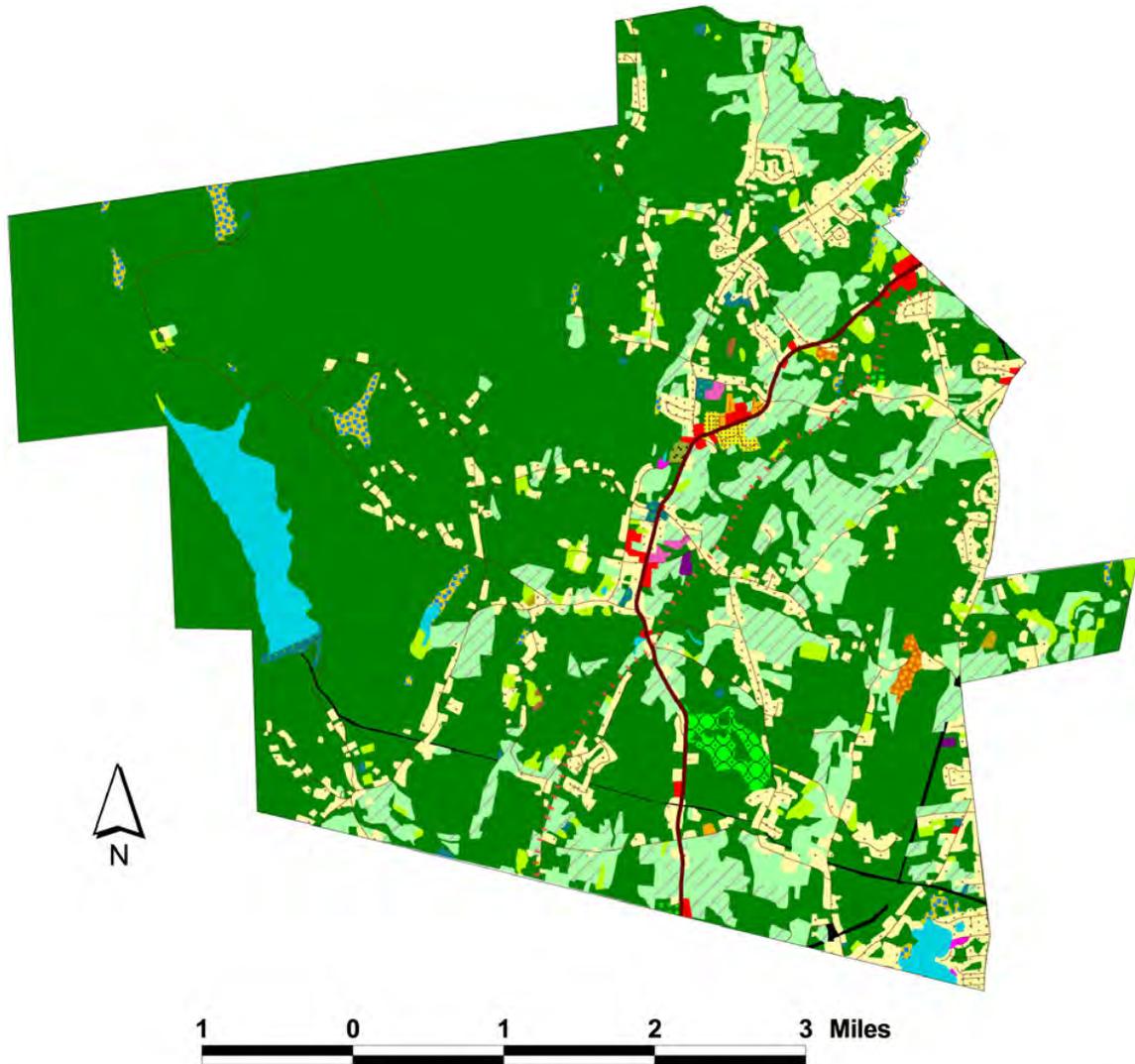
- Limited sidewalk network and few existing pedestrian connections in the town. The one exception is Pomeroy Meadow Road where the Town completed an extensive sidewalk project from College Highway to Glendale Road. This popular walking location is often crowded with young families and active adults and provides a strong statement in regard to community interest in walking.
- High traffic volumes on College Highway along with narrow shoulder and poor lines of sight discouraged biking. Despite gentle terrain, the characteristics of Southampton roadways are generally favorable to experienced cyclists only because of narrow lane width, vehicle speed and volume, frequency of curb cuts and intersections, roadway geometry as it related to lines of sight, and pavement condition.
- Limited multi-use trail network
- Limited public transit

The Southampton Greenway would tie into the Manhan Rail Trail at Coleman Road at the Southampton-Easthampton town boundary, which will link Southampton residents into a growing network of multiuse trails in Hampshire County. The Manhan Rail Trail runs north-south through the entire length of Easthampton and terminates at Coleman Road at the Southampton-Easthampton town line. In 2012 the MassDOT will complete final segments of the Manhan Rail Trail from Northampton to Easthampton. Addition off-road and on-road connections to the regional bikeway network are in place (or being developed) in Westfield and Southwick with inter-state connections along the New Haven to Northampton Canal Line Trail and the Farmington Canal Heritage Greenway.



# Town of Southampton Open Space and Recreation Plan 2012

## Map 4 Land Use Map



# Town of Southampton Open Space and Recreation Plan 2012

## 4.0 Environmental Inventory and Analysis

### *Introduction*

Southampton's landscape includes rolling hills, open farmlands and forests, and residents have a sense of stewardship for this land and value the town's rural character, scenic views and undeveloped land. Residents also appreciate the town's significant agricultural history and value its remaining farmlands.

At the Southampton 2030 Visioning Workshops, held as part of the Master Plan effort, participants talked about their appreciation for the town's clean air and water, as well as its abundant woods, wildlife, streams, conservation areas, trails and opportunities for outdoor activities. When asked about their concerns, many residents commented on the influx of new residential development and the loss of active farms in the community. Other issues of community concern include protection of wildlife, aquifers and other natural resources.

In the future, residents would like Southampton to remain a rural town with woods and farms, and provide opportunities for passive recreation. Residents also voiced a significant desire for more ways to engage in and support local agriculture, from community gardens to buying cooperatives and farmer's markets. For many, this Master Plan effort represents a significant opportunity to pursue planned growth, protect land, support local agriculture, and develop passive recreational opportunities in the future.

Prior to the Visioning Workshops, the importance of open space to the community was already apparent from the results of a Community Survey, also conducted as part of this Master Plan process. In the survey, over 82 percent of respondents indicated that they either "agree" or "strongly agree" that the Town of Southampton should work to preserve open space resources, and over 84 percent of respondents agreed that the town should help preserve and promote active use of remaining farmland. The idea of linking open spaces in town also enjoyed widespread support, with 69 percent of respondents indicating that the Town of Southampton should develop bicycle paths and greenways that link open spaces and neighborhoods.

### **Trends and Data**

#### *Past Planning Efforts*

##### 2008 Open Space and Recreation Plan

Southampton's recent Open Space and Recreation Plan was developed with significant public input, and provides a detailed inventory of environmental assets, protected lands and scenic resources in Southampton. This Southampton Open Space and Recreation Plan draws from, updates and adds some new ideas to complement the more detailed discussion provided in the 2008 Open Space and Recreation Plan.

# Town of Southampton Open Space and Recreation Plan 2012

## 2007 Local Natural Hazards Mitigation Plan

Local Natural Hazard Mitigation Plans are plans required by the Federal Emergency Management Agency that identify specific natural hazards that are common to the community and the locations in town that are vulnerable to these hazards, and establish a mitigation strategy to reduce the risks associated with these hazards. Southampton's plan was completed in 2008, and identified specific land development / protection strategies to address the largest natural hazard for the town – the threat of flooding.

## 2004 Community Development Plan

The 2004 Community Development Plan articulates a number of key open space issues for the community, such as the effects of dispersed, low density development and loss of rural character, contamination of the Barnes Aquifer, loss of agricultural land, limited recreational opportunities and open space lands in town, and effects of development on water supply wells. Goals identified in the plan included: the preservation of rural character, protection of the drinking water supply, maintenance of wildlife corridors, control low density development patterns, better management of town-owned open space, and opportunities for biking and other passive recreation. This plan incorporated public input from previous surveys by the Conservation Commission (1979), as well as the Rural Land Management Survey (1991).

## 1999 Buildout Analysis

In order to support future planning decisions, the Massachusetts Executive Office of Environmental Affairs funded a buildout study of all 351 cities and towns in the Commonwealth. The buildout project allows every community to see its current and potential future development, and determine whether or not it is near buildout or growth pressures are scarce. Another intent of the project is to inspire communities to work together across borders to address issues such as shared water supplies that pay no attention to political borders.

A buildout consists of a series of 4-5 GIS maps that visually show a community its development patterns and future growth projections based upon existing local zoning. The maps act as storyboards that unfold a picture of land use decisions the community has made to date and what these decisions may mean for the community in the future. These buildout maps project the default scenario for growth by graphically illustrating what the community may look like if all remaining developable lands were developed, to their maximum potential, based on existing zoning. Thus, the buildout provides a basis for decisions about future development and potential impacts on the community.

In Southampton, the buildout study determined that the town had 11,690 additional developable acres. Based on the town's land use zoning, this translates to 6,979 housing units or lots, 20,240 additional residents, and 2,171 additional school children. The study also estimated additional water demand, municipal solid waste and roadways at buildout.

## ***Recreation***

The 2004 Community Development Plan found that Southampton had limited recreational ball fields and suggested that the need to expand active recreational resources

## Town of Southampton Open Space and Recreation Plan 2012

was one of the key open space issues facing the town. More recently, in a 2005 open space survey, residents' main concerns were: a bicycle path, sidewalks and pedestrian safety; mapped multi-use trails; marked access points to conservation areas and trails; a need for town-owned playing fields; recreational access to the Tighe-Carmody Reservoir; and facilities at Conant Park that are in need of repair. Many of these concerns were echoed at the recent Southampton 2030 Visioning Workshops. In addition, there was support for a greenway, as well as a "riverwalk" along the Manhan River. A few of the key recreation points from the Southampton 2030 Visioning Workshops were:

- Think beyond active recreation to increase the variety of parks and open space
- Protect and enhance Conant Memorial Park (e.g. with a concert pavilion)
- Secure access to use the Tighe-Carmody Reservoir area
- Secure access to launch boats at state-owned property at Hampton Ponds
- Establish volunteer trail maintenance
- Connect existing open space areas

In the Community Survey conducted prior to the Visioning Workshops, 69 percent of respondents indicated that the Town of Southampton should develop bicycle paths and greenways that link open spaces and neighborhoods. Forty-seven percent of respondents thought that the town should create new active recreational resources such as snowmobile, ATV and horseback riding trails, places for hunting and fishing, etc.

Recent enhancements at Conant Park include improved parking, new playground equipment, accessible restrooms, tennis and basketball courts improvements, and improvements to make the pavilion accessible. However, the Town needs to regrade and improve drainage to existing playing fields.

The Southampton Youth Athletic Association, a non-profit organization organizes and oversees boys and girls team sports. Children from Southampton and Westhampton can sign up to play on soccer, baseball, and basketball teams. Teams play at Conant Park in the center of Town and at the Norris School on Pomeroy Meadow Road. The Council on Aging (COA) offers seniors recreational opportunities, including yoga, Tai Chi, line dancing, osteoporosis exercise classes, and men's night. The COA is located in the old Larrabee School and the COA remains a tenant after the adaptive reuse of the building. The site has semi-protected open space and future use and landscape changes should fit in with the existing visual character of the village town center.

### **A. Geology, Topography, and Soils**

Southampton's geology is primarily of the Pleistocene age covered glacial outwash and till from Glacial Lake Hitchcock. The bedrock lithology of the eastern part of Town is basin sedimentary rock. To the west, the bedrock consist of metamorphic and calcpelite rock. The topography of Southampton consists of moderate slopes with elevations ranging from 160 feet above sea level on the eastern portions of Town to elevations of approximately 1,100 feet in the western portion.

# **Town of Southampton Open Space and Recreation Plan 2012**

Southampton's soils are shallow, well drained, and lay on bedrock or layers of clay. Alluvial deposits border many of the Town's streams and floodplains. Excessively fast draining sandy soils surround much of the Hampton Ponds. Soil types and percolation rates is one of the major limiting factors for development and influences land uses. As the demand for new homes increases, developers, and engineers are devising new technologies to overcome previous obstacles such as steep slopes and unsuitable soils. Soil types and subsurface geology affect water infiltration and surface drainage. Consequently, soils are a major factor in determining natural communities as well as land use.

Soils have an effect on meeting Southampton's recreation needs. The western topography of the town, because of its relief and erosion by streams, provides excellent areas for hiking, fishing, skiing, hunting, and horseback riding. The eastern topography is relatively flat, low-lying flood plains which lend themselves to some agriculture and dairy farming but also provides areas targeted to new recreational needs such as the Labrie Field, which formerly was relatively flat farmland.

## **B. Landscape Character**

The landscape of Southampton consists of rolling hills, open farmlands, forests, and a small village center. Framed by majestic old trees, numerous historic houses adjoining outbuildings dot the landscape. The Town Center, where most of the municipal services are located, retains many of its historic buildings. Southampton has many outstanding open space resources, including water-related and natural features, magnificent scenic vistas, large tracts of forests, and farmlands. The topography rises from the east to the west and Pomeroy and Little Mountains are visible landmarks from distant neighboring towns. Despite the slow but continuous conversion of land into development, most of the land remains in forested and agricultural uses. Approximately 82% of the 18,525 acres of land consist of forest and agricultural lands. Generally, the remaining 18% of the land is used for residential uses and water resources.

## **C. Water Resources**

The vast majority Southampton's land area drains to the Connecticut River Watershed via the Manhan River, and a small portion of the southeast corner of town (957 acres) is within the Westfield River Watershed. Southampton has abundant water resources and some of the cleanest and best tasting drinking water in all of the United States in 2009.

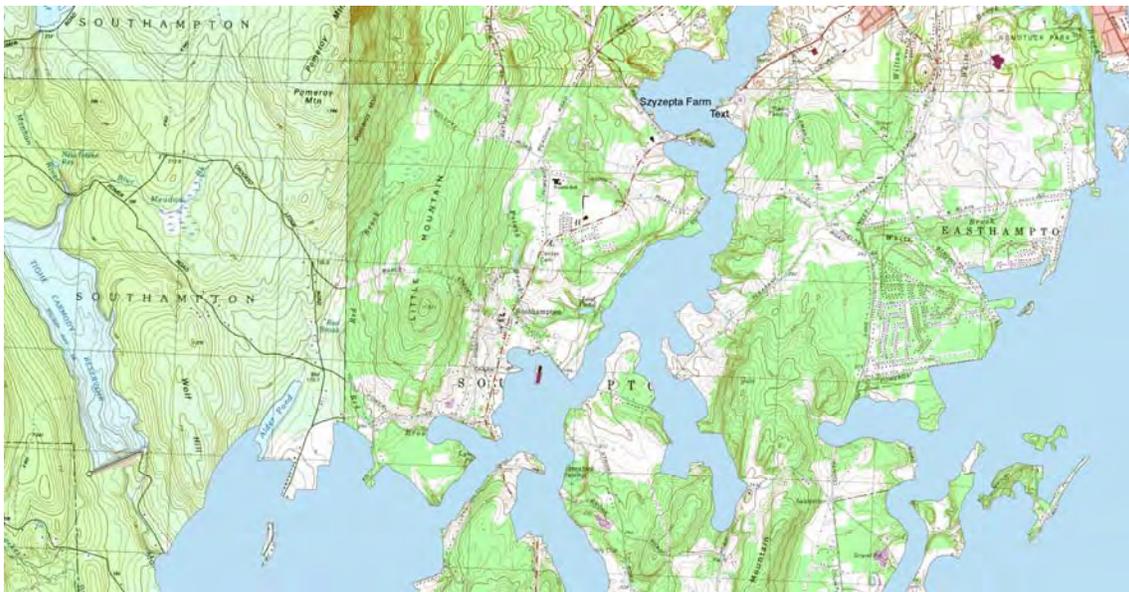
Situated within two of the state's major watersheds, Southampton is rich with water resources. Most of the Town lies within the Connecticut River Watershed, while a portion in the southeast corner lies within the Westfield River Watershed. The Tighe-Carmody Reservoir, White River, Manhan River, and Pequot Pond are the Town's major resources. In addition, the Barnes Aquifer is significant as a public water supply for Southampton, as well as Easthampton, Holyoke, and Westfield. Numerous tributaries, ponds, and wetlands contribute to the abundance of the Town's water resources. Considered one of the Commonwealth's "Outstanding Water Resources" the Tighe-

## Town of Southampton Open Space and Recreation Plan 2012

Carmody Reservoir watershed qualifies for designation because of its “outstanding socio-economic, recreational, ecological, and/or aesthetic value.” Such water resources meet the Massachusetts Surface Water Quality Standards of 1995 and the Commonwealth designates them for protection under 314 CMR 4.00. The Tighe-Carmody covers 365 acres and is the largest lake within the Connecticut River Watershed.

With scenic, ecological, historic, and cultural value, the Manhan River is another of the Town’s unique and outstanding hydrologic features. The river, whose headwaters begin in Huntington Highlands near Norwich Pond, flows south towards Westfield, and is the watershed basin for the Tighe-Carmody and White’s Reservoirs. The river changes course to the south in Westfield, flowing back into Southampton, and runs northeast towards Easthampton, emptying into the Connecticut River at the Oxbow. According to Natural Heritage and Endangered Species Program (NHESP), the Manhan River provides vital rare and endangered “Core Habitat” and “encompasses several floodplain forest communities.”

### Map 5 Southampton Priority Habitat Map (Priority Habitat is the Blue Colored Area)



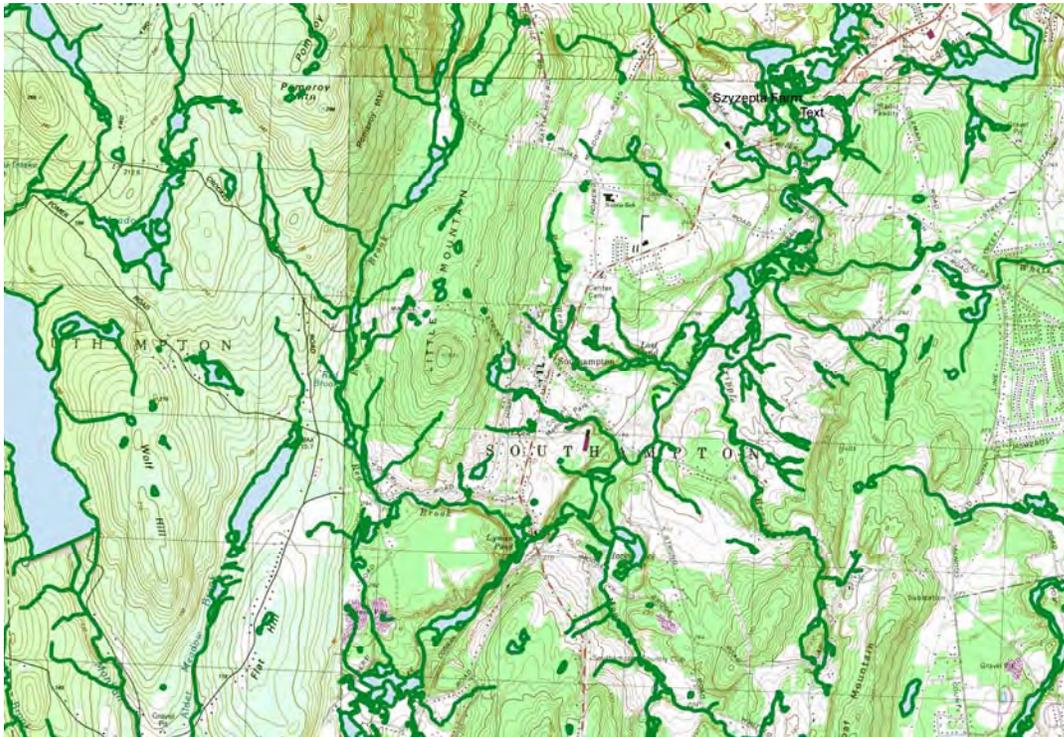
Source: Southampton Conservation Commission, MassGIS data layer, ArcMap 10

Development and agriculture threaten the river and its rare species habitat. The NHESP established the Living Waters Project to promote the protection of freshwater biodiversity. NHESP identifies and maps sites that support critical habitats in Massachusetts. Tributaries of the Manhan River include Broad, Red, Moose, Triple and Roaring Brooks and the North Branch of the Manhan River. The Pioneer Valley Regional Greenway Plan developed by the PVPC includes the Manhan River in a proposed linked network of protected open space across the Pioneer Valley. The Massachusetts Rivers

## Town of Southampton Open Space and Recreation Plan 2012

Protection Act protects the Manhan River, as well as all other rivers and permanent streams with a 200-foot riparian buffer.

### Map 6 Southampton Wetlands (Wetlands are layers highlighted with the dark green and blue colors)



Source: Southampton Conservation Commission, MassGIS data layer, ArcMap 10

Southampton has 300 acres of wetlands, comprising less than two percent of the town's surface area (MassGIS 2005). These wetlands are located in small patches throughout Southampton. Some of the town's larger wetland areas are located along the Manhan River corridor, as well as along Blue Meadow Brook and at the Hackmatack Swamp.

The Wetlands Protection Act is enforced by local Conservation Commissions. In addition, some communities have adopted local wetlands ordinances, which usually increase the size of the wetland buffer (or the setback distance). The Southampton Conservation Commission is currently working on a local bylaw that is considering a larger wetland buffer and also to help improve enforcement by establishing a fee structure.

In addition to the rivers and streams, the Wetlands Protection Act of 1972 protects Southampton's numerous wetlands. This Act protects all inland wetlands and establishes a buffer of 100 feet to ensure habitat protection. Wetlands includes lakes and ponds,

## Town of Southampton Open Space and Recreation Plan 2012

rivers and streams, floodplains, intermittent streams, vernal pools, swamps, marshes, bogs, floodplains, wet meadows, and man-made ponds and ditches. Identification of wetlands is not always easy. Federal guidelines define wetlands as having *hydrophytic vegetation*- water tolerant plants that have adapted to wetland conditions, *hydric soil*-water-saturated soils that have become oxygen deficient, and a *hydrologic regime*- having the presence of water through flooding or saturated ground. Sodom Swamp, Blue Meadow Swamp, and Hackmatack Swamp are a few of the Town's unique wetlands areas. To date three certified vernal pools exist in Southampton.

Pequot Pond, the largest of a group of ponds collectively known as Hampton Ponds and listed as one of the state's great ponds, is another of Southampton's outstanding natural resources. The Ponds are located within the Westfield Watershed in the Town's southeast corner. As noted earlier, Pequot Pond is a valuable regional recreation resource. The Ponds area is unique for its geological interest as a series of filled glacial kettle holes within a remnant glacial sand plain. The 2004 Pequot Ponds Restoration Project proposes a plan to mitigate environmental threats that involves participation by watershed stakeholders. These threats include elevated levels of bacteria, possibly due to failing septic systems, a growing goose population, pet wastes, and agricultural activities.

The Barnes Aquifer is a twelve-mile long underground water source captured in a gravel layer that was formed 14,000 years ago during the last Ice Age. The aquifer lies under a large part of Southampton and is a federally protected public water source, which provides water to Easthampton, Holyoke, Southampton, and Westfield. The Barnes Aquifer Protection Advisory Committee (BAPAC) is a coalition of the four communities and PVPC, which educates and advises local governments, citizen groups, and small businesses about groundwater protection and effects on the aquifer. Although the aquifer is largely free of pollution, some contamination exists from mid-twentieth century industry.

Broad Brook Basin, a Connecticut sub-basin, lies on the eastern boundary of Town, straddling Easthampton, Holyoke, and Southampton. Broad Brook is noteworthy as a sole source aquifer. Due to the presence of rare species, the Southampton Conservation Commission and the Department of Fisheries and Wildlife permanently protect one hundred and thirty acres of land within the Broad Brook Basin.

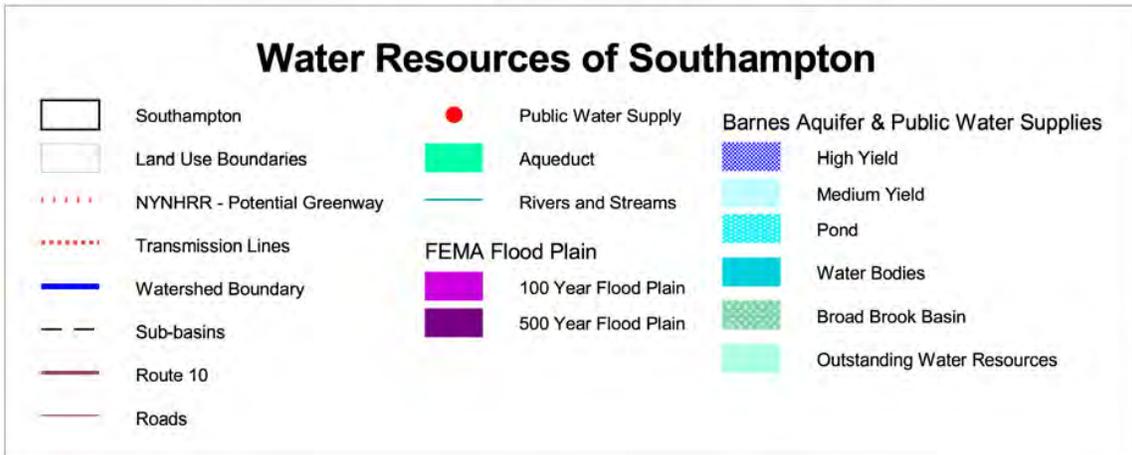
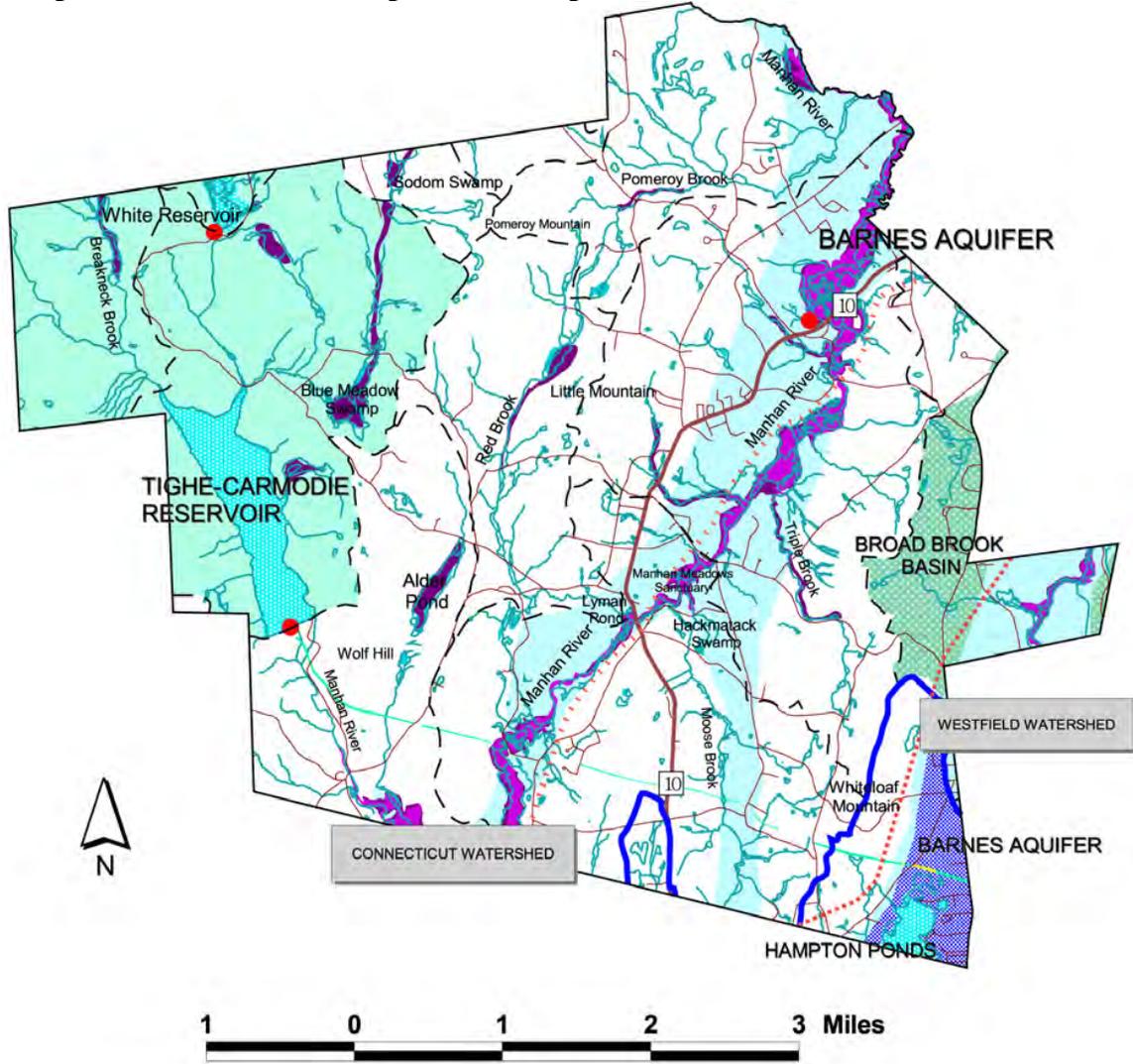
The 100-year floodplain is defined as an area with 1% chance of flooding in a given year. The floodplain serves as a critical habitat for many plant and animal species and provides some of the most fertile soils in the region. Areas in the 100-year flood zone in Southampton are primarily those lands adjacent to and including the open water areas. Not including open water areas, there are 1,198 acres of 100-year floodplain in town, totaling 6.5% of the town's area. These floodplains include:

- Manhan River (South and North Branches);
- Moose Brook;
- Red Brook;
- Pequot Pond;
- Broad Brook;

# Town of Southampton Open Space and Recreation Plan 2012

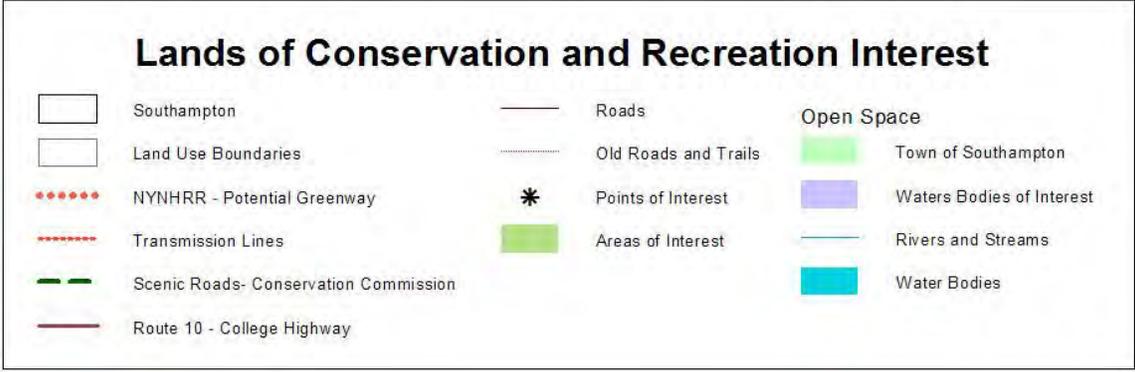
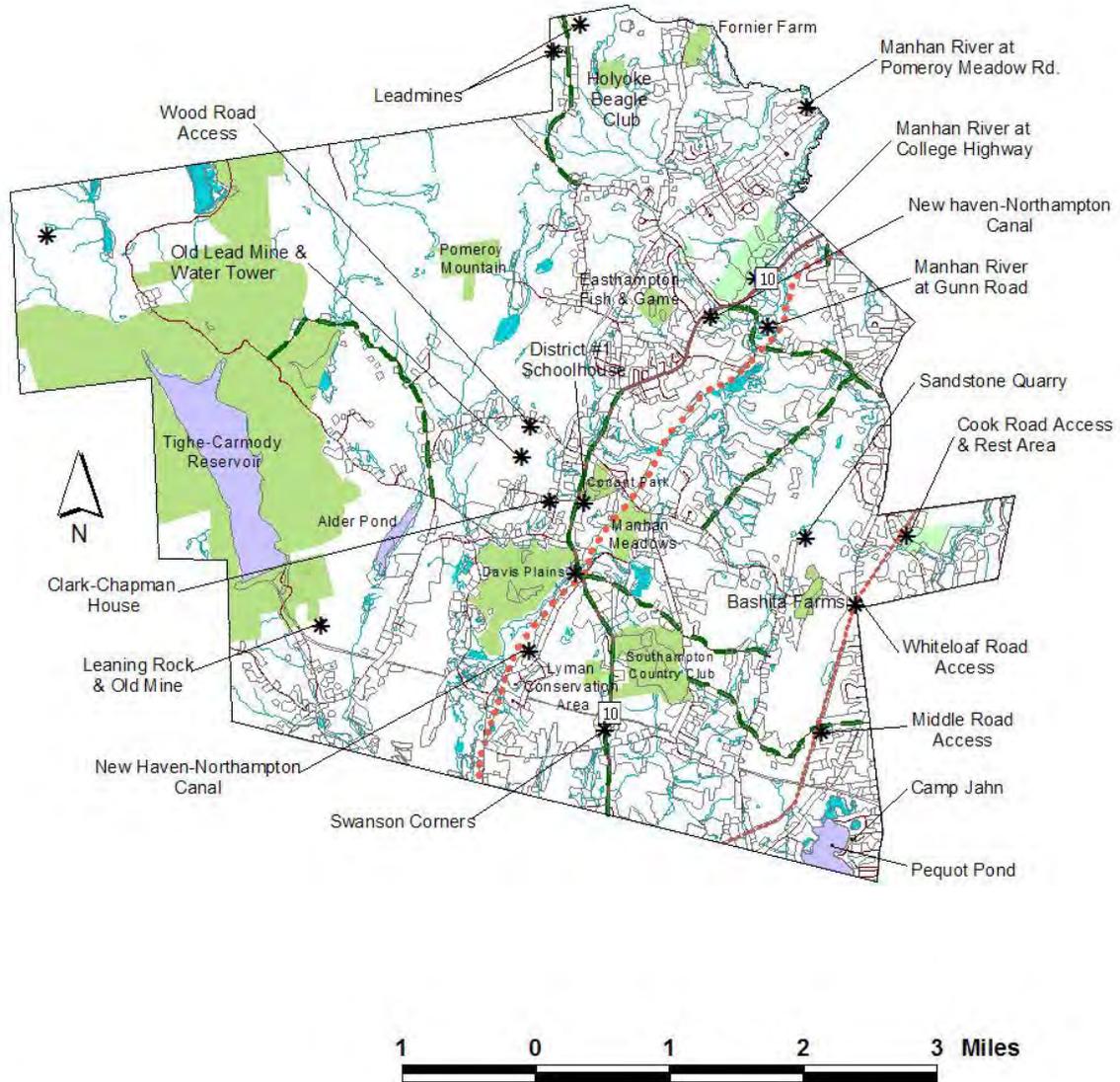
- Alder Meadow Brook; and
- Blue Meadow Brook.

**Map 7 Water Resources Map of Southampton**



# Town of Southampton Open Space and Recreation Plan 2012

## Map 8 Lands of Conservation and Recreation Interest



# Town of Southampton Open Space and Recreation Plan 2012

## D. Vegetation

Forests cover 12,800 acres of Southampton or 69% of the land area. Most of the forest species include successional species ranging from white pine growth in abandoned fields to hardwoods. Species, such as white pine, hemlock, oak, maple, and American beech indicate an Appalachian Hardwood Forest. While most of the forests reflect natural successional growth, conifers surround the woods surrounding the Tighe-Carmody Reservoir in order to protect the water supply. This extensive forest provides habitat that exemplifies a diverse biome that has been absent for several hundred years. Within this larger forest cover are several unique forest communities that enrich biodiversity.

For example on Pomeroy Mountain, the Town's highest elevation, red oak (*Quercus rubra*), black oak (*Quercus veluntina*), and red maple (*Acer rubrum*), ash (*Fraxinus ssp.*), and hemlock (*Tsuga Canadensis*) provide a canopy to an understory of Mountain Laurel (*Kalmia latifolia*), witch hazel (*Hamamelis virginiana*), and various ferns and mosses. Tulip trees (*Liriodenron tulipifera*), a majestic and tall native tree, is found growing at the north extent of their range.

On the western slopes, where soils are shallower, more acidic, and drain more quickly than the more fertile east side, Chestnut oak (*Quercus prinus*) are the dominant tree species. Some Hickory remains, in spite that it was intensively harvested for fuel during the pioneer days. The dense thickets of Mountain Laurel flourish, along with low-bush blueberry *Vaccinium angustifolium*, huckleberry (*Gaylussacia baccata*), and (wintergreen *Gaultheria procumbens*).

Forests are dynamic. Both natural and manmade disturbances keep our forests in a constant state of flux. The most common natural disturbances are ice damage, and small yet powerful windstorms. The 2011 windstorm caused a significant amount of tree damage throughout Southampton. Town crews, crews from other areas, and volunteers conducted extensive cleanup of storm damage.

Introduced insects and diseases also have a wide impact on our forests. One of the most well known is the chestnut blight, which reduced the once common majestic American chestnut to an understory tree that only survives a few years. Of concern today is the uncertain future of the eastern hemlock tree that is threatened by the Hemlock Wooley Adelgid, an introduced insect from Asia. The long-term impact of the insect is not known but it does have the potential to kill hemlock trees and wipe out whole stands.

The forests in Southampton provide a sustainable resource for our houses, furniture, paper and other building needs; as well as a source of periodic income for the landowner providing an incentive and sometimes the ability to retain our forests as open space. Southampton's forests are one of its most important recreational resource as well, providing opportunities for motorized and non-motorized recreation. Of particular importance are woodlots accessible to the public through old roads or trails that can be followed to vistas, brooks or other points of interest. Large forested tracts add greatly to the quality of life in town by sheltering an abundance of wildlife, purifying the air,

## Town of Southampton Open Space and Recreation Plan 2012

filtering the waters of our brooks, and attenuating the noise and pollution produced by an increasingly large and busy population. Forests provide a visual buffer, allowing us to live in close proximity and still feel a sense of isolation. The reforestation of abandoned farmland eliminates vistas and a sense of spaciousness in exchange for privacy, rich and diverse wildlife habitats, and the recreational possibilities of wooded land.

The economic value of the forest resources extends beyond the harvest and sale of Class 1 Prime forest species. The forest serves to filter surface water run-off, mitigate storm water run-off, reduce erosion, and increase oxygen supply. The forested lands provide recreational opportunities such as hiking, biking, snowmobiling, horseback riding, skiing, and hunting.

The forested areas act as visual buffers between differing land uses and between private residences. The greatest diversity of species exists along the forest edge, where invasive species can displace native vegetation and disturb the natural habitat. The extensive forests along riparian corridors provide wildlife protection and food for land and water species, nesting areas for birds and waterfowl, seasonal shelter for migrating birds, and nesting areas.

Designed landscapes include many non-native species, including invasive species, such as barberry (*Berberis spp.*) and burning bush (*Euonymus alata*). Non-native invasive species displace native vegetation, reduce wildlife habitats and food sources, and affect biodiversity.

The Massachusetts Natural Heritage & Endangered Species Program (NHESP) includes four vascular plants as species of concern. They include Spurred Gentian (*Halenia deflexa*), New England Blazing Star (*Liatris borealis*), Swamp Lousewort (*Pedicularis lanceolata*), and Threadfoot (*Podostemum ceratophyllum*).

### Shade Trees

Public shade trees live along Southampton's roads, in its public parks, line its historic and town center and are scattered throughout its cemetery. These shade trees promote environmental quality and quality of life for its residents.

Southampton elects a tree warden who has the responsibility to care and control all public shade trees, shrubs and growths in the town, except those within a state highway, and those in public parks or open places under the jurisdiction of the park commissioners, and shall have care and control of the latter, if so requested in writing by the park commissioners, and shall enforce all the provisions of law for the preservation of such trees, shrubs and growths. The tree warden expends all money appropriated for the setting out and maintenance of such trees, shrubs and growths, and no tree shall be planted within a public way without the approval of the tree warden.

### Agriculture

Most of the remaining undeveloped land is agricultural. Southampton farmers cultivate a

## Town of Southampton Open Space and Recreation Plan 2012

variety of crops, including market vegetables, orchard fruits, hay, and nursery stock. Fields which are no longer in cultivation risk losing open space value, as non-native invasive species and natural successional growth move in. The preservation of uncultivated open fields requires management of invasive species, such as *Rosa multiflora*, and pioneer species, such as white pine.

Agriculture played a significant role in Southampton's early development, and, with numerous large farmsteads remaining, the agricultural landscape continues to be a defining feature in Southampton. As shown in the Prime Farm Soils and Active Agriculture Map (Map 13), Southampton has extensive farmland soils, including 3,200 acres of prime farmland soils and 5,300 acres of state and locally important farmland soils. Most of these agricultural soils are located in the eastern section of the community where active agricultural activity still exists.

Soils classified as important farmland soils are an important natural resource that is lost once development occurs on the lands. Prime farmland is a federal designation that defines land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses. On the other hand, state and locally important farmland soils include land other than prime farmland that is used for the production of specific high value food and fiber crops, as well as land that is of statewide importance for the production of food, feed, fiber, forage, and oil seed crops. Generally, farmland of statewide importance includes lands that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods.

<b>Table 4- 7: Changes in Crop and Pasture Lands, 1971-2005 Acres</b>	<b>Acres Lost</b>		<b>% Change</b>
<b>1971</b>	2,910	-----	-----
<b>1999</b>	2,400	510 -	17%
<b>2005</b>	2,139	261 -	9%
<b>Total Change</b>	-----	<b>771 -</b>	<b>26%</b>
<i>Source: MassGIS Land Use, 1971 and 2005</i>			

Like many communities in the Pioneer Valley region, Southampton has seen a conversion of active agricultural lands to development. Since 1971, Southampton has lost approximately 26 percent of its active crop and pasture lands to higher intensity uses (Table 4-7). In 1983, Southampton's Farmland Advisory Committee recorded 20 farms in town, including 13 dairy farms, one orchard, two vegetable farms, and two poultry and livestock operations. At least 35 people were employed full-time and 40 people part-time in farming. As of 2007 U.S. Census of Agriculture, there were a total of 43 farms in Southampton, with 28 full time farming operations. The majority of these farms report commodity sales of less than \$50,000 and one farm reporting more than \$250,000. Seventeen of these farms are less than 50 acres in size. The census data shows that while the number of farms has increased since 1983, most of these operations are small family farms with moderate incomes. In fact, only 28 operators consider farming their primary

## **Town of Southampton Open Space and Recreation Plan 2012**

occupation, while the remaining operators are working off the farm over 200 days a year for additional income.

The Agricultural Commission, which has not been active for several years but is currently reestablishing its operations, reports that Southampton currently (2010) has two dairy farms, a number of beef operations, a handful of Christmas tree farms, several landscape nurseries and greenhouses, some mixed-livestock operations (e.g. with sheep and goats), and a small but growing contingent of farms that market directly to local customers, many of which also provide agricultural tourism opportunities. The direct marketing and agricultural tourism farms include a number of roadside stands, as well as a corn maize. Meanwhile, nearly all of Southampton's farms are diversifying their operations, for example adding small vegetable and fruit operations, as well as beehives and other specialty agricultural goods. In addition to agricultural and livestock farms, the Board of Health reports that as of 2004, there were about 30 horse farms in Southampton. Southampton residents greatly appreciate the town's farms, and would like to have more ways to support local agriculture, including a local farmer's market.

### **E. Fisheries and Wildlife**

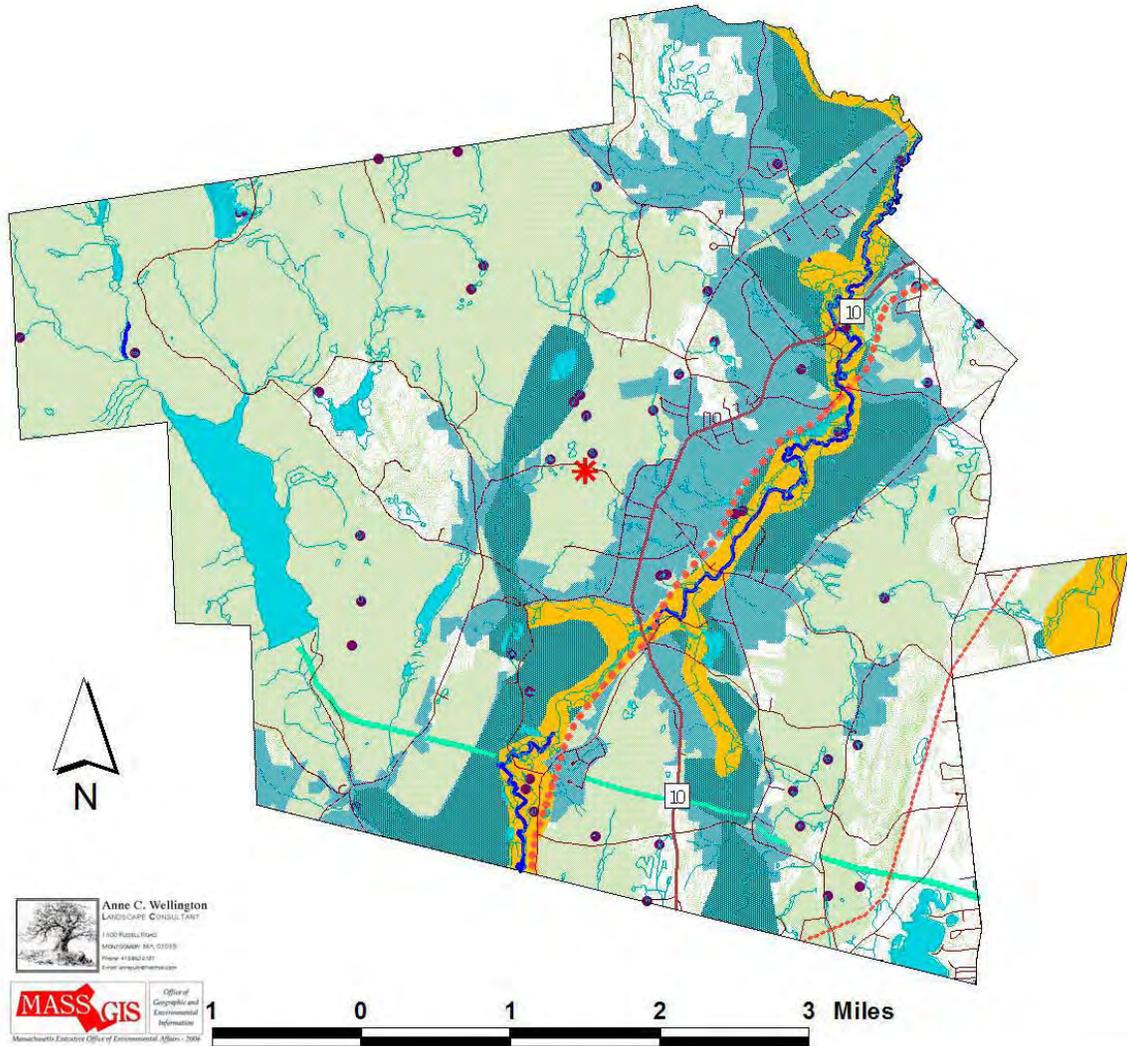
Diverse invertebrate and vertebrate species inhabit Southampton. Large tracts of forested uplands and forested riparian corridors provide excellent habitat that supports mammals, birds, reptiles, amphibians, fish, insects, and other invertebrates. Although these areas are suspected to be important wildlife corridors, there have not been any studies to document this. Indicator species, species that help determine the ecological health of a region such as moose and fisher, are reportedly on the increase. Other large mammals found in Southampton are black bears, beavers, coyotes, deer, bobcats, raccoons, and foxes. Some of the smaller mammals include porcupines, opossum, squirrels, chipmunks, skunks, bats, mice, shrews, voles, ermines, weasels, and moles. Birds such as woodpeckers, scarlet tanagers, evening grosbeaks, wood thrush, turkey vultures, and barred owls fly the skies over Southampton. The waters are also home to a number of aquatic species, including large mouth bass, pike, trout, etc.

The Commonwealth lists six animal species that are of special concern. They are the Spotted Turtle, Wood Turtle, Grasshopper Sparrow, Creeper Mussel, Triangle Floater, also a mussel, and the Zebra Clubtail, a dragonfly. A BioMap created by NHESP identifies and maps two levels of critical Wildlife Habitat, Core Habitat, and Supporting Habitat. These maps show areas that support rare, threaten, or endangered species.

As in many of the surrounding communities, hunting is an important cultural tradition. Along with large predators, hunters play a role in maintaining a balance among certain species, such as white tail deer. The Massachusetts Division of Fisheries and Wildlife (DFW) stock the Manhan River with trout in the spring.

# Town of Southampton Open Space and Recreation Plan 2012

## Map 9 Wildlife Habitats of Southampton



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**MASS GIS** Office of Geographic and Environmental Information  
 Massachusetts Executive Office of Environmental Affairs - 2009

1 0 1 2 3 Miles

### Wildlife Habitats of Southampton

	Southampton		Potential Vernal Pools
	Route 10 - College Highway		Aqueduct
	Roads		NHESP Living Waters Core Habitat
	NYNHRR - Potential Greenway		Priority Habitats of Rare Species
	Transmission Lines		NHESP BioMap Core Habitat
	Rivers and Streams		NHESP BioMap Supporting Natural Landscape
	Water Bodies		NHESP Living Waters Critical Supporting Watersheds
	NHESP Certified Vernal Pools.shp		Contour Elevations 1:5,000'

# **Town of Southampton Open Space and Recreation Plan 2012**

## **F. Scenic Resources and Unique Environs**

Southampton has many cherished places and distinguishes itself from surrounding communities with its magnificent vistas, pastoral landscapes, water features, and forested hills. The Town Center retains many of its historic buildings that contribute to its small town charm.

Heading north on Route 10, travelers experience breathtaking views of Mount Tom and expanses of rolling farm fields. From Pleasant Street, distant Mount Pomeroy and quaint farmsteads welcome visitors heading south into Town. Glendale Road and High Street offer additional spectacular views of the Pioneer Valley and Mount Tom. Nearly every Southampton road has a rustic character or special beauty.

Pomeroy Mountain, the highest point in Town is the most notable summit. In addition, Little Mountain, Wolf Hill, and Flat Hill can be seen from a variety of places in Town. Numerous small streams begin on the slopes of Little Mountain. Many old roads and trails crisscross Little Mountain, a favorite place for hiking and nature study. The Tighe-Carmody Reservoir and the Manhan River offer serene beauty. With its pitch pine-oak forests and sandy terrain, Pequot Pond has its own unique character. Alder Pond is often mentioned for its natural beauty and surrounding natural communities.

Southampton has two Nationally Registered Historic Districts-Lockville Historic District, and Southampton Town Center. The 2400-acre Lockville Historic District, also known as Strongs' Mill and Lyman Mill, contains 11 buildings and 4 other structures, including the Mill Dam. The District is significant and remains a testament to the Town's industrial and agricultural heritage. Although not valued it should be by residents, the Northampton- New Haven Canal remains evidence of Southampton's historic past. Other historic points of interest are the Old West Part Cemetery, the Center Cemetery, North District #2 Schoolhouse at Conant Park, and Lyman Mill and Mill Pond on Route 10. Many eighteenth and nineteenth century homes still exist throughout the community.

### **Conservation Commission Area of Interest**

The following areas have been identified by the Southampton Conservation Commission as areas having one or more of the following conservation values: wetlands, drinking water supply, wildlife habitat, rare and/or endangered species, and scenic landscapes.

Area 1: Old Lead Mine: The old lead mine off Lead Mine Road in the western section of Town offers excellent geological studies. The mine is of historical value too, since it furnished material for bullets during the American Revolutionary War. Lead Mine Road offers an easy access to an opening in the lead mine located on the west side of the road approximately 2000 feet south of the Easthampton town line. The mine changed owners several times and in 1865 sold for nearly one million dollars. The mine is located on private property, and permission to view the site must be granted by the owner.

Area 2: Cold Spring Road Access: Cold Spring Road offers access to the telephone cable

## **Town of Southampton Open Space and Recreation Plan 2012**

transmission right-of-way and woods roads for hiking and snowmobiling. A spring provides cold drinking water at the Westhampton town line.

Area 3: Holyoke Beagle Club: The Holyoke Beagle Club is located south of Lead Mine Road. This site offers dog trails, hiking, picnicking, and nature/wildlife areas to its private members and guests. The trails run through to Glendale and Cold Spring Roads.

Area 4: View off Glendale Road: Riding along Glendale Road, offers an excellent view of Mt. Tom and the Mill River Valley with a foreground of agriculture land, and at times with farm animals grazing in the fields.

Area 5: Pomeroy Meadow Road Access: Pomeroy Meadow Road provides access to the north branch of the Manhan River for fishing and hiking. Establishing a green belt along this river would enhance its value for fishing and hiking and preserve its natural beauty.

Area 6: Pomeroy Mountain Access: The woods road off Cold Spring Road offers an opportunity to walk to the top of lofty Pomeroy Mountain through woodlands. The top of the mountain provides a scenic view. The Conservation Commission owns 48 acres on the southeast side of the mountain. Snowmobiling and horseback riding are available in this area. Durrell's Path, leading up the mountain, is a right-of-way and offers passage to the top.

Area 7: Old Wood Road off Fomer Road: The dirt road and trail off Fomer Road offers hiking, horseback riding and snowmobiling.

Area 8: View of Tighe-Carmody Reservoir: Motorists traveling on Fomer Road have an opportunity to view Carmody Reservoir. This watershed and water supply, owned by the Holyoke Water Department, offers limited recreational potential.

Area 9: Crooked Ledge Road, West End Road, Woods Road, and Trail: The unpaved and unimproved section of Crooked Ledge Road, Woods Road, and trails, which run north of West End Road, offer hiking, horseback riding and snowmobiling. This site also provides access to Mt. Pomeroy, which offers hunting and forest management potential as well. Several old cellar holes are located along Woods Road and once belonged to early settlers, such as the Flints and the Quigleys.

Area 10: Route 10 View of New- haven-Northampton Canal System: Across Route 10 from the Canal Bowling Lanes, the old Canal is visible. The Canal has historical value since it was part of the extensive canal system connecting New Haven and Northampton. This site offers the best view of the Canal in Southampton.

Area 11: Route 10 Access to Manhan River: Route 10 offers access to the Manhan River for hiking and fishing. Establishing a greenbelt along the river will enhance its value for hiking and fishing and help preserve its natural beauty.

Area 12: Coleman Road View of Mt. Torn: Traveling north on Coleman Road, a motorist

## **Town of Southampton Open Space and Recreation Plan 2012**

can obtain an excellent view of Mt. Tom and the mountains to its north and west.

Area 13: Gunn Road View: Another opportunity to view Mt. Tom is along, Gunn Road, near Fletcher's farm. This site also offers the opportunity to view conservation practices establishing an active dairy farm, such as the diversion terraces, crop rotation, hay, and pasture management practices.

Area 14: Gunn Road Access to Manhan River: Gunn Road offers access to the Manhan River for fishing and hiking. A flat open area near the bridge provides parking for several cars. This area has historical value as well, since one of the early sawmills was located at this site. The Manhan River should be part of the Town's greenbelt system. Riding west on Coleman Road, (off Gunn Road), one is offered an outstanding view Mt. Pomeroy and surrounding hills and valleys.

Area 15: Sabbath Day Road: Sabbath Day Road off West End Road offers horseback riding, snowmobiling, and hiking. This road has historical value since seventeen families walked this road on Sundays to attend church.

Area 16: Maple Street Access to Woods Road: Maple Street offers access to Woods Road for hiking, and horseback riding. This road also offers scenic views of hills and valleys. The 40-acre hardwood swamp along Red Brook offers an opportunity for a wildlife habitat preservation and management area for deer, hare, and other animals.

Area 17: Water Tower View and Old Lead Mine: The dirt road to the water tower provides access to an old lead mine. This mine is located in the woods east of the open field by the water tower. Although small, this site offers an opportunity to study local geology. This site provides access to Little Mountain for hikers. The woodlands offer hunting and woodland management potential.

Area 18: Conant Park: The late Harold Conant in memory of his wife donated Conant Park, consisting of ten acres, to the Town. The Park and Recreation Commission has responsibility for the park, which offers hiking, bicycling, fishing, picnicking, ice skating, tennis, nature study and field sports. The pond and small stream offer fishing and an opportunity to conduct nature study. This tract of land has a variety of soils, slopes, shrubs, trees and wildlife which when combined with the river and brook make it an excellent passive recreation and conservation area. The park has a pavilion and two parking lots. The old Number 2 District School is located on the park property and is open to the public on a limited basis. A shed allows storing athletic equipment.

Area 19: The Manhan Meadows Wildlife Sanctuary: This forty-acre site is owned and administered by the Conservation Commission, The Manhan River runs through its entire length and Moose Brook runs through the southeast corner to a point midway through the land where it joins the Manhan River. This area has a variety of soils, shrubs, trees and wildlife, which makes it an excellent site for passive recreation. The Sanctuary is a conservation area offering hiking, fishing, and picnicking. There are ledge outcroppings which provide a site for geological study. Indian artifacts have also been found. This area

## **Town of Southampton Open Space and Recreation Plan 2012**

abuts the Parsons Memorial Forest to the North whose western border is the Manhan River and has the same flora, fauna and amenities as the Manhan Meadows Wildlife Sanctuary.

Area 20: Cook Road Access: Cook Road offers access to a Wildlife Management Area owned by the Department of Fisheries and Wildlife for passive recreation activities. Cook Road is an excellent bikeway and offers motorists an excellent view of Mt. Tom. Broad Brook is in the area and offers fishing and hiking. There are at least three endangered species in one area of this site.

Area 21: Leaning Rock and Old Mine: Wolf Hill off Manhan and Russellville Roads contains a gigantic leaning, rock deposited by a glacier. In addition, an old mine in this area provides a source for geological studies. This site offers hiking but is open to the public only with permission of the owner.

Area 22: Alder Pond: This site is located near Wolf Hill, on Alder Meadow Brook. The exact location of the pond is 5100 feet upstream from the brook intersection with Russellville Rd. The Searles own this property; visitors can enjoy this land with permission. Alder Pond offers hiking and a nature study area. This site also provides an area for waterfowl and wildlife.

Area 23: Lyman Mill Pond and New Haven-Northampton Canal Site: This site offers swimming, picnicking, fishing, and small boating to its owners. The shallow area upstream provides a good wildlife habitat for ducks. This is also an area from which to view a section of the Canal and to see where it crossed the Manhan in an aqueduct. The falls below the dam on Lyman Pond are especially pretty during periods of high water.

Area 24: Pond off East Street: Originally built by the Southampton Rod and Gun Club. The Club no longer stocks this one-acre pond with fish. The pond is suitable for ice-skating, and the open space offers an area for snowmobiling with the owner's permission.

Area 25: Moose Brook and View of Mt. Tom: Moose Brook Road offers access to Moose Brook for hiking and fishing. Motorists can also view Mt. Tom from this site. Establishing a greenbelt along Moose Brook would enhance its value for hiking and fishing and help protect its natural beauty.

Area 26: Country Club and Mt. Tom View: The Southampton Country' Club on Route 10 provides golfing, hiking and sledding to its members. Motorists can get another view of Mt. Tom from the Country Club.

Area 27: View of New Haven-Northampton Canal: Still another opportunity to view a section of the Canal is the site where the railroad tracks cross College Highway. This site has historical value.

Area 28: View Off Whiteloaf Road: A motorist traveling northwest on Whiteloaf Road is

## **Town of Southampton Open Space and Recreation Plan 2012**

offered views of the hills and valleys of the area.

Area 29: Whiteloaf Road East of Middle Street. The ledge outcropping in this area provides one an opportunity to study geology. This road offers an access to Whiteloaf Mountain for hiking along the ridge to East Street.

Area 30 - Hollis Bridge Road: Hollis Bridge Road off Russellville Road offers opportunities for hiking and snowmobiling. The area woodlands are suitable for forest management.

Area 31: Swanson Comers View: At the intersection of Valley Road and Route 10, motorists have a beautiful view of Mt. Tom and surrounding hills. There is an ample breakdown lane so that one can safely stop and photograph the scenery.

Area 32: Middle Road Access: Middle Road near the Westfield line offers a wildlife corridor along the Tennessee Gas Line right-of-way.

Area 33: Pequot Pond: The largest of the Hampton Ponds contains 145 acres, of which half are located in Southampton. This site offers swimming, boating, fishing, water skiing, and ice-skating. Hampton Ponds State Park is located on the Westfield part of Pequot Pond.

Area 34: Easthampton Fish and Game: Easthampton Fish and Game, a non-profit organization, owns the Fish and Game Club and offers picnicking, shooting and archery. The site is also a conservation area. The area offers these recreational facilities for its members.

Area 35: Camp Jahn: Camp Jahn, located on Camp Jahn Road, offers boating (motorized and non-motorized), hiking, fishing, picnicking, ice skating and swimming to its members.

Area 36: Lyman Conservation Area: This site is located on Route 10 near the Southampton Country Club. The area offers hiking and nature study. Lyman Conservation Area is must remain in its natural state as specified in the deed.

Area 37: Caves at Mt. Breakneck: Mt. Breakneck, in the northwest corner of Southampton, offers hiking and horseback trails. In addition, spelunkers can explore the caves on Mt. Breakneck.

Area 38: Sandstone Quarry: A sandstone quarry off East Street has historical value. The stone from this quarry provided the foundation for the Town Hall. This site offers hiking, horseback riding and snowmobiling.

Area 39: The Clark-Chapman House: The Clark Chapman House opens to the public on the Fourth of July and old Home Day Weekend. Arts, crafts, furniture, and clothing are on display.

## **Town of Southampton Open Space and Recreation Plan 2012**

Area 40: North District School Number 2: Originally, this schoolhouse was located at the corner of Pomeroy Meadow Road and Glendale Road. The Historical Commission moved it to Conant Park and renovated the wooden structure. This structure has historical value and is open to the public On the Fourth of July, Old Home Days Weekend and other special occasions.

Area 41: Webb's Rock: Webb's Rock is located on Cottage Avenue, near the Hampton Ponds area. Webb's Rock is an odd appearing sandstone ledge used by early surveyors as a reference mark when plotting the Town's boundaries. This site has historical value as well as being a unique natural feature.

Area 42: College Highway near the Westfield Line: The view from College Highway across farmland offers one of the more spectacular views of Mt. Tom and the surrounding mountains and hills. This extraordinary panorama offers residents and visitors alike a strong character of Southampton and needs to be preserved.

Area 43: The Davis Plain land off Gilbert Road: The tract of land located east of Gilbert road, consisting Of 180 acres of woodland and 15 to 20 acres of open fields, has a potential for a multiple use recreation area. The open fields have been farmed and grazed. This area offers a potential for hunting small game, forest management and demonstration. The open fields are suitable for field sports with overnight camping and picnicking in that section of woods containing the tall large white pine. The woods roads are suitable for hiking, horseback riding and snowmobiling.

Area 44: The Land bordered by East Street and Strong Road: Three separate landowners have farmed this tract of land. Together this will make an excellent habitat for meadow birds. Habitats such as these are rapidly disappearing in Town.

Area 45: The Fournier farm on Glendale Road: Recently, the CPA helped to secure an APR for this farm. Farmland has always been a top priority for the Southampton Conservation Commission. This parcel, in particular, will save valuable farmland and maintain one of the Town's favorite views of Mt. Tom and the surrounding Holyoke Range.

Area 46: The Two Bashista Farms on East Street: These farmland tracks on either side of East Street form a very scenic section on East Street. These two tracts are excellent candidates for the APR program. Cattle grazing on one side of the road and an active apple orchard on the other provide great scenic views.

Area 48: Pleasant Street Farmlands: The motorist can view open land clear to Pomeroy Mountain and breathtaking sunsets. This area will preserve farmland and a very commanding view of Pomeroy Mountain.

# **Town of Southampton Open Space and Recreation Plan 2012**

## **Scenic Roads**

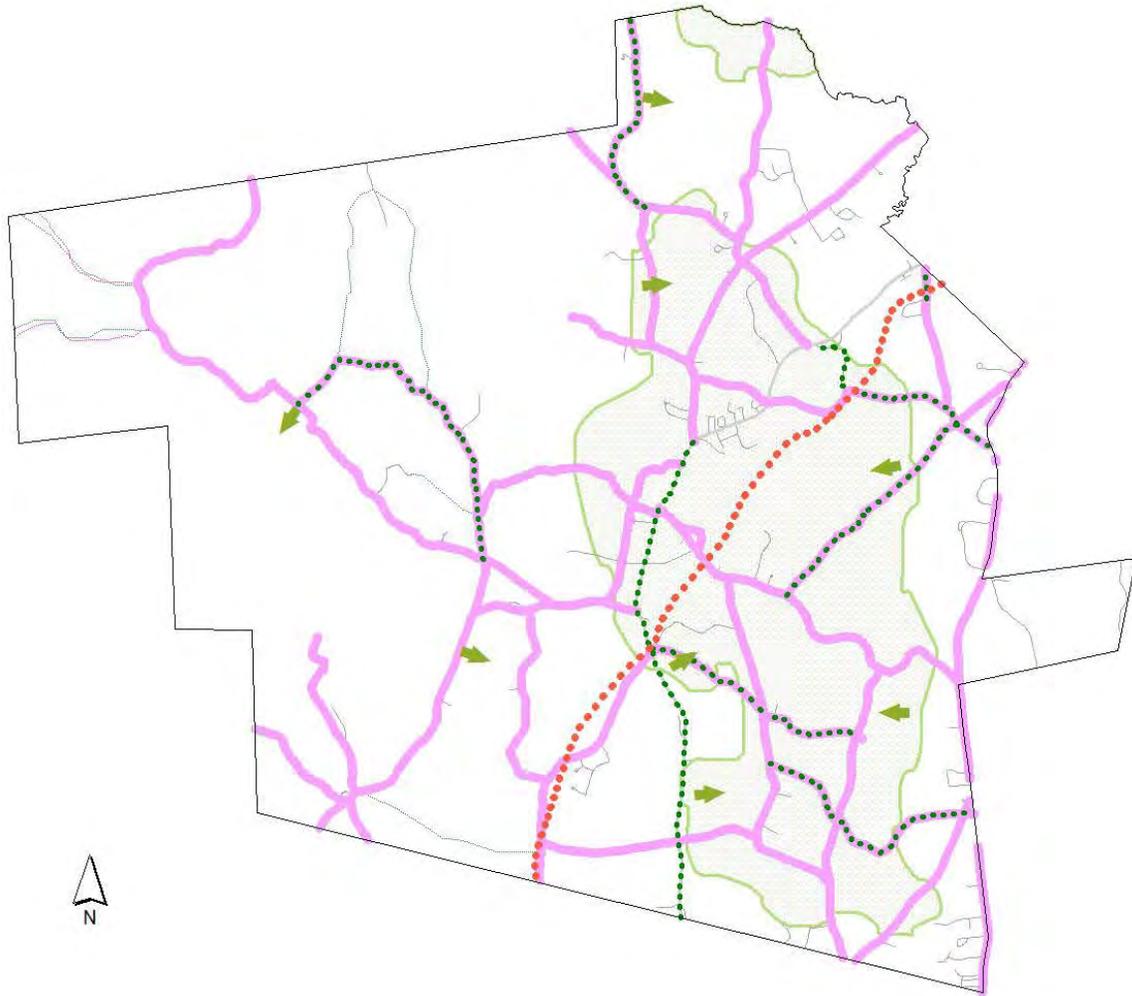
Southampton contains many scenic roads. In spite of this, only three roads are officially designated scenic roads, which once designated by the community, are semi-protected under Massachusetts Law (see below). Southampton's designated scenic roads are Manhan Road, Maple Street, and Mountain Road.

When asked which ones were most valuable residents and board members listed all but the most recently constructed roads. Among those considered most scenic are East St. from the Town Center to Strong Road, Russellville Road from Red Brook Bridge to Montgomery, Cold Spring Road, Middle Road, Whiteloaf Road, Rattle Hill Road, Gunn Rd., Maple Street, and Manhan Road.

The following Map 11 illustrates the extent of Southampton's scenic roads resources, as perceived by the Conservation Commission and the Historic Commission. Other significant transportation routes include the defunct - New Haven Railroad and the remnants of the New Haven- Northampton Canal.

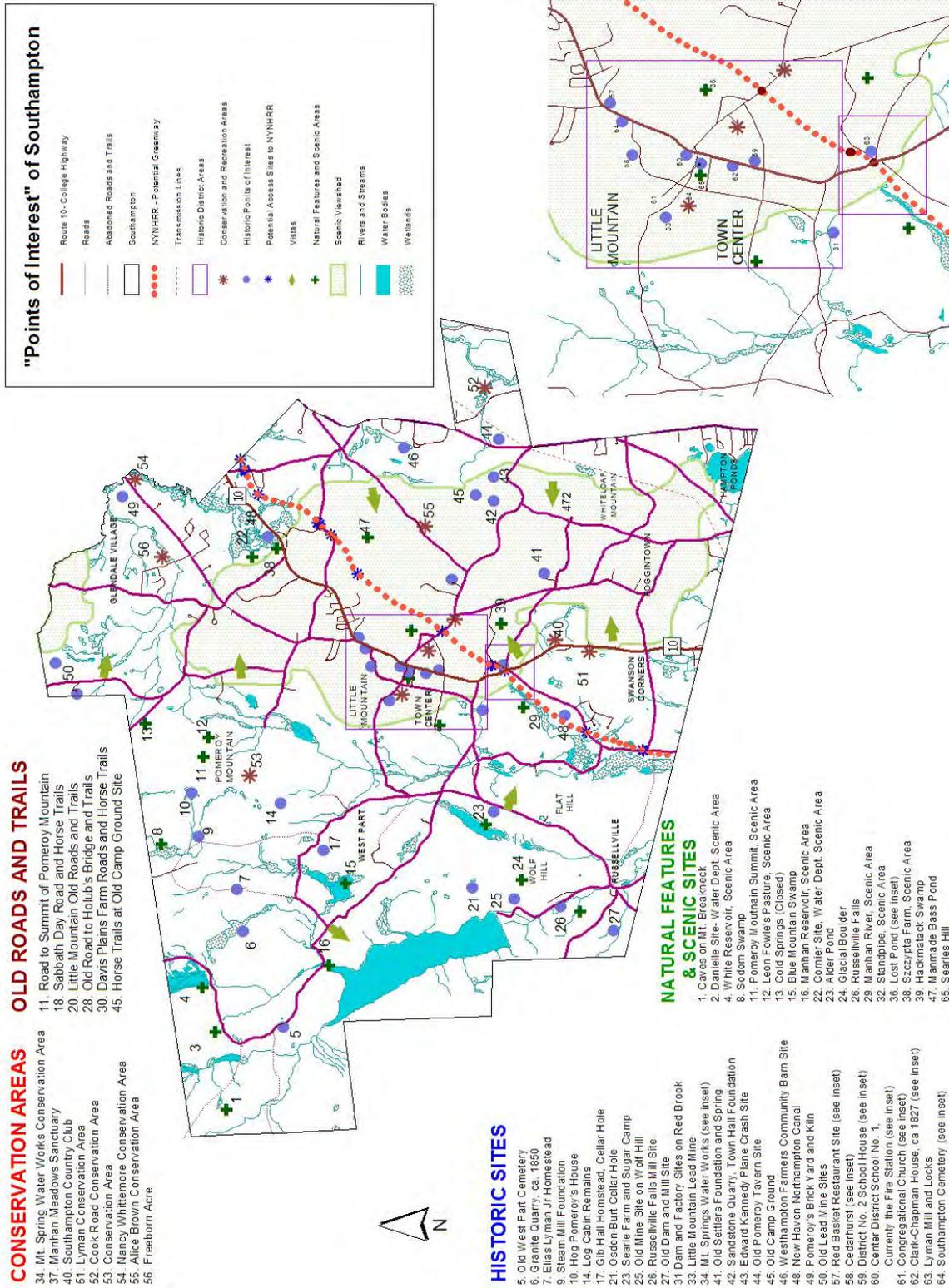
# Town of Southampton Open Space and Recreation Plan 2012

## Map 11 Scenic Roads of Southampton



# Town of Southampton Open Space and Recreation Plan 2012

## Map 12 Points of Interest Sites of Southampton



# **Town of Southampton Open Space and Recreation Plan 2012**

## **G. Environmental Challenges**

Perhaps the most critical environmental challenge is the continued protection of existing resources. Uncontrolled development could affect water quality; create congestion along roadways, result in loss of open space, and compromise visual character.

As voiced through the public engagement process, protection of natural resources and the rural character of Southampton is a priority for many residents. However as residential development persists and the town continues to become more suburbanized, the town has the opportunity to implement new zoning and environmental regulations that minimize the impacts of dispersed, low density development and promote and encourage connections between areas of protected green space for increased ecological, recreational value.

According to the town assessors records, parcels that are assessed as “vacant developable” lands are scattered throughout the community. Ranging in size, many of these parcels, if protected, could connect areas of already protected open space together into a town-wide greenway network. Adjacent to the Tighe-Carmody Reservoir area, several large vacant parcels if protected would connect the Reservoir to Little Mountain, the Town of Westhampton, and APR lands along the Westfield town line. These parcels were identified in the 2004 Community Development Plan as priority parcels for Open Space Protection.

The Master Plan process also identified two locations in the community as Agricultural Protection Priority areas: the northern most point of the community off of Glendale Road, and Middle Road area. Agricultural preservation efforts are already happening along Glendale Road, with several large parcels protected under the APR program. The 2004 Community Development plan identified eight parcels in this location as Priority Sites for Open Space Connections – at this time three of those parcels are under protection. The plan also identified several parcels along Middle Road.

The challenge for the community will be balancing the tax implications of protecting land for open space versus the income that can be generated from development. However, the community should also consider the cost of town services that are needed for residential, commercial and industrial development, versus the cost of limited to no services needed for lands protected for recreational, ecological, cultural value. Given the significant support for open space protection in the community (70 percent of survey respondents supported the strategy to “purchase and protect as much open space as possible from development”), using Community Preservation funds or other town monies for purchasing land for permanent protection should not be as large of a challenge as for other communities in the region who place economic development as the main priority.

The community should also prioritize lands currently enrolled in Chapter 61/61A/61B status and determine if there are priority parcels the community should purchase if and when these lands are removed from the program. As stated earlier, once landowner withdraws their land from the program, the town has the Right of First Refusal to purchase the property. The town should prioritize parcels based on location and

## **Town of Southampton Open Space and Recreation Plan 2012**

connection into a town-wide greenway network, as well as protection of lands with statewide or locally important agricultural soils. A list of parcel should be developed by the community, and outreach should be made to landowners of these identified priority lands.

### **Environmental Equity**

Strategic acquisition of available open space for recreation has been a town priority, most recently with the \$450,000 acquisition in 2009, of former farmland, now Labrie Field, consisting of 19.34 acres, that has been acquired by the Town through a EOEEA/DCS PARC grant with matching CPA funds. All of the planned playing fields are contained within an elaborate arrangement of landscaping and open space, intended to insulate the main recreational activity from the neighborhood. The intention is to simulate the feel of wooded areas and open space along the outer area of the fields creating a field complex that is more like a park than ball fields. This site will provide recreational opportunities to citizens in surrounding rural towns of Westhampton, Huntington and Montgomery, where no park resources exist. The Town is integrated with out rural and city neighbors in many ball leagues and therefore these communities would also significantly benefit from this park development.

In 2012, the Town provided the necessary funds to build-out the Labrie Field from the allocation of over \$760,000 in CPA funds approved at Town meeting. Construction is expected to begin in FY2013. This recreation development will accomplish several valuable objectives: create park equity in our rapidly expanding community; provide accessible recreational resources to all age groups within the region; support our citizens and those of our neighboring communities in their pursuit of good health and well-being; and finally, help foster a stronger sense of community as people are brought together for the fun of sports, physical fitness and the enjoyment of a magnificent resource.

In FY2013, the town of Southampton, on behalf of its Conservation Commission, submitted a LAND grant application to EOEEA/DCS on July 12, 2013, seeking to acquire approximately 4.25 miles of the 4.5 mile railroad line that runs north-south through the entire length of town for a multi-purpose recreation “rail trail” to be known as the Southampton Greenway. The proposed uses for the Greenway would include passive, non-motorized activities such as walking, biking, and cross-country skiing. The Greenway would tie into the Manhan Rail Trail—an existing rail trail along this very railroad line that currently terminates at the Southampton-Easthampton town boundary at Coleman Road. From this connection to the Manhan Rail Trail, Southampton residents will be linked into a growing network of multi-use trails in Hampshire County.

The unused railroad line will not only provide recreation opportunities when converted to a multi-use trail, its acquisition will be a critical piece in the town’s network of open spaces and natural resources. The rail line property will connect to over 432 acres of protected land. These resources are: Manhan Meadows Sanctuary, Parson’s Memorial Forest, Riverdale Road Conservation Area, Anne Busler Environmental Center, Howland Conservation Restriction, Gwinner Open Space, Cross APR, Kaniecki APR and Fletcher APR. It will be in close proximity to an additional 200 acres of protected open space. The

## **Town of Southampton Open Space and Recreation Plan 2012**

rail line also abuts almost 300 acres of Chapter 61 lands, of which 151 acres are in Chapter 61A.

Over 90 percent of the rail line is within the Barnes Aquifer Water Supply Protection District. The Barnes Aquifer is a High Yield Zone II aquifer. Wetland areas are located adjacent to the rail trail in many areas along its length through Southampton. In particular, the rail line runs along the east side of Lost Pond. In addition, wetlands are located where the rail line crosses the Manhan River at Brickyard Road and at Gunn Road. In addition, over 80 percent of the project lies within or abuts MA Natural Heritage and Endangered Species Program (NHESP) BioMap2 designated areas for Core Habitat and Critical Natural Landscape.

The rail line was completed in 1863, connecting New Haven to Northampton with connections to other cities in New England. The rail line enters Southampton from Westfield near Valley Road and travels north-south into Easthampton at Coleman Road, for a total of approximately 4.5 miles. It has not been used by the Pioneer Valley Railroad Company (PVRC), current owners, since the early 1990s. The rail bed spans an average width of 50-feet along the 4.25 mile stretch that the Town seeks to acquire for a total of approximately 25.75 acres. The rail line purchase would also include two railroad trestles. The rail line crosses the Manhan River at Brickyard Road and Gunn Road via a railroad trestle at each of these locations.

### **Water Quality**

Maintaining water quality is a primary concern and benefits the Town, not only with an abundance of high-quality drinking water, but also by avoiding costs associated with water filtration. Although the main water supplies for the Town are safe, there is an area of pollution in the Barnes Aquifer, which affects well water in the Ponds district. The Barnes Aquifer Protection Advisory Committee (BAPAC) states, “the aquifer's recharge area is under heavy development pressure from large-scale residential subdivisions and industrial parks. Potential sources of contamination to the aquifer are underground storage tanks, businesses which use hazardous wastes, linear sources (sewer, power, roads), defoliant (which are used to clear rights-of-way for power lines), road salting, agricultural chemicals, houses and businesses with private septic systems, and the improper storage or disposal of solvents which are used to clean equipment. In the past twenty years, various wells in the Barnes aquifer have been contaminated due to traces of ethylene dibromide (EDB) and trichloroethylene (TCE).” DEP has identified two release locations associated with the TCE contamination of the aquifer, one of which is in Southampton at the former Southampton Sanitary and is overseeing cleanup.

Excessive use of agricultural and residential fertilizers and pesticides are another potential threat to the environment. Nitrogen, the main ingredient in fertilizers, can leach into waterways causing an imbalance in natural systems and harming public water supplies, a condition called “nitrogen loading.” Much of Southampton benefits from extensive forest cover which acts to filter harmful by-products. Where vegetated riparian buffers do not exist, surface water that drains directly from agricultural fields and lawns

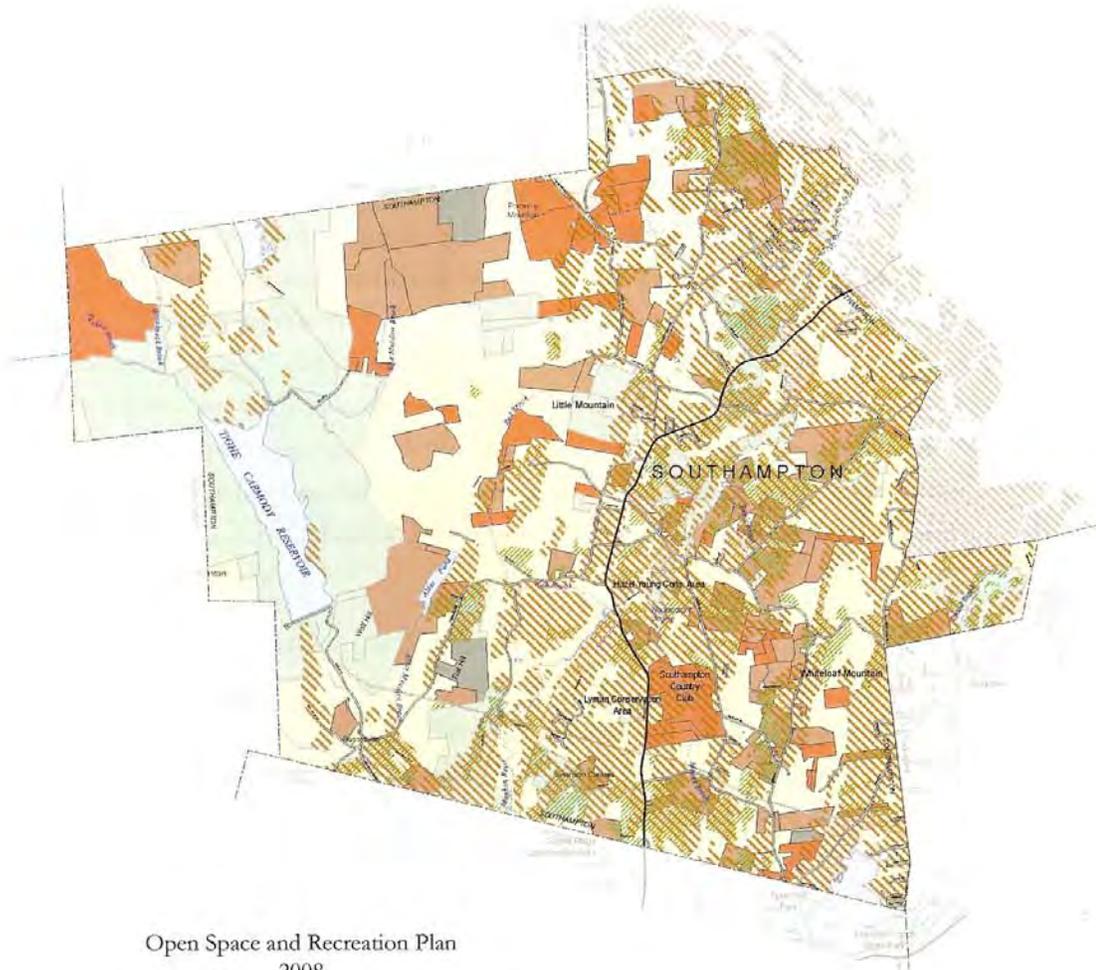
## **Town of Southampton Open Space and Recreation Plan 2012**

into waterways and sewer systems may have high levels of potentially dangerous chemicals.

Other than the stated issues, there are no hazardous waste sites, landfills, erosion, chronic flooding or sedimentation issues that have been identified as environmental challenges in Southampton.

# Town of Southampton Open Space and Recreation Plan 2012

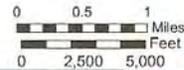
## Map 13 Prime Farm Soils and Protected Lands



Open Space and Recreation Plan  
2008  
Southampton, Massachusetts  
**Prime Farm Soils  
&  
Protected Land**

-  Prime or Significant Farm Soil
-  Active Farm Land (1999)
-  Protected Land
-  Agriculture
-  Recreation
-  Forestry

Southampton Open Space Committee  
and  
Pioneer Valley Planning Commission



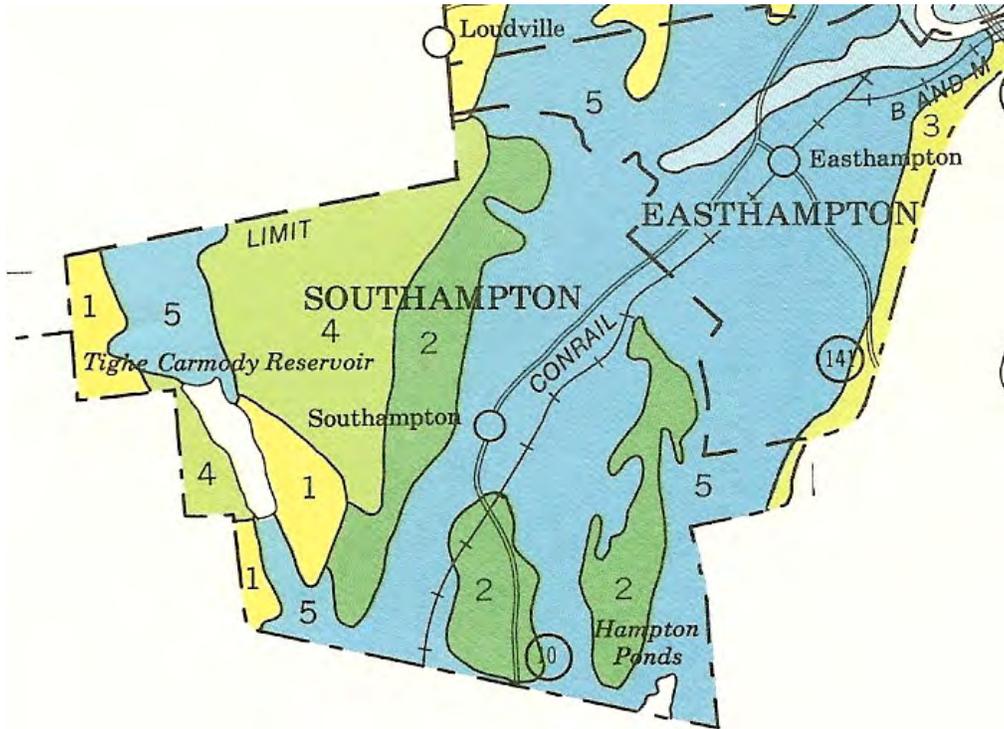
The information contained on this map is for planning purposes only. It does not constitute a legal description of land or any other interest in real property.



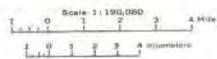
Massachusetts Department of Environmental Affairs

# Town of Southampton Open Space and Recreation Plan 2012

## Map 14 Soil Map of Southampton



U. S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
MASSACHUSETTS AGRICULTURAL EXPERIMENT STATION  
**GENERAL SOIL MAP**  
HAMPSHIRE COUNTY, MASSACHUSETTS  
CENTRAL PART



### LEGEND

- 1 Charlton-Paxton-Woodbridge association: Deep, nearly level to steep, well drained and moderately well drained, loamy soils formed in glacial till; on uplands.
- 2 Wethersfield-Holyoke association: Deep, gently sloping or moderately sloping, well drained, loamy soils formed in glacial till; shallow, moderately sloping, somewhat excessively drained, loamy soils formed in glacial till; on uplands.
- 3 Rock outcrop-Narragansett-Holyoke association: Rock outcrop; deep, gently sloping to very steep, well drained, loamy soils formed in glacial till; shallow, gently sloping to very steep, somewhat excessively drained, loamy soils formed in glacial till; on uplands.
- 4 Gloucester-Montauk-Paxton association: Deep, nearly level to steep, well drained and somewhat excessively drained, sandy and loamy soils formed in glacial till; on uplands.
- 5 Hinckley-Merrimac-Windsor association: Deep, nearly level to steep, excessively drained and somewhat excessively drained, sandy and loamy soils formed in outwash deposits; on outwash plains.
- 6 Amosdown-Scitico-Borford association: Deep, nearly level and gently sloping, moderately well drained and poorly drained, loamy and clayey soils formed in outwash or lacustrine sediments; on terraces and old lakebeds.
- 7 Hadley-Winook-Limerick association: Deep, nearly level, well drained, moderately well drained, and poorly drained, loamy soils formed in alluvial material; on flood plains.

Compiled 1950

# Town of Southampton Open Space and Recreation Plan 2012

## **5.0 INVENTORY OF LANDS OF CONSERVATION AND RECREATIONAL INTEREST**

Open space in the Town of Southampton includes areas of farms, forests, parks, and recreation areas under public and private ownership and management. This section provides a summary of why protection of lands that provide open space, wildlife habitat, agricultural and forest products, watershed protection, scenic landscapes and recreational opportunities with some level of protection from development are so important..

In general terms, "open space" is defined as undeveloped land. In this plan, the focus is land that is valued by residents because of what it provides: actively managed farm and forestland; wildlife habitat; protection and recharge of groundwater; public access to recreational lands and trail systems; important plant communities; structures and landscapes that represent the community's heritage; flood control; and scenic value.

The term "natural resource" describes the biological and physical components of an ecosystem, such as air, surface and ground water, soil nutrients, vegetation, fisheries, and wildlife.

Recreational facilities include open space, parks, and developed areas like playing fields and multi-use trails. Land dedicated to recreational purposes is protected under Article 97 of the Articles of Amendment to the State Constitution.

When open space is "protected," it is intended to remain undeveloped in perpetuity. For example, land can be owned by a state conservation agency, a not-for-profit conservation land trust, or the Town through the Conservation Commission, or by less than fee conservation or agricultural restrictions or easements.

A conservation restriction is a legally binding agreement between a landowner (grantor) and a public or non-profit holder (grantee). The grantor agrees to limit the use of his/her property by forfeiting interests in the land (development being one type of interest) for the purpose of protecting certain conservation values. Conservation restrictions typically run in perpetuity (all of them in Southampton are in perpetuity) and are recorded at the Registry of Deeds. Certain income, estate or real estate tax benefits may be available to the grantor of a conservation restriction.

Farm land with prime soils or soils of statewide importance may be eligible for enrollment in the state's Agricultural Preservation Restriction (APR) Program. The APR program purchases the development rights and attaches a restriction to the deed, which legally bars development, keeping land "permanently" available for agriculture. The development of any parcel of land that is in the APR Program, protected with a conservation restriction, owned by a state conservation agency, or owned by a land trust or a town for conservation purposes, would require a vote by two thirds of the State Legislature as outlined in Article 97 of the Amendments to the Massachusetts State

## **Town of Southampton Open Space and Recreation Plan 2012**

Constitution. This “protection” conveyed by Article 97 does have its limits. The state legislature has voted to release this protection at the request of local communities, so that conservation land can be used for schools, roads, economic development, or other public projects not related to resource protection.

Land owned by municipal water supply providers and other non-park, recreation commission, or conservation commission agencies typically has some protection from development, but this protection is not permanent if there are no restrictions and the land was not purchased for park purposes (thereby subject to Article 97).

Unless there is a legal restriction attached to the deed or if the deed reads that the land was acquired expressly for water supply protection, the level of protection afforded these types of parcels varies depending on the policies of each community. In many cases, the Town water commission would be required to show the Massachusetts Department of Environmental Protection just cause for converting the use of the land. However, this is not an insurmountable hurdle.

Parcels enrolled in Massachusetts Chapter 61 tax abatement programs are “temporarily protected” from development. This program offers landowners reduced local property taxes in return for maintaining land in productive forestry, agricultural or recreational use for a period of time. These “chapter lands” provide many public benefits, from maintaining wildlife habitat and recreational open space to sustaining rural character, and local forest and farm-based economic activity. Another benefit of the Chapter 61 programs is that they offer cities the opportunity to protect land. When a parcel that has been enrolled in one of the chapter programs is proposed for conversion to a use that would make it ineligible for the program, the town is guaranteed a 120-day waiting period during which it can exercise its right of first refusal to purchase the property.

### ***Inventory of Protected Open Space***

Of the approximately 18,500 total acres of land in the town of Southampton, 87 percent of the community remains in a natural, undeveloped state. Of these undeveloped acres, about 22 percent, or about 4,100 acres, are designated as open space or recreational lands. Based on 2009 Protected and Recreational Open Space data from MassGIS, “open space” is defined to include conservation lands, public and private recreation lands, town forests, conservation buffers along roads, agricultural lands protected under the state’s Agricultural Preservation Restriction (APR) program, aquifer and watershed protection lands, cemeteries, and forest land designated as a Forest Legacy area.

Of the 4,100 “open space” acres, about 91 percent of the open space is permanently protected against future development, while one percent has limited protections and eight percent is not protected from development (Table 4-1). Land is considered to be permanently protected if it is either private land with a permanent conservation restriction (CR) or if it is publicly owned conservation land. For private lands, conservation restrictions (CRs) and agricultural preservation restrictions (APRs) are critical permanent preservation tools. A CR is a legally binding agreement between a landowner and the CR

## Town of Southamptton Open Space and Recreation Plan 2012

holder, usually a public agency or a private land trust, whereby the landowner agrees not to develop the land in order to protect certain conservation values. The conservation restriction is recorded at the applicable Registry of Deeds, and the land is considered permanently protected if the CR runs in perpetuity. For actively farmed lands, the Agricultural Preservation Restriction (APR) Program provides funding to purchase the development rights of prime farmland in order to keep it in permanent agricultural use. Land shown in Table 5-1 as protected “in perpetuity” includes land with Conservation Restrictions and Agricultural Preservation Restrictions. Land shown in Table 5-1 as not protected (“none”) includes parcels owned fee simple by the municipality or other entity.

<b>Table 5-1: Protected and Recreational Open Space, 2010 Acres</b>		<b>% of Total</b>	
<b>In Perpetuity</b>	Legally protected in perpetuity and recorded as such in a deed or other official document	3,735	91%
<b>Limited</b>	Protected by legal mechanisms other than those above (e.g. cemetery)	50	1%
<b>None</b>	Totally unprotected by any legal or functional means (e.g. golf course)	307	8%
<i>Source: MassGIS 2010</i>			

Southampton’s largest contiguous area of protected open space surrounds the Tighe-Carmody Reservoir, and is located in western section of the community. Over 2,000 acres surrounding the reservoir are owned by the City of Holyoke as watershed protection lands. This is over half of the total permanently protected open space in the community. These lands are currently not open to the public for recreation purposes, despite wide interest from residents to have access to this area. Town officials have noted that attempts have been made to work with the city of Holyoke to make these lands open to the public, but the city is not interested in doing so.

## Town of Southampton Open Space and Recreation Plan 2012

The remaining permanently protected parcels range in size and are scattered throughout town, with a number of parcels located along or in close proximity to College Highway (Route 10). Over 800 acres are permanently protected under the Agricultural Protection Restriction (APR) program and ensure these lands remain in an agricultural use (Table 5-4). The remaining 700 acres are lands that are owned by the town, the state, or non-profit organizations for conservation, recreation, and water supply purposes.

	<b>Acres</b>	<b>% of Total</b>
<b>Municipal (Southampton and Holyoke)</b>	3,501	77%
<b>State Owned</b>	154	3%
<b>Nonprofit Owned</b>	31	<1%
<b>Other Privately Owned</b>	884	19%
<b>Other</b>	3	<1%
<i>Source: MassGIS 2010</i>		

**Table 5-3: Protected Lands in Southampton Owned or Holding a CR by the Town or the Commonwealth, or Under Open Space Requirements of DEP**

	<b>Total</b>	<b>Town Owned</b>	<b>Town/State CR</b>	<b>State Owned</b>
	<b>Acres</b>	<b>Acres</b>	<b>Acres</b>	<b>Acres</b>
Wildlife Management Area	144			144
Lyman Conservation Area	20	20		
Nancy Whittimore Cons Area	35	35		
Old Canal Property	20	20		
Pequot Well	9	9		
Pomeroy Mountain	50	50		
Water Supply Protection	36	36		
Manhan Meadows Sanctuary	25	25		
Wolf Hill Sanctuary CR	200		200	
Alice Brown Conservation Area	38	38		
Anne Bussler Environmental Center	11	11		
Freeborn Conservation Area	1	1		
Mt. Springs Water Works	10	10		
New Cemetery and Open Space	85	85		
Szczypta Farm Conservation Area	84	84		
Parsons Memorial Forest	39	39		
Riverdale Road Conservation Area	20	20		
Conant Park	10	10		
Howland CR	9		9	
Gwinner Subdivision Open Space	28		28	
Labrie Field	19	19		
Hampton Ponds State Park	10			10

# Town of Southamptom Open Space and Recreation Plan 2012

Total 903 512 237 154

*Source: MassGIS 2010, 2008 Open Space and Recreation Plan, and Updated 2008 Conservation Lands of Southamptom Massachusetts brochure (Southamptom Conservation Commission)*

As mentioned earlier, the town also has over 800 acres permanently protected under the state’s Agricultural Protection Restriction (APR) program. The state’s APR program is a voluntary program to farmers and owners of “prime” and “statewide important” agricultural lands that compensates the farmer for development rights in exchange for a permanent deed restriction which precludes the land from being used for non-agricultural use. APR lands in Southamptom have steadily increased since 1980, with the largest jump in protected acres between the years 1990 and 1995 (Table 5- 4).

<b>Acres</b>	
<b>1980</b>	0
<b>1985</b>	304
<b>1990</b>	433
<b>1995</b>	701
<b>2000</b>	701
<b>2005</b>	813
<b>2010*</b>	813
<i>*As of September 2010</i>	
<i>Source: MA Department of Agricultural Resources</i>	

APR’s offer a way to help farmers preserve and protect agricultural land by placing a restriction prohibiting non-agricultural use or development. The Commonwealth and the Town pay the farmer an agreed upon price for the development rights and the farmer continues to own land and operate his farm. The recent APR placed on the Fournier Farm on Glendale Road ensures that the owners will be able to continue operating their dairy farm and will preserve the scenic views of the pastoral landscape and Mount Tom in the distance.

# Town of Southampton Open Space and Recreation Plan 2012

**Table 5-5: Agricultural Preservation Restriction Lands**

<u>NAME</u>	<u>ACRES</u>
FOURNIER APR	100.00
KANIECKI APR	133.00
FLETCHER APR	47.00
SHIEL APR	9.94
MERRIT APR	69.00
GNACEK JENNY APR	217.00
CROSS TOM APR	124.71
FOWLES FARM APR	41.76
SEARLE FARM APR	99.00
SZCZYPTA FARM APR	12.00
 TOTAL ACRES	 853.41

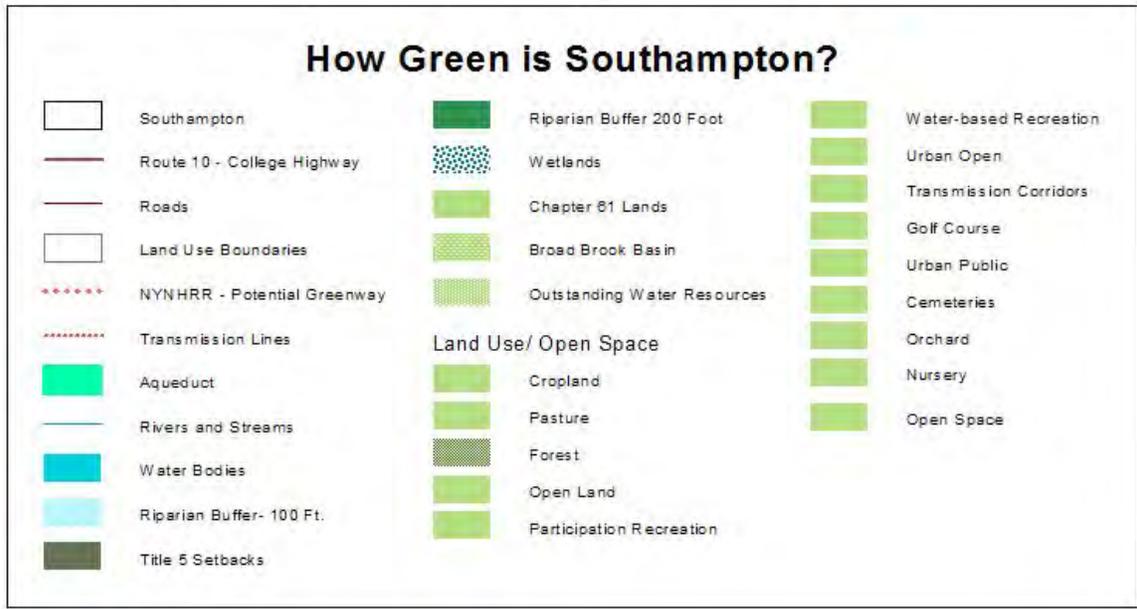
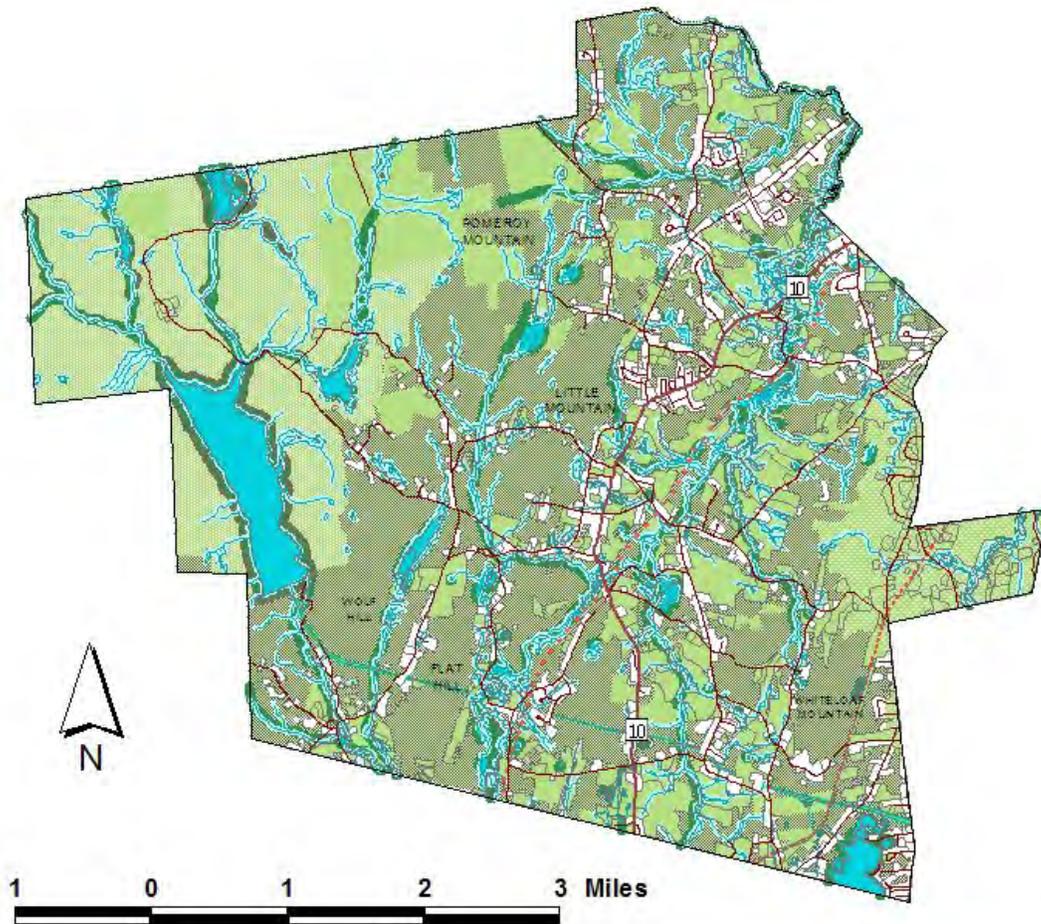
Southampton currently has 281 protected acres with a Conservation Restriction (CR), representing four privately owned parcels, whose CR is either held by the Conservation Commission (CC) or by Winding River Land Conservancy (WRLC).

**Table 5-6  
Southampton Protected Lands With Conservation Restriction (CR)**

<b>Site</b>	<b>Acres</b>	<b>CR Held</b>
Wolf Hill Sanctuary	200	CC
Howland CR	9	CC
Red Brook Estates	23	WRLC
Janet C. Brown	49	WRLC
 Total	 281	

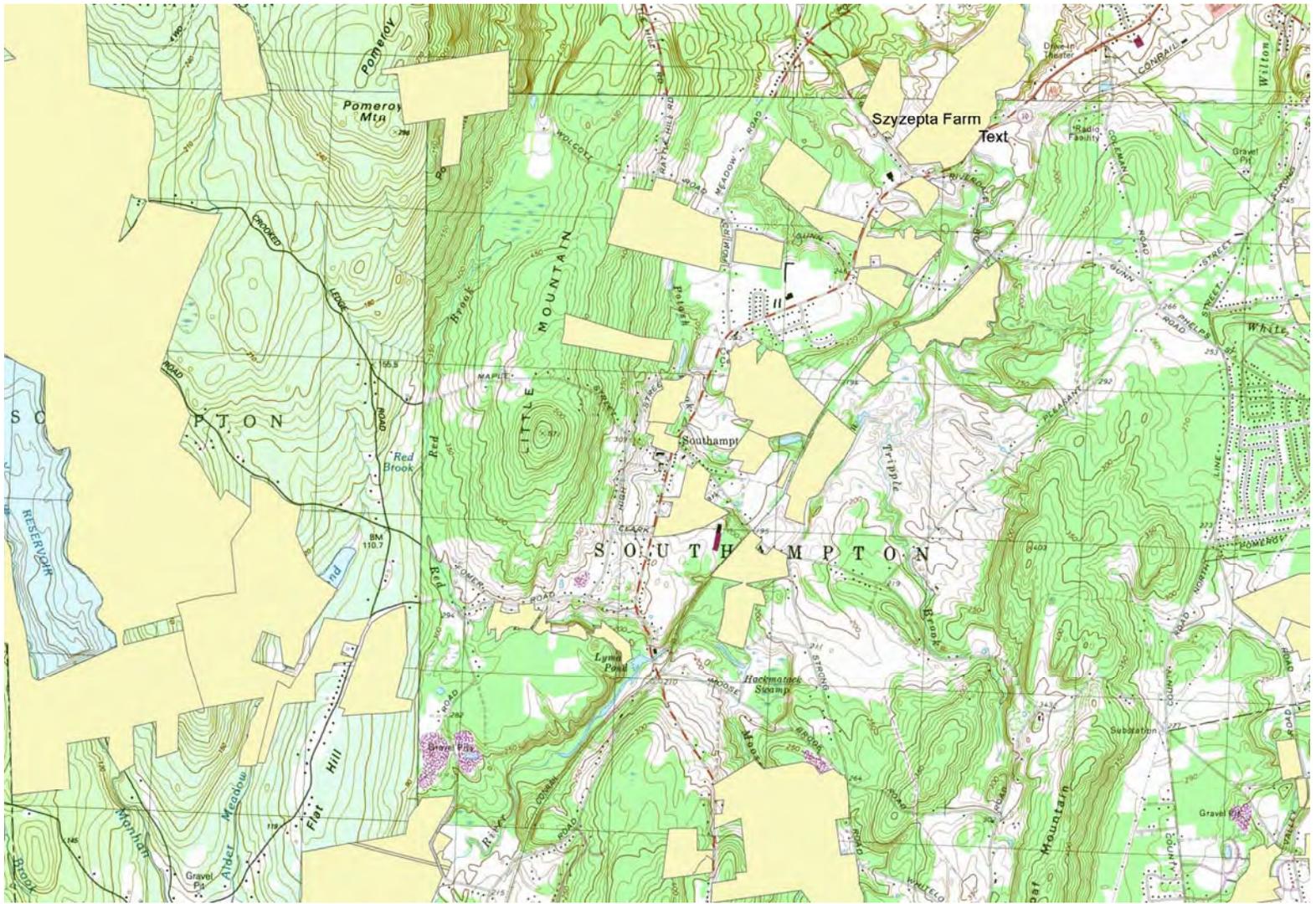
# Town of Southampton Open Space and Recreation Plan 2012

Map 14 How Green is Southampton?



# Town of Southampton Open Space and Recreation Plan 2012

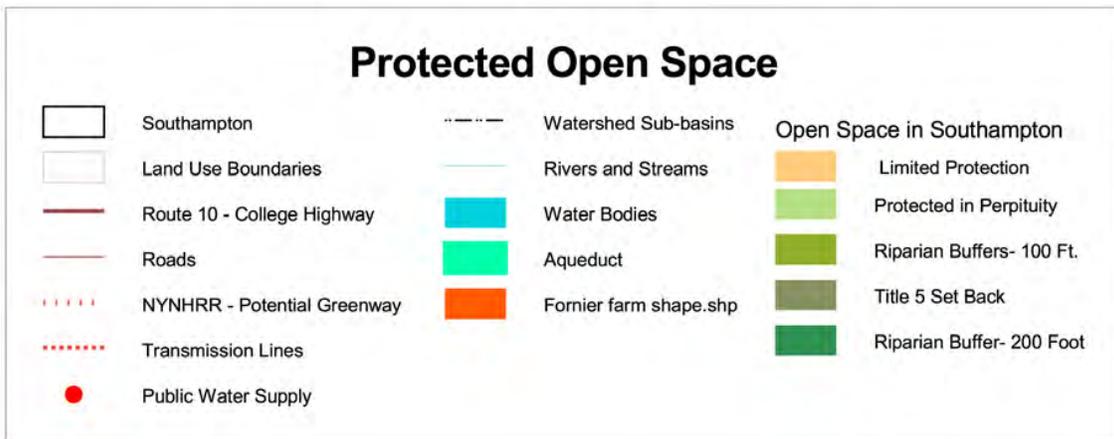
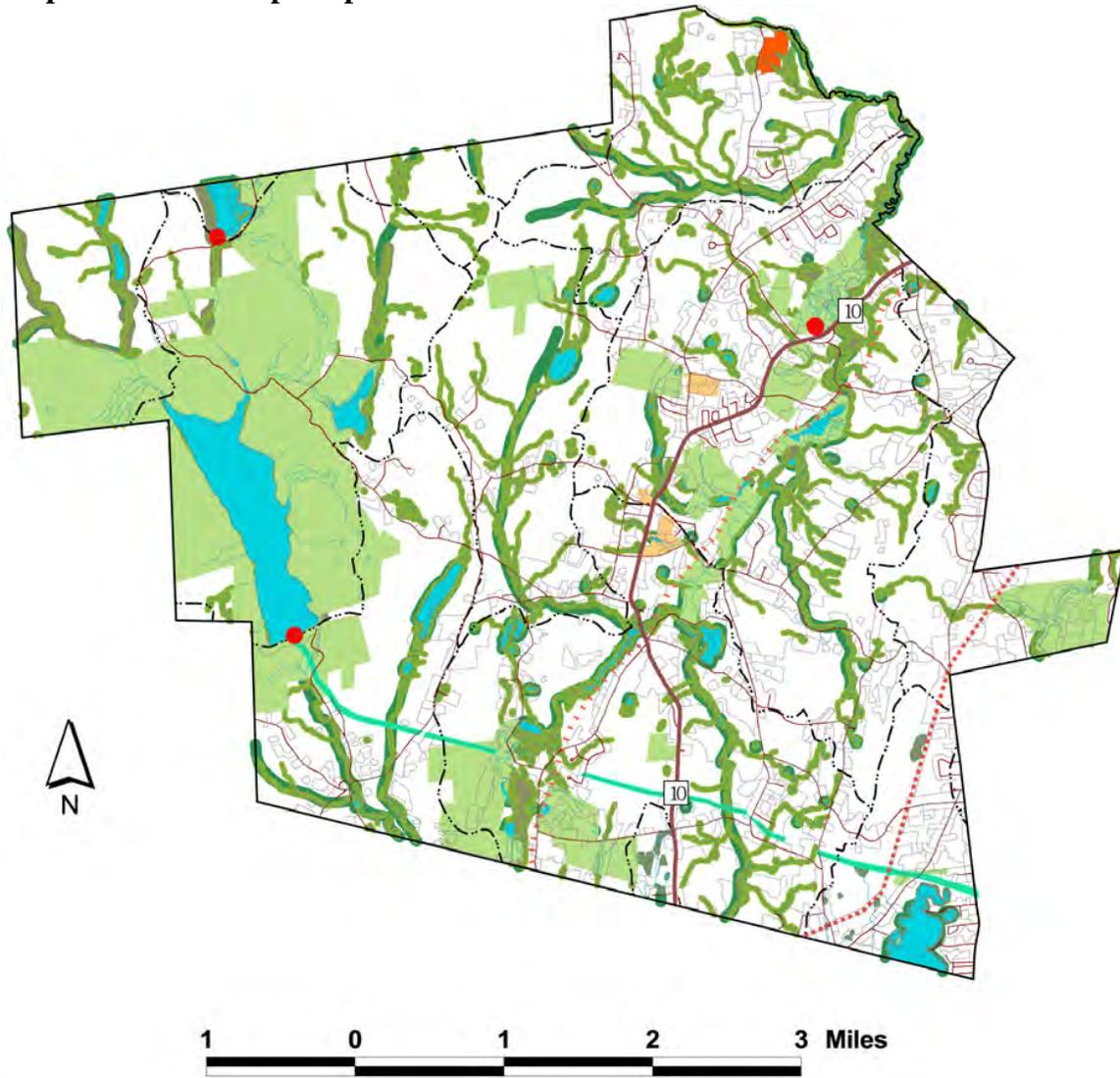
**Map 15 Southampton Open Space Lands  
(Open Space Land Areas colored in Yellow)**



Source: Southampton Conservation Commission, MassGIS Overlay from ArcMap 10

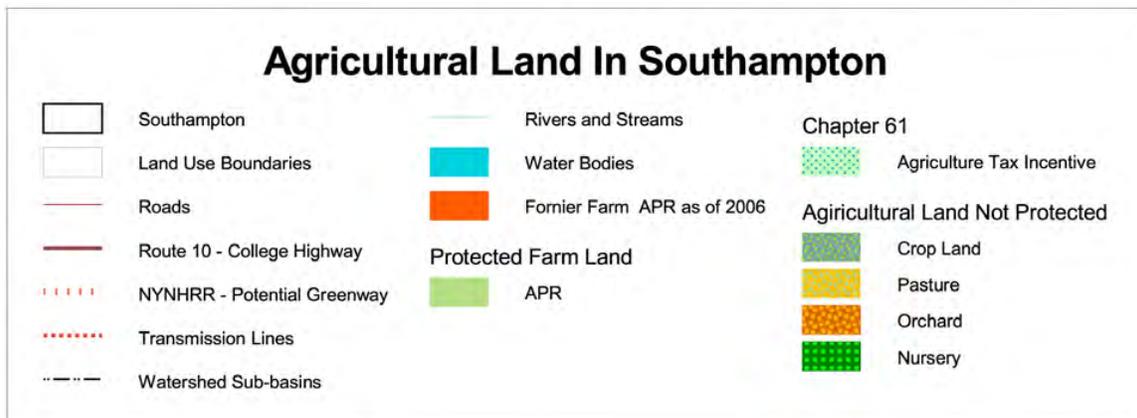
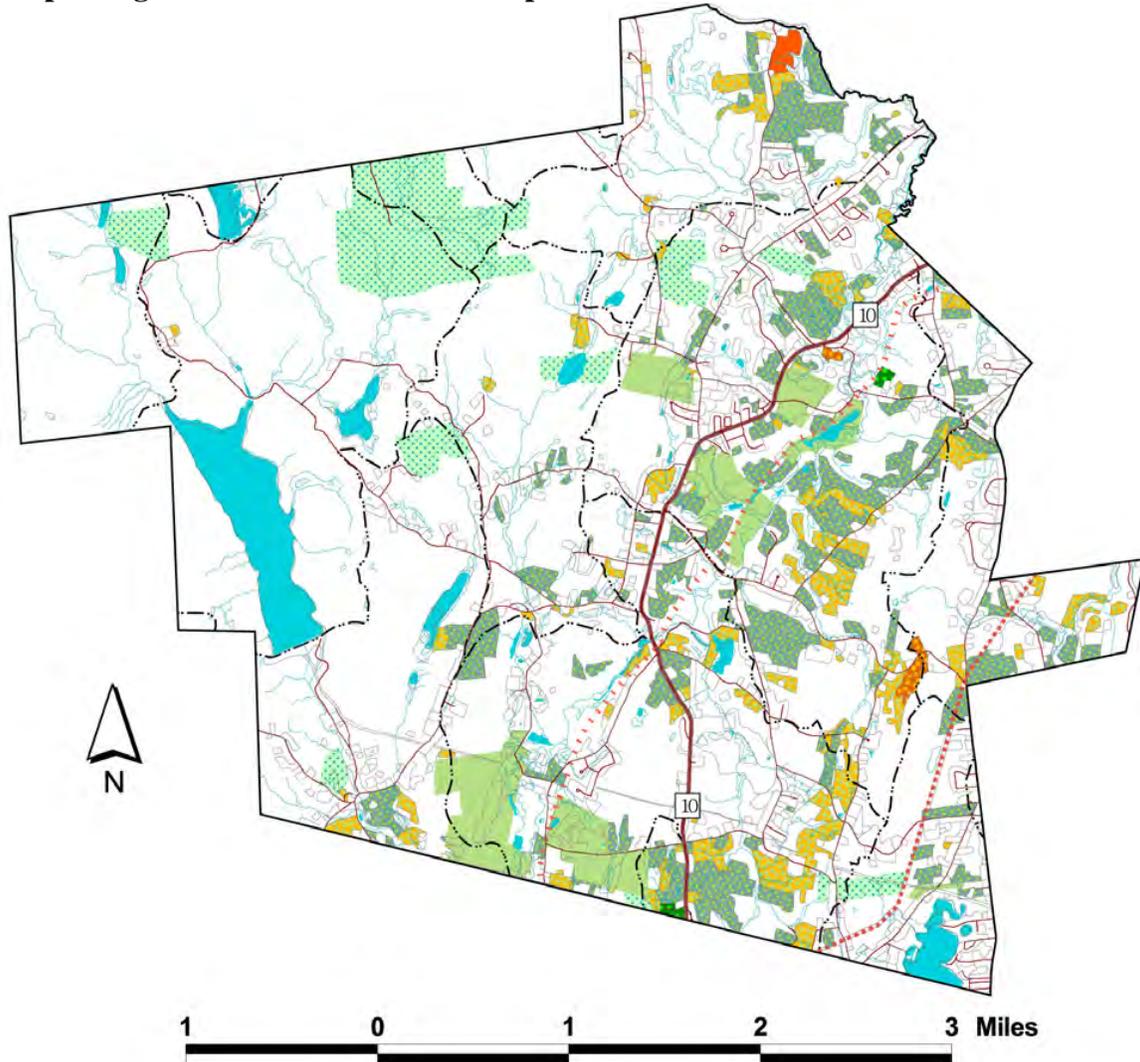
# Town of Southampton Open Space and Recreation Plan 2012

## Map 16 Protected Open Space



# Town of Southampton Open Space and Recreation Plan 2012

## Map 17 Agricultural Land of Southampton

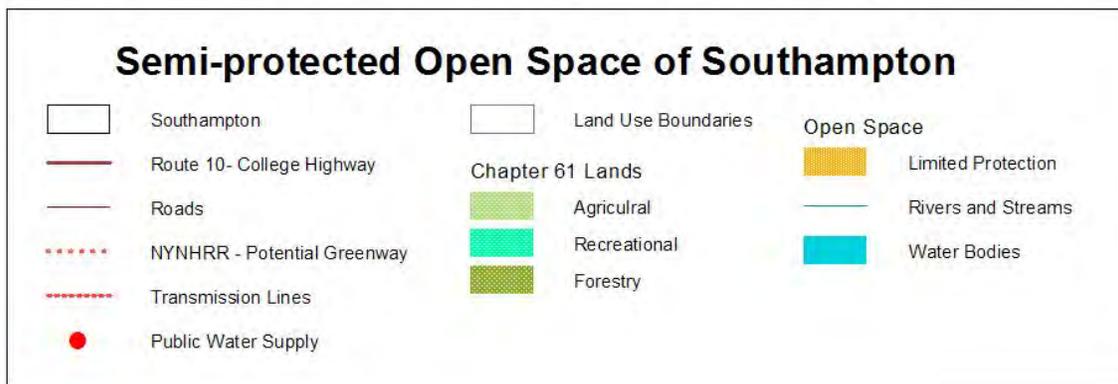
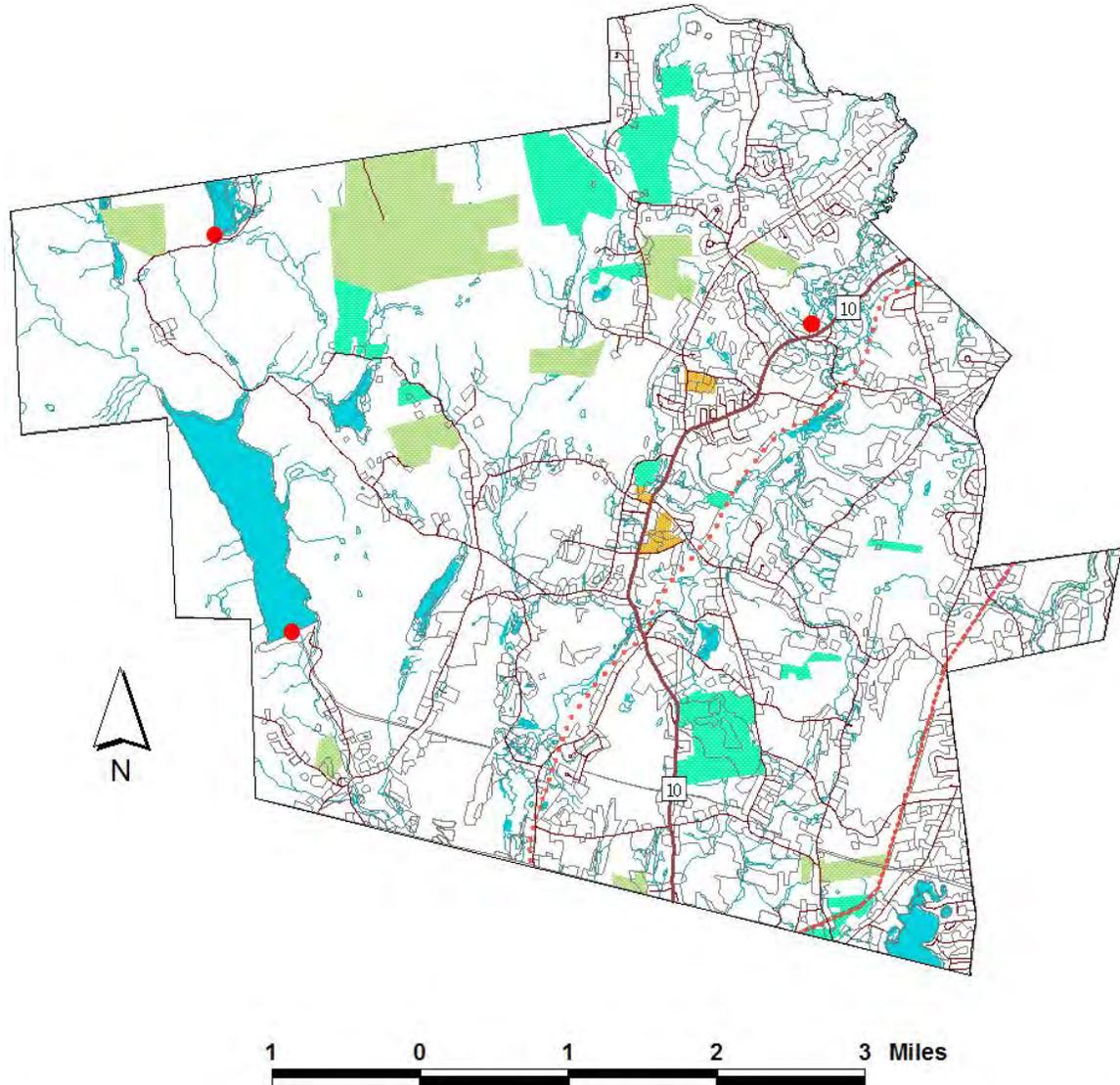


# Town of Southampton Open Space and Recreation Plan 2012

## Semi-Protected Land

In Southampton, over eight hundred acres of land are semi-protected. Semi-protected land includes land currently protected and their use restricted.

**Map 18 Semi-protected Open Space of Southampton**



# Town of Southampton Open Space and Recreation Plan 2012

The status of protection is revocable or can change either by the State or Town or the property owner, when the owner changes the land use or sells the land.

Through Massachusetts General Law (M.G.L.) c. 61, 61A, and 61B, the Commonwealth allows tax incentives for qualifying landowners with ten acres or more. Lands placed under these tax classifications are only temporarily protected lands. To qualify for Chapter 61, the landowner must own ten acres or more of forestland and submit an approved management plan. Chapter 61A classifies agricultural land and Chapter 61B classifies recreational land for tax incentives. According to the MassGIS information, Conant Park and the Larrabee School, two Town-owned properties are not officially protected.

## Table 5-7: Chapter Lands

Chapter 61	371.73 acres
Chapter 61A	258.18
Chapter 61B	539.45

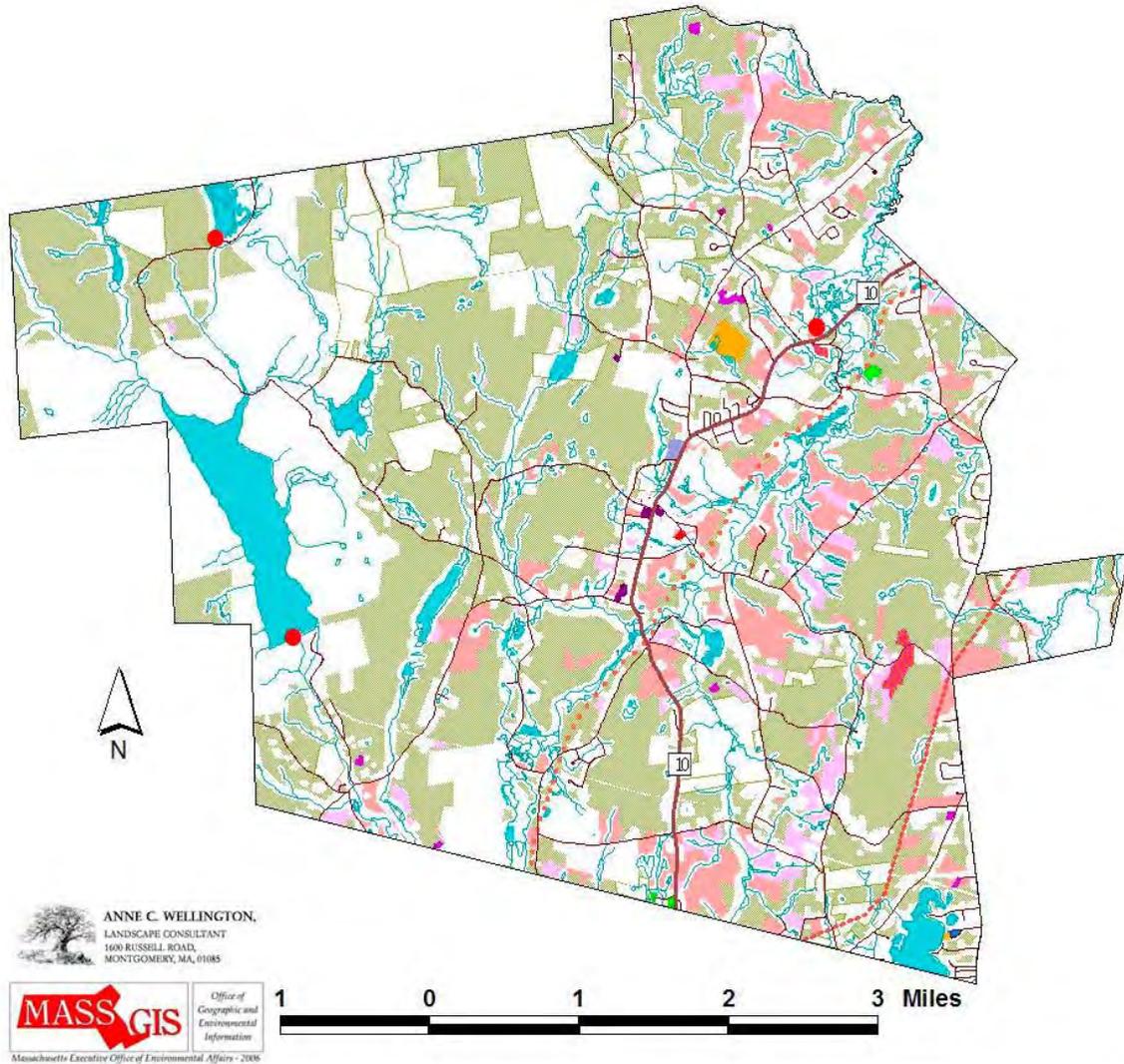
## Unprotected Open Space

A significant portion of Southampton land has no protection. Unprotected open space includes agricultural land that is not protected from development under APR or managed under Chapter 61, the center cemetery, and other urban open land, forested land not managed under Chapter 61. Camp Jahn, the Easthampton Fish & Game, the Bashista Orchards, the farms along the southern part of Route 10, and other large farmland are of particular concern, and Town officials and residents consider their protection important. The risk of wholesale loss of forest cover or agricultural land to development is a real threat.

Most of the unprotected land is within the Residential Rural umbrella which maintains that lots must be at least 60,000 square feet. The large lots use the most land resources for the benefit of the fewest people. Approximately 1100 acres of land used agriculturally has no protection. These lands are at a high risk for development because, they are lay along roadways, are cleared, and are often more level than wooded lots. The loss of just such lands would alter the visual character of Southampton. Additional inventory work would identify the most significant parcels.

# Town of Southampton Open Space and Recreation Plan 2012

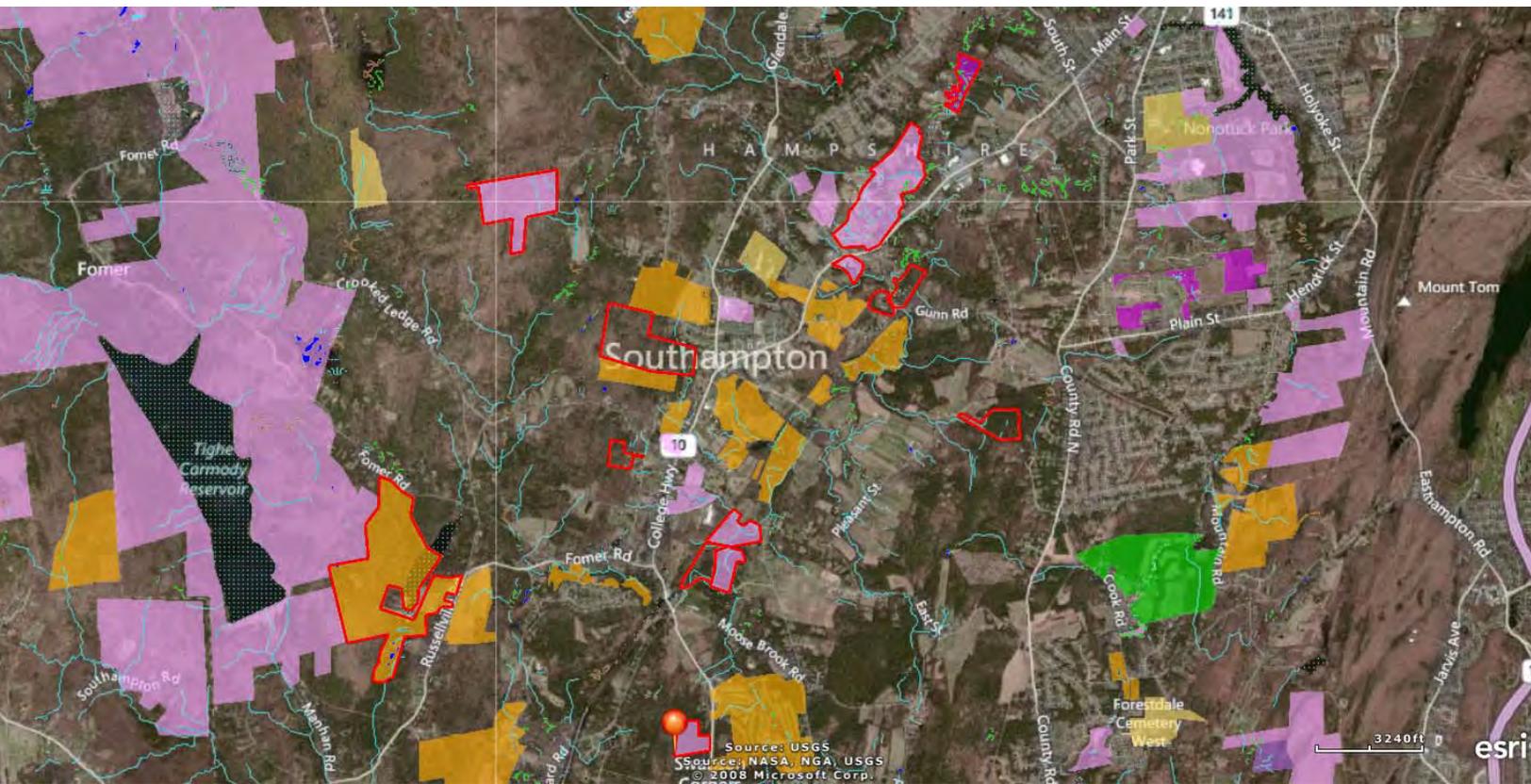
## Map 19 Unprotected Open Space



# Town of Southampton Open Space and Recreation Plan 2012

This section provides a detailed inventory of open space and recreation land in the Town of Southampton. Privately owned land provides many public benefits, but it is important to respect the property rights of landowners. While many landowners choose to keep their property in farms and forests, not all landowners allow public access.

## Map 20 Southampton Protected Conservation Lands



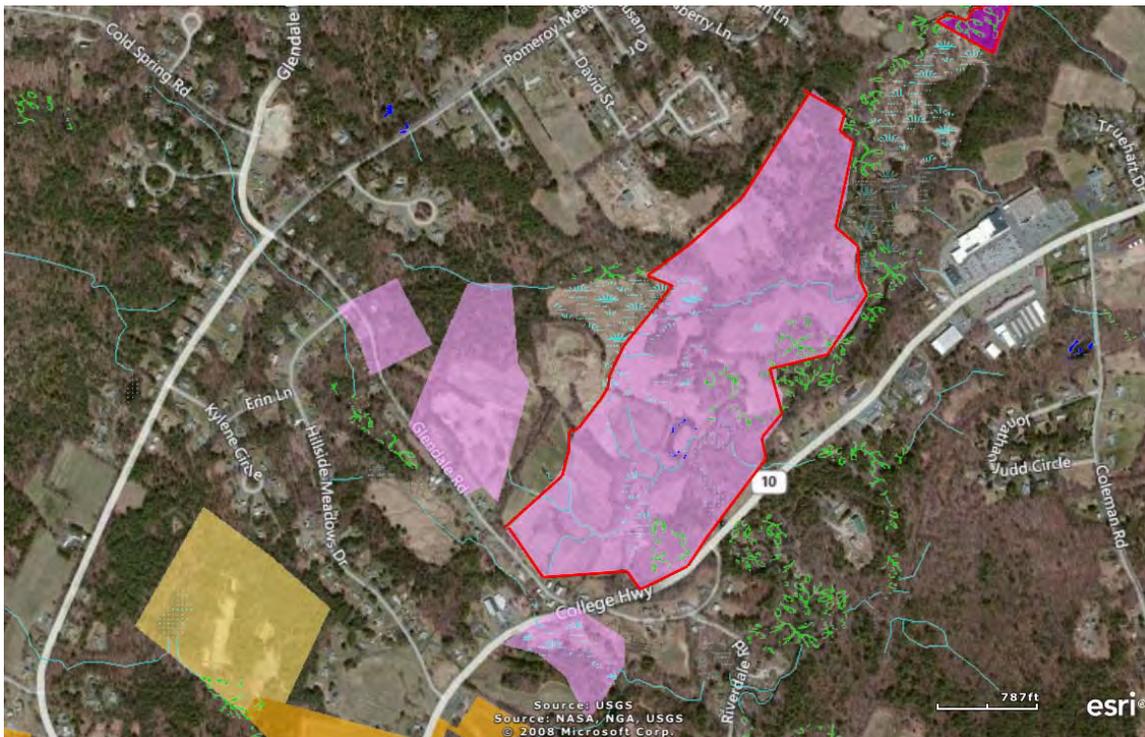
Southampton Protected Open Space Lands (Outlined in Red)

Source: Southampton Conservation Commission, MassGIS Overlays, ArcGIS Explorer

In addition to parcel information provided below, the Appendix provides a table summarizing the list of town-owned conservation and recreation properties with information on current use, condition, recreation potential, public access, zoning, and degree of protection of each parcel.

# Town of Southampton Open Space and Recreation Plan 2012

## A. Public and Non-Profit Parcels



# Town of Southampton Open Space and Recreation Plan 2012

Szczypta Farm Conservation Area (Outlined in Red)

## Szczypta Farm Conservation Area 83.5 Acres

**Ownership:** Town of Southampton

**Location:** Glendale Road and College Highway Route 10

**Acquisition history:**

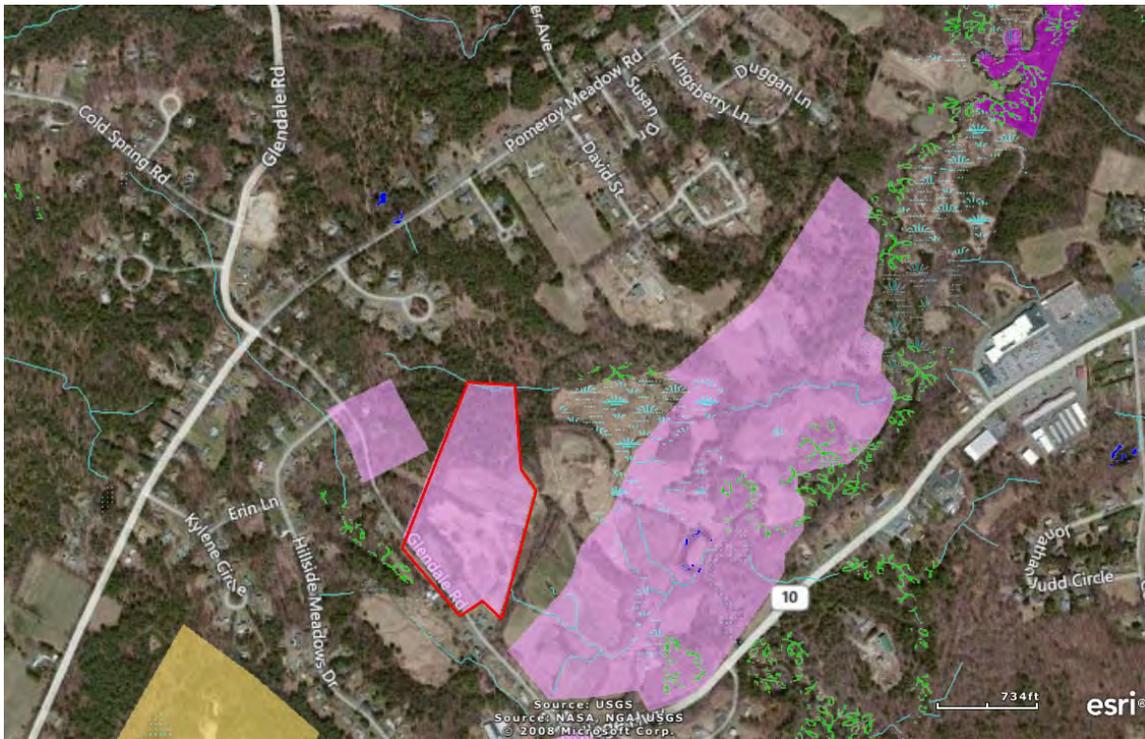
Date	Book	Page	Description	Acres
05/23/1996	4889	349	Land purchased by the Town of Southampton as the Participant for conservation purposes under a grant from the Commonwealth of MA Self Help program with its protection restrictions as to future use.	83.5

**Partners:** The Town of Southampton as Participant agrees to perform the Project by authorizing the Conservation Commission to manage, maintain and operate the Project.

### **Description:**

The Town of Southampton purchased the land through a Deed offered by Max Szczypta, Helen Szczypta, Jennete Szczypta and Shirley Szczypta with grant funds and agreement dated October 31, 1995, from the MA Executive Office of Energy and Environmental Affairs, Division of Conservation Services , Self Help program to cover 105 acres of land under a Plan of Land, Deed Book 179, page 211, surveyed by Heritage Surveys dated May 11, 1995 and recorded on January 29, 1996. The property is subject to water supply protection and is under the control of the Board of Water Commissioner of the Town of Southampton.

# Town of Southampton Open Space and Recreation Plan 2012



## Water Supply Protection Area (Outlined in Red)

**Ownership: Town of Southampton**

**Location: 24 Glendale Road**

**Acquisition history:**

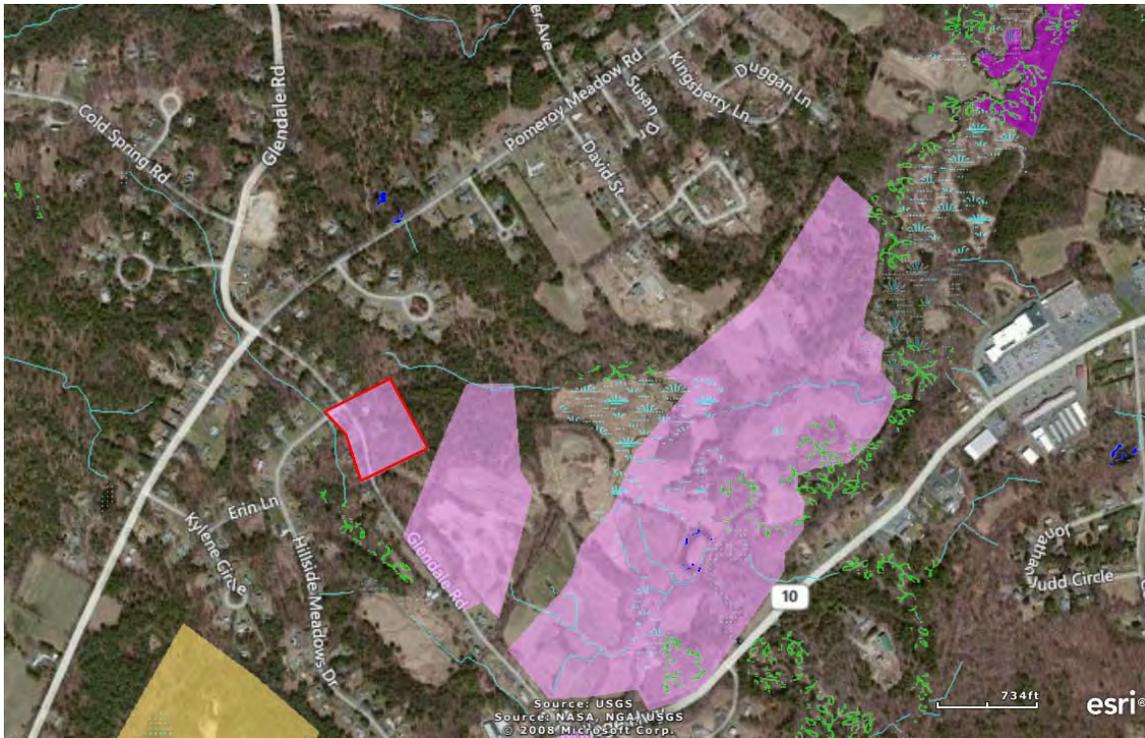
Date	Book	Page	Description	Acres
06/23/1994	4501	344	Land purchased by the Town of Southampton Under the direction of the Board of Water Commissioners with protection restrictions as to future use.	24.8

**Partners:** The Town of Southampton under the direction and management of the Board of Water Commissioners.

### Description:

The Town of Southampton purchased the land through a Deed offered by the Albert K. Cormier Family subject to a grant agreement dated July 22, 1986 accepted by the Town from the MA Department of Environmental Quality Engineering identified as “Project #17: Aquifer Land Acquisition”. The property is subject to water supply protection and is under the control of the Board of Water Commissioner of the Town of Southampton.

# Town of Southampton Open Space and Recreation Plan 2012



**Water Supply Protection Area (Outlined in Red)**

**Ownership:** Town of Southampton

**Location:** 34 Glendale Road

**Acquisition history:**

Date	Book	Page	Description	Acres
03/11/1996	4839	046	Land purchased by the Town of Southampton Under the direction of the Board of Water Commissioners with protection restrictions as to future use.	11.05

**Partners:** The Town of Southampton under the direction and management of the Board of Water Commissioners.

**Description:**

The Town of Southampton purchased the land through a Deed offered by the Szczypta Family subject to a grant agreement dated October 31, 1995 accepted by the Town from the MA Department of Environmental Quality Engineering, now the Department of Environmental Protection. The property is subject to water supply protection and is under the control of the Board of Water Commissioner of the Town of Southampton.

# Town of Southamton Open Space and Recreation Plan 2012



Old Canal Conservation Area (Outlined in Red)

**Ownership: Town of Southamton**

**Location: 2 Riverdale Road**

**Acquisition history:**

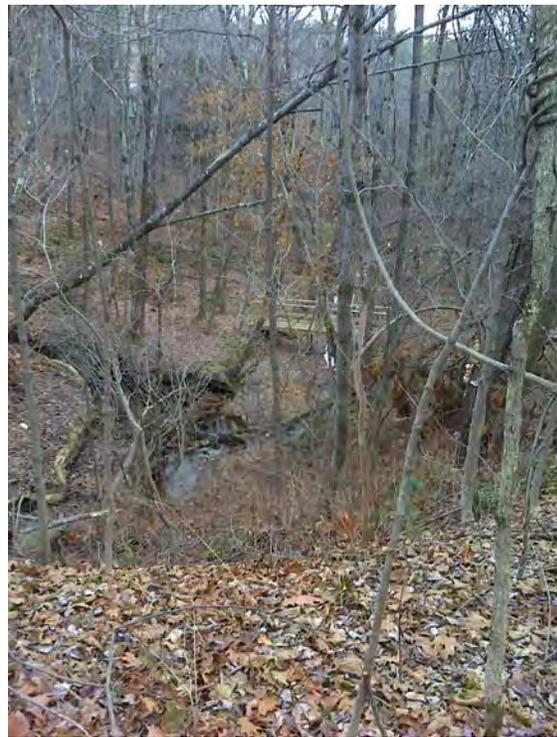
Date	Book	Page	Description	Acres
05/23/1996	4889	349	Land purchased by the Town of Southamton as the Participant for conservation purposes under a grant from the Commonwealth of MA Self Help program with its protection restrictions as to future use.	20.3

**Partners:** The Town of Southamton as Participant agrees to perform the Project by authorizing the Conservation Commission to manage, maintain and operate the Project.

**Description:**

The Town of Southamton purchased the land through a Deed offered by Max Szczypta, Helen Szczypta, Jennete Szczypta and Shirley Szczypta with grant funds and agreement dated October 31, 1995, from the MA EOEEA, Division of Conservation Services , Self Help program to cover 105 acres of land under a Plan of Land, Deed Book 179, page 211, surveyed by Heritage Surveys dated May 11, 1995 and recorded on January 29, 1996. The property is subject to water supply protection and is under the control of the Board of Water Commissioner of the Town of Southamton.

# Town of Southampton Open Space and Recreation Plan 2012



Manhan Meadows Sanctuary (Outined in Red)

**Ownership: Town of Southampton**

**Location: 48 East Street**

**Acquisition history:**

Date	Book	Page	Description	Acres
05/23/1996	1487	343	Land granted to the Town of Southampton	25

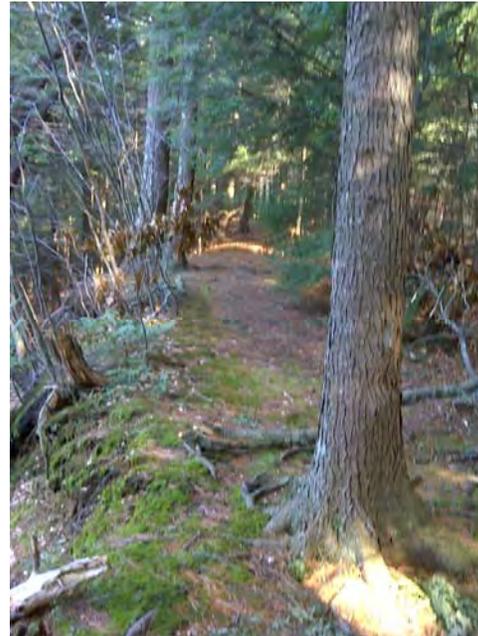
# Town of Southampton Open Space and Recreation Plan 2012

for conservation purposes with protection restrictions as to future use.

**Partners:** The Town of Southampton and the Conservation Commission have the duties and responsibility to manage, maintain the property.

**Description:**

The Town of Southampton was granted the land through a Deed offered by Harold W. Conant and Eudora Conant and an agreement dated November 18, 1962 with the Conservation Commission having like power and responsibilities to conserve the soil, water, wildlife habitat and other natural resources for public recreational purposes.



# Town of Southampton Open Space and Recreation Plan 2012



Parsons Memorial Forest (Outlined in Red)

**Ownership: Town of Southampton**

**Location: 74 Brickyard Road Extension**

**Acquisition history:**

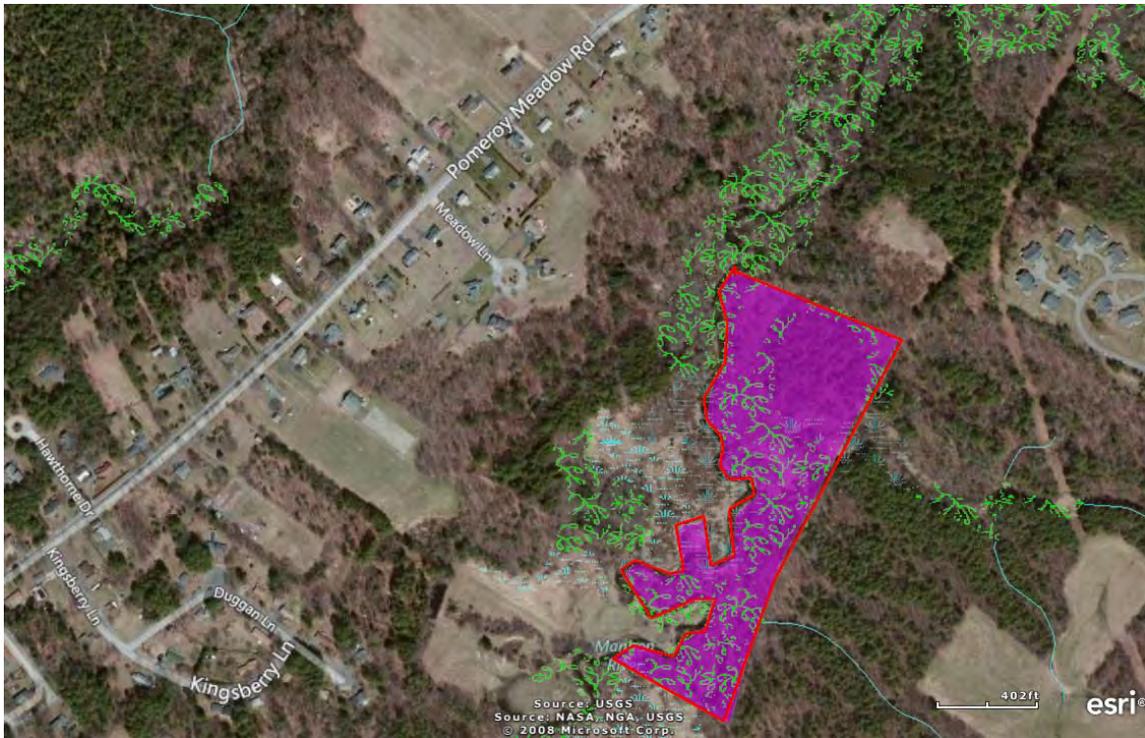
Date	Book	Page	Description	Acres
09/13/1968	1538	475	Land granted to the Town of Southampton for conservation purposes with protection restrictions as to future use.	39

**Partners:** The Town of Southampton and the Conservation Commission have the duty and responsibility to manage and maintain the property.

**Description:**

The Town of Southampton purchased the land through a Deed offered by the Theodore E. Parsons Estate, and an agreement dated September 18, 1968 providing the Conservation Commission with like power and responsibilities to conserve the soil, water, wildlife habitat and other natural resources for public recreational purposes.

# Town of Southampton Open Space and Recreation Plan 2012



Nancy Whittimore Conservation Area (Outlined in Red)

**Ownership:** Town of Southampton

**Location:** 7 Meadow Lane

**Acquisition history:**

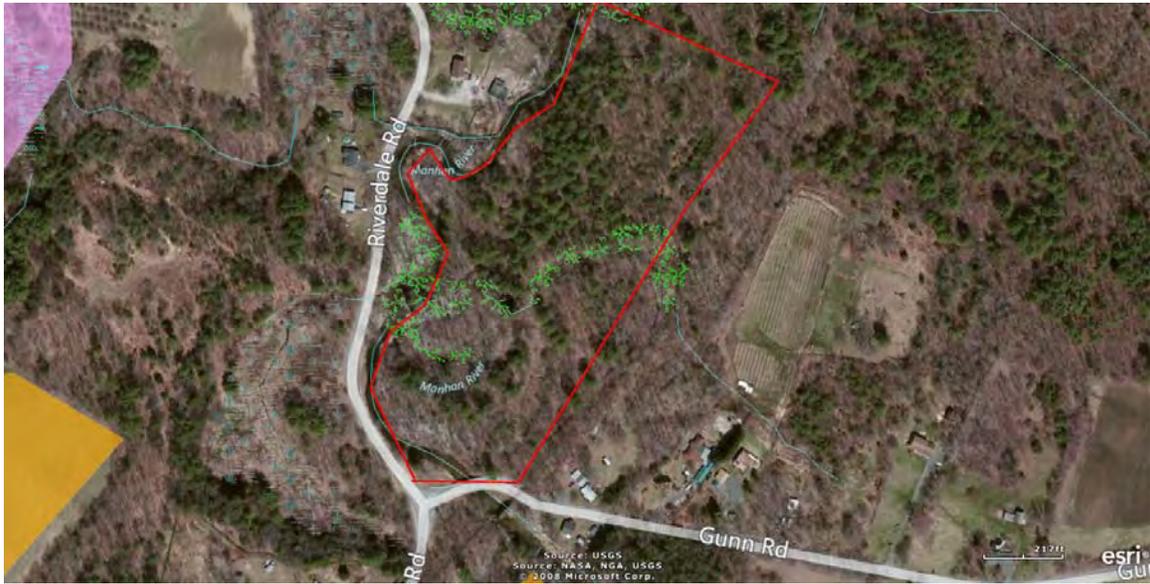
Date	Book	Page	Description	Acres
09/14/1994	4554	201	Land purchased by the Town of Southampton for conservation purposes with protection restrictions as to future use.	35

**Partners:** The Town of Southampton and the Conservation Commission have the duty and responsibility to manage and maintain the property.

**Description:**

The Town of Southampton purchased the land through a Deed offered by Paul L Lussier Real Estate, Inc. subject to an agreement dated September 19, 1994 providing the Conservation Commission with like power and responsibilities ensure that the land is used solely for conservation or passive recreational use and available for hunting and fishing. No unauthorized motorized or terrain vehicles are permitted.

# Town of Southamton Open Space and Recreation Plan 2012



Riverdale Road Conservation Area (Outlined in Red)

**Ownership: Town of Southamton**

**Location: Gunn Road and Riverdale Road**

**Acquisition history:**

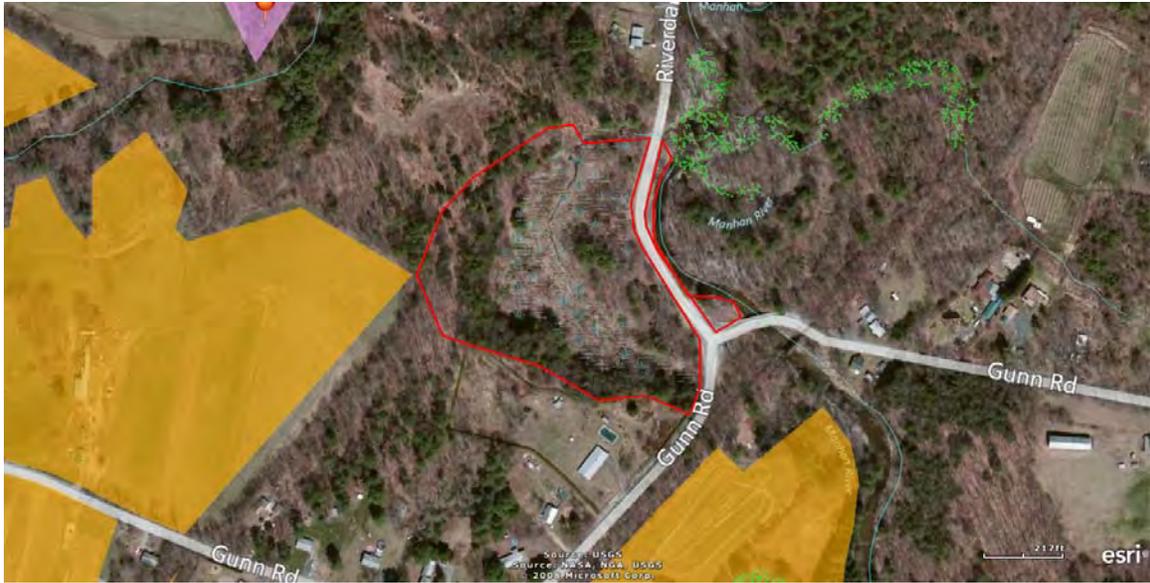
Date	Book	Page	Description	Acres
06/22/1995	4686	246	Land purchased by the Town of Southamton For water supply protection with restrictions as to future use.	20

**Partners:** The Town of Southamton and the Water Commission have the duty and responsibility to manage and maintain the property.

**Description:**

The Town of Southamton purchased the land through a Deed offered by Daniel Giovanne subject to an agreement dated July 22, 1986 accepted by the Town from the MA Department of Environmental Quality Engineering, now the Department of Environmental Protection. The property is subject to water supply protection and is under the control of the Board of Water Commissioner of the Town of Southamton.

# Town of Southampton Open Space and Recreation Plan 2012



Anne Bussler Environmental Center (Outlined in Red)

**Ownership: Town of Southampton**

**Location: Riverdale Road and Gunn Road**

**Acquisition history:**

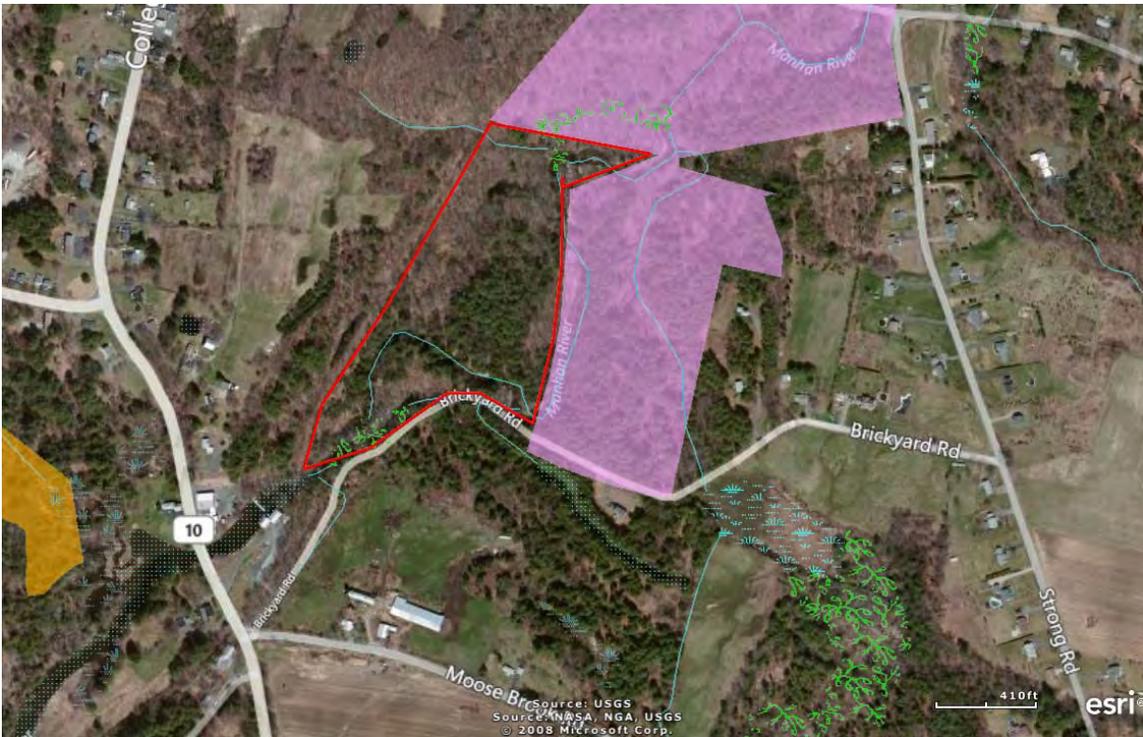
Date	Book	Page	Description	Acres
12/28/2007	9357	275	Land donated to the Town of Southampton for conservation purposes with protection restrictions as to future use.	11

**Partners:** The Town of Southampton and the Conservation Commission are the joint recipients of the gift of land.

**Description:**

The Town of Southampton received a gift of the land through a Deed offered by the family of Anne Bussler subject to an agreement dated December 28, 2007.

# Town of Southampton Open Space and Recreation Plan 2012



Howland CR (Outlined in Red)

**Ownership: Town of Southampton**  
**Location: Riverdale Road and Gunn Road**

# Town of Southampton Open Space and Recreation Plan 2012

## Acquisition history:

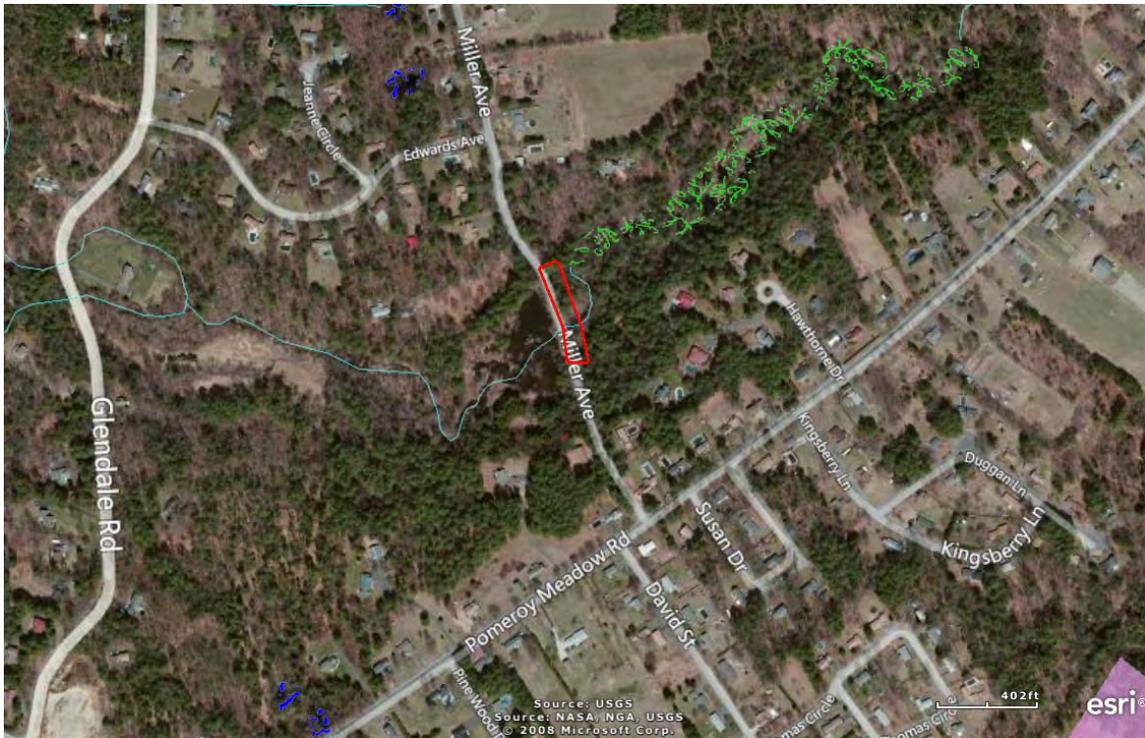
Date	Book	Page	Description	Acres
12/29/2011	10766	60	CR placed on the Land exclusively for conservation purposes with protection restrictions in perpetuity.	9

**Partners:** The Town of Southampton and the Conservation Commission have responsibility for managing the CR placed on the Land.

## Description:

The Town of Southampton purchased the CR from Steven L. Howland through a Deed subject to a management agreement.

# Town of Southampton Open Space and Recreation Plan 2012



Freeborn Conservation Area (Outlined in Red)

**Ownership:** Town of Southampton

**Location:** Riverdale Road and Gunn Road

**Acquisition history:**

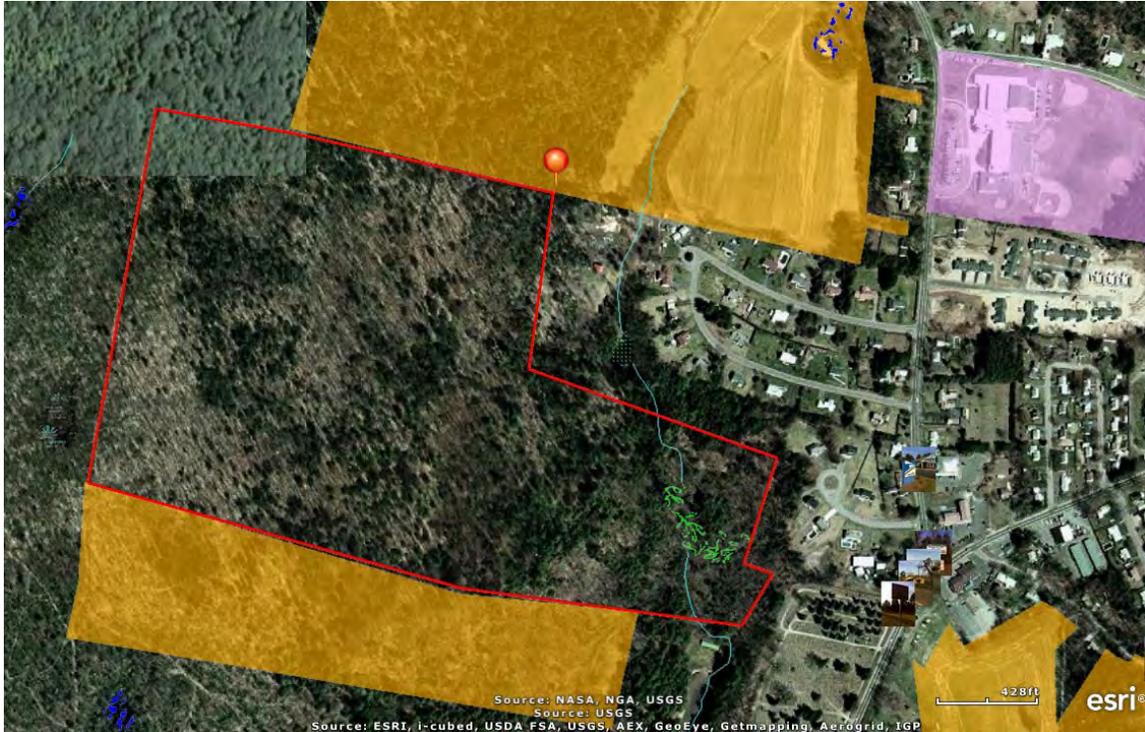
Date	Book	Page	Description	Acres
12/28/2007	9357	275	Land donated to the Town of Southampton for conservation purposes without protection restrictions as to future use.	1

**Partners:** The Town of Southampton and the Conservation Commission are the joint recipients of the gift of land.

**Description:**

The Town of Southampton received a gift of the land through a Deed offered by the family of Anne Bussler subject to an agreement dated December 28, 2007.

# Town of Southampton Open Space and Recreation Plan 2012



## New Cemetery and Town Open Space (Outlined in Red)

**Ownership:** Conservation, Cemetery and Water Commissions

**Location:** Little Mountain Road

**Acquisition history:**

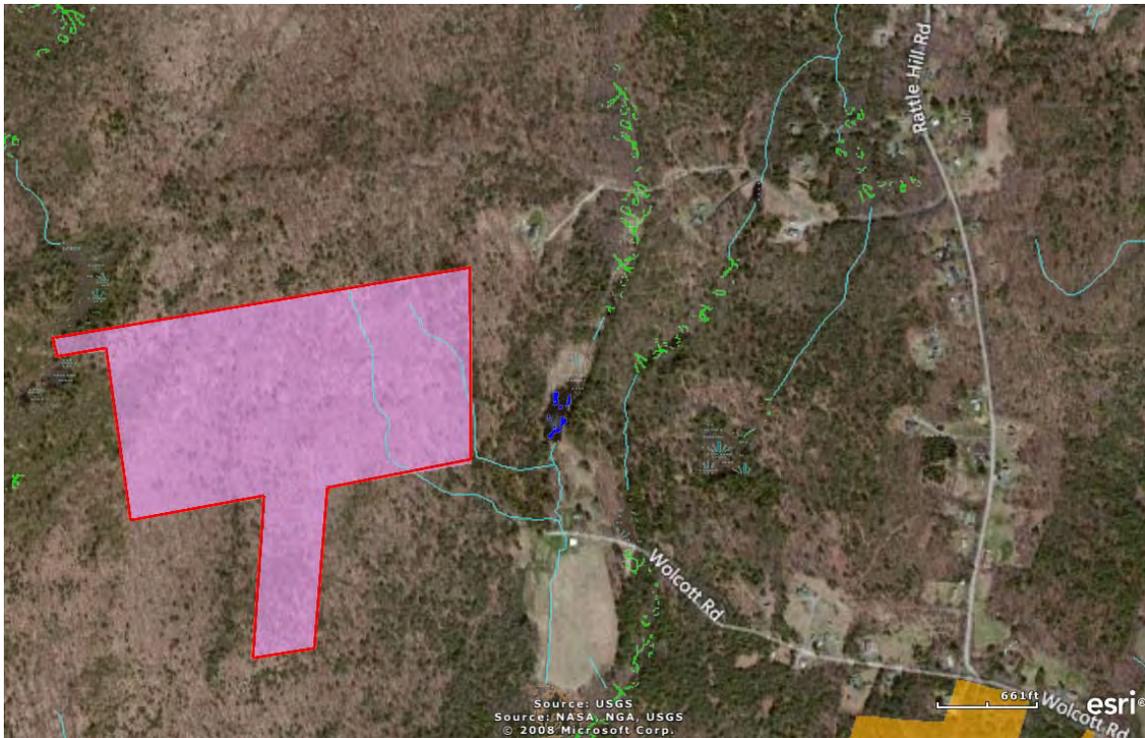
Date	Book	Page	Description	Acres
02/27/2003	7061	120	A tract of land purchased by the Town of Southampton for conservation purposes from Enid Johnson.	85

**Partners:** The Conservation Commission, Water Commission and Cemetery Commission are the joint recipients of the of land.

### **Description:**

The Town of Southampton purchased the land through a Deed offered by the Enid Johnson dated February 27, 2003.

# Town of Southampton Open Space and Recreation Plan 2012



Pomeroy Mountain/ Durell's Path (Outlined in Red)

**Ownership:** Town of Southampton

**Location:** Wolcott Road Rear

**Acquisition history:**

Date	Book	Page	Description	Acres
2/23/1976	1900	40,38	Three tracts of land purchased by the Town of Southampton for conservation purposes without protection restrictions as to future use.	50

**Partners:** The Town of Southampton and the Conservation Commission are the joint recipients of the of land.

**Description:**

The Town of Southampton received a gift of the land through a Deed offered by the Almer J. Huntley subject to an agreement dated December 23, 1976.

# Town of Southampton Open Space and Recreation Plan 2012



Lyman Conservation Area (Outlined in Red)

**Ownership: Town of Southampton**

**Location: College Highway Across from Southampton Golf Course**

**Acquisition history:**

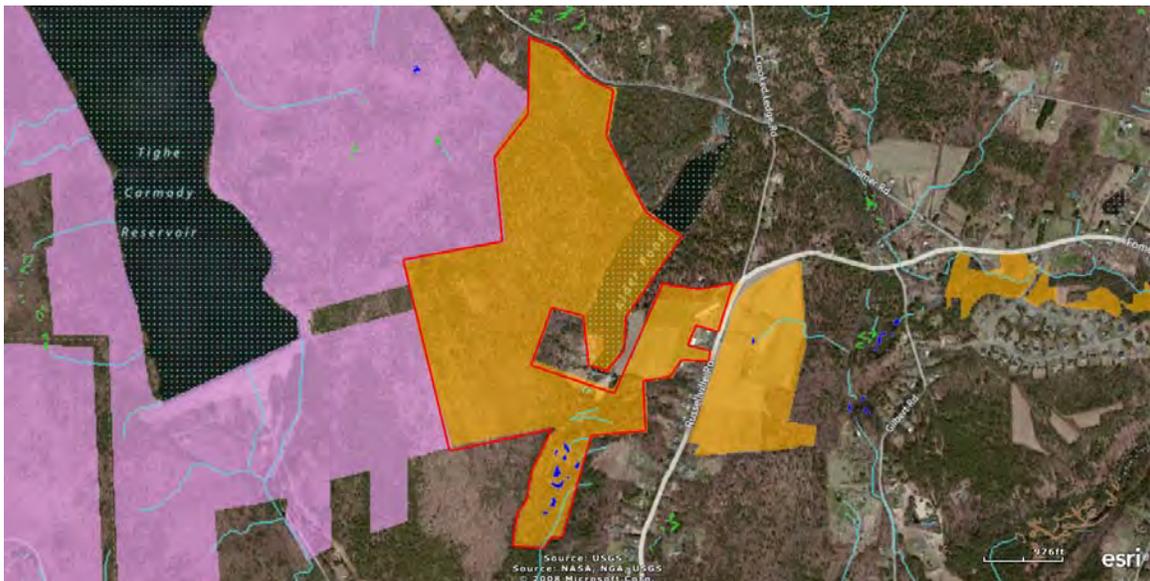
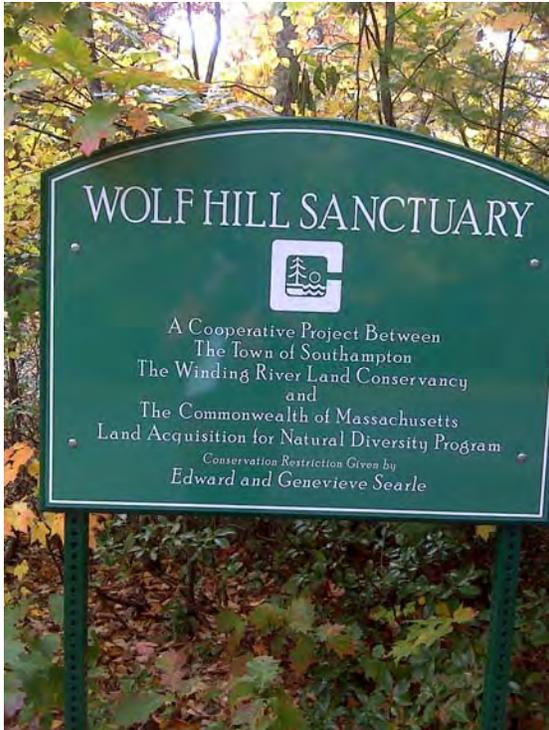
Date	Book	Page	Description	Acres
09/18/1974	1614	462	Land donated to the Town of Southampton for conservation purposes with land protection restrictions as to future use.	20

**Partners:** The Town of Southampton and the Conservation Commission have the duties and responsibility to manage and maintain the property.

**Description:**

The Town of Southampton was granted the land through a Deed offered by Theodore and Maxine Hendrick with the land to be known as the Lyman Family Conservation Area subject to an agreement dated December 29, 1971 that the land will be under the control of the Conservation Commission to conserve the soil, water, wildlife habitat and other natural resources to be held for educational, recreational and aesthetic use in a natural state subject to these purposes.

# Town of Southampton Open Space and Recreation Plan 2012



Wolf Hill Conservation Restriction

# Town of Southampton Open Space and Recreation Plan 2012

**Ownership:** Town of Southampton

**Location:** Fomer Road

**Acquisition history:**

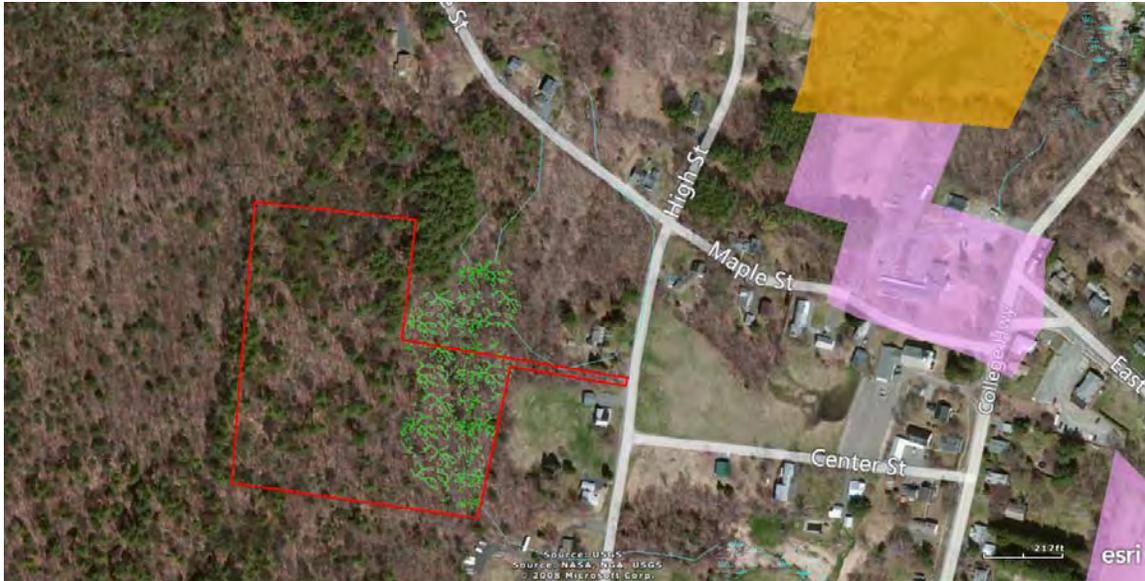
Date	Book	Page	Description	Acres
06/30/2009	9873	304	Conservation Restriction obtained on on 200 acres of farm land purchased by the Town of Southampton	200

**Partners:** The Town of Southampton and the Conservation Commission have the duties and responsibility to manage and maintain the property under the terms of the baseline document.

**Description:**

The Town of Southampton obtained a conservation restriction on the land called the Wolf Hill Sanctuary through a LAND grant from the MA Department Energy and Environmental Affairs, Division on Conservation Services and Community Preservation Funds.

# Town of Southampton Open Space and Recreation Plan 2012



Mt. Springs Waterworks (Connor-Dukeshire Conservation Areas) (Outlined in Red)

**Ownership: Town of Southampton**

**Location: 48 High Street Rear**

**Acquisition history:**

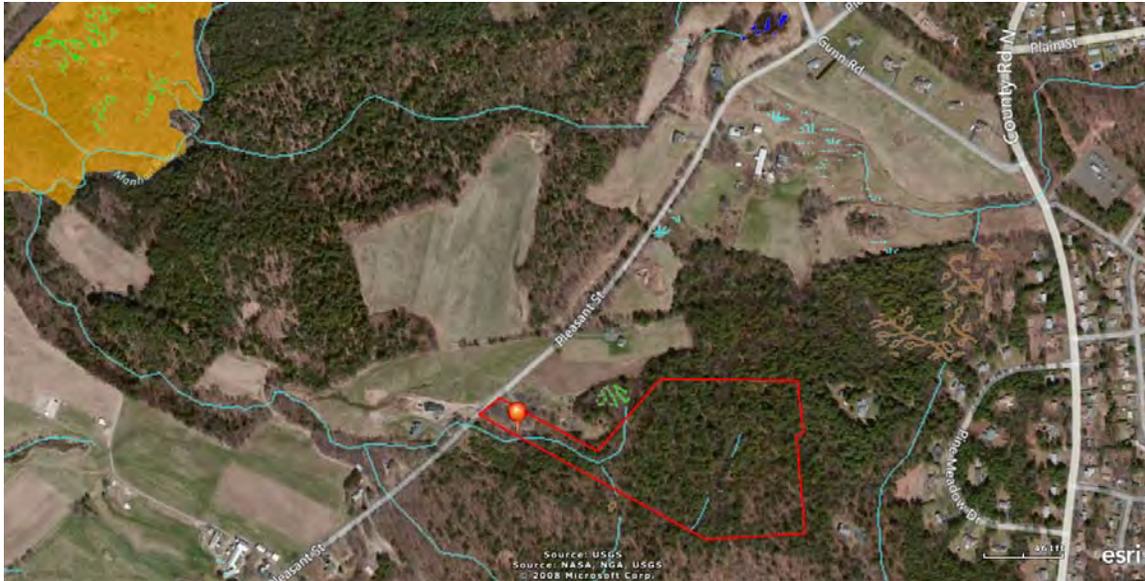
Date	Book	Page	Description	Acres
6/22/1933	887	447	A tracts of land purchased by the Town of Southampton for conservation purposes without protection restrictions as to future use.	10

**Partners:** The Town of Southampton and the Conservation Commission are the joint recipients of the of land.

**Description:**

The Town of Southampton received a gift of the land through a Deed to be called the the Connor-Dukeshire Conservation Area June 22, 1933. The deed is not available under the list of unindexed deeds.

# Town of Southampton Open Space and Recreation Plan 2012



Alice Brown Conservation Area (Outlined in Red)

**Ownership: Town of Southampton**

**Location: Pleasant Street near Gunn Road**

**Acquisition history:**

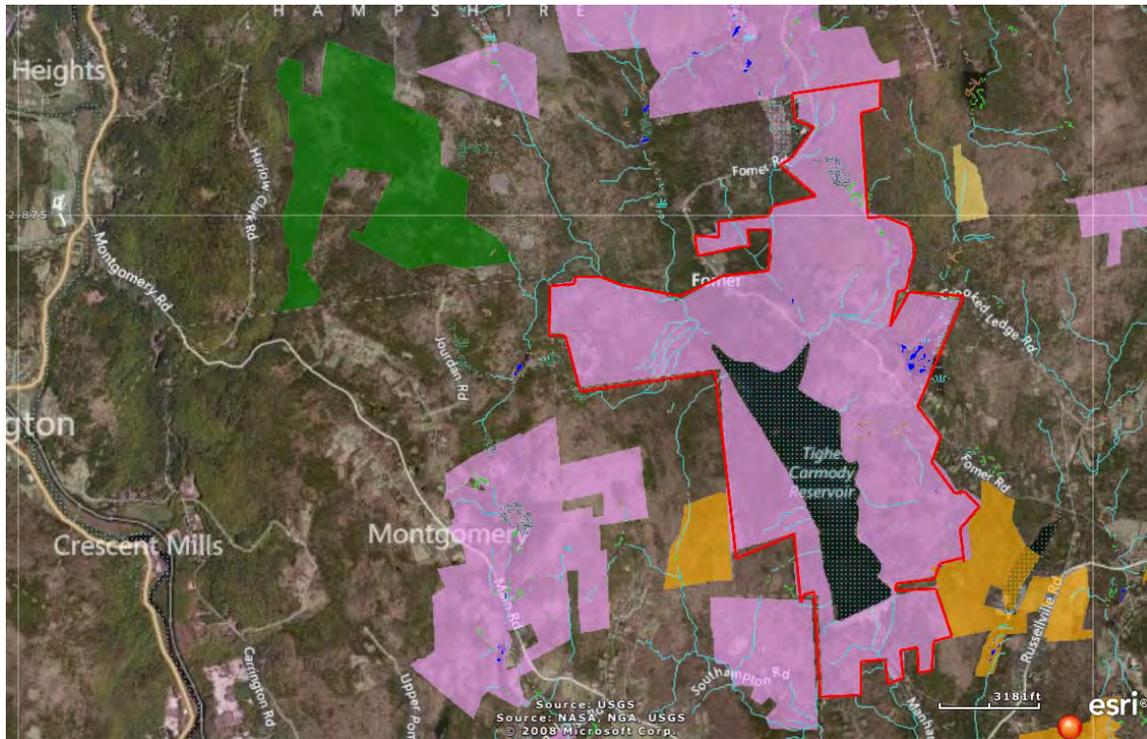
Date	Book	Page	Description	Acres
6/29/1994	4506	184	A tract of land granted to the Town of Southampton for conservation purposes with protection restrictions as to future use.	38

**Partners:** The Town of Southampton through the Conservation Commission are the joint recipients of the of land.

**Description:**

The Town of Southampton received a donation of the land through a Deed offered by the Alice C. Brown subject to an agreement dated June 29, 1994 that the land can only be used for conservation and passive recreation purposes, and none of the land can ever be divided into separate building lots.

# Town of Southampton Open Space and Recreation Plan 2012



Tighe Carmody Reservoir (Outlined in Red)

**Ownership:** City of Holyoke

**Location:** Private Entrance off of Russellville Road (Outlined in Red)

**Acquisition history:**

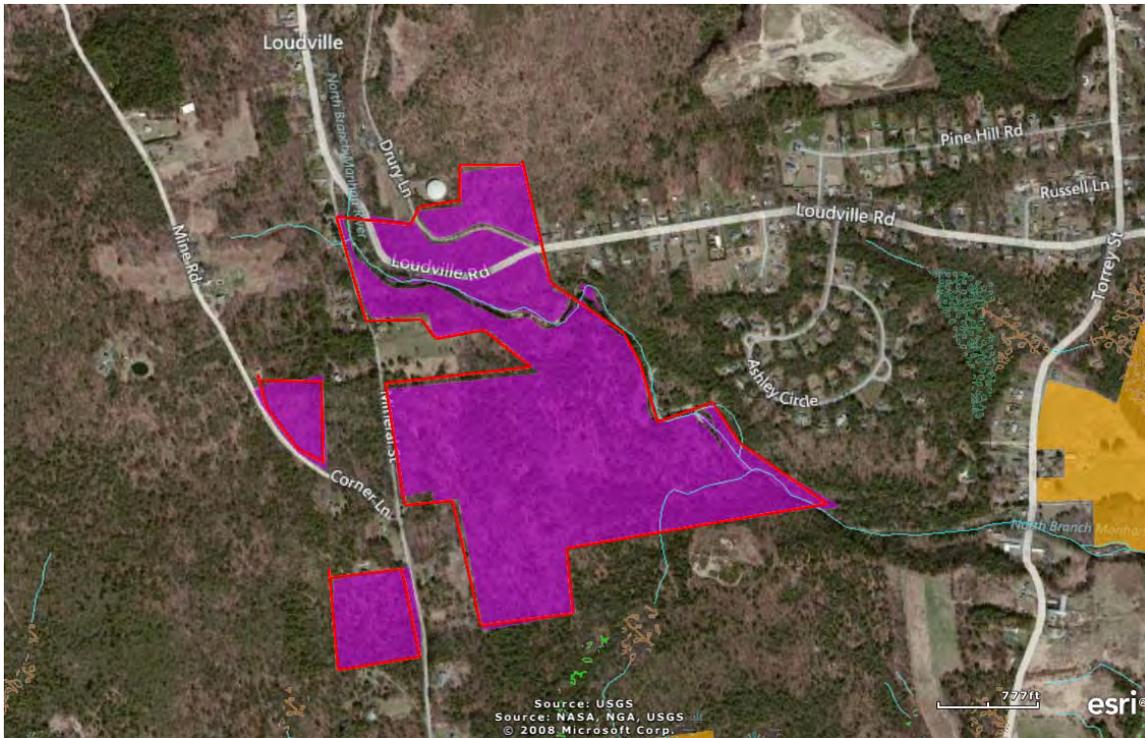
Date	Book	Page	Description	Acres
			Holyoke Watershed Lands	2130

**Partners:** Managed by the City of Holyoke Water Department.

**Description:**

Water supply for the City of Holyoke from the Tighe Carmody Reservoir.

# Town of Southampton Open Space and Recreation Plan 2012



Harnett-Manhan Memorial Forest (Outlined in Red)

**Ownership:** New England Memorial Forestry Foundation (NEFF)

**Location:** Public Entrance off of Lead Mine Road (Southampton) and Loudenville Road (Easthampton)

**Acquisition history:**

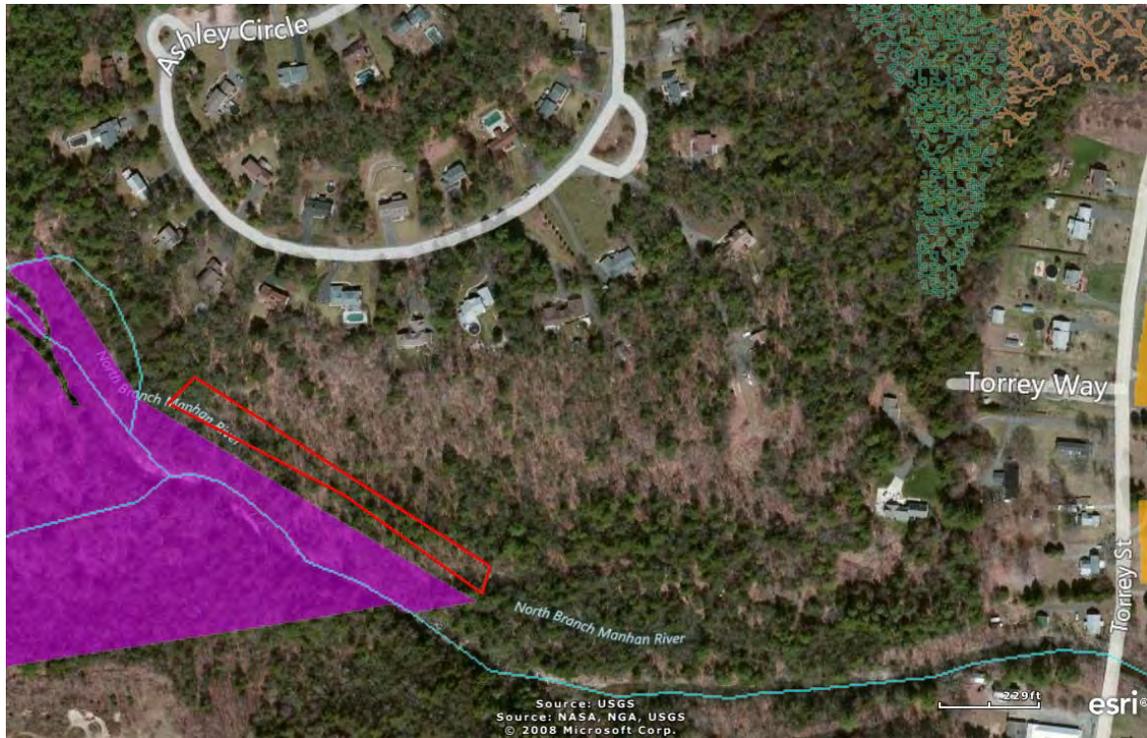
Date	Book	Page	Description	Acres
			NEFF Lands	46

**Partners:** Managed by NEFF.

**Description:**

Dennis E. Harnett bequeathed this parcel on the Manhan River to NEFF. The parcel is of historic interest, since it contains an abandoned lead mine which may have produced bullets for the Revolutionary War.

# Town of Southampton Open Space and Recreation Plan 2012



North Branch Conservation Area (Outlined in Red)

**Ownership:** Pascommuck Conservation Trust

**Location:** Adjacent to the Harnett-Manhan Memorial Forest

**Acquisition history:**

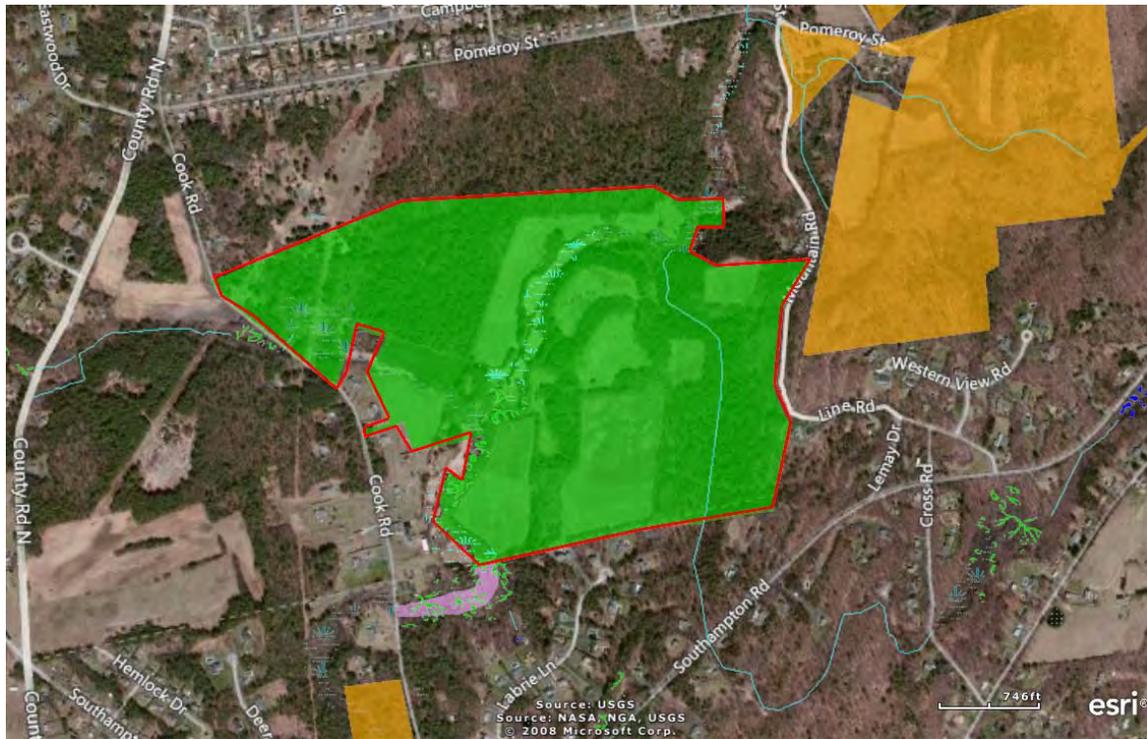
Date	Book	Page	Description	Acres
			Pascommuck Conservation Trust Lands	.3

**Partners:** Managed by Easthampton's Pascommuck Conservation Trust .

**Description:**

The land is protected by the non-profit land trust, Pascommuck Conservation Trust, PCT.org

# Town of Southampton Open Space and Recreation Plan 2012



## MA Wildlife Management Area (Outlined in Red)

**Ownership:** Commonwealth of MA

**Location:** Public Entrance off of Cook Rd

**Acquisition history:**

Date	Book	Page	Description	Acres
	12081	53	MA Department of Fisheries and Wildlife	144

**Partners:** Managed by the MA Department of Fisheries and Wildlife

**Description:** MA Wildlife Management Area

# Town of Southampton Open Space and Recreation Plan 2012



## Hampton Ponds State Park (Outlined in Red)

**Ownership:** Commonwealth of MA

**Location:** Public Entrance off of Route 202 (North Road)

**Acquisition history:**

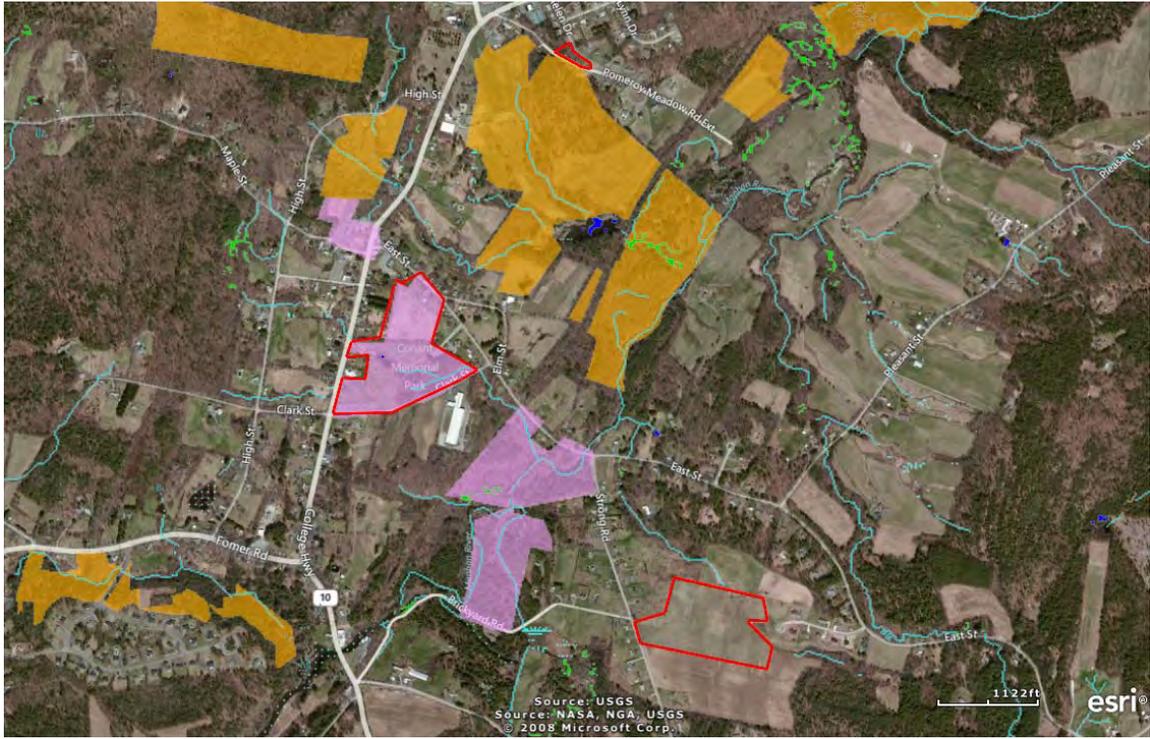
Date	Book	Page	Description	Acres
	12081	53	MA Division of Conservation Resources (DCR)	10

**Partners:** Owned and Managed by the DCR.

**Description:** MA Wildlife Management Area

# Town of Southampton Open Space and Recreation Plan 2012

## Map 22 Southampton Public Parks



Southampton Conant Park (Outlined in Red)

# Town of Southampton Open Space and Recreation Plan 2012

**Ownership:** Town of Southampton

**Location:** Clark St and College Highway

**Acquisition history:**

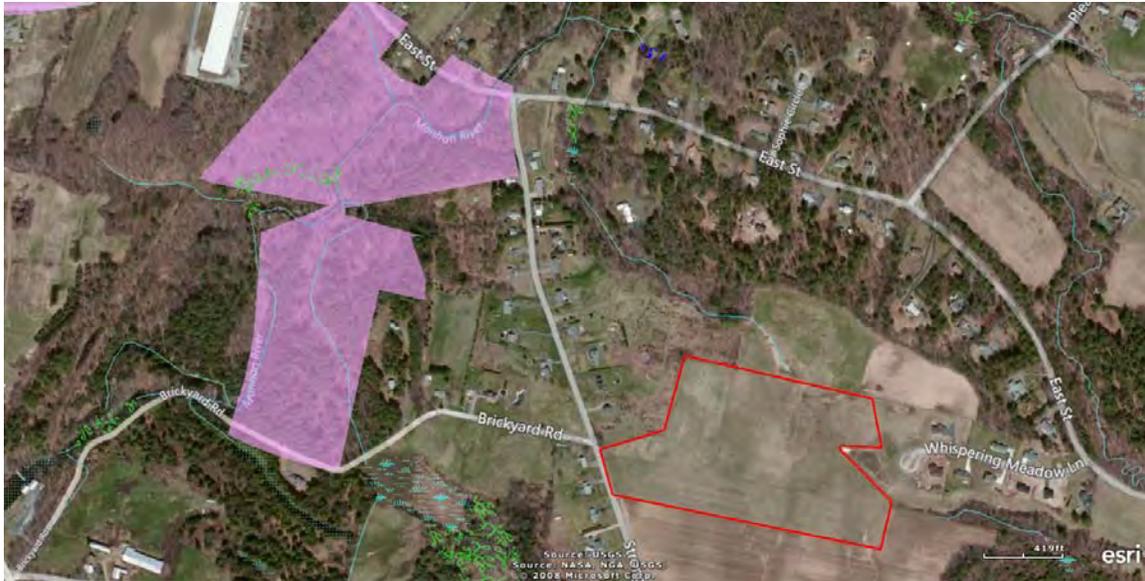
Date	Book	Page	Description	Acres
11/11/1911	1296	37	Public Park	18

**Partners:** Town of Southampton and Parks Commission

**Description:**

A public park for recreation purposes including ball fields, tennis courts, recreation equipment and soccer fields.

# Town of Southamptton Open Space and Recreation Plan 2012



Labrie Field (Outlined in Red)

**Ownership: Town of Southamptton**

**Location: Clark St and College Highway**

**Acquisition history:**

Date	Book	Page	Description	Acres
03/12/2009	0734	108	Public Park	19.3

**Partners:** Town of Southamptton and the Parks Commission on land held in perpetuity that cannot be used for any other purpose without a 2/3 vote of the general court and approval by the MA EEA.

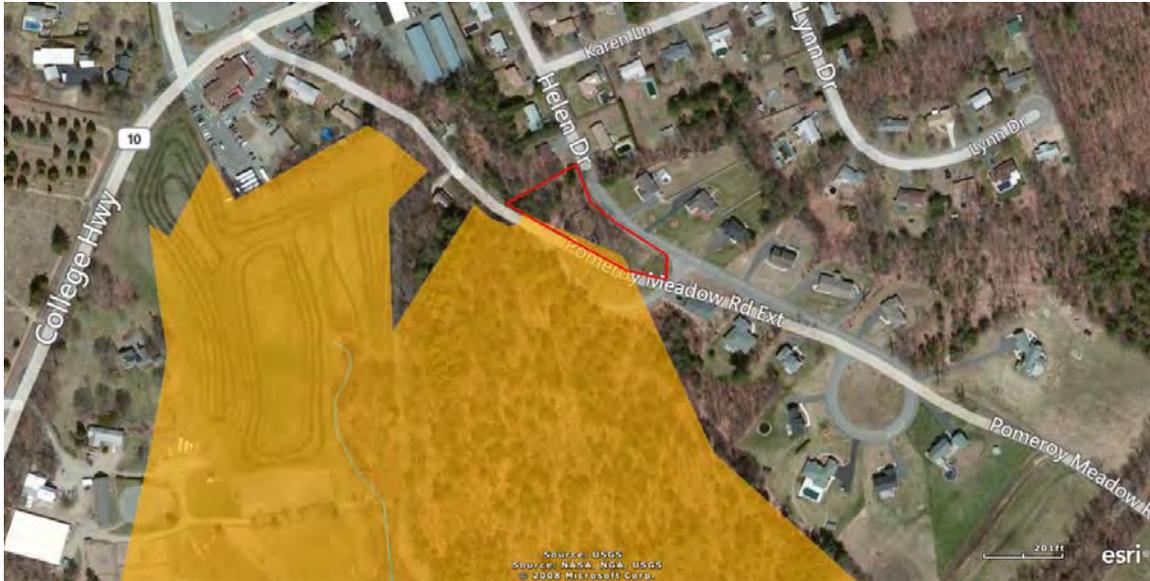
**Description:**

Land to be renovated for a public park for recreation purposes acquired by a PARC grant agreement from the MA Energy and Environmental Affairs, Division of Conservation Services grant and matching funds from the Southamptton Community Preservation Act funds.

# Town of Southamptton Open Space and Recreation Plan 2012



# Town of Southampton Open Space and Recreation Plan 2012



Helen Drive Community Park (Outlined in Red)

**Ownership: Town of Southampton**

**Location: Clark St and College Highway Helen Drive Rear**

**Acquisition history:**

Date	Book	Page	Description	Acres
02/24/2009	9714	30	Public Park	1.12

**Partners:** Town of Southampton and the Parks Commission on land held in perpetuity.

**Description:**

Land acquired by the Town of Southampton and renovated for a public park for passive recreation purposes with Southampton Community Preservation Act funds.

# Town of Southampton Open Space and Recreation Plan 2012



Images of Helen Drive Community Park

# Town of Southampton Open Space and Recreation Plan 2012

## B. Private Parcels



Red Brook Estates CR Held by Winding River Land Conservancy (Outlined in Red)

**Ownership:** Red Brook Estates Homeowners Association

**Location:** Fomer Road

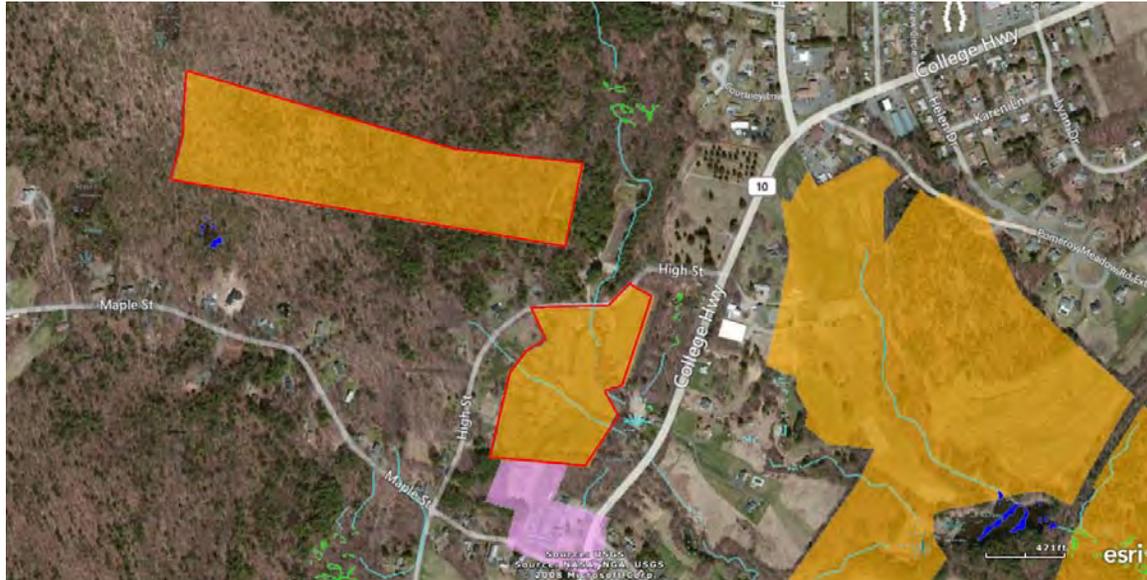
**Acquisition history:**

Date	Book	Page	Description	Acres
12/06/2007	9342	279	Private CR on Redbrook Estates Subdivision of Southampton for conservation purposes with protection restrictions as to future use.	23

**Partners:** Held by the Winding River Land Conservancy

**Description:** Preservation of approximately 23 acres of open space and protection of aquatic and terrestrial habitat within 300 ft of the Manhan River and Red Brook Creek. Preservation of public and private water supply, ground water run off, natural habitat and wildlife and animal habitat.

# Town of Southampton Open Space and Recreation Plan 2012



## Janet Brown Conservation Restriction (Winding River Land Trust)

**Ownership: Janet C. Brown**

**Location: High Street Adjacent to Town Hall and Cemetery**

**Acquisition history:**

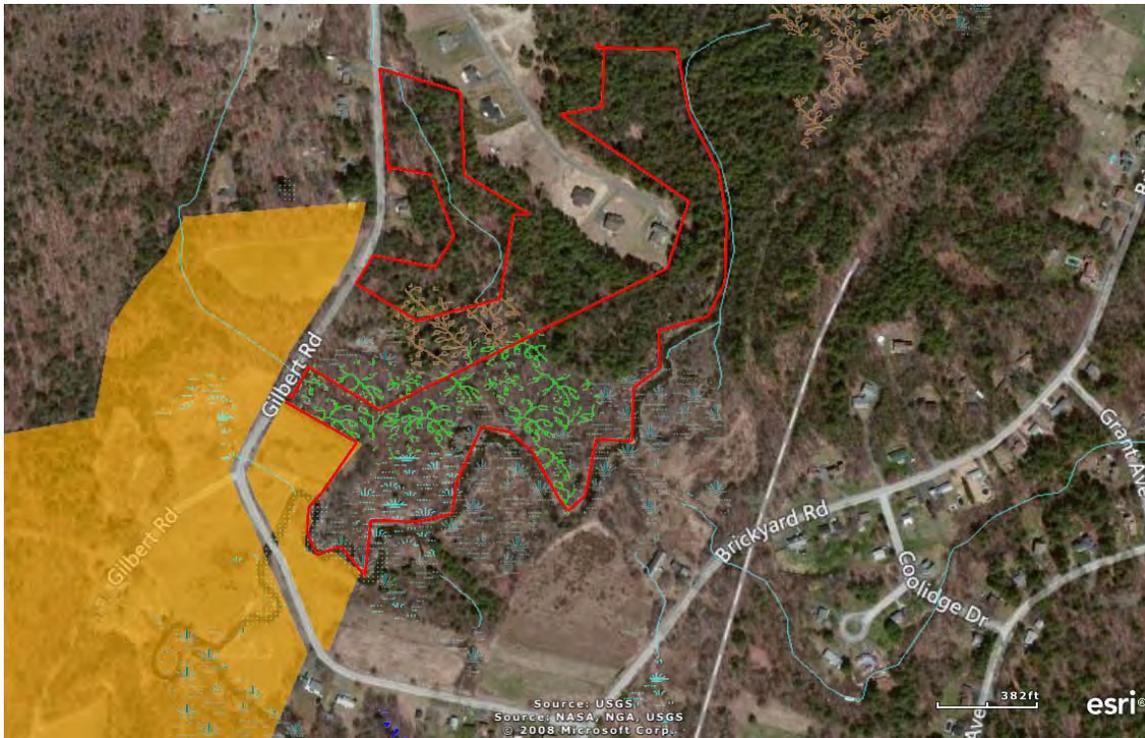
Date	Book	Page	Description	Acres
1/08/2009	9676	305	A CR on 49 acres of land as a gift to Winding River Land Conservancy for conservation purposes with protection restrictions as to future use.	49

**Partners:** A gift from Janet Brown of a CR held by the Winding River Land Conservancy

**Description:**

The preservation of Open Space adjacent to the Town Cemetery and Little Mountain creating a larger unfragmented open space, scenic protection and protection of wildlife habitat.

# Town of Southampton Open Space and Recreation Plan 2012



Gwinner Open Space Land (Outlined in Red)

**Ownership:** Edwin H. Gwinner Jr.

**Location:** Gilbert Rd adjacent to the Manhan River

**Acquisition history:**

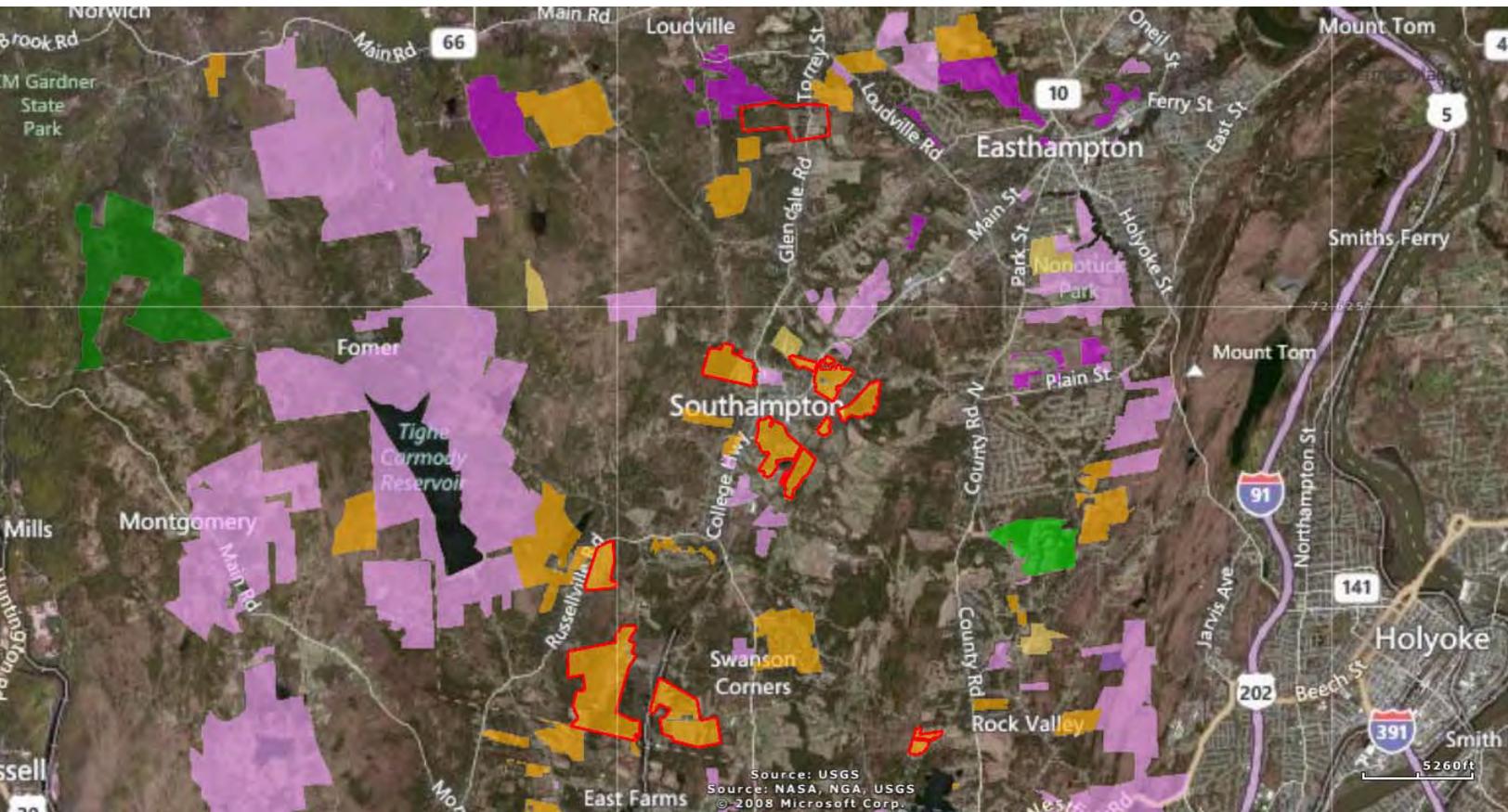
Date	Book	Page	Description	Acres
03/28/2011	Plan Book 223	107-110	Private Open Space Plan	28

**Partners:** DEP and Edwin Gwinner

**Description:** Preservation of approximately 28 acres of open space and protection of aquatic and terrestrial habitat adjacent to the Manhan River for preservation of public and private water supply, ground water run off, natural habitat and wildlife and animal habitat.

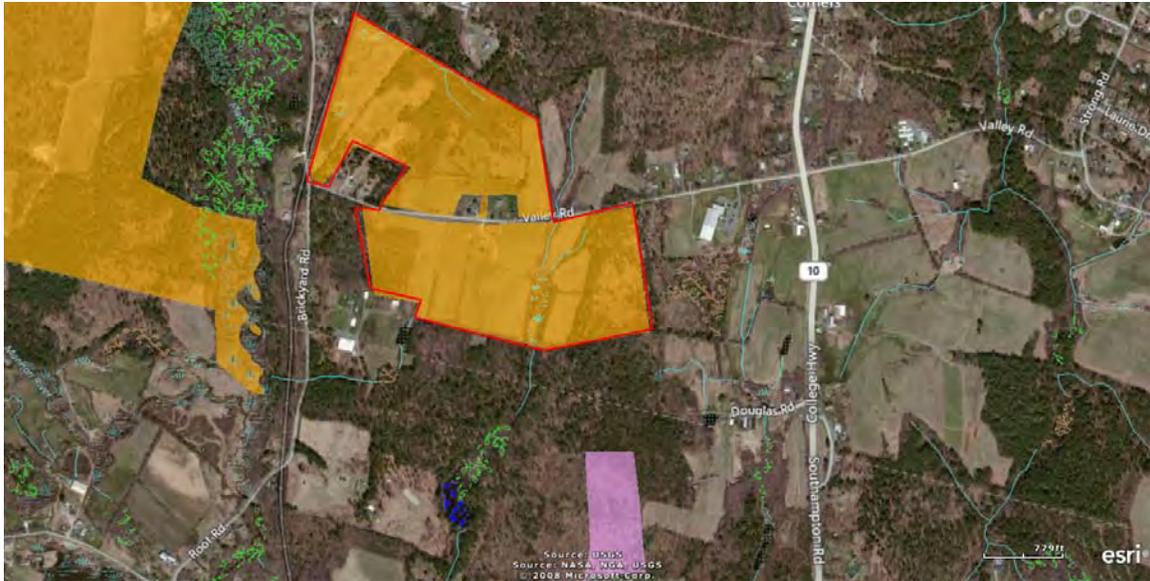
# Town of Southampton Open Space and Recreation Plan 2012

## Map 21 Southampton APR Lands (Outlined in Red)



Source: Southampton Conservation Commission, MassGIS overlay, ArcGIS Explorer

# Town of Southampton Open Space and Recreation Plan 2012



Kaniecki Farm APR (Outlined in Red)

**Ownership:** Charles J. Kanecki et al

**Location:** 146 Valley Road

**Acquisition history:**

Date	Book	Page	Description	Acres
10/10/1986	2824	103	An Agricultural Preservation Restriction (APR) on the farm land in perpetuity	133

**Partners:** Charles J. Kanecki, Catherine L. Kanecki and Charles Kanecki

**Description:**

For consideration, grant to the MA Commissioner of Agriculture and the Southampton Conservation Commission an APR in perpetuity.

# Town of Southampton Open Space and Recreation Plan 2012



Cross Farm APR (Outlined in Red)

**Ownership: Thomas M. Cross and Frances J. Cross**

**Location: 187 College Highway**

**Acquisition history:**

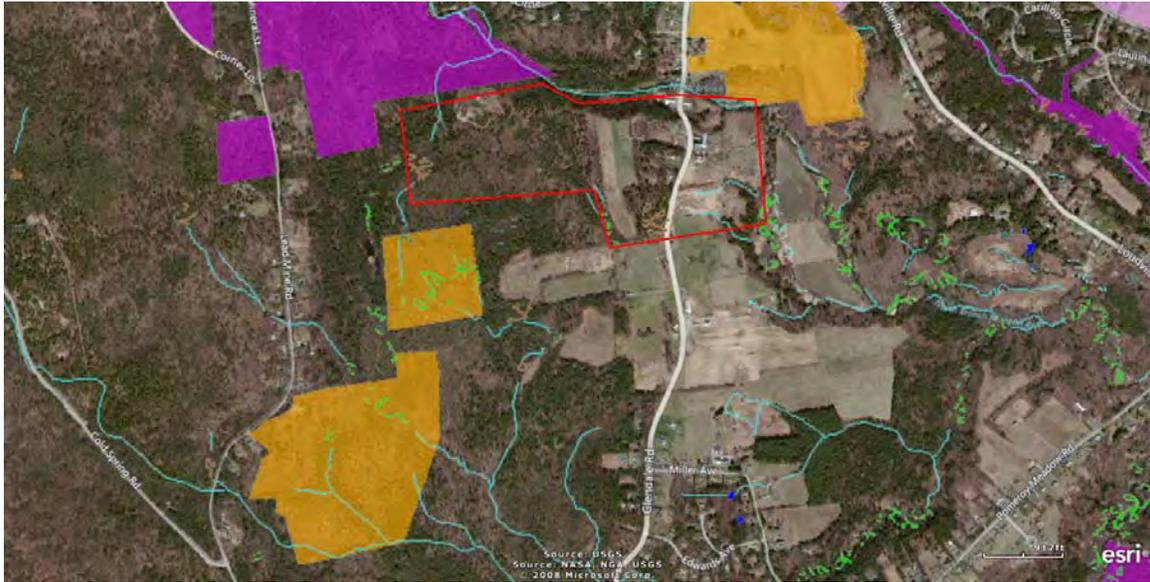
Date	Book	Page	Description	Acres
10/10/1986	2400	96	An Agricultural Preservation Restriction (APR) on the farm land in perpetuity	125

**Partners: Thomas M. Cross and Frances J. Cross**

**Description:**

For consideration, grant to the MA Commissioner of Agriculture and the Southampton Conservation Commission an APR in perpetuity.

# Town of Southampton Open Space and Recreation Plan 2012



Fornier Farm APR (Outlined in Red)

**Ownership: Bruce and Donna Fornier (In Foreclosure Proceeding June 10, 2011)**

**Location: 170 Glendale Road**

**Acquisition history:**

Date	Book	Page	Description	Acres
02/23/2006	8826	129	An Agricultural Preservation Restriction (APR) on the farm land in perpetuity	100

**Partners: Bruce and Donna Fornier**

**Description:**

For consideration, grant to the Franklin Land Trust an APR in perpetuity.

# Town of Southampton Open Space and Recreation Plan 2012



Fowles Farm APR (Outlined in Red)

**Ownership: Robert S. and Cheryl Fletcher**

**Location: Gunn Road**

**Acquisition history:**

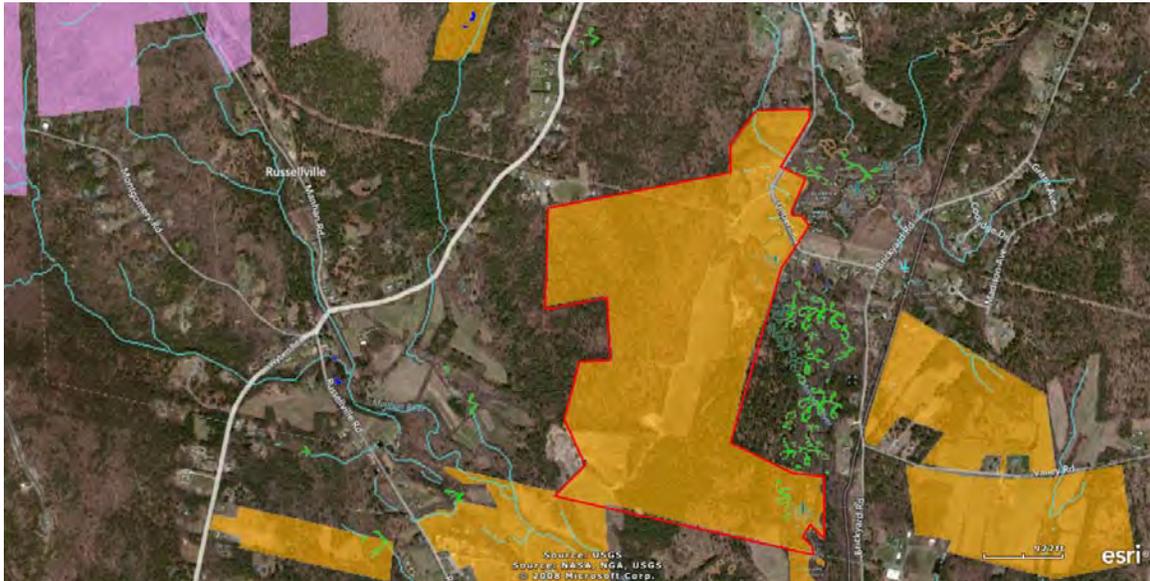
Date	Book	Page	Description	Acres
05/19/1982	2277	181	An Agricultural Preservation Restriction (APR) on the farm land in perpetuity	41.76

**Partners: Robert S. and Cheryl Fletcher**

**Description:**

For consideration, grant to the MA Commissioner of Agriculture and the Southampton Conservation Commission an APR in perpetuity.

# Town of Southamptton Open Space and Recreation Plan 2012



Gnacek Farm APR (Outlined in Red)

**Ownership: Jennie, Stanley and Emil Gnacek**

**Location: Manhan River off Brickyard Rd.**

**Acquisition history:**

Date	Book	Page	Description	Acres
04/10/1985	2553	36	An Agricultural Preservation Restriction (APR) on the farm land in perpetuity	217

**Partners: Jennie, Stanley and Emil Gnacek**

**Description:**

For consideration, grant to the MA Commissioner of Agriculture and the Southamptton Conservation Commission an APR in perpetuity.

# Town of Southampton Open Space and Recreation Plan 2012



Merritt Farm APR (Outlined in Red)

**Ownership:** Robert B Merrit

**Location:** 43 Pomeroy Meadow Road

**Acquisition history:**

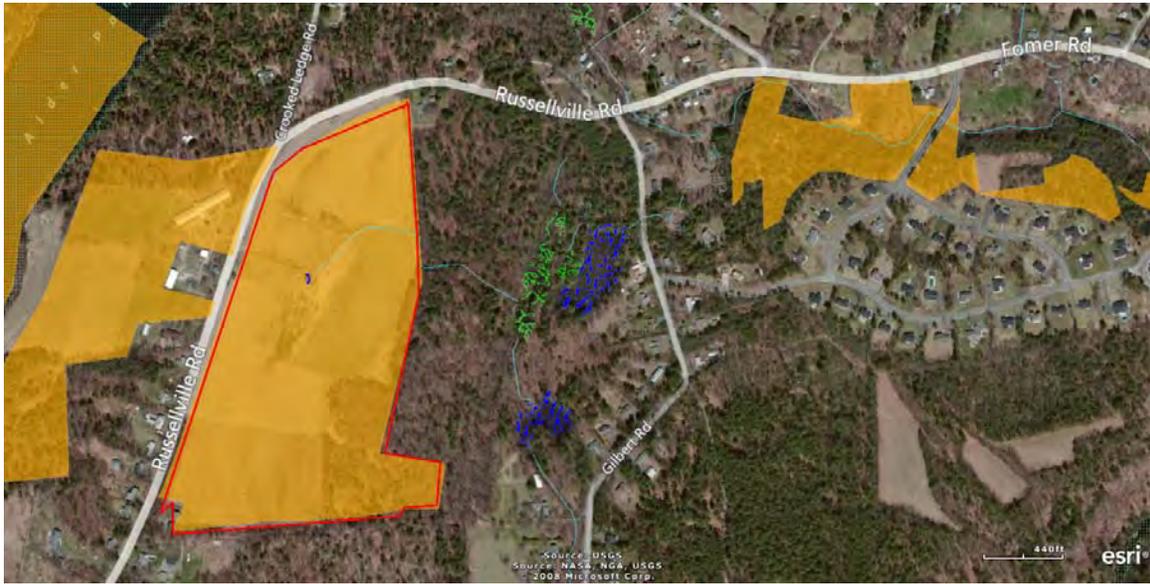
Date	Book	Page	Description	Acres
05/04/1982	2275	12	An Agricultural Preservation Restriction (APR) on the farm land in perpetuity	69

**Partners:** Robert B. and Johna U. Merritt

**Description:**

For consideration, grant to the MA Commissioner of Agriculture and the Southampton Conservation Commission an APR in perpetuity.

# Town of Southamptton Open Space and Recreation Plan 2012



Searle Farm APR (Outlined in Red)

**Ownership: Myron H. and Jewel M. Searle**

**Location: 73 Russellville Road**

**Acquisition history:**

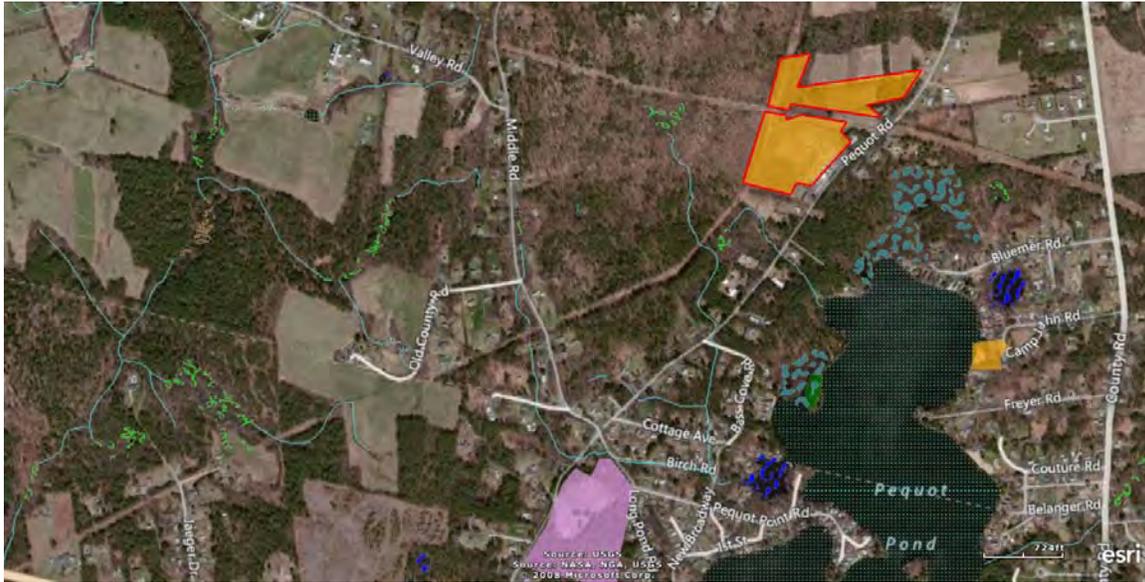
Date	Book	Page	Description	Acres
05/18/2004	7807	268	An Agricultural Preservation Restriction (APR) on the farm land in perpetuity	99

**Partners: Myron H. and Jewel M. Searle**

**Description:**

For consideration, grant to the MA Commissioner of Agriculture and the Southamptton Conservation Commission an APR in perpetuity.

# Town of Southamptton Open Space and Recreation Plan 2012



Shiel Farm APR (Outlined in Red)

**Ownership: Martin D and Carolyn D. Shiel**

**Location: 16 Pequot Rd**

**Acquisition history:**

Date	Book	Page	Description	Acres
02/02/1982	2262	96	An Agricultural Preservation Restriction (APR) on the farm land in perpetuity	22

**Partners: Martin D and Carolyn D. Shiel**

**Description:**

For consideration, grant to the MA Commissioner of Agriculture and the Southamptton Conservation Commission an APR in perpetuity.

# Town of Southampton Open Space and Recreation Plan 2012



Szczypta Farm APR (Outlined in Red)

**Ownership: Robert S. and Cheryl Fletcher**

**Location: College Highway and Gunn Rd Ext.**

**Acquisition history:**

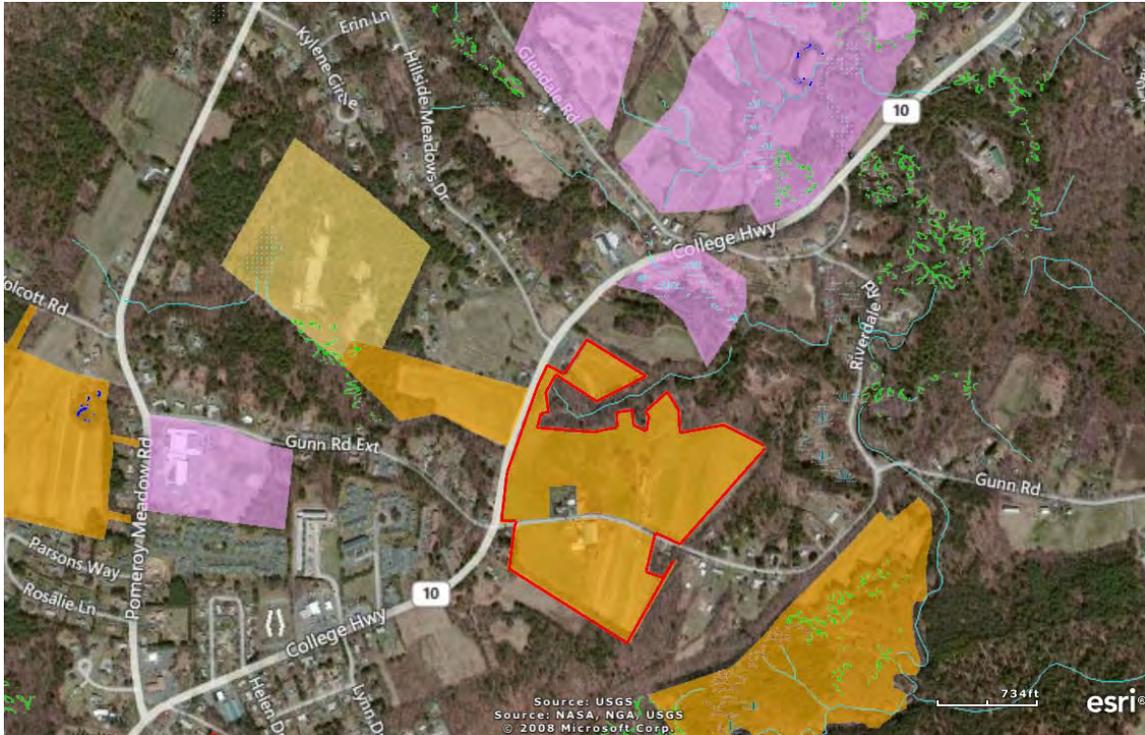
Date	Book	Page	Description	Acres
12/27/2002	6959	126	An Agricultural Preservation Restriction (APR) on the farm land in perpetuity	12

**Partners: Robert S. and Cheryl Fletcher**

**Description:**

For consideration, grant to the MA Commissioner of Agriculture and the Southampton Conservation Commission an APR in perpetuity.

# Town of Southampton Open Space and Recreation Plan 2012



Fletcher Farm APR (Outlined in Red)

**Ownership: Robert S. and Cheryl Fletcher**

**Location: 22 Gunn Road**

**Acquisition history:**

Date	Book	Page	Description	Acres
05/19/1982	2277	181	An Agricultural Preservation Restriction (APR) on the farm land in perpetuity	47

**Partners: Robert S. and Cheryl Fletcher**

**Description:**

For consideration, grant to the MA Commissioner of Agriculture and the Southampton Conservation Commission an APR in perpetuity.

# Town of Southampton Open Space and Recreation Plan 2012

## 6.0 Community Vision

### A. Description of Process

Community input has been vital to the process of preparation and the ultimate success of this OSRP. The Southampton Master Plan Survey and Visioning Workshops were the primary tool used to determine public opinion regarding open space and recreational issues in the town. Residents and town officials made numerous suggestions at the five public meetings.

Minutes from these meetings are provided on the Southampton website at [http://www.town.southampton.ma.us/minutes.php#\\*18](http://www.town.southampton.ma.us/minutes.php#*18). Additionally, the Master Plan Committee administered a public questionnaire available in the month of April 2010 and held three public visioning sessions during April 2010 at the Norris School in Southampton.

Southampton residents were encouraged to complete the questionnaire as well as to attend the public visioning session through flyers posted around town, a notice on the town website, and an article in the Daily Hampshire Gazette newspaper that appeared on Tuesday, April 8, 2010. Questionnaires were available at both town libraries, at the Town Clerk's office in the Town Offices in Southampton, and on the town website. Committee members also personally handed out questionnaires to town residents on three different days at various establishments in Town.

Survey Results are available on the Southampton Master Plan Website at: <http://southamptonmasterplan.org/html/docs.html>.

The concerns voiced by town officials and the community at these meetings, along with survey results, helped to shape the basis for recommendations in this report. In addition, the OSRP relies on statistical data from the PVPC Southampton Master Plan draft chapters prepared for Southampton in 2010 – 2012 by the Pioneer Valley Planning Commission (PVPC). The five chapters are the Open Space and Natural Resources, Housing, Cultural, Land Use and Public Service and Facilities chapters. In addition, most of the maps prepared for the OSRP were created from MassGIS data. The "Points of Interest" Map updates the Conservation Commission Map originally printed in 1967.

The Southampton Master Plan Committee held several informal meetings of its own. The committee helped to prepare and distribute the survey. The survey was also available on-line on the Official Town website. Surveys were also distributed to individuals and collected during November. The process took longer than anticipated, but was worth the effort by stimulating additional community interest and awareness.

In general, the public expressed overwhelming support for open space preservation in general. With respect to specific questions, responses mirrored the diverse interests of the

# Town of Southampton Open Space and Recreation Plan 2012

open space user groups, which include hunters, bikers, horseback riders, and nature lovers, to list just a few. Most significantly, the community supports a greenway that is open to the public and the need for a bicycle path.

## Themes/Comments

Residents have expressed a desire to retain the rural character of Southampton while minimizing sprawl development and providing a greater variety of housing types and transportation options. A future *growth pattern* that concentrates new development around mixed-use centers and limits growth in outlying areas is compatible with residents' desires as well as smart growth principles. However, in practice, it can be difficult to make the zoning changes that are necessary to encourage this type of development pattern, due to a common public aversion to higher density development, as well as opposition from private landowners in outlying areas who perceive that their property will lose value as a result of the proposed changes. In addition, in Southampton, higher density mixed-use centers could require costly infrastructure improvements.

One final critical issue is that of services and how new services might impact the existing community character. Services cost money to provide, and some services, such as sewer, are capable of allowing for new development that affects the town's character. Residents would like to see more pedestrian amenities, passive and active recreation opportunities (including a bike path), gathering spaces, traffic calming, and public safety, sewer and library services.

## Key Visioning Workshop's Open Space and Recreation Points

### Residents:

- like Southampton's rural feel, community, schools, and location
- are concerned about sprawl development patterns
- support design and development standards
- are concerned about housing affordability
- support clustered residential development with open space protection
- support mixed-use centers with open space preservation

Based on the vision statements developed by residents during the visioning workshop, the following is a summary of the open space and recreation vision:

**Southampton is** a community with balanced growth that promotes economic development yet maintains its rural character.

# Town of Southampton Open Space and Recreation Plan 2012

Southampton has retained the feel of a small New England village that preserves its historic, cultural and rural character by implementing smart growth zoning and preserving open space and scenic views.

Southampton is a community where residents have many transportation options, including walking, biking and public transit.

Southampton is:

- a town with passive recreation, gathering spaces, and programs for all ages, environmentally friendly.
- a welcoming, caring, thriving community for all ages with a well-planned Village Center that provides community, cultural, and commercial amenities.
- concerned about preserving its historic buildings, open spaces and agricultural lands.
- a close-knit and vibrant community with residents who are committed to sustainability, volunteerism, and each other.
- a community with many small, local businesses, a well-developed agricultural tourism economy, and a vibrant Village Center that welcomes people of all ages.

## **B. STATEMENT OF OPEN SPACE AND RECREATION GOALS**

**Residents want:**

- balanced growth
- a vibrant Village Center with lots of things to do and a small-town feel
- College Highway to remain rural, agricultural and scenic and to have passive recreation activities and multiple transit options
- to see more public involvement in decision-making
- more transportation options, including options for cyclists and pedestrians
- the town to be proactive about acquiring open space
- to protect Conant Memorial Park
- to secure access to use the Tighe-Carmody reservoir area
- to connect existing open space areas to each other
- to preserve farms and orchards, and support farming activities

## **Town of Southampton Open Space and Recreation Plan 2012**

- to create a farmer's market
- to promote agricultural and cultural tourism
- to assess the costs and benefits of services and infrastructure
- to focus future commercial development on the north/Easthampton side of town

# Town of Southampton Open Space and Recreation Plan 2012

## 7.0 ANALYSIS OF NEED

### A. Resource Protection, Community, and Management Needs

#### SOUTHAMPTON OPEN SPACE AND RECREATION ASPECTS OF THE MASTER PLAN VISIONING WORKSHOPS

One of the fastest growing communities in the Pioneer Valley region, Southampton's population has almost doubled since 1970, an increase of close to 3,000 new residents. The change has most impacted land use patterns, with close to 1,200 acres of active agriculture and forests lands lost to development since the 1970s.

Most residents moved to or remained in Southampton because of its *rural character*. Residents want the town to be more proactive in acquiring private properties to preserve open space, agricultural land, and scenic vistas. These open, green spaces give Southampton its "sense of place" and tie the community back to its historic and cultural roots as a rural, agricultural community. Open space, and particularly agricultural preservation, is also intimately tied to economic development possibilities in the community. Residents express support for agricultural tourism, farmer's markets, and promotion of other farming activities that would increase commercial activities, as well as protect the rural landscape. There is also a need and the opportunity for town policies that support *balanced growth* in Southampton.

The future of Southampton and how it will grow is substantially dependent on *infrastructure* expansion and improvements. New commercial and industrial development on Route 10, as well as increased development within the Village Center, would need access to a public sewer system.

#### Process

The three days of community planning workshops gave residents the opportunity to identify issues and opportunities for the future of the community with regard to open space and recreation issues. Several alternative growth scenarios were considered including the Village Center and along their main road, College Highway.

#### Summary of Major Open Space and Recreation Topics

Residents were asked to provide specific challenges and opportunities in relation to the following key topics areas. The following is a summary of the discussion.

##### Land Use

Concerned about sprawl development patterns

Support for "smart growth" policies that conserve agricultural land, wildlife habitat and scenic views

# **Town of Southampton Open Space and Recreation Plan 2012**

Involve the public in decision-making and to communicate information in numerous ways

Promote concentrated commercial development, especially small local businesses

Support design and development standards

More gathering spaces and local destinations

Developing the Village Center will be a challenge due to lack of infrastructure

## **Transportation**

Expand transportation options, including public transit, zip cars, carpooling, bicycling and walking

Enthusiasm for a bike trail and bike access to public open space

## **Housing**

Support for cluster open space residential developments that allow for alternative lot sizes in order to preserve open space

## **Open Space**

Be more proactive in acquiring private properties to preserve open space, agricultural land and vistas

Think beyond active recreation to increase the variety of parks and open space

Use zoning tools to preserve vistas (e.g. along Route 10) and open space

Protect and enhance Conant Memorial Park (e.g. with a concert pavilion)

Secure access to use the Tighe-Carmody Reservoir area

Access to launch boats at Hampton Ponds, where the state owns property

Educate the public about conservation issues

Establish connections with existing land trusts

Establish volunteer trail maintenance

Connect existing open space areas

# **Town of Southampton Open Space and Recreation Plan 2012**

Consider the fiscal effects of residential growth versus preservation, and the impacts that public utility expansion (e.g. sewers) would have on open space preservation.

## **Agriculture**

Focus on the preservation of farms and orchards

Stimulate consciousness about agriculture and the tools available to protect it

Create a farmer's market and promote farm stands

Develop a community garden

Promote agricultural tourism

Outreach program to inform the public about trails on agricultural land

Offer economic relief such as tax incentives for farming activities

Encourage the use of the state's Chapter 61 program

Develop a priority list for agricultural land acquisition

Take prime farm soils into account within the town's zoning regulations.

Proactive the agricultural commission

Adopt a Right to Farm bylaw

Publicize [www.farmlandinfo.org](http://www.farmlandinfo.org) and encourage cooperative management of agricultural land

Improve the town's land management practices to reduce use of fertilizers

Take a holistic view of town services to provide broader financial support for cultural, recreational and historic resources

## **Infrastructure**

Questions about whether sewers are an option in the center of town

See the merits of developing sewers to accommodate commercial expansion

Conduct cost-benefit evaluation of public sewer infrastructure

## **Town of Southampton Open Space and Recreation Plan 2012**

At the north and south ends of Route 10, sewers could be extended from Southampton's neighboring communities.

### **Economic Development**

Focus commercial development on the north end of town, from Easthampton to the OPA curve, and Cumberland.

Consider the west side of southern Route 10 and Russelville for light industrial uses

Develop an industrial park to improve the town's tax base

There is little suitable land for industrial development

Encourage businesses in existing homes, including cottage industries (with restricted noise levels and hours of operation), including web-based businesses, barbers, attorneys, real estate professionals and landscapers

Economic development policies should be mindful of existing agriculture

Promote agricultural tourism

Village Center that is a destination, with appropriate commercial development, including an area where artisans could display work, and a breakfast spot.

## **2006 Statewide Comprehensive Outdoor Recreation Plan (SCORP)**

### **Recreational Needs**

Many opportunities for passive recreation exist in Southampton at the numerous conservation lands throughout town that are both privately and publicly owned. Residents have expressed a need for better signage and marked access points at these locations and on the trail systems. Access to Tighe-Carmody Reservoir has also been expressed but is not likely to be provided given that this resource is the water supply for the City of Holyoke.

Although the Quabbin Reservoir has successfully been opened for public use, the City of Holyoke is not likely to do the same. Residents have expressed a need for more active recreational facilities including bike paths, sidewalks, multi-use trails, and playing fields.

The elderly and handicapped also face a relative shortage of recreational facilities. Recent updates to Conant Park including ADA compliance at the restrooms have made this facility more accessible to those populations.

According to Massachusetts Outdoors 2006, the statewide SCORP, a distinctive pattern emerges in the Connecticut Valley Region in terms of recreational need, including the

# Town of Southampton Open Space and Recreation Plan 2012

hilltowns of Hampshire, Hampden and Franklin Counties. Hiking (10.7%) and playground activity (11.3%) ranked high with swimming and road biking, but also hiking, mountain biking (10.3%), and cross country skiing (4.1%) are ranked higher than in any other region.

However, these results do not reflect the needs of Southampton, a predominantly rural community with great opportunity for road biking, mountain biking, hiking and cross country skiing.

## Southampton Recreation and Conservation Needs

The Southampton Greenway project is a **Creative Community Building Opportunity**, meeting the Commonwealth's sustainable development principles

### Sustainable Development Principles

1. Concentrate Development and Mixed Uses
2. Advance Equity
3. Make Efficient Decisions
4. Protect Land and Ecosystems
5. Use Natural Resources Wisely
6. Expand Housing Opportunities
7. Provide Transportation Choice
8. Increase Job and Business Opportunities
9. Promote Clean Energy
10. Plan Regionally

Indeed, Southampton Greenway related answers on page 24 of the Southampton Master Plan Survey results, tabulated on April 4, 2010, indicating a positive 3.84 result, on a rating scale of 1-5, i.e., approximately **70% of the 288** persons responding support a Southampton Greenway.

**That is 70% of 288 responders to the SHMP April 2010 survey, either agreed or strongly agreed that the Town of Southampton should develop bike trails and greenways that link open space and neighborhoods.**

Among Greenway issues meeting related sustainability principles are the following:

(1) The Greenway is connected with current bordering Southampton open space Conservation and APR held lands, approximately 90% of the land adjacent to the planned Greenway.

(2) The Greenway is connected to Southampton's open space lands as a multi use trail network and open space preservation tool promoting a Village Center development vision.

## Town of Southampton Open Space and Recreation Plan 2012

(3) The Greenway provides geographic connectivity to conservation lands, planned growth areas and historic districts areas. It is connected to Southampton's two historic districts (Village Center area and the Lockville Historic District) as well as recreational sites of Southampton including the Conant Park, newly established Helen Drive park and the emerging Labrie Field. (the planned recreational park off Strong Road and the Manhan Meadows Sanctuary as well as existing retail activity on Route 10 adjacent to the planned Greenway.

The following maps and images show these connectivity areas listed below separately and in combination:

### Conservation, Parks and Recreation Land

- Sczcypta Farm
- Manhan Meadows Sanctuary Entrance on Brickyard Rd. Ext.
- Hazel A.Young Trail
- Helen Drive Park
- Conant Park
- Labrie Field

### Historic Preservation Links

- Southampton Historic District
- Hampshire and Hampden Canal
- Railroad
- Old Town Hall
- Manhan River Dam at the Mill Pond
- Lyman Sheet Metal Company
- Historic Houses

### Town Center Links

- Town Hall
- Library
- Fire Station
- Congregational Church
- Cemetery

### Economic Development

- Sewer Line Extension from Easthampton

### Regional Issues

- Heritage Trail Center - Red Barn at Riverdale Rd and College Highway
- Southampton Master Plan
- Friends of Southampton Rail Trail
- Easthampton-Northampton Rail and Bicycle Map
- DCR

# Town of Southampton Open Space and Recreation Plan 2012



Southampton Historic District View  
From East Street Towards Town Center



Southampton Renovated Town Hall

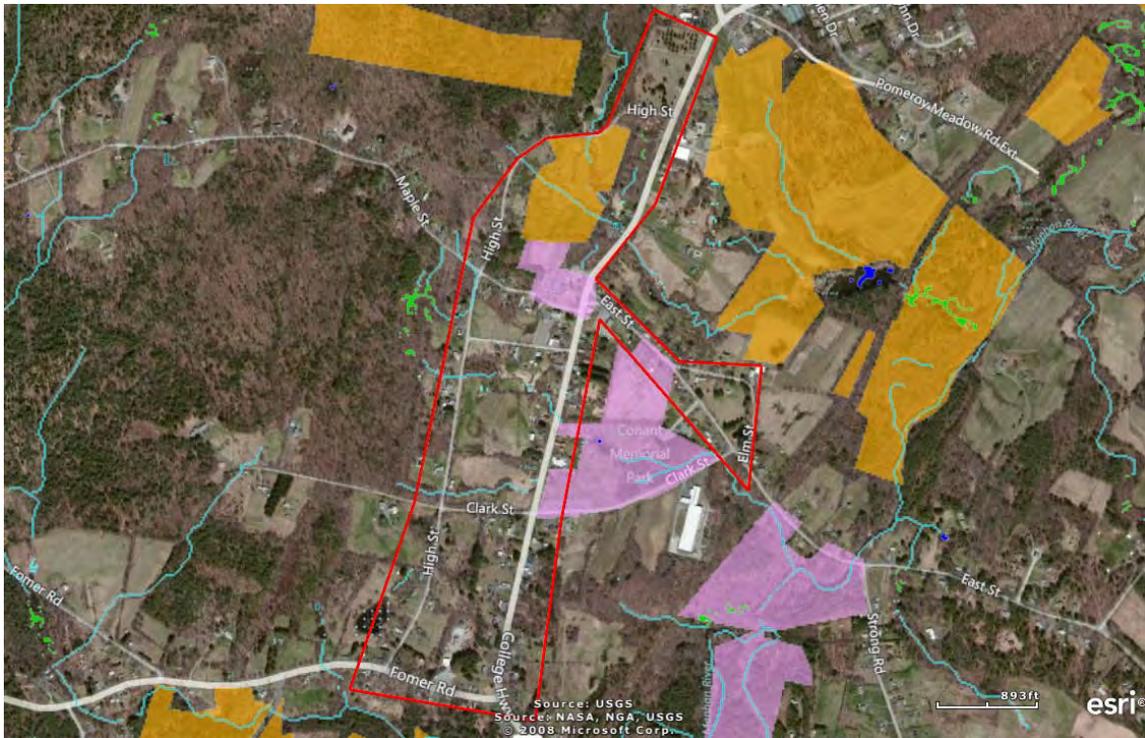


Park and Historic Home on East Street

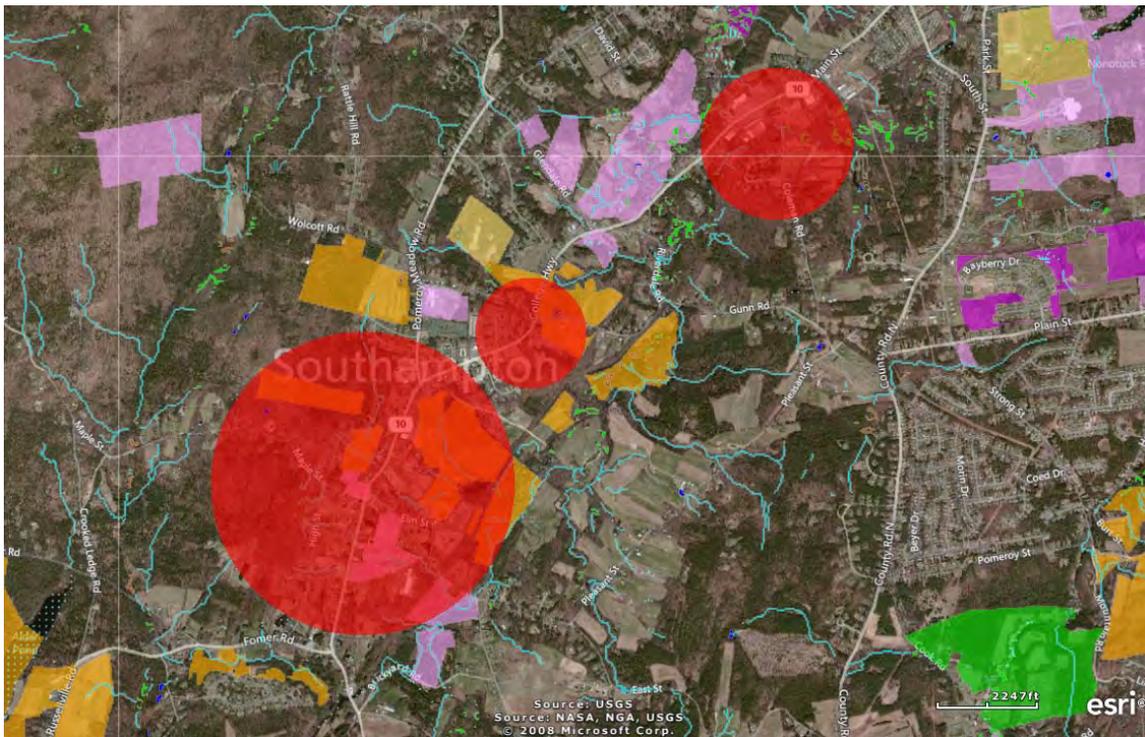


Historic Home on Elm Street

# Town of Southampton Open Space and Recreation Plan 2012

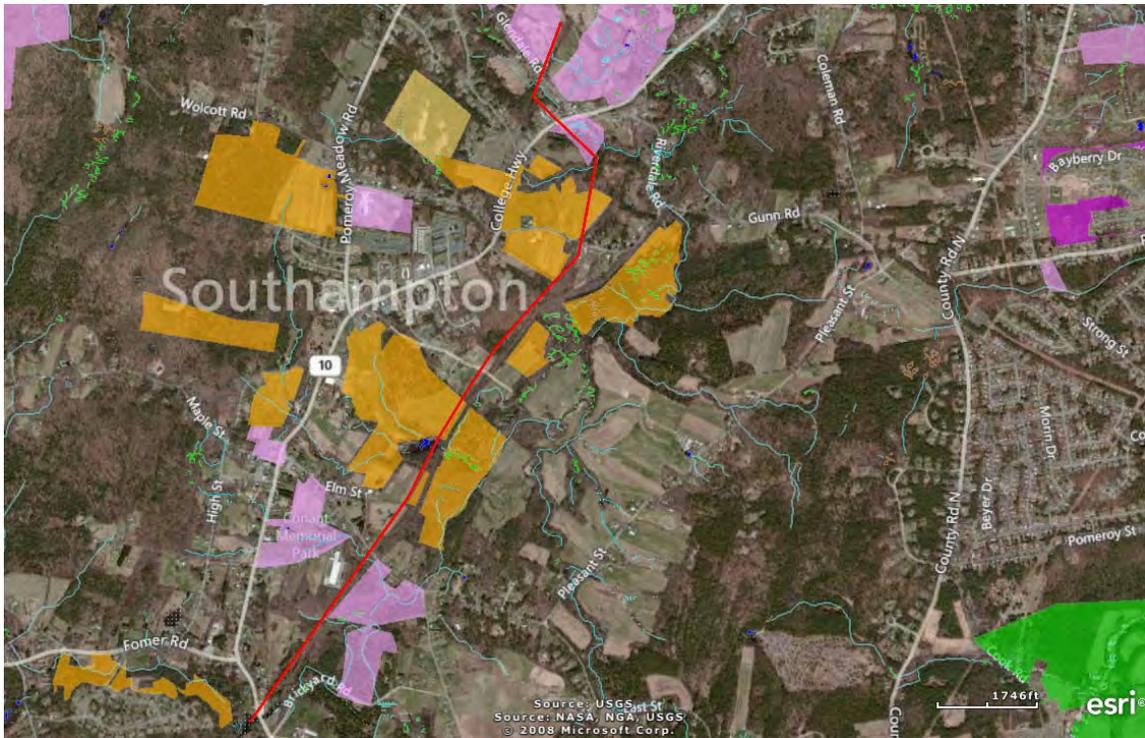


Southampton Historic (District Outlined in Red)

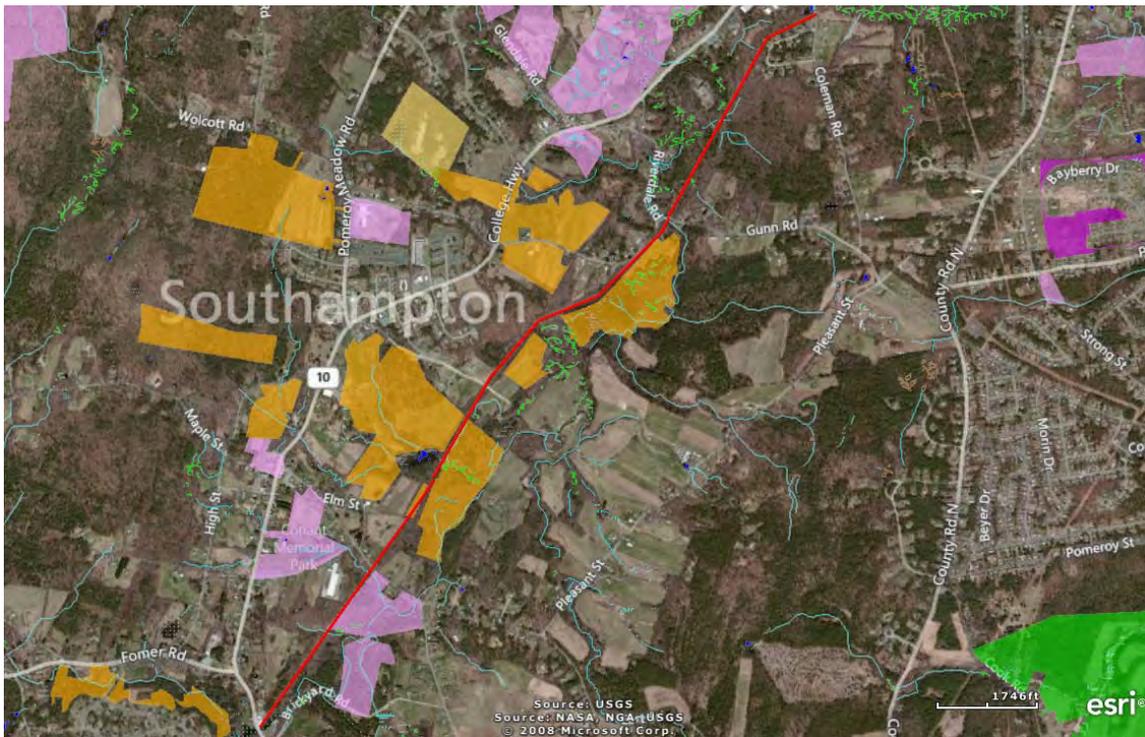


Southampton Proposed Growth Areas (Red Circles)

# Town of Southampton Open Space and Recreation Plan 2012

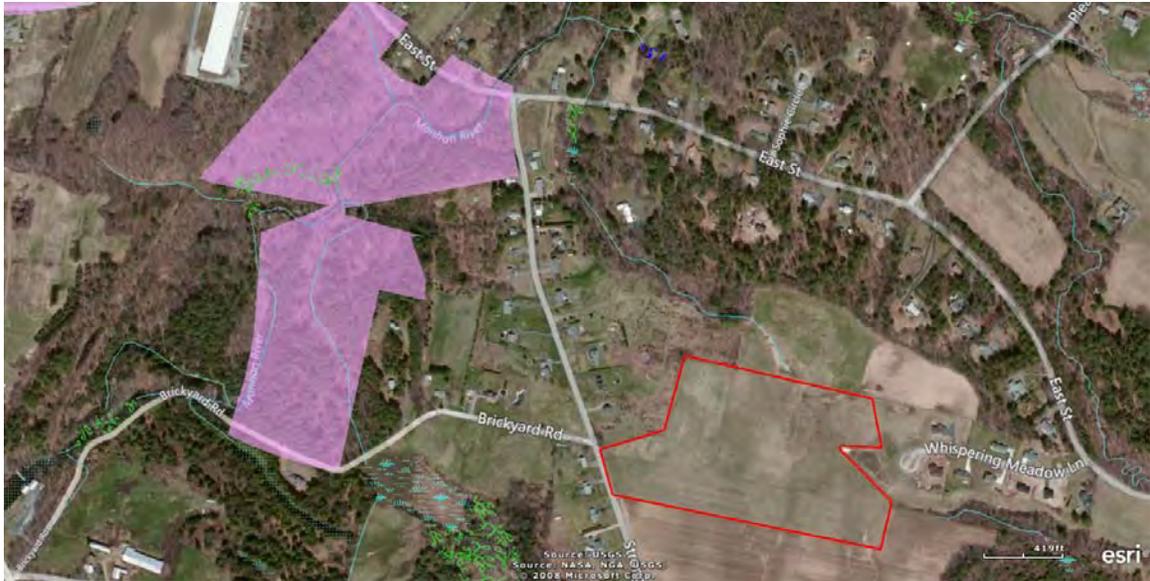


Historic Southampton Canal Route (Red Line)



Proposed Southampton Greenway Replacing PVRR (Red Line)  
Southampton Proposed Greenway (Red Line)

# Town of Southampton Open Space and Recreation Plan 2012



Labrie Field (Outlined in Red)



Lockville Canal Site at Manhan River



Lyman's Mill and Dam at Mill Pond

# Town of Southampton Open Space and Recreation Plan 2012



Canal Remnants at Manhan River



Historic Canal Remnants Near Szczypta Barn



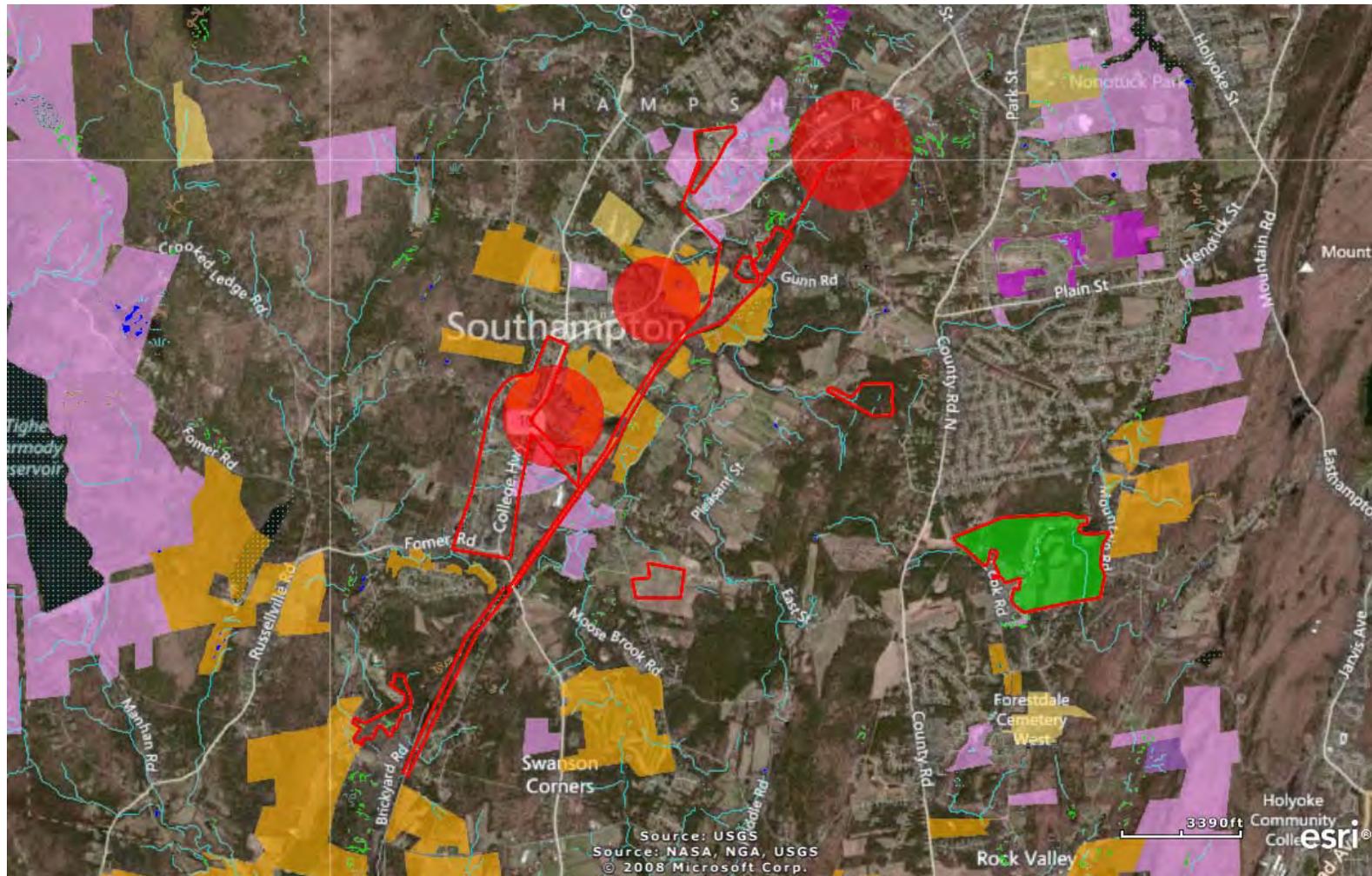
Bridge Crossing at Gunn Road



Bridge Crossing at Mill Pond

# Town of Southamptom Open Space and Recreation Plan 2012

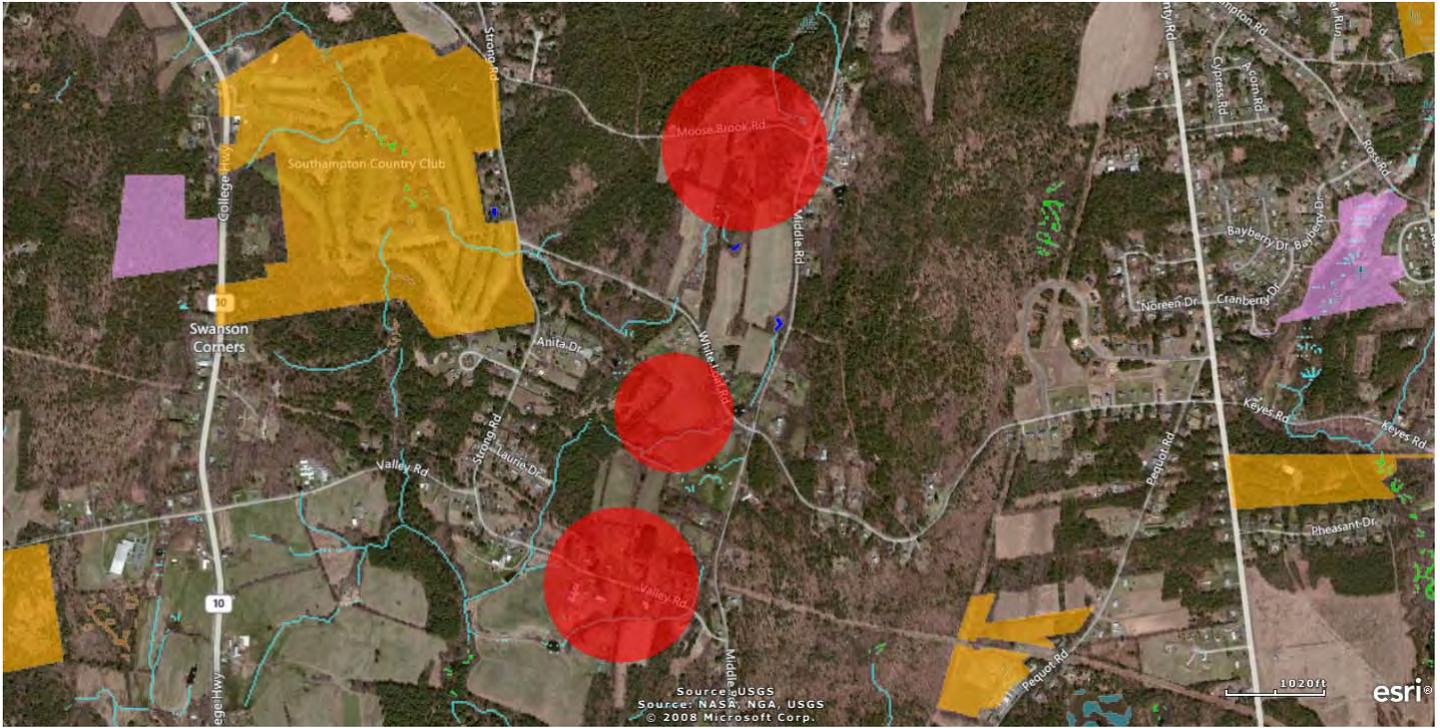
Map 22 Southamptom Growth Area Boundaries (Red Circles), Historic District, Historic Canal, Labrie Field and Planned Greenway (Outlined with Red Lines)



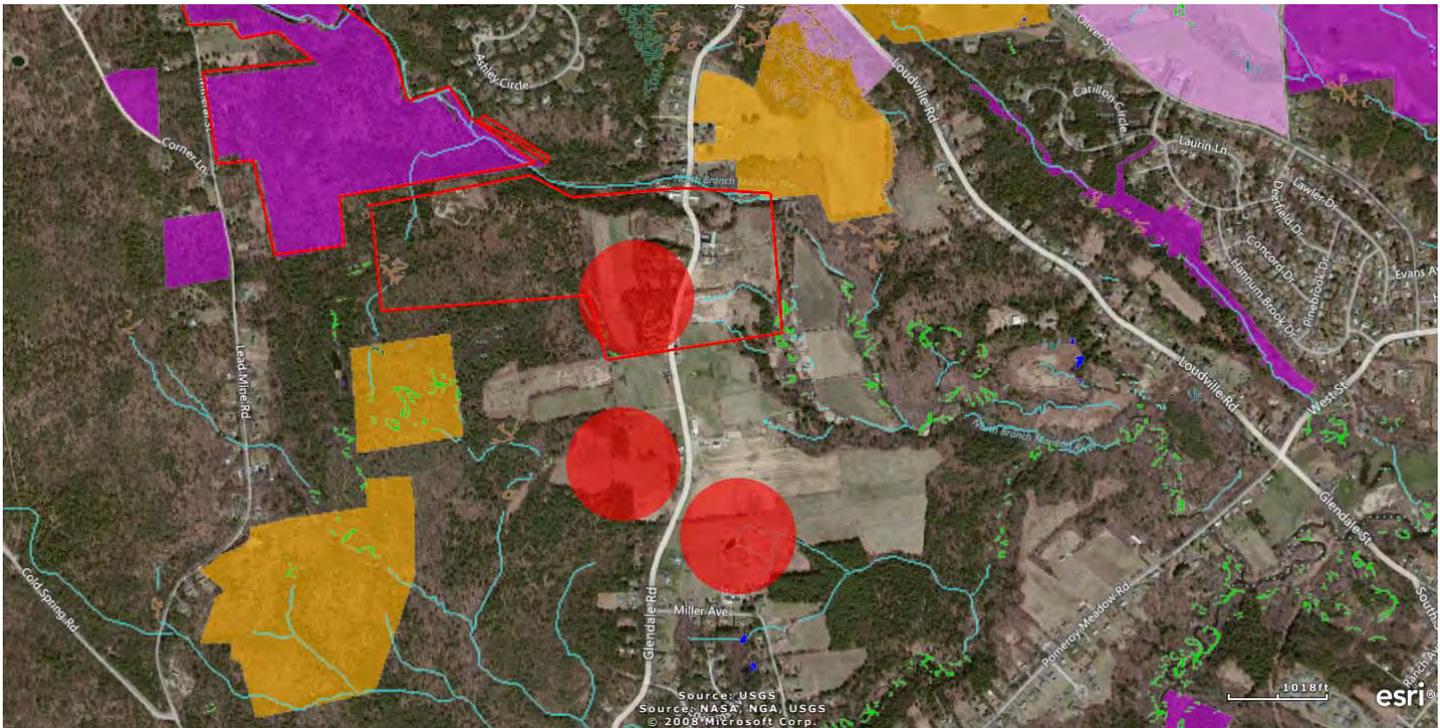
Source: Southamptom Master Plan Committee 2012, ArcGIS Explorer, ConCom

There is a priority from town residents to continue to support agricultural activity in the community. There are numerous regulatory and non-regulatory tools available to protect agricultural lands, promote local farming, and create opportunities for residents to become involved in local agriculture. The town should continue to encourage the use of the state's Agricultural Preservation Restriction (APR) program for key farming parcels in the community, especially in the identified Agricultural Priority Protection Areas along Glendale Road and Middle Road noted on the two maps below identified with red circles

# Town of Southampton Open Space and Recreation Plan 2012



Map 23: Middle Road Agricultural Protection Area ( Red Circles)



Map 24: Glendale Road Agricultural Protection Area ( Red Circles )

# Town of Southampton Open Space and Recreation Plan 2012

## 8.0 GOALS AND OBJECTIVES

Southampton residents cherish the scenic landscape all around them and want to maintain the rural character of their community and the quality of life it affords them. Most integral to Southampton's character are the protection and management of forests, protection of water quality, active agriculture, and healthy, diverse and contiguous wildlife habitats. Residents seek to continue and expand the many forms of outdoor recreation found in Southampton including trails for walking, hiking, biking, snowmobiling and horseback riding areas open to the public.

**Goal 1: Identify and preserve important parcels for ecological, recreational, cultural and historical value to create a town-wide green network.**

**Objective: Increase capacity for management of town-owned open space lands and promote public use of existing open space network.**

**Objective: Connect open space resources to enhance community livability and wildlife habitat, and to encourage walking and biking.**

**Objective: Protect and enhance the scenic vistas through the town.**

**Goal 2: Protect Southampton's remaining agricultural lands, promote local farming, and create opportunities for residents to become involved in local agriculture.**

**Goal 3: Protect Southampton's water resources.**

**Objective: Continue to protect Southampton's public water supply and the Barnes Aquifer for generations to come and assure that all infrastructure is up to date and in good repair.**

**Goal 4: Promote land use policies that protect the town's natural lands and rural community character.**

**Objective: Balance residential development with the protection of the town's natural, scenic and historic resources.**

**Objective: Establish land use and development policies that respond to infrastructure capacity.**

# Town of Southampton Open Space and Recreation Plan 2012

## 9.0 SEVEN-YEAR ACTION PLAN

This section provides a detailed Action Plan spanning the next seven years for working toward the goals and objectives outlined in this plan. The Action Plan is intended to be a realistic, implementable plan for the coming years. Throughout the development of this plan, as well as in planning processes in neighboring communities, it has been widely recognized that all-volunteer boards are stretched extremely thin and sometimes experience “board fatigue” resulting in the loss of valuable committee members. To address this, the Action Plan targets key projects, partners and funding opportunities to implement important building blocks toward the achievement of the long-term goals outlined herein.

Three tenets are inextricably linked to each of the eleven goals:

- Land conservation through private and public means
- Support of working forest and farmlands
- Continued and expanded access to working lands (farm and forest) and conservation lands for recreation

There is no one size fits all approach to achieving any of Southampton’s goals for open space and recreation. Land conservation will require local, state and federal government investment through ownership and/or funding assistance. Non-profit land trusts can be critical partners either as outright land owners or the holder of a conservation restriction. Private land owners will need access to many potential partners to implement voluntary restrictions, and donations or sale of their land for conservation purposes.

Local Community Preservation Act funds are a critical source of funding that can be used in part or in whole for any number of the land conservation partnerships and strategies noted. State and federal grants will also be important. To maximize Southampton’s ability to apply for conservation grants, the community needs to be ready to act when the opportunity presents.

This requires staying in touch with important land owners to know when opportunities for land protection may become available. It is recognized that there are typically only a few times in a land owner’s life when they start to plan for the future of their land. Estate planning can help a land owner meet their financial and personal goals relative to their land, and address a community’s goals for the protection of natural resources. Similarly, the community should be aware of and maintain working relationships with land trusts and other conservation organizations for technical assistance on these matters and potential access to funding.

Much of the same approach applies to development and expansion of trails and other recreational opportunities.

The Open Space Coordinating Committee has prioritized several on-going and successive trail projects for completion as part of this Action Plan. Building on past trail success at

# Town of Southampton Open Space and Recreation Plan 2012

Wolf Hill and Szczypta Farm Conservation sites (see Appendix), and the emerging Southampton Greenway, additional funding will be needed through grants and possibly local CPA funds.

Another critical component of land conservation is ensuring that local bylaws and regulations promote growth in areas where infrastructure exists and supports the protection of important natural resources.

Action Plan maps are provided on pages 145-148 herein, and in the Appendix.

*Target Dates for Completion are organized into two categories: Short Term (completion within 1-5 years); Mid Term (completion within 6-10 years)*

## **Goal 1: Identify and preserve important parcels for ecological, recreational, cultural and historical value to create a town-wide green network**

**Objective: Increase capacity for management of town-owned open space lands and promote public use of existing open space network.**

Strategy 1: Develop a prioritized list of key open space parcels for acquisition based on available developable vacant lands, key natural resource areas, critical habitat areas, priority agricultural lands and soils, recreational lands, and expansion and connection to town-wide green network.

Responsible Party: Conservation Commission, Agricultural Commission, Planning Board, Recreational Needs Committee, Community Preservation Committee

Resources Needed: Volunteer Time

Target Date for Completion: FY2013

Strategy 2: Establish and develop a relationship with existing land trusts in the region.

Responsible Party: Planning Board, Town Administrator, Select Board, Conservation Commission, Community Preservation Committee

Resources Needed: Volunteer Time

Target Date for Completion: FY2013

Strategy 3: Continue to update the town's Open Space and Recreation Plan (OSRP) every five years in order to qualify for state and federal grants.

## Town of Southampton Open Space and Recreation Plan 2012

The state Local Acquisitions for Natural Diversity (LAND) grant and federal Land and Water Conservation Fund (LWCF) grants provide funding to communities for acquisition of open space, but the town must have an updated OSRP in order to qualify

Responsible Party: Conservation Commission, Planning Board, Town Administrator

Resources Needed: Volunteer Time, Staff Time, Consultants

Target Date for Completion: FY2012

Strategy 4: Maintain a current environmental inventory and develop a management plan for conservation areas.

Responsible Party: Conservation Commission, Planning Board, Parks Commission

Resources Needed: Consultant, Staff Time, Volunteer Time

Target Date for Completion: FY2013

Strategy 5: Develop a comprehensive outreach and education campaign to inform the community about existing open space resources, to improve and maintain trail networks, and to improve signage and access to open space resources. Develop trail maps, establish a volunteer trail maintenance program, and educate the public about conservation issues as part of this effort.

Responsible Party: Conservation Commission, Open Space Committee, Parks Commission

Resources Needed: Staff Time, Volunteer Time

Target Date for Completion: FY2013

Strategy 6: Develop a plan to enhance Conant Memorial Park and to connect it to other town and open space resources.

Responsible Party: Department of Public Works, Recreation Commission

Resources Needed: Staff Time, Volunteer Time, Consultant

Target Date for Completion: FY2012

Strategy 7: Explore the possibility to secure public access to the Tighe-Carmody Reservoir area with the City of Holyoke..

Responsible Party: Select Board, Town Administrator

Resources Needed: Staff Time, Volunteer Time

Target Date for Completion: FY2015

**Objective: Connect open space resources to enhance community livability and wildlife habitat, and to encourage walking and biking.**

# Town of Southampton Open Space and Recreation Plan 2012

Strategy 1: Develop a rail trail along the existing rail bed to create a north-south connection between the numerous open space areas along its length. Consider expanding the current plan to extend the Rail Trail south along its entire length to Swanson Corners and the Westfield town line.

Responsible Party: Planning Board, Recreation Commission, Highway Department, Conservation Commission

Resources Needed: Staff Time, Volunteer Time, Consultant, Transportation Improvement Funds, PVPC, MassDOT

Target Date for Completion: FY2013 and FY2014

Strategy 2: Develop a plan for an east-west connection from the Rail Trail to the Tighe-Carmody Reservoir area. Compile a list of parcels that area critical to creating this link and work with town boards, officials, and local / state conservation groups to acquire or gain public access easements to these priority parcels.

Responsible Party: Planning Board, Recreation Commission, Department of Public Works, Conservation Commission

Resources Needed: Staff Time, Volunteer Time, Consultant, Community Preservation Act funds, state LAND grant, federal LWCF grant

Target Date for Completion: FY2015

Strategy 3: Develop a Manhan River Greenway and Wildlife Corridor Management Plan, and develop a list of priority parcels for acquisition or easements to support the development and enhancement of this greenway and wildlife corridor area.

Responsible Party: Conservation Commission, Planning Board, Select Board

Resources Needed: Staff Time, Volunteer Time, CPA funds, state LAND grant, federal Land and Water Conservation Fund grant

Target Date for Completion: FY2015

**Goal 2: Protect Southampton's remaining agricultural lands, promote local farming, and create opportunities for residents to become involved in local agriculture.**

**Objective 1: Develop a public outreach strategy to support agricultural activity.**

Strategy 1: Compile an inventory of farmlands with ownership information, protection status, vulnerability, etc., and meet with owners to explain their importance to the community and available preservation options. Coordinate these efforts with the community's prioritized list of key open space parcels for acquisition, (as listed under Goal 1, Strategy 1).

## Town of Southampton Open Space and Recreation Plan 2012

Responsible Party: Agricultural Commission, Board of Assessors, Community Preservation Committee, School Committee

Resources Needed: Volunteer Time, Staff Time

Target Date for Completion: FY2016

Strategy 2: Work with farmers and develop marketing materials to promote agriculture in Southampton.

Responsible Party: Agricultural Commission

Resources Needed: Volunteer Time, Consultant

Target Date for Completion: Short Term

Strategy 3: Develop educational materials and hold public meetings to stimulate consciousness about agriculture and the tools available to protect it.

Responsible Party: Agricultural Commission, School Department

Resources Needed: Volunteer Time

Target Date for Completion: FY2014

Strategy 3: Establish a weekly Farmer's Market in an appropriate location in the community

Resources available at Federation of Massachusetts Farmers Markets ([massfarmersmarkets.org](http://massfarmersmarkets.org)) or MA Department of Agricultural Resources ([mass.gov/agr](http://mass.gov/agr))

Responsible Party: Agricultural Commission

Resources Needed: Volunteer Time

Target Date for Completion: FY2016

Strategy 4: Identify appropriate locations and parcels to be used as a town owned community garden

Responsible Party: Agricultural Commission, Select Board, Conservation Commission

Resources Needed: Volunteer Time

Target Date for Completion: FY2016

### **Goal 3: Protect Southampton's water resources.**

**Objective: Continue to protect Southampton's public water supply and the Barnes Aquifer for generations to come and assure that all infrastructure is up to date and in good repair.**

Strategy 1: Continue and strengthen homeowner education / awareness about the

## Town of Southampton Open Space and Recreation Plan 2012

importance and vulnerability of the Barnes Aquifer, particularly residential areas that cover recharge areas.

Responsible Party: Conservation Commission, Public Health, Water Commission,  
BAPAC  
Resources Needed: Volunteer time, funding for outreach materials  
Target Date for Completion: FY2015

Strategy 2: Continue to educate landowners with contaminated wells and determine solutions to tie into the public water system.

Responsible Party: Water Commission  
Resources Needed: Staff time  
Target Date for Completion: FY2015

Strategy 3: Build a piping system to loop Pequot Pond to Valley Road and connect to an existing water main in Westfield.

Responsible Party: Water Commission  
Resources Needed: Funding for infrastructure improvements, staff time  
Target Date for Completion: FY2015

Strategy 4: Build a new water tank that would strengthen water capacity for the Ponds area to accommodate new growth in the area.

Responsible Party: Water Commission  
Resources Needed: Funding for infrastructure improvements, staff time  
Target Date for Completion: FY 2017

Strategy 5: Build a new water line to connect to an existing water line on East Street.

Responsible Party: Water Commission  
Resources Needed: Funding for infrastructure improvements, staff time  
Target Date for Completion: Mid Term

Strategy 6: Conduct a water quality education campaign that targets the landowners in town.

Educate landowners about septic system failures, fertilizer use on lawns and agricultural properties, pet wastes, and other homeowner actions that deteriorate the quality of water.

## Town of Southampton Open Space and Recreation Plan 2012

Responsible Party: Board of Health, Highway Department, Conservation Commission, Barnes Aquifer Protection Advisory Committee, Water Department

Resources Needed: Staff Time, Volunteer Time

Target Date for Completion: FY2014

Strategy 7: Adopt Low Impact Development (LID) standards for stormwater management in the zoning, subdivision, and stormwater regulations. Low Impact Developments are designed to reflect natural hydrology, minimize impervious surfaces, treat stormwater in small decentralized structures, preserve portions of the site in natural conditions, and use natural topography for drainageways and storage.

Responsible Party: Planning Board, Highway Department, Conservation Commission

Resources Needed: Staff Time, Volunteer Time, Consultant

Target Date for Completion: FY2017

Strategy 8: Consider adopting a River Protection Overlay District that minimizes development impacts in sensitive river buffer areas.

This Overlay District can increase community control over activities on riverfront areas not regulated by the Massachusetts Rivers Protection Act. The district designates a portion of the riverbank from the shoreline landward up to an established distance from each bank. It provides restrictions on uses and structures that will damage the environmental integrity of the river. Uses permitted as a matter of right should be limited to those consistent with the scenic qualities of the river, such as agricultural production, recreational uses, reasonable emergency procedures, conservation measures, and residential development on lots with frontage on an existing way.

Responsible Party: Planning Board, Conservation Commission

Resources Needed: Volunteer Time, Consultant

Target Date for Completion: FY2016

Strategy 9: Consider developing a larger local buffer zone requirement than the existing state-mandated 100' protection buffer in order to better protect the town's significant wetland resources.

Responsible Party: Conservation Commission

Resources Needed: Staff Time, Volunteer Time

Target Date for Completion: FY2016

## Town of Southampton Open Space and Recreation Plan 2012

Strategy 10: Adopted a Reduced Road Salt Policy that minimizes salt application and storage near environmentally sensitive areas adjacent to highways and roads in order to protect aquifers, private wells and surface waters.

Responsible Party: Highway Department, Conservation Commission, Water Department

Resources Needed: Staff Time, Volunteer Time

Target Date for Completion: FY2014

Strategy 11: Actively participate in the Barnes Aquifer Protection Advisory Committee (BAPAC), and allow BAPAC to comment on development proposals of regional impact.

Responsible Party: Planning Board

Resources Needed: Volunteer Time

Target Date for Completion: FY2013

### **Goal 4: Promote land use policies that protect the town's natural lands and rural community character**

**Objective: Balance residential development with the protection of the town's natural, scenic and historic resources.**

Strategy 1: Establish priority areas and parcels for scenic preservation.

Responsible Party: Planning Board, Conservation Commission

Resources Needed: Staff Time, Volunteer Time, Consultant

Target Date for Completion: FY2013

Strategy 2: Review and expand the town list of designated scenic roads.

Responsible Party: Highway Department, Planning Board, Tree Warden, Historical Commission

Resources Needed: Staff Time, Volunteer Time, Consultant

Target Date for Completion: FY2013

Strategy 3: Adopt overlay zoning districts that protect scenic vistas, for example, along the southern portion of College Highway (Route 10), which include buffers and design standards for developments.

Responsible Party: Planning Board, Conservation Commission, Historical Commission

Resources Needed: Staff Time, Volunteer Time, Consultant

Target Date for Completion: FY2018

# Town of Southampton Open Space and Recreation Plan 2012

**Objective: Establish land use and development policies that respond to infrastructure capacity**

Strategy 1: Hold a series of public presentations about the benefits of smart growth policies that concentrate development in some places and discourage it in others. Present zoning strategies to preserve rural character within the context of a comprehensive smart growth zoning strategy.

Responsible Party: Planning Board, Conservation Commission, Select Board, Local Cable Access Channel, School Department

Resources Needed: Staff Time, Volunteer Time, Consultant

Target Date for Completion: FY2012

Strategy 2: Hold a series of public presentations about the benefits of cluster development, or the building of homes closer together so that the remaining land on a site can be protected as open space or farmland.

Responsible Party: Planning Board, Conservation Commission, Select Board, Local Cable Access Channel, School Department

Resources Needed: Staff Time, Volunteer Time, Consultant

Target Date for Completion: FY2013

Strategy 3: Review the zoning bylaws and update regulations to better protect priority natural resources and farmland.

Zoning bylaw examples could include: Open Space Residential Development, Green Development Performance Standards, and Resource Protection Overlay Districts, or Transfer of Development Rights.

Responsible Party: Planning Board, Conservation Commission, Recreation Commission, Agricultural Commission, Select Board, Local Cable Access Channel

Resources Needed: Consultant, Staff Time

Target Date for Completion: FY2015

Strategy 4: Promote the use of of Southampton's Agricultural Preservation District

Responsible Party: Planning Board, Conservation Commission, Agricultural Commission

Resources Needed: None

Target Date for Completion: FY 2013

# Town of Southampton Open Space and Recreation Plan 2012

## **10.0** PUBLIC COMMENTS

Approval letters have been provided by the Southampton Select Board and Planning Board, the Southampton Conservation Commission, the Southampton Park Commission and the Pioneer Valley Planning Commission as shown below.

# Town of Southamptom Open Space and Recreation Plan 2012



## TOWN OF SOUTHAMPTON

P.O. BOX 397

Southampton, Massachusetts 01073

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SELECT BOARD/TOWN ADMINISTRATOR

June 25, 2012

Courtney Haff  
Haff Associates  
P.O. Box 401  
Northampton, MA 01060

RE: Southampton Open Space & Recreation Plan Update 2012

Dear Mr. Haff:

We are pleased to inform you that the Select Board voted to unanimously to adopt the 2012 Southampton Open Space and Recreation Plan Update. The Planning Board has adopted the plan both as the town's open space and recreation plan and as an element of the town's comprehensive plan.

The Select Board has no additional comments on the plan.

Sincerely,

SOUTHAMPTON SELECT BOARD/TOWN ADMINISTRATOR OFFICE

  
Regina Shea-Sullivan,

Interim Town Administrator

# Town of Southamton Open Space and Recreation Plan 2012



## *TOWN OF SOUTHAMPTON*

*P.O. BOX 397*

*Southampton, Massachusetts 01073*

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## CONSERVATION COMMISSION

June 25, 2012

Courtney Haff  
Haff Associates  
P.O. Box 401  
Northampton, MA 01060

RE: Southampton Open Space & Recreation Plan Update 2012

Dear Mr. Haff:

We are pleased to inform you that the Conservation Commission voted to unanimously to adopt the 2012 Southampton Open Space and Recreation Plan Update. The Conservation Commission has adopted the plan both as the town's open space and recreation plan and as an element of the town's comprehensive plan.

The Conservation Commission has no additional comments on the plan.

Sincerely,

SOUTHAMPTON CONSERVATION COMMISSION



Charlie McDonald, Chair

# Town of Southamton Open Space and Recreation Plan 2012



**TOWN OF SOUTHAMPTON**  
P.O. BOX 397  
Southampton, Massachusetts 01073

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## PARK COMMISSION

<sup>26</sup>  
June 25, 2012

Courtney Haff  
Haff Associates  
P.O. Box 401  
Northampton, MA 01060

RE: Southampton Open Space & Recreation Plan Update 2012

Dear Mr. Haff:

We are pleased to inform you that the Park Commission voted to unanimously to adopt the 2012 Southampton Open Space and Recreation Plan Update. The Park Commission has adopted the plan both as the town's open space and recreation plan and as an element of the town's comprehensive plan.

The Park Commission has no additional comments on the plan.

Sincerely,

SOUTHAMPTON PARK COMMISSION

Mark Reed, Chair

# Town of Southamptom Open Space and Recreation Plan 2012



**TOWN OF SOUTHAMPTON**

**P.O. BOX 397**

**Southampton, Massachusetts 01073**

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**PLANNING BOARD**

June 25, 2012

Courtney Haff  
Haff Associates  
P.O. Box 401  
Northampton, MA 01060

RE: Southampton Open Space & Recreation Plan Update 2012

Dear Mr. Haff:

We are pleased to inform you that the Planning Board voted to unanimously to adopt the 2012 Southampton Open Space and Recreation Plan Update. The Planning Board has adopted the plan both as the town's open space and recreation plan and as an element of the town's comprehensive plan.

The Planning Board has no additional comments on the plan.

Sincerely,

SOUTHAMPTON PLANNING BOARD

  
John Furman, Chair 6/25/12

# Town of Southampton Open Space and Recreation Plan 2012



Timothy W. Brennan, Executive Director

July 5, 2012

Charles McDonald, Chair  
Southampton Conservation Commission  
P.O. Box 276  
Southampton, MA 01073

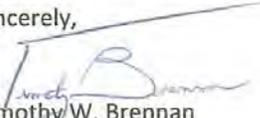
RE: 2012 Open Space and Recreation Plan Update

Dear Mr. McDonald,

The Pioneer Valley Planning Commission (PVPC) is pleased to submit this letter endorsing the Town of Southampton's 2012 update to the Open Space and Recreation Plan. PVPC is the Regional Planning Agency for Hampshire and Hampden counties. PVPC previously submitted comments on the draft plan in June 2012 which have been addressed in the final plan. The goals, objectives and actions identified in the plan are consistent with Valley Vision, the regional land use plan for the Pioneer Valley.

Southampton is rich in both open space and historic character. The plan recognizes the importance of such resources and the need to balance growth and economic development in appropriate locations without jeopardizing some of its most cherished assets. Thoughtful consideration of these issues and continued public participation in community planning will be critical in the coming years for successfully implementing the action plan set forth in the plan.

Sincerely,

  
Timothy W. Brennan  
Executive Director

cc: Jes Dods, Board of Selectmen  
Paul Diemand, PVPC Commissioner  
Henry Barton, PVPC Commissioner

# Town of Southampton Open Space and Recreation Plan 2012

## **PUBLIC COMMENTS: PUBLIC WORKSHOPS: COMMUNITY SURVEY; APRIL 2010 and JUNE 2012**

The town is in the process of developing a comprehensive Master Plan while simultaneously updating its Open Space and Recreation Plan Update, which will guide future decisions facing our community. Open space, land use, recreation and related natural resources and development issues were addressed and form the basis for the public comments that guide the OSRP Update.

The following describes the press releases utilized in the public participation and planning process:

FOR IMMEDIATE RELEASE

April 5, 2010

### **Visioning Workshops Will Address Southampton's Future**

Citizens of Southampton are invited to attend visioning workshops for the community's Master Plan on **Thursday, April 8, Saturday, April 10, and Wednesday, April 14** at William E. Norris Elementary School, 34 Pomeroy Meadow Road, Southampton.

Events begin Thursday, April 8, at 6:00 p.m., with a presentation on master plans, visioning, and sustainability from keynote speaker PVPC Principal Planner Catherine Ratté. Residents will also have the chance to participate in small group discussions and craft a town vision statement to address how the community should grow over the next 20 years.

On Saturday, April 10 from 9:00 a.m. to 12:00 p.m., participants will have the opportunity to work with the planning consultant team and the Master Plan Committee to discuss the opportunities and challenges of future land use, housing, open space, transportation, and other key topic areas for the community.

The final workshop on Wednesday, April 14 will explore future growth scenarios for the community, based on participant feedback and comments.

This community survey has been prepared to assist the Master Plan Committee and its open space coordinating sub-committee in developing this open space and recreation plan based, in great part, on input received from the citizens of Southampton. Citizens were encouraged to focus on the qualities of our town that they valued and to consider how they want our community to change in the future. Residents were encouraged to complete a survey as early as possible, as earlier participation helped make the results available prior to the three visioning workshops also held in the month of April, 2010.

The visioning workshops were held on Thursday April 8, 2010 from 6 p.m. to 9 p.m., Saturday April 10 from 9 a.m. to 3 p.m., and Wednesday April 14 from 6 p.m. to 9 p.m. at the William E. Norris Elementary School. More details are available on the Southampton Master Plan Website at [www.southamptonmasterplan.org](http://www.southamptonmasterplan.org).

# **Town of Southampton Open Space and Recreation Plan 2012**

June 15, 2012

There will be a public meeting on Monday June 18, 2012 at the Town Hall in Southampton at 6:00 p.m. to present the 2012 update of the Southampton Open Space and Recreation Plan. At this forum hosted by the Conservation Commission, the citizens will have an opportunity to hear the recommendations and make comments. This Open Space and Recreation Plan evaluates Southampton's natural, cultural and historic resources, and presents goals and objectives to be implemented over a seven-year period. Allied with responses from previous information session, strategies will be discussed to preserve the rural character, protect natural resources, control development patterns, and manage its open space.

The Southampton Conservation Commission sponsored a June 18, 2012 presentation to the public at a meeting held at Town Hall, in reference to the findings of the current OSRP 2012 for comments. The presentation document is noted in the reference section herein.

## **COMMUNITY SURVEY RESULTS**

**3. 3. Please indicate whether you live in**

	Response Percent	Response Count
An efficiency	0.3%	1
A one-bedroom home/apartment	2.3%	7
A two-bedroom home/apartment	13.0%	39
A home/apartment with three or more bedrooms	84.3%	253
	<i>answered question</i>	300
	<i>skipped question</i>	16

**4. 4. Are you**

	Response Percent	Response Count
Male	47.9%	148
Female	52.1%	161
	<i>answered question</i>	309
	<i>skipped question</i>	7

5. 5. What is your age?

	Response Percent	Response Count
14-19	1.3%	4
20-29	4.8%	15
30-39	11.3%	35
40-49	22.3%	69
50-59	30.3%	94
60+	30.0%	93
<i>answered question</i>		310
<i>skipped question</i>		6

6. 6. Are you retired?

	Response Percent	Response Count
Yes	25.3%	78
No	74.7%	230
<i>answered question</i>		308
<i>skipped question</i>		8

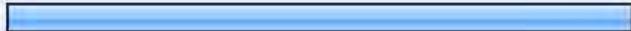
7. 7. Do you work in town?

	Response Percent	Response Count
Yes	19.3%	56
No	80.7%	234
<i>answered question</i>		290
<i>skipped question</i>		26

8. 8. Do you earn money working from home?

	Response Percent	Response Count
Yes 	12.8%	40
No 	87.2%	272
<i>answered question</i>		312
<i>skipped question</i>		4

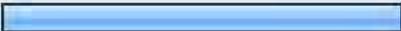
9. 9. Are you disabled?

	Response Percent	Response Count
Yes 	3.3%	10
No 	96.7%	297
<i>answered question</i>		307
<i>skipped question</i>		9

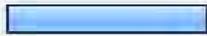
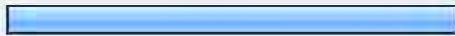
10. 10. Do you have a special needs adult child living with you?

	Response Percent	Response Count
Yes 	0.6%	2
No 	99.4%	306
<i>answered question</i>		308
<i>skipped question</i>		8

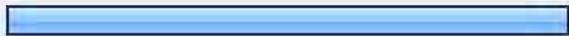
11. 11. Do you attend or have children in: (Choose all that apply)		
	Response Percent	Response Count
Southampton Public Schools 	31.9%	98
Private School 	3.3%	10
School of Choice 	2.0%	6
Home Schooled	0.0%	0
N/A (Not Applicable) 	65.8%	202
	<i>answered question</i>	307
	<i>skipped question</i>	9

12. 12. Do you participate and vote at Town Meeting?		
	Response Percent	Response Count
Yes 	61.5%	185
No 	38.5%	116
	If No, why not?	81
	<i>answered question</i>	301
	<i>skipped question</i>	15

13. 13. Southampton now has nearly 6,000 residents. Once a town in Massachusetts has more than 6,000 people, it has the option of choosing a Representative Town Meeting form of government. Instead of all citizens voting at Town Meeting, the town would be divided into voting precincts that elect "Town Meeting Representatives" who vote on behalf of their precinct at Town Meeting. Should we change from a direct Town Meeting form of government to a Representative Town Meeting form of government?

	Response Percent	Response Count
Yes 	30.6%	90
No 	69.4%	204
	<i>answered question</i>	294
	<i>skipped question</i>	22

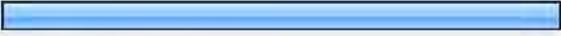
14. 14. Are you satisfied with the level of services provided by the Town for the following: (If No, please describe)  
Police?

	Response Percent	Response Count
Yes 	86.9%	265
No 	13.1%	40
	If No, please describe:	35
	<i>answered question</i>	305
	<i>skipped question</i>	11

15. Fire?

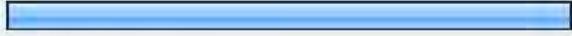
	Response Percent	Response Count
Yes 	92.9%	276
No 	7.1%	21
	If No, please describe:	32
	<i>answered question</i>	297
	<i>skipped question</i>	19

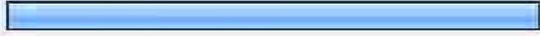
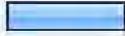
16. Plowing?			Response Percent	Response Count
Yes			85.1%	258
No			14.9%	45
		If No, please describe:		52
		<i>answered question</i>		303
		<i>skipped question</i>		13

17. Road Maintenance?			Response Percent	Response Count
Yes			86.5%	256
No			13.5%	40
		If No, please describe:		47
		<i>answered question</i>		296
		<i>skipped question</i>		20

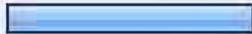
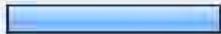
18. Water System?			Response Percent	Response Count
Yes			88.0%	241
No			12.0%	33
		If No, please describe:		46
		<i>answered question</i>		274
		<i>skipped question</i>		42

19. Transfer Station?			Response Percent	Response Count
Yes			89.6%	251
No			10.4%	29
		If No, please describe:		37
		<i>answered question</i>		280
		<i>skipped question</i>		36

20. Senior Services?			Response Percent	Response Count
Yes			87.4%	201
No			12.6%	29
		If No, please describe:		39
		<i>answered question</i>		230
		<i>skipped question</i>		86

21. Other Town Services?			Response Percent	Response Count
Yes			82.4%	192
No			17.6%	41
		If No, please describe:		53
		<i>answered question</i>		233
		<i>skipped question</i>		83

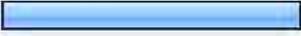
22. 15. What should we use as a model for the way Southampton should grow and look in the future? (Choose all that apply)

		Response Percent	Response Count
A rural residential community without a commercial center or significant commercial development (e.g. Westhampton)		27.6%	81
<b>A rural residential community with a small commercial center (e.g. Huntington)</b>		<b>37.4%</b>	<b>110</b>
A mostly residential "bedroom" community with dispersed small-scale commercial development along main roads (e.g. Granby)		32.7%	96
A community with a mixed-use center with a variety of housing options and commercial developments (e.g. Easthampton)		15.6%	46
A community that promotes large scale commercial development along main roads and preserves outlying open space (e.g. Hadley)		3.7%	11
		Comments	55
		<i>answered question</i>	<b>294</b>
		<i>skipped question</i>	<b>22</b>

23. 16. With regard to the historic village center of Southampton, do you:

	Response Percent	Response Count
Like it just as it is 	79.2%	229
Want to see it developed with more commercial, civic, and residential uses 	20.8%	60
<i>answered question</i>		289
<i>skipped question</i>		27

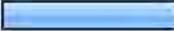
24. 17. What kind of businesses would make Southampton a better place to live? (Choose all that apply)

	Response Percent	Response Count
Restaurants (e.g. sit down, take out, deli) 	33.1%	97
Places to hang out (e.g. coffee shops, ice cream) 	37.9%	111
Neighborhood retail and services (e.g. grocery, hardware, cleaners) 	27.0%	79
Large retail stores (e.g. supermarket, Target, Home Depot) 	7.5%	22
Specialty retail stores 	15.0%	44
<b>None, Southampton has enough businesses, and my needs are met by these and by neighboring towns</b> 	46.1%	135
Other (please specify) 	10.9%	32
<i>answered question</i>		293
<i>skipped question</i>		23

25. 18. Where should the town encourage new commercial development? (Choose all that apply)

		Response Percent	Response Count
Along the whole length of College Highway (Route 10)		16.8%	49
On College Highway from the Easthampton town line to the Opa Opa curve		40.9%	119
Near the historic village center, on College Highway from East Street to Fomer Road		9.6%	28
Along College Highway from the Westfield town line to Fomer Road		19.2%	56
In new neighborhood commercial centers that serve our residential areas		6.2%	18
At the intersection of East Street and County Road		8.2%	24
At the intersection of College Highway and Fomer Road		2.1%	6
Nowhere		29.9%	87
Other (please specify)		7.2%	21
<i>answered question</i>			291
<i>skipped question</i>			25

26. 19. Where should the town encourage non-retail commercial (light industrial) development? (Choose all that apply)

		Response Percent	Response Count
Near the Westfield / Southampton town line along College Highway (Route 10)		46.7%	134
Near the Easthampton town line along College Highway		26.5%	76
Non-retail commercial development should be limited. There is adequate space available in nearby towns.		41.1%	118
Other (please specify)		9.1%	26
		<i>answered question</i>	<b>287</b>
		<i>skipped question</i>	<b>29</b>

27. 20. On the scale of 1-5 below, please indicate your level of support for each of the following potential strategies for residential growth and for preserving Southampton's rural character: Supplementary information: Southampton currently has nearly 6,000 residents and is one of the fastest growing communities in the region. The population increased by 33% between 1990 and 2008. The current residential zoning in Southampton requires approximately 1 or more acres per home in most areas. 1 = Strongly Oppose 2 = Oppose 3 = Neutral 4 = Support 5 = Strongly Support

	1	2	3	4	5	Rating Average	Response Count
Continue current policies that allow growth of single family homes on one acre lots in Southampton's undeveloped areas	17.8% (50)	14.9% (42)	21.7% (61)	22.4% (63)	<b>23.1%</b> <b>(65)</b>	3.18	281
Adopt "cluster development" provisions requiring homes in sensitive natural resource areas to be built closer together so that the remaining land can be protected as open space	<b>26.7%</b> <b>(75)</b>	16.0% (45)	17.8% (50)	<b>26.7%</b> <b>(75)</b>	12.8% (36)	2.83	281
Concentrate residential development near the village center while preserving the outlying areas	<b>32.1%</b> <b>(89)</b>	18.4% (51)	31.0% (86)	10.1% (28)	8.3% (23)	2.44	277
Allow higher density housing types (e.g. homes on smaller lots, duplexes, town homes) in selected "smart growth" locations	<b>44.7%</b> <b>(126)</b>	13.5% (38)	16.3% (46)	18.1% (51)	7.4% (21)	2.30	282
Create larger minimum lot sizes (e.g. 2 or more acres per unit) to preserve rural character and limit residential growth	12.5% (36)	13.2% (38)	20.2% (58)	22.6% (65)	<b>31.4%</b> <b>(90)</b>	3.47	287
Zone some areas for agricultural and very low density uses only (e.g. 5 or more acres minimum lot size)	5.6% (16)	6.3% (18)	13.0% (37)	27.7% (79)	<b>47.4%</b> <b>(135)</b>	4.05	285
Purchase and protect as much open space as possible from development	8.4% (24)	7.4% (21)	14.0% (40)	17.9% (51)	<b>52.3%</b> <b>(149)</b>	3.98	285
Establish more restrictive sign guidelines (e.g. not allowing bright neon signs, implementing greater restrictions on size and lighting)	3.5% (10)	4.9% (14)	19.6% (56)	26.9% (77)	<b>45.1%</b> <b>(129)</b>	4.05	286

Cluster commercial development at major intersections	22.1% (61)	14.9% (41)	25.0% (69)	<b>26.1%</b> <b>(72)</b>	12.0% (33)	2.91	276
Cluster commercial development in neighborhood commercial centers	<b>34.7%</b> <b>(96)</b>	21.3% (59)	24.2% (67)	14.1% (39)	5.8% (16)	2.35	277
Establish standards for commercial developments that regulate environmental impacts, safety and design	2.1% (6)	3.5% (10)	14.1% (40)	27.8% (79)	<b>52.5%</b> <b>(149)</b>	4.25	284
Establish standards for large residential developments (e.g. 4+ unit subdivisions) to regulate environmental impacts, safety and design	10.6% (30)	4.9% (14)	10.2% (29)	23.3% (66)	<b>50.9%</b> <b>(144)</b>	3.99	283
Establish design standards for developments in the village center to create a traditional village with a walkable, mixed-use (residential and commercial) district	6.0% (17)	7.1% (20)	17.4% (49)	28.8% (81)	<b>40.6%</b> <b>(114)</b>	3.91	281
Limit development beyond the capacity of our water supply	4.5% (13)	4.2% (12)	10.1% (29)	14.3% (41)	<b>66.8%</b> <b>(191)</b>	4.35	286
<i>answered question</i>							<b>292</b>
<i>skipped question</i>							<b>24</b>

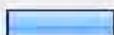
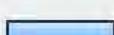
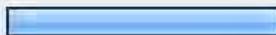
**28. 21. Based on your income level, are there sufficient housing options for you and your family in Southampton?**

		Response Percent	Response Count
Yes		80.9%	220
No		19.1%	52
Comments:			31
<i>answered question</i>			<b>272</b>
<i>skipped question</i>			<b>44</b>

29. 22. Please indicate whether you are satisfied with your present housing:

		Response Percent	Response Count
I am satisfied with my present housing		90.1%	263
I am not satisfied with my present housing		9.9%	29
		<i>answered question</i>	292
		<i>skipped question</i>	24

30. I am not satisfied with my present housing because: (Choose all that apply)

		Response Percent	Response Count
It is too large		16.3%	7
It is too small		27.9%	12
It is too expensive to manage		25.6%	11
I feel isolated		2.3%	1
There is no easy access to stores and services		16.3%	7
My physical condition makes it difficult to get around		0.0%	0
Of other reasons: (please describe)		41.9%	18
		<i>answered question</i>	43
		<i>skipped question</i>	273

31. 23. If you or your family members were to move to another living situation within Southampton someday, what type of housing do you anticipate will meet your future needs? (Choose all that apply)

	Response Percent	Response Count
Renting a house	0.0%	0
Renting an apartment	1.7%	5
Living in an assisted living facility	11.4%	33
Owning a house	36.2%	105
Owning a manufactured home	1.7%	5
Owning a condo or cooperative unit	16.6%	48
Owning or renting a unit in a duplex or town house	4.8%	14
Owning or renting a dwelling with everything on one floor	18.3%	53
<b>I do not anticipate me or other members of my family ever requiring a different housing situation in Southampton</b>	<b>39.7%</b>	<b>115</b>
In the future, I and other members of my family do not anticipate living in Southampton	5.2%	15
	<i>answered question</i>	<b>290</b>
	<i>skipped question</i>	<b>26</b>

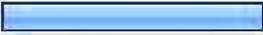
32. 24. If you were to move to another living situation within Southampton someday, what size home/apartment would you prefer? (Choose all that apply)

	Response Percent	Response Count
An efficiency	0.8%	2
A one-bedroom home/apartment	6.7%	17
A two-bedroom home/apartment	46.7%	119
A home/apartment with three or more bedrooms	51.0%	130
<i>answered question</i>		255
<i>skipped question</i>		61

33. 25. I would like to see the town promote the following: (Choose all that apply)

	Response Percent	Response Count
Detached single family homes	73.7%	174
Duplex homes	14.4%	34
Town houses	23.3%	55
Accessory apartments	11.0%	26
Apartment buildings	1.7%	4
Conversion of single family to multifamily housing units	6.8%	16
Housing options for the physically and/or mentally disabled	22.5%	53
<i>answered question</i>		236
<i>skipped question</i>		80

34. 26. I would like to see the town promote the following senior citizen housing options: (Choose all that apply)

		Response Percent	Response Count
Subsidized housing units for low income seniors		35.1%	97
<b>Small, affordable market-rate units</b>		44.2%	122
High-end market rate units		18.8%	52
Assisted living facilities		40.2%	111
Nursing homes		9.4%	26
None, Southampton has sufficient senior citizen housing options for many different incomes and ability levels		26.4%	73
Other (please specify):		2.5%	7
		<i>answered question</i>	276
		<i>skipped question</i>	40

35. 27. Definition of Affordable Housing: Affordable housing is defined by the federal government as subsidized housing units that are affordable to households who earn up to 80% of the Area Median Income (AMI). In 2009, this amount is \$49,700 for a two-person household and \$62,100 for four-person household in the Springfield area. The state has set a goal for 10% of all housing units in Massachusetts communities to qualify as affordable (subsidized) housing. If several units of affordable housing were developed in town, what kind would you prefer: (Choose all that apply)

		Response Percent	Response Count
Duplexes		25.7%	68
Small apartment buildings		11.3%	30
<b>Single family houses</b>		65.3%	173
Small multi family condominiums		32.5%	86
		<i>answered question</i>	265
		<i>skipped question</i>	51

36. 28. On the scale of 1-5 below, please indicate your level of support for each of the following statements: 1 = Strongly Disagree 2 = Disagree 3 = Neutral 4 = Agree 5 = Strongly Agree

	1	2	3	4	5	Rating Average	Response Count
The town should promote the development of elderly housing	8.8% (25)	14.4% (41)	28.4% (81)	<b>30.2% (86)</b>	18.2% (52)	3.35	285
The town should promote the development of affordable housing	20.6% (59)	19.9% (57)	22.4% (64)	<b>23.4% (67)</b>	13.6% (39)	2.90	286
Southampton should require that a certain percentage of new residential development be set aside for affordable housing	<b>23.8% (67)</b>	22.7% (64)	17.4% (49)	20.2% (57)	16.0% (45)	2.82	282
The town should set aside a certain percentage of municipal land for affordable housing	<b>35.2% (99)</b>	19.2% (54)	21.0% (59)	13.2% (37)	11.4% (32)	2.46	281
Southampton should be involved in helping to keep housing affordable for seniors and low income property owners	15.6% (45)	15.3% (44)	21.5% (62)	<b>26.0% (75)</b>	21.5% (62)	3.23	288
The town should have a program to support first-time home buyers	<b>25.0% (71)</b>	13.0% (37)	<b>25.0% (71)</b>	23.2% (66)	13.7% (39)	2.88	284
The town should provide grants or create a no-interest revolving loan fund for rehabilitation of low and moderate income homes	22.9% (65)	14.1% (40)	19.4% (55)	<b>26.4% (75)</b>	17.3% (49)	3.01	284
						<i>answered question</i>	290
						<i>skipped question</i>	26

37. 29. If public transit were brought to Southampton, what routes and services would you be interested in using?  
 (Choose all that apply)

		Response Percent	Response Count
None		47.0%	134
Up and down College Highway (Rte. 10)		24.9%	71
Westfield-Easthampton, with connection to Northampton		28.1%	80
Town Center to Easthampton with connection to Northampton		26.7%	76
Greater service on County Road		4.9%	14
Disabled access vans		15.4%	44
	<i>answered question</i>		285
	<i>skipped question</i>		31

38. 30. If money became available to extend the town's sidewalk system, please indicate how important each of these extensions and improvements would be: 1 = Not Important 2 = Important 3 = High Priority

	1	2	3	Rating Average	Response Count
Extend sidewalks on College Highway between the Cumberland and Veterans Memorial bridge	33.8% (92)	27.2% (74)	<b>39.0% (106)</b>	2.05	272
Extend sidewalk to new playing fields on Strong Road	<b>37.5% (100)</b>	25.5% (68)	37.1% (99)	2.00	267
Install sidewalks on all subdivision cul de sacs that do not now have them.	<b>77.0% (197)</b>	12.1% (31)	10.9% (28)	1.34	256
Install sidewalks on main feeder roads (ie. Glendale, Fomer, East Street)	<b>42.2% (114)</b>	23.3% (63)	34.4% (93)	1.92	270
Install or improve sidewalks in my neighborhood (please indicate your neighborhood below)	<b>76.7% (155)</b>	9.4% (19)	13.9% (28)	1.37	202
Other location (please indicate area below)	<b>63.2% (60)</b>	11.6% (11)	25.3% (24)	1.62	95
Indicate your neighborhood and other locations for sidewalk extension here					70
<i>answered question</i>					<b>285</b>
<i>skipped question</i>					<b>31</b>

39. 31. Please indicate whether you would consider supporting tax increases for each of the following: 1 = Strongly Oppose 2 = Oppose 3 = Neutral 4 = Support 5 = Strongly Support

	1	2	3	4	5	Rating Average	Response Count
Keeping retail and non-retail commercial development to a minimum	23.9% (67)	14.6% (41)	22.5% (63)	16.4% (46)	22.5% (63)	2.99	280
Providing public transit options	38.6% (110)	16.5% (47)	21.8% (62)	15.1% (43)	8.1% (23)	2.38	285
Increasing town services (parks, sewer, water, community meeting space, etc.)	18.4% (52)	11.3% (32)	24.4% (69)	30.0% (85)	15.9% (45)	3.14	283
Permanently preserving open space	14.7% (42)	7.3% (21)	18.5% (53)	22.7% (65)	36.7% (105)	3.59	286
Providing a 24/7 paid ambulance service (as opposed to relying on a volunteer fire/ambulance service)	22.9% (65)	14.1% (40)	27.8% (79)	18.7% (53)	16.5% (47)	2.92	284
						Comments:	41
						<i>answered question</i>	289
						<i>skipped question</i>	27

40. 32. Please indicate your level of support for the following strategies to improve the town's tax base or shift the tax burden from residential taxpayers to retail and non-retail commercial taxpayers: 1 = Strongly Oppose 2 = Oppose 3 = Neutral 4 = Support 5 = Strongly Support

	1	2	3	4	5	Rating Average	Response Count
Encourage commercial development by expanding land zoned for commercial use	31.4% (88)	17.1% (48)	18.6% (52)	20.4% (57)	12.5% (35)	2.65	280
Encourage non-retail commercial development by expanding land zoned for light industrial use	23.8% (67)	18.4% (52)	22.3% (63)	24.1% (68)	11.3% (32)	2.81	282
If significant commercial/industrial development occurred in Southampton, the Town should establish a higher commercial tax rate to decrease the proportion of taxes paid by residential properties	9.5% (27)	8.1% (23)	21.8% (62)	27.5% (78)	33.1% (94)	3.67	284
	<i>answered question</i>						286
	<i>skipped question</i>						30

41. 33. On the scale of 1-5 below, please indicate your level of agreement with the following. The Town of Southampton should: 1 = Strongly Disagree 2 = Disagree 3 = Neutral 4 = Agree 5 = Strongly Agree

	1	2	3	4	5	Rating Average	Response Count
Address traffic congestion and busy roads	20.7% (59)	18.2% (52)	<b>35.8% (102)</b>	16.8% (48)	8.4% (24)	2.74	285
Promote traffic calming in the historic village center	14.3% (41)	13.6% (39)	<b>32.5% (93)</b>	26.2% (75)	13.3% (38)	3.10	286
Promote public transit in the form of buses	<b>31.7% (91)</b>	15.3% (44)	24.0% (69)	17.1% (49)	11.8% (34)	2.62	287
Establish one or more conveniently placed park and ride lots for carpooling	<b>31.6% (90)</b>	11.9% (34)	29.5% (84)	20.4% (58)	6.7% (19)	2.59	285
Develop bicycle paths and greenways that link open spaces, neighborhoods, etc.	10.4% (30)	7.3% (21)	12.8% (37)	26.7% (77)	<b>42.7% (123)</b>	3.84	288
Create new active recreational resources such as snowmobile, ATV and horseback riding trails, places for hunting and fishing, etc	18.9% (54)	14.7% (42)	19.6% (56)	22.5% (64)	<b>24.2% (69)</b>	3.18	285
Improve technology infrastructure (e.g., broadband, wireless, fiber optic technologies)	7.7% (22)	4.9% (14)	28.9% (83)	27.5% (79)	<b>31.0% (89)</b>	3.69	287
Educate landowners about options for permanently protecting land	3.5% (10)	2.1% (6)	19.7% (57)	29.8% (86)	<b>45.0% (130)</b>	4.11	289
Help preserve and promote active use of remaining farmland	1.4% (4)	3.5% (10)	10.8% (31)	22.2% (64)	<b>62.2% (179)</b>	4.40	288
Work to preserve open space resources	2.8% (8)	3.1% (9)	11.9% (34)	24.8% (71)	<b>57.3% (164)</b>	4.31	286
Establish policies or programs to encourage local food production	2.1% (6)	2.1% (6)	21.5% (62)	22.8% (66)	<b>51.6% (149)</b>	4.20	289
Pursue renewable energy development (generation)	2.8% (8)	2.8% (8)	29.7% (85)	29.4% (84)	<b>35.3% (101)</b>	3.92	286
Implement energy conservation measures for municipal facilities	2.4% (7)	1.7% (5)	21.0% (60)	29.0% (83)	<b>45.8% (131)</b>	4.14	286
Establish a policy of purchasing fuel-efficient vehicles	10.1% (29)	4.9% (14)	27.2% (78)	25.1% (72)	<b>32.8% (94)</b>	3.66	287

Promote mixed-use development (residential and commercial in same building)	20.1% (57)	10.2% (29)	<b>38.4%</b> <b>(109)</b>	16.9% (48)	14.4% (41)	2.95	284
<i>answered question</i>							290
<i>skipped question</i>							26

42. 34. If you are interested in participating in the Southampton Master Plan Visioning Workshops, please enter your email address to receive information and updates.

	Response Count
	52
<i>answered question</i>	52
<i>skipped question</i>	264

43. 35. Please use the space below if you have any additional comments about Southampton or its future growth (likes, dislikes, etc.)

	Response Count
	97
<i>answered question</i>	97
<i>skipped question</i>	219

# Town of Southamptton Open Space and Recreation Plan 2012

## 11.0 References

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- BioMap2, Conserving the Biodiversity of Massachusetts in a Changing World
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- MACC, Environmental Handbook for MA Conservation Commissioners, Ninth Edition, 2006 with Updates
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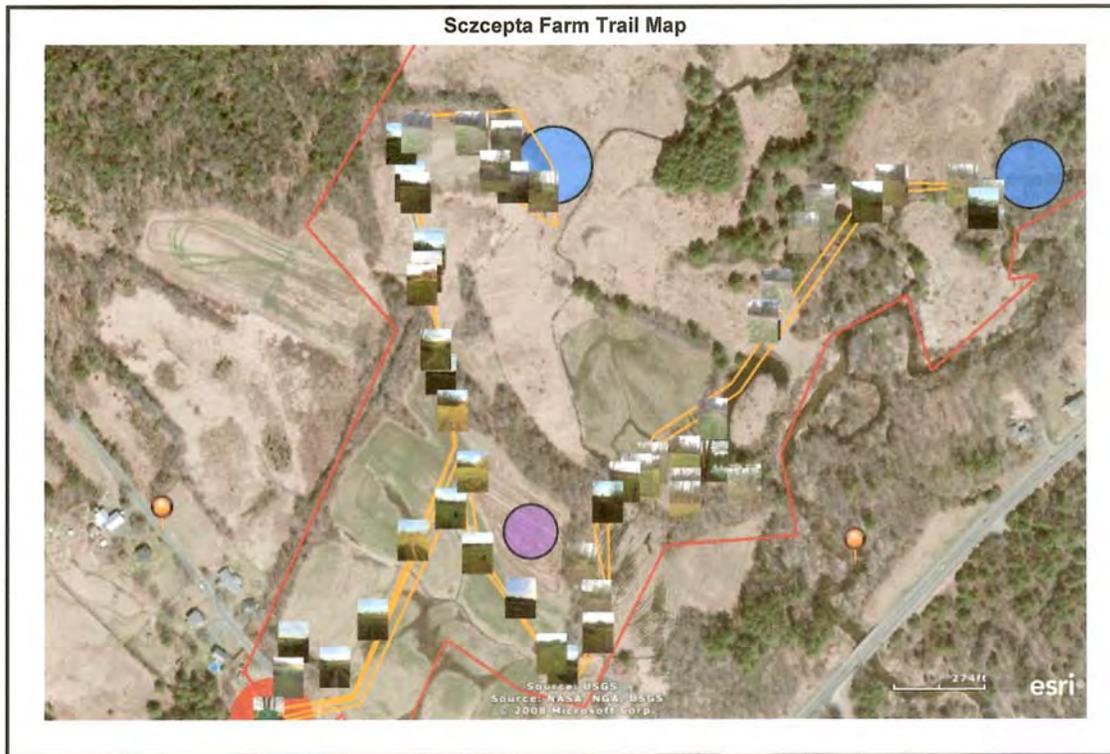
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Young, Hazel A., Pioneer Valley Planning Commission, Southampton Rural Lands Planning Committee, and Gary R. Swanson P.E., (1995). Southampton Open Space Plan.

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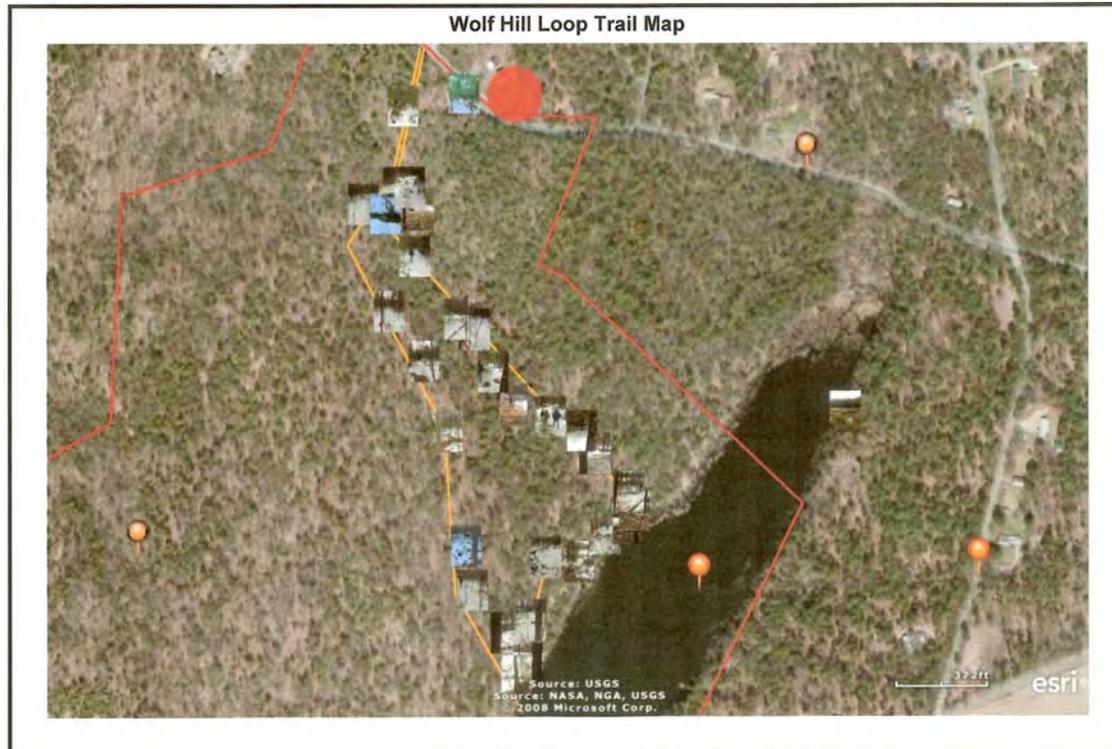
Southampton Open Space and Recreation Plan 2012 Presentation, Haff Associates, June 2012

**APPENDIX : TRAIL MAPS AND ACTION PLAN MAPS**



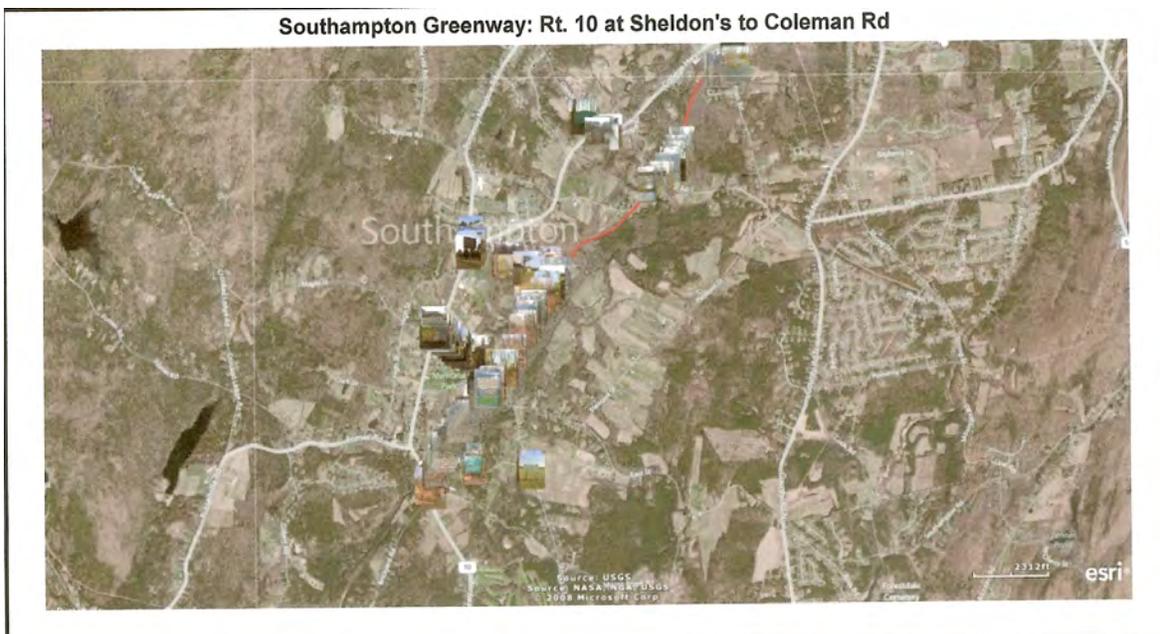
Source: Southampton Conservation Commission, MassGIS, ArcGIS Explorer 2011

# Town of Southamptom Open Space and Recreation Plan 2012



Source: Southamptom Conservation Commission, MassGIS, ArcGIS Explorer 2011

## Southamptom Planned Greenway Trail Map



Source: Southamptom Conservation Commission, MassGIS, ArcGIS Explorer 2011

# Town of Southampton Open Space and Recreation Plan 2012

SG at Route 10 Bridge Crossing



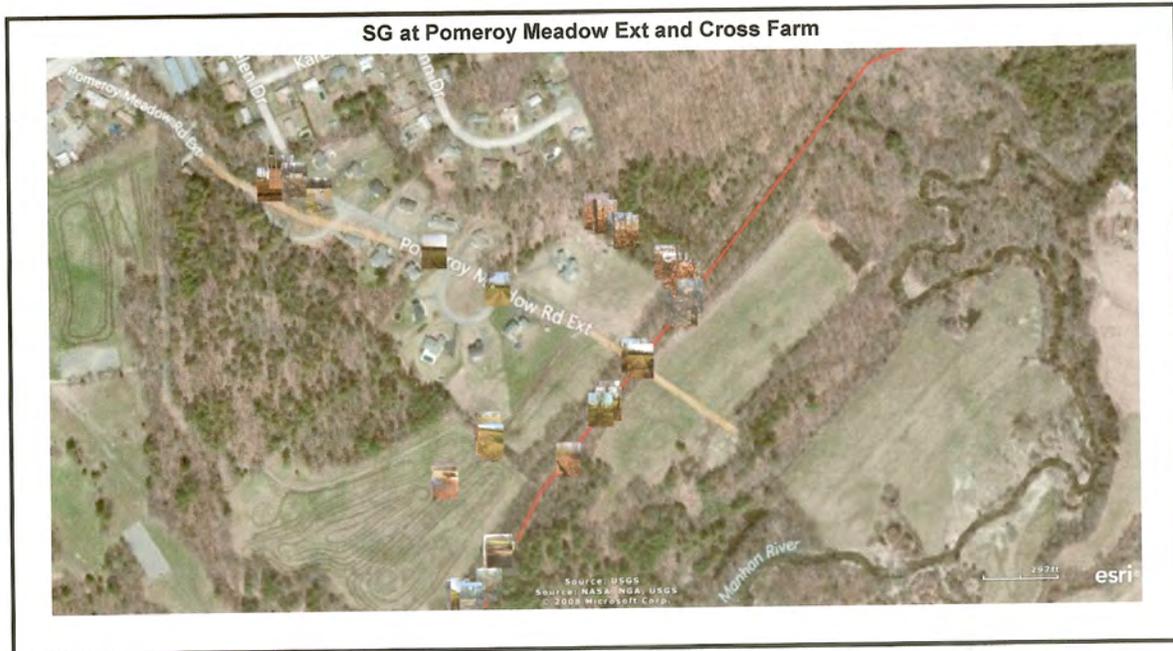
Source: Southampton Conservation Commission, MassGIS, ArcGIS Explorer 2011

SG at East St and Southampton Historic District

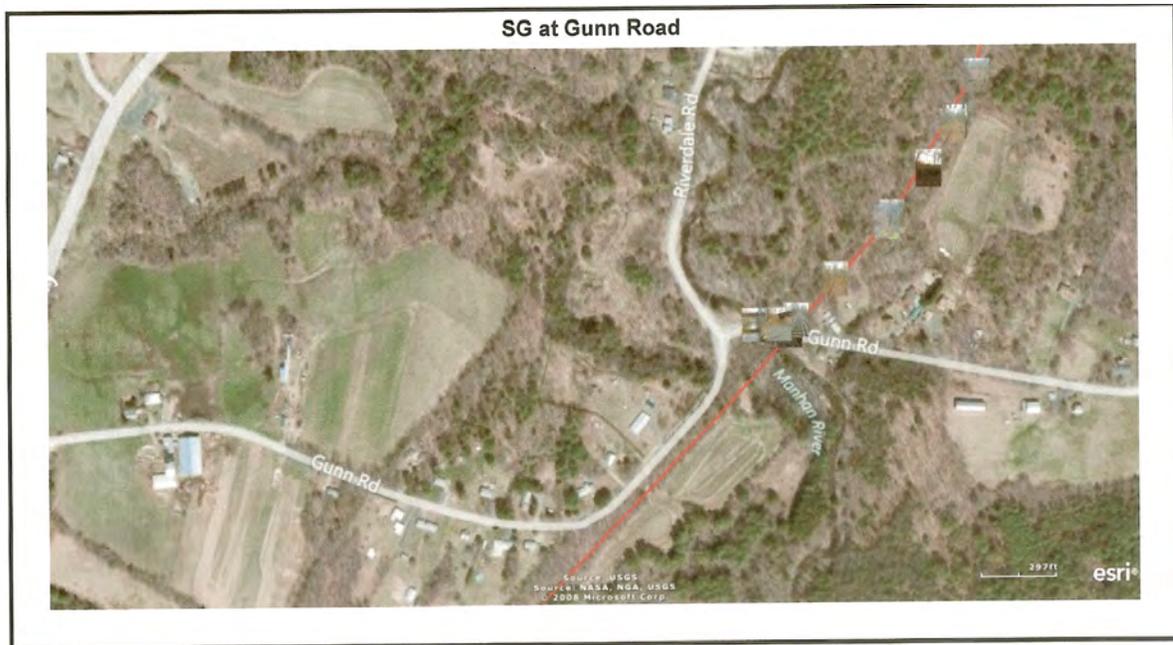


Source: Southampton Conservation Commission, MassGIS, ArcGIS Explorer 2011

# Town of Southampton Open Space and Recreation Plan 2012



Source: Southampton Conservation Commission, MassGIS, ArcGIS Explorer 2011

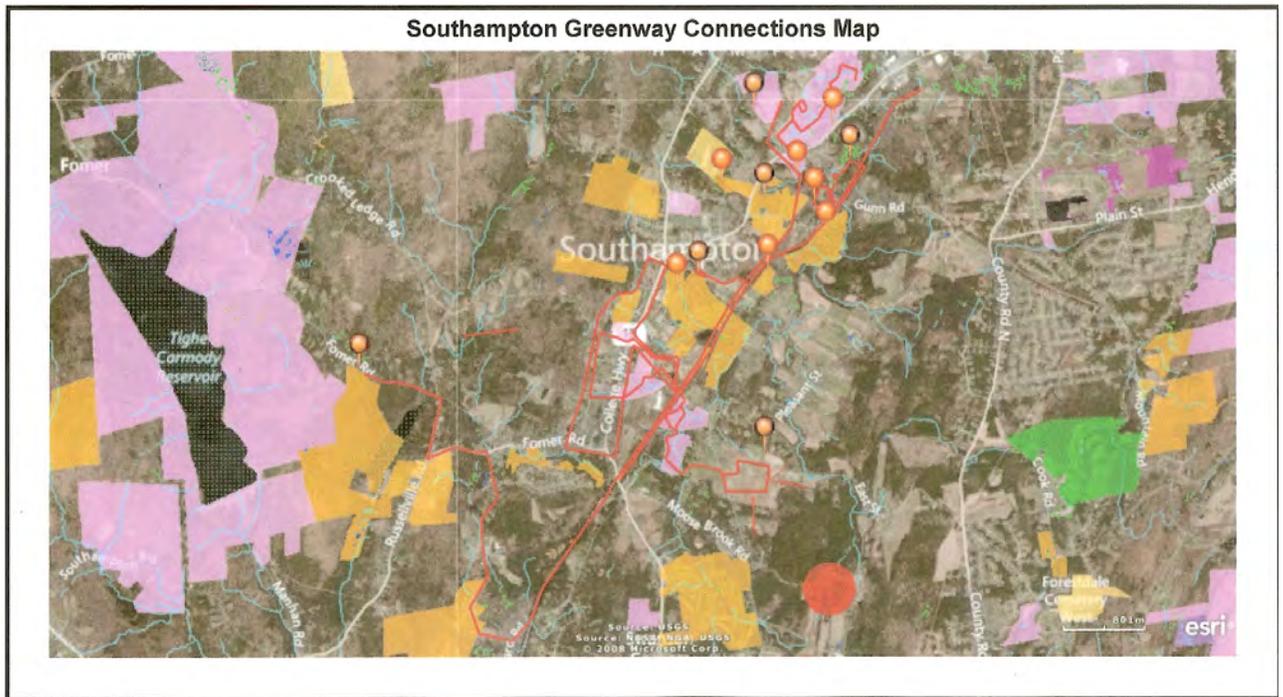


Source: Southampton Conservation Commission, MassGIS, ArcGIS Explorer 2011

# Town of Southampton Open Space and Recreation Plan 2012



Source: Southampton Conservation Commission, MassGIS, ArcGIS Explorer 2011



Source: Southampton Conservation Commission, MassGIS, ArcGIS Explorer 2011

## **Town of Southampton Open Space and Recreation Plan 2012**

The following maps have been developed by the Pioneer Valley Planning Commission as required by the MA Division of Conservation Services in support of the Southampton Conservation Commission's 2013 LAND grant application.

## Conservation and Recreation Lands Table

<u>Property</u>	<u>Managed</u>	<u>Recreation</u>	<u>Grant</u>	<u>Public</u>	<u>Zon-</u>	<u>Degree of</u>				
<u>Parcel #</u>	<u>Owner</u>	<u>By</u>	<u>Current Use</u>	<u>Condition</u>	<u>Acres</u>	<u>Potential</u>	<u>Purchase</u>	<u>Access</u>	<u>ing</u>	<u>Protection</u>
<b><u>Town Owned</u></b>										
Szczypta Farm Conservation Area 13-157	Town	Con. Comm.	Conservation	Farm Land	83.5	Hunting, Bird Watching, Hiking, X-C Skiing, Picnicing	Self-Help Grant	Yes	RR	Permanent
Water Supply Protection Area 13-76	Town	Board of Water Comm.	Water Supply Protection	Farm Land	24.8	None	MA DEQ Proj. 17 Acquirer Land Acquisiton	No	RR	Permanent
Water Supply Protection Area 13-75	Town	Board of Water Comm.	Water Supply Protection	Farm Land	11.05	None	MA DEQ Acquirer Land Acquisiton	No	RR	Permanent
Old Canal Protection Area 19-35	Town	Con. Comm.	Conservation	Farm Land	20.3	Wildlife Viewing, Picnicing, Bird Watching	Self-Help Grant	Yes	RV	Permanent
Manhan Meadows Sanctuary Area 29-13	Town	Con. Comm.	Conservation	Wooded	25	Wildlife Viewing, Hiking, Bird Watching	Donation	Yes	RV	Permanent
Parsons Memorial Forest Area 29-32	Town	Con. Comm.	Conservation	Wooded	39	Wildlife Viewing, Hiking, Bird Watching	None	Yes	RV	Permanent
Nancy Whittimore Conservation Area 8-36	Town	Con. Comm.	Conservation	Wooded	35	Wildlife Viewing, Hiking, Bird Watching	None	Yes	RN	Permanent

<u>Property</u> <u>Parcel #</u>	<u>Owner</u>	<u>Managed</u> <u>By</u>	<u>Current</u> <u>Use</u>	<u>Condition</u>	<u>Acres</u>	<u>Recreation</u> <u>Potential</u>	<u>Grant</u> <u>Used to</u> <u>Purchase</u>	<u>Public</u> <u>Access</u>	<u>Zon-</u> <u>ing</u>	<u>Degree of</u> <u>Protection</u>
Riverdale Road Conservation Area 19-42	Town	Board of Water Comm.	Water Supply Protection	Wooded	20	None	MA DEQ Acquifer Land Acquisition	No	RV	Permanent
Anne Bussler Environment Ctr. 19-41	Town	Con. Comm.	Conserva- tion	Wooded	11	Wildlife Viewing, Hiking, Bird Watching	Donation	Yes	RV	Permanent
Howland Conservation Restriction Area 29-31	Town	Con. Comm.	Conserva- tion	Wooded	9	Wildlife Viewing, Hiking, Bird Watching	Community Preservation Comm. Purchase	Yes	RV	Permanent
Freeborn Conservation Area	Town	Con. Comm.	Conserva- tion	Wooded	1	Wildlife Viewing, Hiking, Bird Watching	Donation	Yes	RV	Permanent
New Cemetery Open Space 18-24	Town	Con. Comm., Water, Cemtery Comm.	Conserva- tion	Wooded	85	Wildlife Viewing, Hiking, Bird Watching	Town Purchase	Yes	RV	Permanent
Pomery Mountain Durell's Path 11-6,12- 16,36	Town	Con. Comm.	Conserva- tion	Wooded	50	Wildlife Viewing, Hiking, Bird Watching	Donation	Yes	RR	None
Lyman Conservation Area 35-39,35- 43B	Town	Con. Comm.	Conserva- tion	Wooded	20	Wildlife Viewing, Hiking, Bird Watching	Donation	Yes	RR	Permanent

<u>Property</u>	<u>Managed</u>	<u>Recreation</u>	<u>Grant</u>	<u>Public</u>	<u>Zon-</u>	<u>Degree of</u>				
<u>Parcel #</u>	<u>Owner</u>	<u>By</u>	<u>Current Use</u>	<u>Condition</u>	<u>Acres</u>	<u>Potential</u>	<u>Purchase</u>	<u>Access</u>	<u>ing</u>	<u>Protection</u>
Wolf Hill Conservation Restriction Area 27-28	Town	Con. Comm.	Conservation	Wooded	200	Wildlife Viewing, Hiking, Bird Watching	EEA DCS LAND Grant	Yes	RR	Permanent
Mt. Springs Waterworks Conservation Area 23-54	Town	Con. Comm.	Conservation	Wooded	10	Wildlife Viewing, Hiking, Bird Watching	Donation	Yes	RV	Permanent
Alice Brown Conservation Area 25-69	Town	Con. Comm.	Conservation	Wooded	10	Wildlife Viewing, Hiking, Bird Watching	Donation	Yes	RR	Permanent

**Other Municipalities/State**

Tighe Carmody Reservoir 21-16-3,26-16	City of Holyoke	City of Holyoke	Water Supply	Water	2130	Water Supply Protection	None	No	WSP	Permanent
MA Wildlife Management Area 31-15	State	MA Dept. of Fisheries & Wildlife	Conservation	Wooded	10	Wildlife Viewing, Hiking, Bird Watching	None	Yes	RR	Permanent
Hampton Ponds State Park 44-D	State	MA Dept. of Cons. & Rec.	Conservation	Wooded	10	Swimming Hiking, Bird Watching	None	Yes	RR	Permanent

**Non-Profit**

New England Forestry Fd. 1-4,5	New' England Forestry Found.	New' England Forestry Found.	Conservation	Wooded	10	Wildlife Viewing, Hiking, Bird Watching	None	Yes	RR	Permanent
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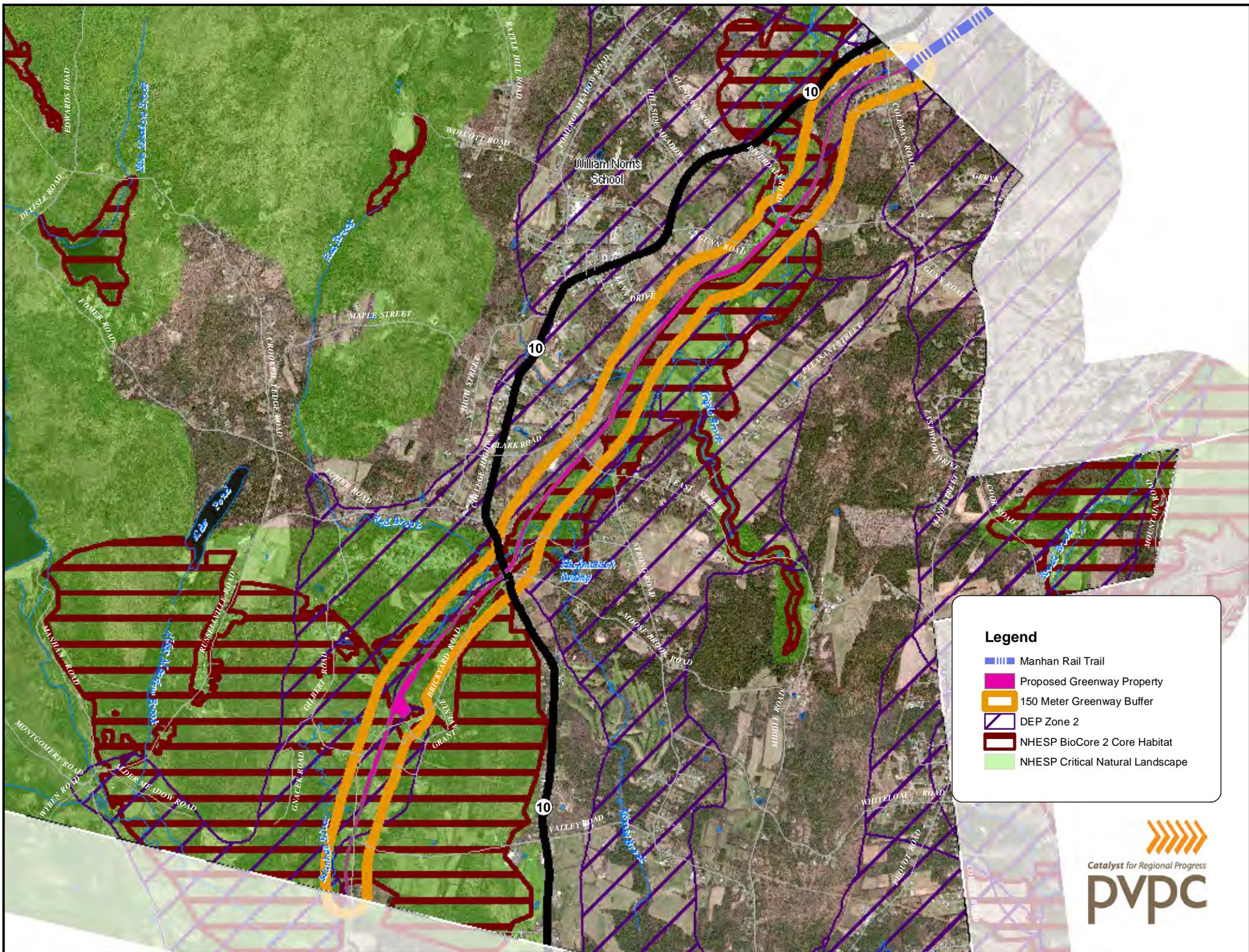
Property	Managed	Current Use	Condition	Acres	Recreation Potential	Grant Used to Purchase	Public Access	Zon- ing	Degree of Protection	
<u>Parcel #</u>	<u>Owner</u>	<u>By</u>			<u>Potential</u>	<u>Purchase</u>	<u>Access</u>	<u>ing</u>	<u>Protection</u>	
Pascommuck Conservation Trust 1-1	PCT	PCT	Conservation	Wooded	10	Wildlife Viewing, Hiking, Bird Watching	None	Yes	RR	Permanent

**Town Owned Recreation**

Conant Park 23-78	Town	Park Comm.	Recreation	Open Space	18	Ball Fields, Tennis Ct., Rec Equip, Soccer Fld	None	Yes	RV	Permanent
Cross Roads Park 24-20	Town	Park Comm.	Recreation	Open Space	1.12	Dog Walking	None	Yes	RV	Permanent
Labrie Field 29-126	Town	Park Comm.	Recreation	Open Space	19.38	Ball Fields, Rec Equip, Soccer Fld	EEA DCS PARC Grant	Yes	RN	Permanent

**Private Parcels**

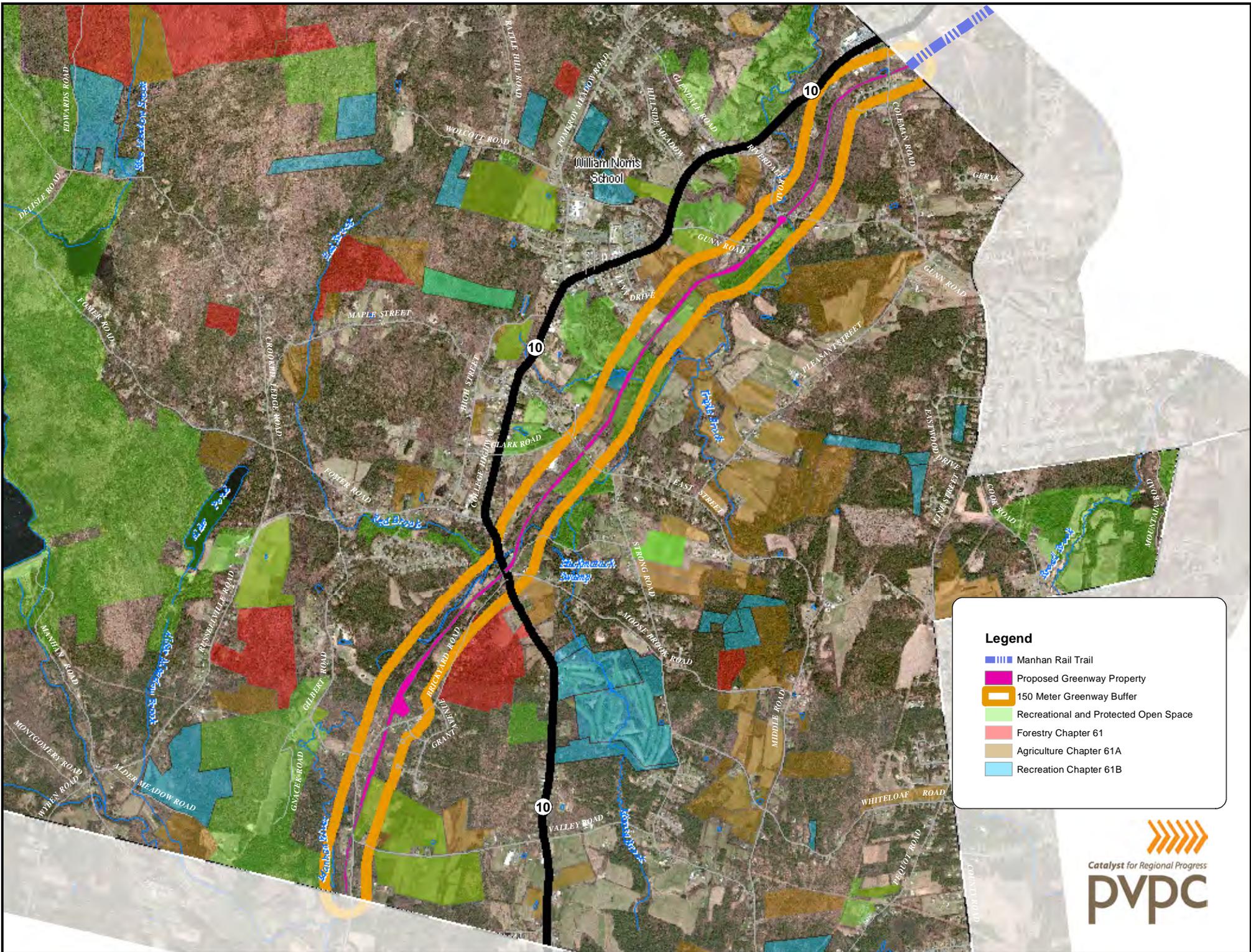
Red Brook Estates CR 28-155,156,157	REHC	Winding River LT	Conservation	Wooded	10	Wildlife Viewing, Hiking, Bird Watching	None	No	RR	Permanent
Janet Brown CR 23-10,6	Janet Brown	Winding River LT	Conservation	Wooded	10	Wildlife Viewing, Hiking, Bird Watching	None	No	RR	Permanent
Ed Gwinner CR 23-10,6	Ed Gwinner	MA DEP	Open Space	Wooded	10	Wildlife Viewing, Hiking, Bird Watching	None	No	RN	Permanent



**Legend**

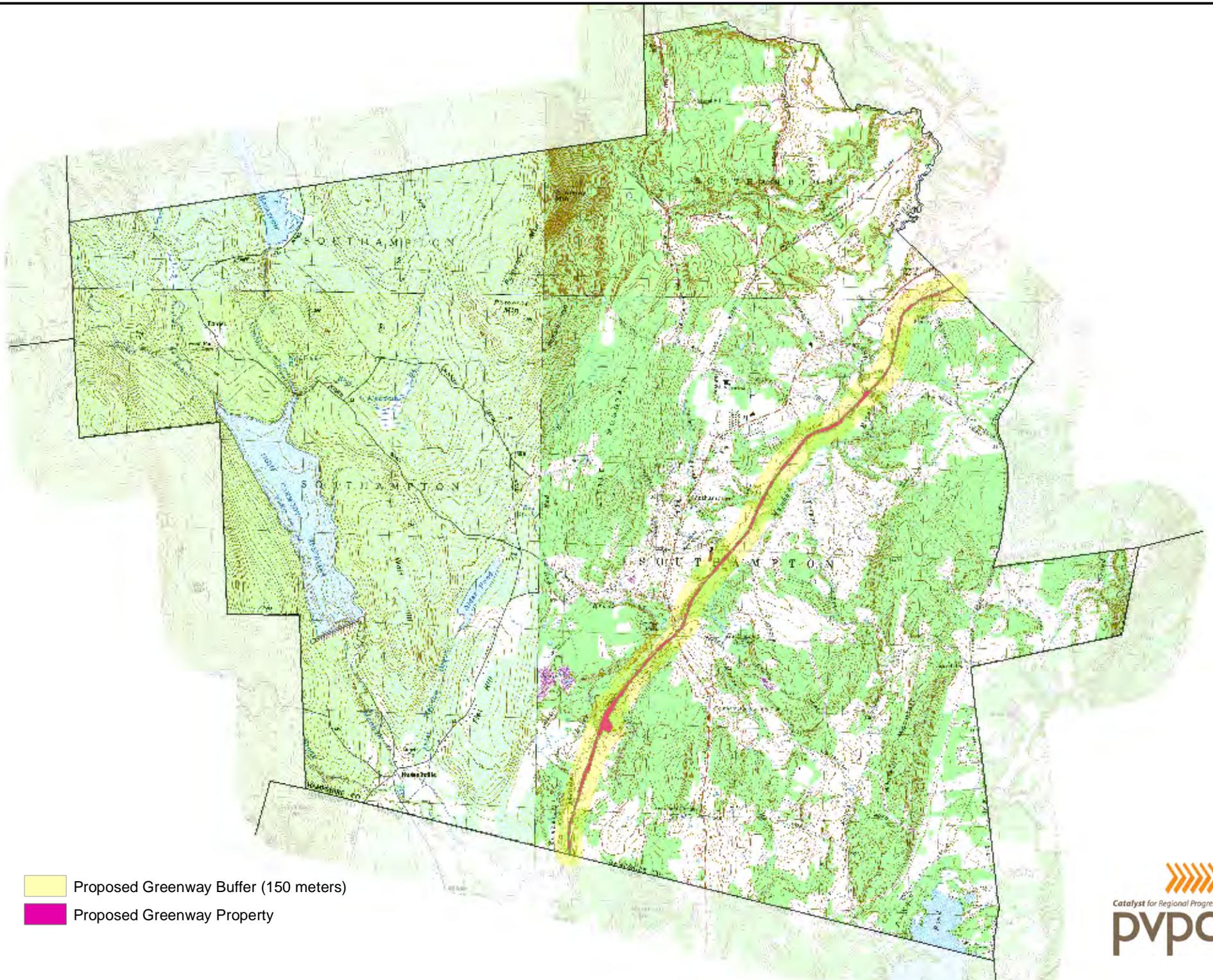
-  Manhan Rail Trail
-  Proposed Greenway Property
-  150 Meter Greenway Buffer
-  DEP Zone 2
-  NHPSP BioCore 2 Core Habitat
-  NHPSP Critical Natural Landscape





**Legend**

-  Manhan Rail Trail
-  Proposed Greenway Property
-  150 Meter Greenway Buffer
-  Recreational and Protected Open Space
-  Forestry Chapter 61
-  Agriculture Chapter 61A
-  Recreation Chapter 61B



- Proposed Greenway Buffer (150 meters)
- Proposed Greenway Property

***ADA/EOE COMPLIANCE***

**ADA COORDINATOR:**

Richard Oleksak, Building Inspector/Zoning Enforcement Officer 8 East Street

P. O: Box 397

Southampton, MA 01073

Phone & Fax: (413) 529-1007

Mass. Phone Relay System: (800) 439-2370

E-mail: [buildinginspector@town.southampton.ma.us](mailto:buildinginspector@town.southampton.ma.us)



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*TOWN OF SOUTHAMPTON P.O. BOX 397 Southamptton,  
Massachusetts 01073*

## **PUBLIC NOTICE**

This notice is provided as required by the Title II of the Americans with Disabilities Act of 1990 (ADA).

The Town of Southamptton does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. The Town of Southamptton does not discriminate on the basis of disability in its hiring or employment practices.

Questions, concerns, complaints, or requests for additional information regarding the ADA may be forwarded to the following designated ADA Coordinator:

Name: Richard Oleksak  
Title: Building Inspector/Zoning Enforcement Officer  
Address: Town Hall  
8 East Street  
Southamptton, MA 01073  
Phone: (413) 529-1007  
When Available: Tuesday, 6:00 to 8:00 p.m.

Individuals who need auxiliary aids for effective communication with respect to programs and services of the Town of Southamptton are invited to make their needs and preferences known to the ADA Coordinator.

This notice is also available in alternative formats.

## GRIEVANCE PROCEDURE – ADA

This Grievance Procedure has been established to meet the requirements of the American with Disabilities Act of 1990 (ADA). It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in employment practices and policies, or in the provision of services, activities, programs, or benefits by the Town of Southampton.

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

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

ADA Coordinator: Richard Oleksak, Building Inspector  
P.O. Box 397, Southampton, MA 01073  
Phone/Fax: (413) 529-1007

Within fifteen (15) calendar days after receipt of the complaint, the above named ADA Coordinator, or her designee should she be unavailable, will meet with the complainant to discuss the complaint and possible resolutions. Within fifteen (15) calendar days after the meeting, the ADA Coordinator or designee will respond in writing and, where appropriate, in a format accessible to the complainant. The response will explain the position of the Town of Southampton and, where possible, will offer options for substantive resolution of the complaint.

If the response by the ADA Coordinator or designee does not satisfactorily resolve the issue, the complainant and/or his/her designee may submit a written request for a hearing with the Personnel Committee, acting as the Grievance Appeal Board, to the Chair of the Personnel Committee within seven (7) calendar days of the transmittal of the written response of the ADA Coordinator.

The hearing shall be held not later than ten (10) calendar days after the receipt of the request. The ADA Coordinator, as well as the Town Administrator, shall be advised of the hearing. Procedures of the hearing shall be at the discretion of the Chair of the Grievance Appeals Board. The Chair shall issue a written decision on behalf of the Board to the complainant and other parties as appropriate no later than ten (10) calendar days after the hearing. If the vote of the Board is not unanimous, a minority report may be included in the decision.

The Chair will inform the complainant that he/she has the right to pursue the complaint with the Massachusetts Commission Against Discrimination or the courts at any time and shall provide the addresses and phone numbers of such agencies. All written complaints received by the ADA Coordinator, appeals to the Grievance Appeals Board and responses will be kept by the Town of Southampton for a period of at least three years.

## SECTION 12.0 GRIEVANCE PROCEDURE

### 22-1 Policy

The intent of this grievance procedure is to reconcile employee grievance *in* an appropriate and effective manner. Participants *in* the grievance are expected to act appropriately and respect the grievance process.

### 22- 2 Coverage

All  
employees

### 22-3 Grievance procedure

Grievance shall relate to improper application of these personnel rules and regulations or disciplinary procedures and shall be resolved in the following manner.

- A. An aggrieved employee is encouraged to discuss any matter of dispute with the department head in a mutual effort to resolve any problem or misunderstanding. Failing to resolve any grievance in an informal manner an aggrieved employee may present a grievance in writing to the department head along with any pertinent information relative to the grievance and indicating the relief that is desired. The department head within five (5) working days of receipt of a grievance shall provide an answer in writing to the aggrieved employee.
- B. If the grievance has not been resolved as provided in A. above the aggrieved employee may within five (5) working days after receipt of the written answer from the department head or within ten (10) working days after presentation of the grievance to the department head present the grievance in writing to the Personnel Policies and Procedures Board. The Personnel Policies and Procedures Board shall schedule a hearing on the grievance within ten (10) working days after receipt of the grievance. The Personnel Policies and Procedures Board shall answer any grievance in writing within ten (10) working days after such hearing.
- C. If the grievance has not been resolved as provided *in* B. above the aggrieved employee may within ten (10) working days after receipt of the written answer from the Personnel Policies and Procedures Board present the grievance *in* writing to the Board of Selectmen. The Board of Selectmen shall schedule a hearing on the grievance and shall answer the grievance within thirty (30) days after it receipt.

**Name of Facility:** Lyman Conservation Area South Junction  
**Location:** Route 10 near Country Club

This facility is not ADA compliant. There is an unpaved parking lot for a few cars at the trail head. All trails are unpaved. There are no other facilities at this location.

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	NONE
	Grills	
	Trash Cans	
Trails		Not accessible
Swimming Facilities	Pools	NONE
	Beaches	
Play Areas (tot lots)	All Play equipment Le. swings, slides	NONE
	Access Routes	
Game Areas: <ul style="list-style-type: none"> <li>● Ballfield</li> <li>● Basketball</li> <li>● Tennis</li> </ul>	Access Routes	NONE
	Equipment	
Boat Docks	Access Routes	NONE
Fishing Facilities	Access Routes	NONE
	Equipment	
Restrooms	Access Routes	NONE
Water Fountain	Access Routes	NONE
Parking		Not accessible
Programming	Are special programs at your facilities accessible?	NONE
Services and Technical Assistance	Information available in alternative formats Le. for visually impaired	
	Process to request Interpretive services (i.e. sign language interpreter) for meetings	

**Name of Facility: Pomeroy Mountain**

**Location: Cold Spring Road**

This facility is not ADA compliant. There is an unpaved parking lot for a few cars at the trail head. All trails are unpaved. There are no other facilities at this location.

<b>ACTIVITY</b>	<b>EQUIPMENT</b>	<b>NOTES</b>
Picnic Facilities	Tables & Benches	NONE
	Grills	
	Trash Cans	
	Picnic Shelters	
Trails		Not accessible
Swimming Facilities	Pools	NONE
	Beaches	
Play Areas (tot lots)	All Play equipment i.e. swings, slides	NONE
	Access Routes	
Game Areas: <ul style="list-style-type: none"> <li>● Ballfield</li> <li>● Basketball</li> <li>● Tennis</li> </ul>	Access Routes	NONE
	Equipment	
Boat Docks	Access Routes	NONE
Fishing Facilities	Access Routes	NONE
	Equipment	
Restrooms	Access Routes	NONE
Water Fountain	Access Routes	NONE
Parking		Not accessible
Programming	Are special programs at your facilities accessible?	NONE
Services and Technical Assistance	Information available in alternative formats i.e. for visually impaired	
	Process to request interpretive services (i.e. sign language interpreter) for meetings	

**Location: Route 10 near**

**Location: Brickyard**

**Name of Facility: Manhan Meadows Wildlife Sanctuary Road**

This facility is not ADA compliant. There is an unpaved parking lot for a few cars at the trail head. All trails are unpaved. There are no other facilities at this location.

<b>ACTiVITY</b>	<b>EQUIPMENT</b>	<b>NOTES</b>
Picnic Facilities	Tables & Benches	NONE
	Grills	
	Trash Cans	
	Picnic Shelters	
Trails		Not accessible
Swimming Facilities	Pools	NONE
	Beaches	
Play Areas (tot lots)	All Play equipment i.e. swings, slides	NONE
	Access Routes	
Game Areas: <ul style="list-style-type: none"><li>• Ballfield</li><li>• Basketball</li><li>• Tennis</li></ul>	Access Routes	NONE
	Equipment	
Boat Docks	Access Routes	NONE
Fishing Facilities	Access Routes	NONE
	Equipment	
Restrooms	Access Routes	NONE
Water Fountain	Access Routes	NONE
Parking		Not accessible
Programming	Are special programs at your facilities accessible?	NONE
Services and Technical Assistance	Information available in alternative formats i.e. for visually impaired	
	Process to request interpretive services (i.e. sign language interpreter) for meetings	

Name of Facility: Fog: Hollow Location: Pleasant Street

This facility is not ADA compliant. There is an unpaved parking lot for a few cars at the trail head. All trails are unpaved. There are no other facilities at this location .

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	NONE
	Grills	
	Trash Cans	
	Picnic Shelters	
Trails		Not accessible
Swimming Facilities	Pools	NONE
	Beaches	
Play Areas (tot lots)	All Play equipment i.e. swings, slides	NONE
	Access Routes	
Game Areas: <ul style="list-style-type: none"> <li>● Ballfield</li> <li>● Basketball</li> <li>● Tennis</li> </ul>	Access Routes	NONE
	Equipment	
Boat Docks	Access Routes	NONE
Fishing Facilities	Access Routes	NONE
	Equipment	
Restrooms	Access Routes	NONE
Water Fountain	Access Routes	NONE
Parking		Not accessible
Programming	Are special programs at your facilities accessible?	NONE
Services and Technical Assistance	Information available in alternative formats i.e. for visually impaired	
	Process to request interpretive services (i.e. sign language interpreter) for meetings	



Name of Facility: Cross Roads Park

Location: Helen Drive

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Benches	
	Grills	
	Trash Cans	
	Picnic Shelters	
Trails		Not accessible
Swimming Facilities	Pools	NONE
	Beaches	
Play Areas (tot lots)	All Play equipment i.e. swings, slides	NONE
	Access Routes	
Game Areas: <ul style="list-style-type: none"> <li>● Ballfield</li> <li>● Basketball</li> <li>● Tennis</li> </ul>	Access Routes	NONE
	Equipment	
Boat Docks	Access Routes	NONE
Fishing Facilities	Access Routes	NONE
	Equipment	
Restrooms	Access Routes	NONE
Water Fountain	Access Routes	NONE
Parking		No striping or signage for handicap parking
Programming	Are special programs at your facilities accessible?	NONE
Services and Technical Assistance	Information available in alternative formats i.e. for visually impaired	
	Process to request interpretive services (i.e. sign language interpreter) for meetings	

Name of Facility: Conant Park

Location: Clark Street

This restrooms at this facility were recently upgraded for ADA compliance. Parking is not striped or signed for handicap parking.

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	Pavilion for events is ADA
	Grills	
	Trash Cans	
	Picnic Shelters	
Trails		Not accessible
Swimming Facilities	Pools	NONE
	Beaches	
Play Areas (tot lots)	All Play equipment i.e. swings, slides	
	Access Routes	
Game Areas: <ul style="list-style-type: none"> <li>● Ballfield</li> <li>● Basketball</li> <li>● Tennis</li> </ul>	Access Routes	NONE
	Equipment	
Boat Docks	Access Routes	NONE
Fishing Facilities	Access Routes	NONE
	Equipment	
Restrooms	Access Routes	ADA compliant
Water Fountain	Access Routes	NONE
Parking		No striping or signage for handicap parking
Programming	Are special programs at your facilities accessible?	NONE
Services and Technical Assistance	Information available in alternative formats i.e. for visually impaired	
	Process to request	

The following applies to the restrooms:

	interpretive services (i.e. sign language interpreter) for meetings	
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**SITE ACCESS, PATH OF TRAVEL, ENTRANCES**

Specification	Yes	No	Comments/Transition Notes
<b>Site Access</b>			
Accessible path of travel (Tom passenger disembarking area and parking area to entrance)	X		
Disembarking area at accessible entrance		X	
Surface evenly paved or hard-packed	X		
No ponding of water	X		
<b>Path of Travel- For Dock, piers and paths to these structures</b>			
Path does not require the use of stairs	X		
Path is stable, firm and slip resistant		X	

3 ft wide minimum	X	
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1 :50)	X	
Continuous common surface, no changes in level greater than ~ inch	X	
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	X	
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	X	
Curb on the pathway must have curb cuts at drives, parking and drop-offs	X	NO CURB
Entrances		
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and not be the service entrance	X	
Level space extending 5 ft. from the door, interior and exterior of entrance doors	X	
Minimum 32" clear width opening (i.e. 36" door with standard hinge)	X	
At least 18" clear floor area on latch, pull side of door	X	
Door handle no higher than 48" and operable with a closed fist	X	
Vestibule is 4 ft plus the width of the door swinging into the space	X	
Entrance(s) on a level that makes elevators Accessible	X	

Notes:

Door mats less than W' thick are securely fastened	X		NO DOOR MATS
Door mats more than W' thick are recessed	X		
Grates in path of travel have openings of~" maximum	X		
Signs at non-accessible entrance(s) indicate direction to accessible entrance		X	
Emergency egress - alarms with flashing lights and audible signals, sufficiently lighted		X	

Notes:

STAIRS AND DOORS			
Specification	Yes	No	Comments/ Transition Notes
Stairs NO STAIRS			
No open risers			
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			

Handgrip has a smooth surface	
Handgrip diameter between 1 y., " and 1 Yz" 1 Yz" clearance between wall and handrail	
<b>Doors</b>	
Minimum 32" clear opening	X
At least 18" clear floor space on pull side of door	X
Closing speed minimum 3 seconds to within 3" Of the latch	X
Maximum pressure 5 pounds interior doors	X
Threshold maximum Yz" high, beveled on both sides	X
Hardware operable with a closed fist (no conventional door knobs or thumb latch)	X
Hardware minimum 36", maximum 48" above the floor	X
Clear, level floor space extends out 5 ft iTom both sides of the door	X
Door adjacent to revolving door is accessible and unlocked	X
Doors opening into hazardous area have hardware that is knurled or roughened	X

Notes: NO  
STAIRS

<b>RESTROOMS - also see Doors and Vestibules</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
5 ft turning space measured 12" iTom the floor	X		
<i>At least one Sink:</i>			
Clear floor space of 30" by 48" to allow a forward approach	X		
Mounted without pedestal or legs, height 34" to top of rim	X		
Extends at least 22" iTom the wall	X		
Open knee space a minimum 19" deep, 30" width, and 27" high	X		
Cover exposed pipes with insulation	X		
Faucets operable with closed fist (lever or activated handle)	X		
<i>At least one Stall:</i>			
Accessible to person using wheelchair at 60" wide by 72" deep	X		
Stall door is 36" wide	X		
Stall door swings out	X		
Stall door is self closing	X		
Stall door has a pull latch	X		
Lock on stall door is operable with a closed fist, and 32" above the floor	X		
<i>Toilet</i>			
18" iTom center to nearest side wall	X		
42" minimum clear space iTom center to wall or fixture	X		
Top of seat 17"-19" above the floor	X		
<i>Grab Bars</i>			
On back and side wall closest to toilet	X		
<b>1 y., " diameter</b>	X		

1 W' clearance to wall	X
Located 30" above and parallel to the floor	X
Acid-etched or roughened surface	X
42" long	X
<i>Fixtures</i>	
Toilet paper dispenser is 24" above floor	X
One mirror set a maximum 38" to bottom (if tilted, 42")	X
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor	X

Notes:

FLOORS, DRINKING FOUNTAINS			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<i>Floors</i>			
Non-slip surface	X		
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored	X		NO CARPET
Corridor width minimum is 3 ft			
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor	X		
<i>Drinking Fountains</i> NO DRINKING FOUNTAINS			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			