

TOWN OF MAYNARD

COMMUNITY PRESERVATION PLAN



Interim Draft 2007

Maynard residents are invited to comment on this document. Please send comments or questions to the Community Preservation Committee, 195 Main St., Maynard, MA 01754, or email to cpcadmin@townofmaynard.net

June 1, 2007

To the Citizens of the Town of Maynard:

It gives us great pleasure to present to the Town its first Community Preservation Plan, in accordance with the provisions set forth in the Community Preservation Act (CPA), MGL 44B.

The Town approved adoption of the CPA at the Special Town Meeting on October 24, 2005. Subsequent approval by election on May 1, 2006 established the CPA in Maynard. As a result of the election, the Town established the Community Preservation Committee (CPC) to fulfill the obligations and duties of the CPA. Chpt. XXIX, the Maynard Community Preservation Committee General Bylaw, defines the duties of the CPC as follows: *The Committee shall study the needs, possibilities, and resources of the town regarding community preservation. The Committee shall consult with existing municipal boards, including, but not limited to, the Conservation Commission, Historical Commission, Planning Board, Recreation Commission, Housing Authority, Finance Committee, and Board of Selectmen in conducting such study. The Committee may consult with other town boards, committees, commissions, and community organizations as it sees fit.*

By studying existing planning documents for the town, and by consulting with current boards, committees, commissions, and community organizations, the CPC has developed a set of goals and objectives, as outlined in the Community Preservation Plan (the Plan).

The Plan provides a brief summary of town resources and needs, defines the focus and priorities of the CPC, and charts our future course toward implementing community preservation projects in Maynard. The Interim Draft Plan submitted herewith is an ongoing work-in-progress. We anticipate that a revised Plan will be presented to the Town each year and will include summaries of approved CPA projects as well as annual financial statements for CPA fund balances, expenditures, and appropriations. Public hearings will be scheduled each year to enable citizens to participate in the development of each new Plan.

The Plan also includes CPA project guidelines and application materials in each of the four core categories: historic preservation, open space, community housing, and recreation. We encourage Maynard residents to use the submission forms included in the Plan to develop proposals in accordance with the procedures herein set forth. We look forward to working with the Town in developing proposals under the Plan and in facilitating projects that will preserve, augment, and improve our community's infrastructure.

Comments and suggestions for the Plan can be mailed to: Maynard Community Preservation Committee, Town Hall, 195 Main St., Maynard, MA 01754, or sent by email to cpcadmin@townofmaynard.net.

Respectfully,

The Community Preservation Committee

M. John Dwyer, Conservation Commission – Chair

Rick Lefferts, Member-at-Large – Vice Chair

Jon Lenicheck, Member-at-Large – Treasurer

Bill Cranshaw, Housing Authority

Natalie Robert, Planning Board

Ellen Duggan, Historical Commission

Jon Canchola, Capital Planning Committee

Denise Walsh, Recreation Commission

Linde Ghere, Member-at-Large

Anna-Lisa Lysell McLaughlin, Clerk

COMMUNITY PRESERVATION ACT IN MAYNARD

INTRODUCTION

This Plan provides background on the Community Preservation Act (CPA) and its initial adoption by the Town of Maynard. It also includes a mission statement, a Town-wide needs assessment, a description of how the CPA Plan is administered, and a summary of CPA fund balances. The Community Preservation Committee (CPC) recognizes that this document will be revised periodically in response to Town needs and to keep the Town updated on approved projects.

The CPA was passed by the State Legislature in 2000. It was designed to help Massachusetts cities and towns preserve and plan for the future of their community and to raise funds to accomplish Town preservation goals. The citizens of Maynard approved the CPA at the October 2005 Town Meeting and at a subsequent vote at a Town election in May 2006; a new Town bylaw (see Appendix) established the CPC, pursuant to MGL Chapter 44B.

The Act authorizes the Town to levy a surcharge on property tax bills to raise funds for the expansion of open space, historic, recreational, and affordable housing assets. Tax levies allow the Town to receive matching state funds, currently a 100% match. The Town elected to levy a 1.5% surcharge with allowable exemptions, including the first \$100,000 of assessed value for each property. Although the state will match funds raised by the Town, it is important to note that the spending of both state and local funds is controlled by Town Meeting. The CPC will recommend projects to be funded via the CPA surcharge, and voters at Town Meeting will decide to accept, reduce, or reject these recommendations. The sole requirement is that at least 10% of these funds be allocated to projects in each of the following areas: open space, historic preservation, and community housing; the remainder of the funds can be reserved for future years with no penalty to the Town, may be expended for recreation, or may be added to the three core category accounts.

In this plan, the Town's current profile with regard to each core area is defined, and the goals which will guide the Town in making funding decisions are specified. These goals will be used in the evaluation of proposals that come before the Committee. Further explanation of the project submission process is defined in the application guidelines in Section Two of this Plan.

Several key descriptive words always surface when describing Maynard – rural character, quaintness, and historical charm are just a few. The preeminent values of Maynard are of great consequence in community decisions and direction; the CPC will strive to continue that tradition. It is the desire to preserve Maynard's unique character that will guide the CPC in its work and decisions in the coming years.

ACKNOWLEDGMENTS

Over the past several years, much work has been done by the Planning Board and other commissions and committees in analyzing the needs and resources of the Town. The CPC has drawn upon their work in creating this plan. In particular, we have relied on Maynard's Master

Plan, the Freedom's Way Heritage Landscape Inventory, and the Open Space and Recreation Plan.

In formulating this plan, the CPC has consulted with many Town boards, including the Housing Authority, Historical Commission, Recreation Commission, and Conservation Commission. Ongoing meetings to share concerns, needs, and CPC agendas will be held with the Finance Committee, the Planning Board, and the Board of Selectmen, as required in the CPA Bylaw.

WHAT IS THE COMMUNITY PRESERVATION ACT?

The Community Preservation Act is a state grant program that since 2001 has provided communities with additional financial resources to expand their *open space, historic, recreational, and community housing assets*. CPA legislation has been accepted by 120 Massachusetts cities and towns. It sets out four categories of specified community preservation purposes for which fund monies may be spent.

- Acquire, create, rehabilitate, restore, or preserve **open space**, such as buying property for wellhead protection or buying qualifying parcels for preservation as defined in Maynard's Open Space Plan.
- Acquire, preserve, rehabilitate, and restore **historic resources**, such as rehabilitation of historic features of the Glenwood Cemetery or preservation of vital documents or the Marble Farm site.
- Create, preserve, and support **community housing**, including assisting low-income seniors to realize some of the asset value in their home in exchange for a deed restriction ensuring that the home is affordable in the future to low/moderate income owners, or acquiring modestly priced housing units and reselling with deed restrictions to ensure their continued affordability.
- Acquire, create, and preserve **land for recreational use**, such as the purchase of rail trail properties or covering costs of recreational facilities, such as fields at the capped landfill or playground renovation at the Coolidge School.

BALLOT QUESTION ON THE MAY 1, 2006, TOWN ELECTION

Shall the Town of Maynard accept Sections 3 to 7 inclusive, of Chapter 44B of the General Laws, as approved by Special Town Meeting on October 24, 2005, a summary of which appears below? Sections 3 to 7 of Chapter 44B of the General Laws of Massachusetts, also known as the Community Preservation Act, establish a dedicated funding source to:

- Acquire and preserve open space, parks and conservation land,
- Protect public drinking water supplies and scenic areas,
- Protect farm land and forests from future development,
- Restore and preserve historic properties, and
- Help meet local families' housing needs.

In Maynard, the Community Preservation Act will be funded by an additional surcharge of 1.5% on the annual tax levy on real property and by matching funds provided by the state. The vote also approved the following exclusions as allowed under the Act:

- Property owned and occupied as a domicile by any person who qualifies for low income housing or low or moderate income senior housing in the Town, as defined in Section 2 of said Act;
- Class three, commercial, and class four, industrial, properties as defined in the General Laws, Chapter 59, §2A;
- \$100,000 of the value of each taxable parcel of residential real property;
- Any other taxpayer receiving an exemption of real property authorized by Chapter 59 of the General Laws.

A Community Preservation Committee composed of local citizens will make recommendations on the use of the funds. All expenditures will be approved by Town Meeting and subject to an annual audit.

APPROVAL OF THE COMMUNITY PRESERVATION ACT

By CPA legislation, Town voters must approve the CPA as an article at Town Meeting and as a ballot question at a regular state or Town election. A vote at the Maynard Special Town Meeting on October 24, 2005, accepted the CPA legislation, approved the proposed 1.5% surcharge amount, and approved all the allowable exemptions to the surcharge. The CPA was ratified by a ballot question as part of the regular Town Election on May 1, 2006. The measure passed with a 66% affirmative vote (833 yes, 433 no votes).

CPA PROPOSAL FOR MAYNARD

The CPA allows communities to choose a real estate tax surcharge of up to 3%. **The voter-approved surcharge for Maynard is 1.5%**, beginning in FY2007. The CPA allows communities to provide certain exemptions. **Town Meeting approved all allowable exemptions for Maynard taxpayers.** These are:

- No surcharge on the first \$100,000 of assessed value of each residential property;
- Exempting low and moderate income home-owners (example; a family of 4 with income below \$66,160 in 2006 would be fully exempt on application);
- Exempting low and moderate income senior home-owners over age 60 (example; an individual with income below \$57,900 or a couple with income below \$66,200 in 2006 would be exempt by application);
- Exempting the full value of commercial and industrial property (both types are already taxed at a higher rate in Maynard);
- Taxpayers currently receiving a regular property tax abatement or exemption will also receive a pro rata reduction in the surcharge.

MAYNARD CPA FUND

As proposed in 2005, the program in Maynard is expected to generate between \$125,000 and \$150,000 each year, plus a current state match of the same amount, for a total between \$250,000 and \$300,000. The ability of the state to match at 100% in the future will depend on how many communities participate and the rate of deed transactions across the state that generate fees for the state fund. For Fiscal Year 2007, ending June 30, 2007, estimated revenues for Maynard were about \$165,000. For the fiscal year ending June 30, 2008, the State will match that amount,

resulting in estimated revenues for the second year of \$330,000. In addition, tax levies for fiscal year 2008 will add approximately \$165,000 to the CPA fund, bringing the balance in June 2008 (before project expenditure and administrative costs) to about \$495,000.

SPENDING OF CPA FUNDS

Each fiscal year 10% of annual revenues must be spent or reserved (set aside for future spending) for **open space, historic preservation, and community housing core categories**. The balance (70%) may be spent or reserved for recreation projects or any other core category proposals. Funds also may be used as a base for matching outside grant applications. Each year the spending mix of the 70% balance may be changed. Costs for administering the CPA are limited to 5% of the annual tax revenues.

CPA FUND SPENDING CONTROLS

All CPA funds are managed by a legislatively required local Community Preservation Committee. The Committee reviews potential projects during the year and prepares an annual budget and a yearly CPA Plan. Proposals that meet Town and CPA requirements are presented at Town Meeting for voter approval. The voters decide if CPA funds are spent on projects or reserved for future use. **No money can be spent without voter approval**. Since funds cannot be used for maintenance needs, most money will be spent on capital projects. Monies can **never** go into Town general funds. The Massachusetts Department of Revenue is the governing agency.

STATE TRUST FUND – MATCHING FUNDS

The state level Community Preservation Trust Fund was worth approximately \$100M in 2005 and envisions 100% matches for at least several more years. Each participating town may adjust surcharge rates on an annual basis and opt out of the CPA program after 5 years by vote of town meeting and election.

TAXPAYER COST

The average residential property in Maynard is now valued at about \$336,000. Based on the 2006 tax rate, and the surcharge and exemptions approved at Town Meeting, *the average taxpayer will pay \$46 per year, or \$0.88 per week*. The actual amount will depend on the value of your property and the Town tax rate (calculations are based on the Maynard property values in 2006).

MISSION STATEMENT

The mission of the CPC is to study the community and recommend how funds generated through a property tax surcharge and matching state funds, pursuant to Massachusetts General Laws Chapter 44B, should be spent, consistent with legal parameters of open space and recreation, historic preservation, and affordable housing. The CPC will study the needs, possibilities, and resources of the Town regarding community preservation, and will consult with existing municipal boards in conducting such studies.

The Committee will make recommendations to the Town Meeting for the acquisition, creation, and preservation of open space; for the acquisition and preservation of historic resources; for the acquisition, creation, and preservation of land for recreational use; for the creation, preservation, and support of community housing; and for rehabilitation or restoration of such open space, historic resources, land for recreational use and community housing that is acquired or created as provided in MGL Chapter 44B. With respect to community housing, the Committee will recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

CPC GOALS

After its formation in November 2006, the CPC met to discuss its role as facilitators for community preservation in Maynard. The Committee determined:

- It will be a catalyst for projects, not an initiator.
- It will fund, not develop.
- It will utilize community goals previously set forth in other public documents that have received wide scrutiny and public input.
- It will attempt to meet multiple community preservation goals in each project.
- It will openly communicate its mission and goals to the general public.

The CPC conducted comprehensive reviews of existing Town studies over the course of several months; published goals from those reports have been condensed into this plan. Those studies have already received wide public input, comment, and scrutiny, thereby providing good insight into Town-wide needs and goals. An ongoing review of Town documents, and continued dialog with other Town committees, will help the Committee evaluate CPA project proposals. While it is assumed that occasional proposals unrelated to published Town needs and goals may be submitted over time (and further, that goals may be amended as the needs of the Town change), projects consistent with the major goals found in those reports will receive preference.

COMMUNITY PRESERVATION ACT

Core Category – Historic Preservation

OVERVIEW AND RESOURCES

Maynard is understandably proud of its historic past. A portion of land in the northwest part of the Town of Sudbury was transferred to Stow in 1730 and later became part of Maynard upon incorporation of the Town in 1871. Maynard is comprised of about 3.6 square miles of land from the original Town of Sudbury, or about two-thirds of our 5.3 square mile geographic size. The balance of our Town was originally part of Stow.

Maynard developed around its centrally located mill complex, and relied on the power of the Assabet River to sustain the mill while providing financial stability and growth to the town as well. Originally agricultural in nature, Maynard turned its focus in the mid-1800s to industrial activity. It grew, both commercially and residentially, as the mill expanded from a small carpet factory in 1846 to the 1.1 million square feet of office and manufacturing space that exists today. Now called Clock Tower Place, the mill complex is located along the Assabet River in Maynard's downtown business district. Water diverted through a canal dug behind the Ben Smith Dam served the mill; the millpond exists today with a much smaller footprint, and gates continue to divert water under the mill buildings before returning its flow back into the Assabet River.

By 1898 the Assabet Manufacturing Company was one of the largest woolen plants in the United States. A water turbine installed at the Mill in 1905 is still in operable condition and is historically significant. The fortunes of the Town improved with the demand for wool during the Civil War and World Wars I and II, creating an influx of immigrant labor in the village. Conversely, the Town later suffered when capital improvements to the mill were minimal and when overproduction hurt the industry. In 1950 the woolen mill closed permanently due to the decline in the demand for wool after the war. Upon its closure, hard times were in store for Town residents, but the mill slowly came back to life as a multi-use complex for a number of small commercial and industrial concerns. One of those early tenants, Digital Equipment Corporation, grew quickly from a start-up company in 1959 to the second-largest computer manufacturer in the world by the 1980s. The mill served as the Digital's corporate headquarters and business in downtown Maynard boomed, as did the Town's tax revenues.

Maynard's housing stock and development patterns reflect its "company town" origins. Modest, densely clustered homes fill the neighborhoods nearest the mill and were built as mill housing in the woolen company's heyday. The downtown business area was conveniently accessible within walking distance of most of the tightly knit residential neighborhoods. Outlying areas were originally farmland, and very few parcels of agricultural land remain undeveloped today. Maynard's characteristic settlement pattern – densely developed downtown and adjacent neighborhoods, with coexisting adjacent commercial and residential spaces surrounded by a ring of less densely developed land toward the edge of town – includes very few significant parcels of open space.

The Assabet Woolen Mill was not Maynard's only early industry. A paper mill was located at the intersection of Waltham Street and Parker Street (Routes 62 and 27), and a gunpowder factory was built on Powdermill Road (Route 62). Earlier still, a historic stone splitting site was located at the Ammunition Depot (now ARNWR) parcel in Maynard near the Sudbury line.

There are several areas throughout the Town where old stone walls are intact. A section of the New Lancaster Road (now called Puffer Road) near Vose Pond remains in almost the same condition as when the stagecoach traveled through Maynard to stop at the Rice Tavern a short distance to the west. Stone walls line the road, and the road remains largely unpaved. Sections of the old road can be seen along Great Road (Route 117), Old Marlboro Road, Acton Street, Summer Street, Summer Hill Road, Old Mill Road and Concord Street.

Although there was a recent archaeological discovery of prehistoric settlements in Maynard, more Native American sites are likely to be found on well-drained terraces and knolls overlooking the river. Taylor Brook and adjoining wetlands are considered prime locations for possible settlements, according to the Assabet Riverway Plan. Taylor Brook was also the site of a saw mill and gristmill during the early colonial period. Another historic landmark in Maynard is Pomsitticut Hill (now called Summer Hill). In 1676, King Phillip and his people met at Pomsitticut Hill to plan the strategy for defending their lands against the new colonial settlers. During the King Phillip War, white settlements along the Assabet were destroyed and the inhabitants fled to communities in the east.

Maynard's buildings and homes, the Town cemetery, the woolen mill complex, the Town clock – all are prized for their aesthetic value and historic importance to the Town. The Maynard Historical Commission has inventoried the entire Town, designating over 430 structures of historical significance, including roads, school buildings, bridges, homes, churches, vaults, watering troughs, and business blocks. These items are listed on the Massachusetts Historical Commission's Inventory of Historic and Archaeological Assets. In addition, the Town has one National Register listing – the Glenwood Cemetery. The Town of Maynard owns several historically significant structures, including the Calvin Coolidge School, the Ben Smith Dam, the Guyer W. Fowler Junior High School/Washington Auditorium, four watering troughs, seven bridges, a war memorial park, a historic and newly renovated library building (formerly the Roosevelt School built in 1918), a vast collection of memorabilia under the care of the Maynard Historical Society, and many century-old Town and vital records dating back to the incorporation of the Town in 1871. Maynard also holds a vested interest in the history of land once home to several Finnish farming families. One large parcel – a sizeable portion of Maynard – was appropriated by the United States Government during World War II as use for an ammunition storage facility; it is now a National Wildlife Refuge under the jurisdiction of the Department of Fish and Wildlife.

The Freedom's Way Heritage Landscape Inventory was conducted in Maynard in 2005 by the Massachusetts Department of Conservation and Recreation. The survey identified the significant aspects of the Town that define the character of our community. The inventory defined our priority heritage landscapes and detailed critical concerns for historic preservation, including several general preservation planning recommendations for the Town. The report comprehensively identified and described Maynard's historical resources (along with its open space and recreation resources) and made recommendations for the protection of those and other identified resources.

The entire text of the Heritage Landscape Inventory Survey is available at:
<https://www.mass.gov/doc/maynard-0/download>

We, the Community Preservation Committee, believe that Maynard should strive to develop the same culture of stewardship toward historic resource preservation that it has applied to open space protection and recreational needs. Understanding that buildings are not isolated objects but are interpreted within their cultural settings, Maynard should strive to preserve historically significant buildings within their surroundings (in historical context). Contextual settings may include historic landscapes as well as ancillary features such as barns, sheds and stone walls. Maynard's Open Space Plan promoted a comprehensive plan of action for the identification and protection of Open Space. However, there is no written preservation plan to provide for a comprehensive assessment and identification of our significant historic and cultural places, structures and buildings. These elements are major contributors to Maynard's unique character and they are at risk. Every effort should be made to protect and preserve them.

HISTORIC PRESERVATION NEEDS AND GOALS

Funding for historic preservation projects is a top priority. Developers and market pressures are a threat to historic preservation, with property values usually far exceeding the economic value of the buildings themselves. There is a need for public education regarding the value of restoration efforts and for fostering creative incentives for developers to preserve rather than to demolish privately-owned historic properties. Historic Town-owned properties, structures and landscapes usually fare much better, having the Maynard Historical Commission to promote their preservation value.

The overall goal for historic preservation in Maynard is to honor and secure the heritage of our Town in ways that promote civic pride, social usefulness, and reverence for the past. Specific goals include, but are not limited to, the following:

- Preserve, rehabilitate, and restore Town-owned historic resources and landmarks – including buildings, historic landscapes, the Town cemetery, and archaeological sites – in order to secure their future and maintain their beauty, usefulness, and value.
- Re-adapt historic Town buildings to meet modern usage and regulatory requirements and to provide, when reasonably possible, revenue opportunities for the Town.
- Preserve the character of endangered historic resources through mechanisms such as purchase and resale with preservation restrictions or direct purchase of the value of a preservation restriction.
- Encourage the preservation of historic landscapes as open space.
- Preserve the character of older roads.

POSSIBILITIES

- Preserve the integrity of the Maynard family burial tomb and surrounding plot at the Glenwood Cemetery. The Town is responsible for perpetual care for this private site.
- Provide a permanent structure or facility to house the Town's collection of historic artifacts and memorabilia. This would provide permanent protection for historic materials and artifacts that are valuable resources for education, research, and public benefit.

- Protect the historic integrity of the Coolidge School (Bancroft Street School), the Mill Street Bridge, and the Mill Clock through historic preservation restrictions or through submission of applications for designation of those structures as State or National Register properties.
- Evaluate the Town with regard to designating historic district boundaries, thereby ensuring incorporation of historically significant buildings and properties within such district(s).
- Develop an Historic Walking Tour, thereby increasing public awareness of the Town's past. The creation of an Historic Walking Tour Guide Book would include notable historic sites and surrounding conservation areas, drawing on Maynard's history, open space, and distinctive architecture features.

SPECIFIC CRITERIA FOR HISTORIC PRESERVATION PROJECTS

Historical proposals must address the following criteria:

- Level of historical significance to the Town.
- Public benefit.
- Public support.
- Appropriateness and professionalism of proposed work (rehabilitation work is expected to comply with Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties).
- Level of additional financial or in-kind services, beyond CPA funds, committed to the project.
- Administrative and financial management capabilities of the applicant in order to ensure that the project is carried out in a timely manner and that the historic resource can be maintained for continued public benefit.
- Potential loss or destruction of the resource if proposed action is not taken.

Historic proposals that address as many of the following criteria as possible will receive CPA funding preference:

- Protect, preserve, enhance, restore, and/or rehabilitate historical, cultural, architectural, or archaeological resources of significance, especially those that are threatened.
- Protect, preserve, enhance, restore and/or rehabilitate Town-owned properties, features, artifacts, documents, or resources of historical significance.
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site.

DETERMINING PRIORITIES FOR THE PURCHASE OF HISTORIC PRESERVATION RESTRICTIONS

Historic preservation restrictions are an important tool for preserving Maynard's cultural heritage. Purchase of preservation restrictions compensates owners for any loss in property value created by acceptance of the restriction. The criteria adopted by the Massachusetts Historical Commission for recommending such purchases are as follows:

- Property that is listed or eligible for listing on the State or National Register of Historic Places.

- Property that is a significant example of a particular architectural style retaining original features.
- Property that is a key component or an important contributor to Maynard's history.
- Property that is endangered.
- Property that has significant visibility.

CPA FUNDED HISTORIC RESOURCES PROJECTS

The CPC through June 2007 has not received proposals or funded any historic resource projects. \$32,000 (20% of the FY2007 CPA tax levy) has been reserved and set aside for later spending for Historic Preservation proposals.

COMMUNITY PRESERVATION ACT

Core Category – Open Space

OVERVIEW

Maynard enjoys a variety of public open space resources, including parcels maintained by the Town of Maynard, the Maynard Conservation Commission, and the US Fish and Wildlife Service (the 815-acre Assabet River National Wildlife Refuge). Some Maynard residents benefit also from two private parcels of land which are not currently protected from development – the Maynard Rod and Gun Club and the Maynard Country Club. Maynard's Open Space and Recreation Plan (OSRP) was updated in 2004 to summarize open space issues, needs, and goals. The full text of the OSRP can be found at: <http://www.townofmaynard-ma.gov/documentcenter/view/161>

The Town of Maynard has long been industrial in nature, albeit on a smaller scale than industrial cities like Lowell or Lawrence. By 1898, the Assabet Mill in downtown Maynard was one of the largest woolen manufacturing mills in the United States. While manufacturing in Maynard has since been replaced with professional services as the primary industry, Maynard's characteristically dense and mixed residential and commercial downtown remains a legacy of its origins. This has resulted in a walkable, service-oriented downtown. When the mill and associated water facilities (pond, canal, Ben Smith Dam) were acquired by Digital Equipment Corp. (DEC), a great deal of open land was acquired with it, including the area around Vose Pond and considerable open areas around the mill. DEC developed some of this land with new buildings: one parcel owned by DEC on Parker Street (most recently known as the Metrowest Technology Center) and another on Powder Mill Road (now Stratus Computers) had abundant open land associated with them. The DEC-owned land surrounding Vose Pond was sold in the 1990s for residential development, resulting in a substantial loss of valuable open space resources.

Another result of Maynard's mill town heritage is the density of development crowding the waterfront. The Town's early growth along the riverfront, while being a major feature of the Town, did not take aesthetics into consideration. Throughout a good part of Town, there is little public access or even visual connection to the river. Only recently has the Town begun to appreciate the Assabet River as a visual respite and a recreational opportunity. Maynard, like other area mill towns, has recognized its riverfront as an unexplored asset with valuable open space potential.

Maynard's past industrial history left behind an abandoned rail bed which runs through the heart of Town. It will soon serve as an important recreational and transportation feature, linking downtown Maynard with conservation and recreation land at the edges of Town. The future Assabet River Rail Trail (ARRT) is well underway, and large parts of Maynard's rail bed have been acquired by the Town in the last few years. In 2002, the Town purchased the rail corridor from the Stow town line to

Rt. 117 and over 6 acres of conservation land abutting the Ice House Landing Educational Park

One historic event in Maynard that impacted the availability of open space and recreation was the seizure in 1943 of land that now comprises the Maynard portion of the Assabet River National Wildlife Refuge (ARNWR). This land was transferred in 2001 from the US Army to the Department of the Interior for use as a wildlife refuge. Under other scenarios, much of this land would have been developed over the years.

Another historic open space resource is Glenwood Cemetery, which has a pond on site that is used for passive recreation and bird watching. The adjacent St. Bridget's Cemetery is another open space resource for walking and contemplation.

2004 Maynard Open Space and Recreation Plan Statement of Purpose: (in part)

This Open Space and Recreation Plan will serve as a guide for the residents of Maynard to balance growth pressures with demands for open space preservation and recreation opportunities. In doing so, this Plan identifies and analyzes factors such as physical and cultural assets, land use, and socio-economic trends that are relevant to the protection of important resources. It inventories present supply and also establishes future conservation and recreation needs, outlining a series of recommendations for safeguarding and expanding these resources. The recommendations are prioritized in a Five-Year Action Plan (Section 9) to be implemented by the Town over this period.

RESOURCES

Maynard's population density is much higher than in surrounding communities, with approximately 1,943 people per square mile (compared with Stow at 302 persons and Sudbury at 593 persons per square mile). Open space resources, therefore, are essential to the quality of life for Maynard citizens. Of the 3,055 acres in Maynard, there are approximately 1,409 acres of conservation and open space land:

- Maynard Conservation Commission – 206 acres
- Maynard Board of Selectmen, Department of Public Works, and Recreation Commission, and School Department – 358 acres
- US Department of Fish and Wildlife – 815 acres
- Various individuals, families, and trusts (all private property) – 49 acres

Maynard is served by the SuAsCo Coalition (named for the Sudbury, Assabet, and the Concord Rivers), a regional preservation entity. Their operating philosophy is favorable to open space acquisition and preservation. The Town of Maynard is also an active member of the Organization for the Assabet River (OAR). Over the years Maynard's Conservation Commission, along with many citizen volunteers, have assisted OAR with extensive shoreline surveys and annual river clean-ups.

Maynard contains one-third of the Assabet River National Wildlife Refuge's 2,230 acres, an asset it shares with the towns of Stow, Sudbury, and Hudson. Access to the Refuge is provided in Sudbury, with future access planned for the Maynard/Stow border where White Pond Road intersects the Assabet River Rail Trail. Activities within the refuge are wildlife dependent uses (e.g.; wildlife observation, environmental education, hunting, and fishing). Refuge management opened ARNWR hiking trails to the public in October 2006.

Ongoing acquisition and development of the ARRT is another major regional recreation development with which Maynard is involved. The trail will extend from the center of Marlborough to the South Acton commuter rail station. Construction of much of the ARRT in Marlborough and Hudson is nearing completion. Stow, Maynard, and Acton are actively involved in acquiring land. The trail portion in Maynard connecting Town-owned parkland with the ARNWR was the most important local section of the rail trail and was put into use in the late 1990s. A Maynard-Acton trail design bid will soon be awarded.

GENERAL OPEN SPACE NEEDS

- Protect and preserve critical natural resources and wildlife habitat.
 - Identify critical parcels of land for municipal purchase or other methods of permanent protection from residential or commercial development.
 - Establish and maintain lines of communication with landowners to take advantage of opportunities to acquire and/or preserve property
 - Support Town acquisition of open space based on identified priorities.
- Protect and maintain surface and groundwater quality and quantity.
- Preserve, enhance, and connect, where feasible, large parcels currently in undisturbed natural areas, agriculture, open space, or recreational use.
- Develop a process to purchase land or development rights for open space preservation or other sustainable land uses.
- Develop sustainable land uses on Town-owned or private properties, such as eco-tourism.
- Create trail linkages including new trails, bike paths, walkways, or greenways.

SUMMARY OF OSRP GOALS

Open space planning attempts to balance development and growth pressures with the need for open space preservation and recreation opportunities that will serve the interests of Maynard's residents. Information pertaining to Town-wide needs was collected through an extensive public participation process, including a Town-wide Open Space and Recreation Plan (OSRP) survey mailed to every residence in 2003, numerous interviews with Town staff and residents, site visits, and two public visioning sessions. Survey respondents supported preserving open space, including acquisition, protection, and maintenance of existing resources. Scenic properties and land protecting water supplies, including municipal water supplies, riverfront areas, and wildlife scored high on the survey. Passive recreational uses and cultural resource protection were supported by a majority of people; active recreational uses were supported by the fewest. The 2004 OSRP includes a table of their findings.

The 2004 Open Space and Recreation Plan identified four goals and associated objectives:

- **Maintain, protect, and improve the quality of Maynard's natural resources for the benefit of all current and future residents.**
 - Preserve and improve surface water quality, including aggressive sewage treatment and storm water management and treatment.
 - Protect wetlands on behalf of the ecosystems they support.
 - Protect, preserve, and promote biodiversity and healthy ecosystems within Maynard.
 - Improve air quality, promote dark night skies, and maintain and promote a healthy noise-level throughout the Town.
- **Protect and enhance community identity and character, including a pedestrian-friendly downtown and a verdant perimeter for the benefit of all current and future residents.**
 - Promote, enhance, and gain public access to riverfront and water features throughout the Town, effectively turning the Town to face the river.
 - Preserve open space parcels, especially those forming a green belt around the town, in order to maintain Maynard's character and to provide open space within easy walking distance of every part of Town.
 - Develop (or redevelop land that is already developed) to maintain Maynard's characteristically walkable downtown and residential neighborhoods.
 - Re-green downtown to enhance the pedestrian and residential experience as density increases.
- **Maintain, improve, and expand public and private recreational facilities to meet current and future needs of all residents.**
 - Complete the ARRT linking the new ARNWR in the south with downtown Maynard and the Commuter Rail in the north.
 - Promote, maintain, and improve recreational opportunities for all current and future residents.
- **Increase cooperation within/between the community and Town government in order to reach conservation and recreation goals, and in order to secure the budgets necessary to do so.**
 - Organize Town government to effectively reach OSRP and other long-term goals, ensuring that proactive planning, research, and creative thinking occurs, resulting in wise, cost-effective, and timely decisions and actions.
 - Form volunteer Town committees or commissions to carry intensive planning efforts required to achieve open space goals.
 - Engage the public in the decision-making of Town government, and encourage volunteering in the community in order to achieve conservation and recreation goals.

The OSRP Five-Year Action Plan details specific suggestions for accomplishing community goals and objectives for open space needs. A summary of some of the key actions appears below.

- **Land Protection and Acquisition**
 - Reorganize Town land under management of the appropriate departments.
 - Protect/acquire well-head and aquifer recharge land.
 - Protect/acquire key wetland and woodland parcels, as listed in the OSRP.
 - Acquire ARRT parcels.
 - Protect/acquire other key recreation parcels.
 - Develop long-term plans for Chapter 61 lands.
 - Develop a plan for the Landfill site.
 - Certify vernal pools.
 - Register historic sites.
- **Land and Facility Management**
 - Create coordinated management plans for all municipal facilities.
 - Develop plan for the management of invasive species.
- **Facility Creation and Management**
 - Ensure all new and redevelopment projects are ADA accessible.
 - Continue development of ARRT.
 - Install bike racks, water fountains, and public toilets.
 - Create pocket parks and a fenced dog park.
 - Install picnic benches and park benches on select properties.
 - Repair or upgrade as necessary the Town's current recreation and open space facilities to maintain safe use and pride of ownership.
 - Create benches and/or picnic facilities at Summer Hill and other scenic areas along the banks of the Assabet River behind the Town Hall.
 - Continue promoting development of a waterfront park behind the Mill Pond parking lot.
 - Create designated bike trails for all-terrain bicycles.
 - Create a new walking trail along the Assabet River near Summerhill Glen.
 - Investigate a **public swimming area** for Maynard as recommended in the 2002 SCORP.
 - Plan for appropriate redevelopment of **Waltham Street Landfill** (ball field, dog run, playground).
- **Protection through Zoning:**

Only the Refuge and five Town-owned parcels (four behind the schools adjacent to the Refuge and one off Sheridan Avenue) are currently zoned as Open Space. Most of the Town's open space and recreation lands are zoned residential (S-1 and S-2) and much of the private open space/recreation land is zoned industrial. Similarly, Maynard's wetland areas are not zoned to provide appropriate protection. None of the zoned open space parcels are currently

owned or managed by the Conservation Commission. Town-owned open space and recreation lands could be zoned open space, and large private open space lands could be protected by being rezoned to a more restrictive district.

Maynard has no approved conservation restrictions at this time, although one is currently in the process of development; it would provide perpetual protection of important resource areas. The sole conservation easement in Town is associated with the Deer Hedge Run condominium complex; it protects wetlands and a pond to the north of the units as well as a five-acre lot south of the complex.

Some land in Maynard is designated as “Chapter 61” but it is not protected from development. Chapter 61 classification functions as a lien upon the land for taxes levied under the provisions of M.G.L. Chapter 61. The designation of private parcels as farmland (Chapter 61A), private recreation land (Chapter 61B), and forestry land (Chapter 61) restricts current use of these parcels in exchange for a significant reduction in taxes. Farmland and private recreation land must have a minimum of five acres, and their status must be renewed every year to retain their special tax classification. Chapter 61 designations provide owners with significant tax abatements and allows the Town a right of first refusal should the property owner intend to take the land out of the restricted status.

Public unprotected open space includes all land currently owned by the Board of Selectmen, the Department of Public Works, and the Recreation Commission. Together they manage nearly 369 acres of open space and land that may be used for active recreation. While a change in the disposition this land is unlikely, it is possible only through a majority vote at Town Meeting.

- **Protection through Purchase**

Protection of these lands is only ensured if the Town is able to act on its right of first refusal to purchase when the property owner makes a decision to remove coverage under Chapter 61. Therefore, it is critical to assess the properties currently listed under these Chapters in order to identify those parcels which are most likely to be the target of development pressure in the near future.

In Maynard, 25.9 acres are listed under Chapter 61A (agricultural restriction). These parcels are located on the outskirts of Maynard in areas targeted as critical open space. Both parcel locations are gateway properties visible from the road and are considered important open spaces. The 18-acre **Sudbury Nursery extension** is adjacent to Town wells 1, 2, and 3 and contains important wetlands. The nursery is near Sudbury line on the east side of Rt. 27 (Parker Street); it is now a defunct tree nursery. The **Apple Orchard** is on Summer Street at the Stow town line and contains 7.8 acres. Current activities include “pick-your-own apples,” the Town tree farm, and the Town composting area.

A few parcels in Maynard are under a Recreation Management Plan (Chapter 61B), comprising a total of 100.4 acres. The land is privately owned but community use is allowed based upon membership and/or compensation of some form. This category includes the Maynard Country Club and the Maynard Rod & Gun Club. Similar to Chapter 61A parcels, these lands are on the outskirts of Maynard in areas targeted for protection by the OSRP. The nine-hole golf course borders Acton to the north, while the Rod & Gun Club borders Sudbury to the east. The **Maynard Country Club** is 55 acres; activities include golf, winter cross-country skiing and sledding, and a function hall. The **Maynard Rod & Gun Club** contains 42 acres; activities include hunting, fishing, target shooting, softball, volleyball, and a function hall.

POSSIBILITIES

- Add to protected land around well heads and around White Pond.
- Add to existing conservation land, especially adjoining or connecting parcels.
- Increase public access to the Assabet River.
- Fund an invasive control project for selected conservation land and trails.
- Improve the canoe and kayak landing at Ice House Pond.
- Develop the former Waltham Street Landfill for recreational or open space.

SPECIFIC CRITERIA FOR OPEN SPACE PROJECTS

Open space proposals for CPA funds which address multiple criteria will receive CPA funding preference:

- Permanently protect important wildlife habitat, including areas that are of local significance for biodiversity, contain a variety of habitats with a diversity of geologic features and types of vegetation, contain a habitat type that is in danger of vanishing from Maynard, or preserve habitat for threatened or endangered species of plants or animals.
- Provide opportunities for passive recreation and environmental education.
- Protect or enhance wildlife corridors (promote connectivity of habitat and/or prevent fragmentation of habitats).
- Provide connections between existing trails; create trail linkages.
- Preserve scenic views that border a scenic road.
- Protect drinking water quantity and quality.
- Provide flood control/water storage.
- Preserve important surface water bodies, including wetlands, vernal pools, or riparian zones.
- Preserve primary or secondary priority parcels listed in the Maynard Open Space Plan.

Acquisition of parcels is ranked in order of priority using the following guidelines:

- **Task:** To protect, through acquisition or deeded conservation easements, **parcels of highest scenic and historic character**. Parcels are considered significant if they preserve one or more of the following:
 - the rural character of Town roads, particularly those designated as scenic roads
 - open fields and meadows visible from Town roads
 - views across open bodies of water
 - historic landscapes and the visual relationships between historic buildings and their settings; the integrity of historic neighborhoods
- **Task:** To protect, through acquisition or deeded conservation easements, **parcels of highest environmental value**. Parcels are considered significant if they preserve one or more of the following:
 - wetlands and water resources
 - wildlife habitats
 - greenway connections and wildlife corridors
 - agricultural land

CPA FUNDED OPEN SPACE PROJECTS

The CPC through June 2007 has not received proposals or funded any Open Space projects. \$32,000 (20% of the FY2007 CPA tax levy) has been reserved and set aside for later spending for Open Space proposals and acquisitions.

COMMUNITY PRESERVATION ACT

Core Category – Community Housing

OVERVIEW AND RESOURCES

Incorporated in 1871, Maynard is a small New England Town governed by Town meeting. It has retained much of its unique historic character and “mill village” architecture. The Town was named after Amory Maynard, the local mill owner, and is distinguished by the large central brick mill complex. The community grew with the Assabet Woolen Mill. After the mill shut down in 1950, local businessmen bought the property and began leasing it as office space. Digital Equipment Corp. moved into the complex in 1957 and enjoyed a run at the mill until the early 1990s. The renovated buildings are now home to Clock Tower Place, a mix of large businesses (including Monster.com) and start-up companies.

The Town is a predominantly residential community of 10,433 residents. Median household income is \$60,812, as opposed to the national median income of \$41,994 (US Census, 2000).

TOTAL HOUSING UNITS IN MAYNARD – 4,406 (2000 Census Data)

	MAYNARD	MA	US
RENTER-OCCUPIED UNITS	1,290 - 29.3%	35.7%	30.8%
Average number of household members	1.89	2.13	2.36
Average number of rooms	4.36	4.06	4.04
Average number of vehicles	1.20	1.05	1.19
Median year structure was built	1954	1951	1969
Median year householder moved in	1997	1997	1998
Median rent (\$)	642	605	519
Median rent asked for vacant units (\$)	196	578	469
Rent includes utilities	200 - 15.5%	21.8%	16.5%
OWNER-OCCUPIED UNITS	3,002 - 68.1%	57.5%	60.2%
Average number of household members	2.66	2.74	2.71
Average number of rooms	6.67	6.63	6.30
Average number of vehicles	1.46	1.73	1.64
Median year structure was built	1956	1958	1971
Median year householder moved in	1988	1988	1991
Median value (\$)	188,400	182,800	111,800
With mortgage or contract to purchase	2,025 - 67.5%	56.4%	55.4%
With second mortgage, equity loan	487 - 16.2%	13.1%	12.7%

Median price asked for vacant housing (\$)	97,300	160,800	89,600
Monthly cost, with mortgage (\$)	1,447	1,353	1,088
Monthly cost, without mortgage (\$)	484	406	295

Population Highlights (by percentage)	Maynard	MA	US
Median age	37.7	36.5	35.3
Under 5 years	7.1	6.3	6.8
Age 18 and over	76.6	76.4	74.3
Age 65 and over	12.2	13.5	12.4

For most of the Town's history, there has been a mix of residents with varying economic backgrounds. Maynard had several small working farms throughout its history in addition to business people and immigrants who came to work in the carpet and woolen mill. Housing built by Mill owners for the workers is still part of the housing stock today. Today, there are no working farms and very few large tracts of land remain in the Town. Maynard supports very little industry and is comprised of small downtown retail businesses and home services.

Maynard is primarily a residential community but because of its population density, it is considered a micro-urban area rather than a suburban area. Also, because of its small geographic size, most neighborhoods were established by the 1960s. While there are a few neighborhoods of newer housing stock, most of the single-family housing stock consists of ranches, capes, and split levels; there is also a large stock of multi-family housing.

In the last two or three decades, housing prices in the Boston area have risen considerably faster than the inflation rate or the increase in housing costs in other parts of the country. However, since it is still considered more affordable than neighboring Metro West communities, Maynard attracts many first-time home buyers who grew up in more affluent communities. Conversely, it has a significant number of households which include adults who were born and raised in here; family ties in Maynard are very important and can be traced back many generations in time. This is especially true of its senior citizen population. Many settled in Maynard to raise their children in the 1960s and 1970s and are still living in the same home. The growing pressure of housing costs and property taxes are affecting many seniors, and it is difficult for many moderate-income seniors to comfortably afford remaining in their own homes.

In recognition of these factors, the CPC seeks to develop more community housing – affordable housing which can be purchased and maintained by low, moderate, and middle income households. Using HUD's definitions, low-income households are those earning less than 80% of the median income. Moderate income households earn between 80% and 100% of median income.

Currently, approximately 8.07% of the Town's housing stock is considered by the Commonwealth to be affordable. Of the 355 units on the Commonwealth's list of permanently affordable units, 174 units are operated by the Maynard Housing Authority. 32 units are located at Dawn Road, 56 units at Powdermill Circle, 56 units at Concord Street Circle, and 30 units are located at Summerhill Glen. Most of the housing inventory is between 20-38 years old.

MAYNARD HOUSING AUTHORITY

The Housing Authority is a self-sufficient entity. The Commonwealth provided financial assistance with the purchase and construction of the housing in Maynard and has provided grants for the modernization of windows and other major projects prior to 1986. However, the yearly operating expenses of the Housing Authority are entirely paid for with rental income. The Maynard Housing Authority receives no operating subsidy from the Commonwealth. Nonetheless, the units and grounds are maintained in excellent condition thanks to strong financial stewardship along with location in a desirable community. Each year there are between 10 and 20 vacancies in the senior housing complex. About 80 percent of these are filled by existing Maynard residents. Maynard residents typically wait less than 6 months for an apartment. Non-residents typically wait up to 2-1/2 years for a vacancy.

DEVELOPMENTAL PRESSURES

There are very few tracts of land in Maynard which are potentially developable. While some of the holdings have an agricultural restriction placed on them, others could be sold to housing developers. Under State law, developers could file Chapter 40B housing plans because less than 10% of Maynard's housing stock is permanently affordable. Massachusetts General Law Chapter 40B allows developers to avoid Town zoning requirements in exchange for creation of affordable housing. Developers filing 40B plans are still constrained by the Wetlands Protection Act and must comply with the State Sanitary Code. Also, towns may not be subject to 40B proposals if, under Executive Order 418, cities and towns, "develop and adopt an affordable housing plan for approval by the Massachusetts Department of Housing and Community Development, and request certification of compliance with the plan by demonstrating an increase in low- and moderate-income housing units within 1 calendar year of at least .75%".

NEEDS

The Town of Maynard has a variety of affordable housing needs. Moderate-income seniors are not eligible for residency at Housing Authority units. Although an individual may earn up to 80% of median income and remain eligible for an apartment, this has not been a popular option in Maynard; rent increases with income, and the rent for someone earning between 70% and 80% is sufficiently high to dissuade potential tenants from renting a Housing Authority apartment. Although the apartments are in excellent condition, they are less than 460 sq. ft. and are not competitive with most market rate apartments in terms of size or amenities (for instance there are no dishwashers, and

laundry facilities are shared). While there are small, 1-story homes to which a senior household might downsize, the cost and lack of services makes them less desirable. Housing for moderate and middle income seniors fills the largest need in Maynard at this time; homes must have “accessible” amenities so that seniors can “age in place” if they so desire. There is also a need for housing for families and Town employees who fall into low-, moderate-, and middle-income ranges.

GOALS

The CPC, in conjunction with the Housing Authority and others, has identified the following community housing goals. Proposals brought before the CPC may receive preference for funding if they accomplish some or all of the following goals:

- Provide and preserve community housing that promotes age and income diversity. To the extent possible, universal design features should be incorporated into the construction of such housing.
- Create new, and preserve existing, community housing that is well designed and maintained, is of high quality, and is based on sound planning principles.
- Disperse community housing throughout the Town.
- Create housing in neighborhoods that currently have little or no affordable housing.
- Create new, and preserve existing community housing, that will contribute to the State’s mandated target of having 10% of the Town’s housing stock affordable to households with incomes at or below 80% of the area’s median income.
- Provide community housing opportunities that give priority to local residents, Town employees, and families of students enrolled in the Town’s public schools.
- Reuse existing buildings or use previously developed or Town-owned sites for new community housing.

POSSIBILITIES

Currently, there are several possibilities for the use of CPA funds to support community housing initiatives:

- Private for-profit or non-profit developers could create housing in which a set percentage of units are put aside to meet HUD guidelines. CPA funds could be used to write down the cost of development. This option would generate tax revenues for the Town.
- The Town zoning regulations could be amended to require that any new subdivisions with 8 or more housing units have 10% of the units designated as permanently affordable.
- The Town, along with the Housing Authority, can explore whether any presently owned Town parcels or buildings could be developed as community housing. Impediments to development would be the presence of wetlands and limited access into the sites as well as the clustering of low-income persons on one site. Benefits from development would include: 1) no or low cost of land acquisition, 2) community housing development on land currently not in use, and 3) increasing the percentage of the Town’s community housing to attain the

minimum 10% goal. Depending on the type of housing that was built, there might or might not be tax revenues accruing to the Town.

- CPA funds could be used to purchase existing market rate units and then sell them to eligible low- and moderate-income families, using the CPA funds to discount the resale price. These units would be subject to recorded deed restrictions, making them permanently affordable. Modest neighborhood homes would then be preserved, preventing the tearing down of homes to make way for out-of-scale new construction. Also, moderate community housing would be scattered

CPA FUNDED COMMUNITY HOUSING PROJECTS

The CPC through June 2007 has not received proposals or funded any Community Housing projects. \$32,000 (20% of the FY2007 CPA tax levy) has been reserved and set aside for later spending for Community Housing proposals and acquisitions.

COMMUNITY PRESERVATION ACT

Allowable Funding Category – Recreation

OVERVIEW AND RESOURCES

Outdoor recreational activities are generally classified as “active” or “passive,” and the type of land needed for each is different. Under CPA guidelines, recreational purposes are defined as “active or passive recreational use including, but not limited to, the use of land for community gardens, trails and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field.”

Recreation is recognized as an important factor for healthy living, not only in childhood development but also for maintaining quality lifestyles for adults. High density housing in Maynard results in small (if any) back yards and so there is a great need for recreation and leisure facilities to meet Maynard's present and future demands.

In Maynard, passive recreation includes activities like jogging, walking, cycling, hiking, fishing, and cross-country skiing. Hundreds of acres of land, including parks, a wildlife refuge, trails, ponds, and the Assabet River, are available to use for these activities. Many acres of land are available for active recreational programs in Town. These activities utilize our playing fields, playgrounds, tennis, and basketball courts. Participation is not age specific and ranges from pre-school age children to adults. Many active recreational pursuits, such as baseball, football, and soccer use the same fields and have overlapping seasons. Both the number of children participating in more than one sport per season and the number of adults participating in recreational activities have put great pressure on field availability. During the spring and fall seasons, availability of fields does not meet demand, forcing some user groups to use fields in adjoining towns or curtail their playing schedules. The lack of field availability continues to limit growth and participation in active recreational activities in Maynard.

While planning for Maynard’s present and future active and passive recreation needs, it is important to look at alternatives for large, resource-intensive field-based sports. While baseball, football, field hockey, lacrosse and soccer fields, and basketball, handball, and tennis courts will always be a vital part of sports life, there are many other recreational options to be considered for the future. Tai Chi, yoga, archery, dance fitness, and many other activities can be developed without adding to the current field and gymnasium infrastructure. Cross country running, bicycling, and fitness trails can cohabit with pedestrian trails or sidewalks. The Town should re-examine the need for further land-use and/or single-use recreational facilities in planning for future growth needs.

There are a total of roughly 223 acres of recreation land in Maynard in the form of ball fields, school grounds, recreation centers, a private golf course, and the Rod and Gun Club (also private). Recreation land is owned municipally by the Board of Selectmen, the School Department, and Recreation Department. Little of the municipal and private recreation land in Maynard is zoned as Open Space or Recreation Land, and

as such has little or no protection against development. Maynard's public active recreational areas include:

- Maynard High School Field** – 33.5 acres; managed by the School Department. Facility includes a baseball field, field hockey/soccer field, bleachers, natural areas for nature study, and Project Adventure (ropes course).
- Alumni Field** – 13.5 acres; managed by the School Department. Facility includes 3 baseball/softball fields, basketball court, tennis court, football/soccer field, bleachers, running track, field house and Snack Shack.
- Rockland Ave Recreation Facility** – 45 acres; managed by the Maynard Conservation Commission. Facility includes a baseball/softball field, soccer field, and horseshoes.
- Fowler Middle School** – Managed by the School Department. Facility includes 2 baseball/softball fields, bleachers, practice soccer field, natural areas for nature study, and a basketball court.
- Green Meadow School** – Managed by the School Department. Facility includes a soccer field, jogging trail, natural areas for nature study, and a youth playground.
- Crowe Park** – 10 acres; managed by the Department of Public Works. Facility includes a baseball field, tot lot, bleachers, picnic tables, and a skate park.
- Reo Road Tot Lot** – 0.6 acres; managed by the Maynard Conservation Commission. Facility includes a youth playground.
- Coolidge School** – 0.8 acres; managed by the School Department. Facility includes a baseball field, basketball court, youth playground, and a sledding hill.
- Assabet River Rail Trail** – Cooperative regional recreational resource.
- Art Space** – Managed by the Town of Maynard. Facility includes a gymnasium.
- Fitness Center** – Privately owned; at Clock Tower Place.
- Fitness studios** – Privately owned; in downtown Maynard. Includes martial arts, dance, Pilates, and yoga studios.

A survey pertaining to Maynard's recreational needs was last conducted in 2003. Since the survey was taken, half the Town's tennis courts have been removed, so the survey may not accurately describe the public's response to current conditions. The recreational facilities of greatest importance to survey respondents were the Alumni Field Complex, the High School fields, and the trails behind Green Meadow School.

Survey respondents indicated that they believed there were a sufficient number of golf courses, football/soccer fields, trails for motorized vehicles, baseball diamonds, and hunting areas. Local facilities identified as of least importance were the privately-owned Maynard Boys and Girls Club, Maynard Rod and Gun Club, Rockland Avenue Fields, and three Town-owned school gymnasias.

Survey Question 4: Of which recreational facilities does Maynard need more?

Recreational Facility	Need More	Sufficient
Paved trails	80%	20%
Swimming pools	70%	30%
Downtown benches; picnic areas; Walking trails; neighborhood parks; Picnic areas; ice skating; community gardens	60%	40%
Teen centers; wooded areas for nature activities	50%	50%
Playgrounds; boating; fenced dog walking	40%	60%
Skiing/sledding; fitness trails	30%	70%
Fishing areas; horseback riding; basketball	20%	80%
Football/soccer; gymnasiums; Baseball/softball; tennis; Golf courses; hunting areas; Motorized trail use;	10%	90%

The National Recreation and Park Association has developed standards for park and recreational facilities. While Maynard more than meets the suggested acreage for playing fields and just meets the minimum suggested acreage for tot lots, it fails to provide any of other minimum suggested acreage for parks. The Town should consider alternatives to conventional parks to fill some of its recreation needs; appropriate conservation land may be lightly developed (e.g.; addition of benches and level walking paths) to encourage park-like uses. These would have lower maintenance costs than conventional parks which require mowing, etc.; however, they would require an increase in the Conservation Commission budget to allow for development and management.

Neighborhood parks and playfields can be used for a variety of purposes to meet local needs. Multi-use parks can provide ball fields, basketball courts, places for dogs to run within fenced off areas, skateboarding, etc. It is important also to consider regional open space and recreational opportunities. Many local needs can be met by using facilities in adjacent communities.

The Massachusetts Statewide Comprehensive Outdoor Recreation Plan's (**SCORP**) 2000 survey of the Northeastern Region suggests that Maynard's needs are similar to the needs of its neighbors. Their list of recreation planning recommendations is based on the demand for specific types of recreational activities in a given region, and the ability of those demands to be met by the facilities and resources of the region. Regional planning suggestions that should be taken into consideration, in light of the Maynard's specific local needs, include the following:

- Improve water-based recreation for boating and fishing activities; increase

- access to inland waters.
- Promote upgrades of recreation facilities in addition to regular maintenance programs.
- Improve opportunities for certain recreational activities, particularly playgrounds, ice-skating, and biking (this need will be met by the Rail Trail).
- Increase and improve the opportunities for quality trail use experiences for walking, biking, picnicking, and hiking.
- Improve signage and educational material regarding open space and recreational resources.

RECREATIONAL GOALS

To promote, maintain, improve, and expand public and private recreational facilities and opportunities to meet the current and future needs of all residents.

- Protect existing public and private recreational spaces by preserving their use through zoning initiatives, land acquisition, or preservation restrictions.
- Create a volunteer Parks and Recreation Commission to ensure proper management, utilization, and maintenance of parks and recreational facilities.
- Acquire recreation land as recommended by Town commissions and committees.
- Upgrade or repair as necessary the Town's current recreational and open space facilities to maintain safe use and a pride of ownership.
- Act to improve Americans with Disabilities Act (ADA) accessibility of all recreational facilities.

RECREATIONAL NEEDS (ACTIVE)

- New Facilities
 - A swimming facility (investigate public swimming area for Maynard as recommended by 2002 SCORP).
 - Neighborhood parks, containing basketball courts and play structures for young children near dense residential areas (e.g.; Coolidge School lot).
 - Ice skating rink (seasonal skating is sometimes available on Thanksgiving Pond and above the Ben Smith Dam area; a private skating rink is in nearby Acton).
 - Community gardens.
 - Appropriate recreational redevelopment of the Waltham Street Landfill (ball field, dog run, parking area, playground).
- Development and expansion of trail corridors (walking trails, paved or unpaved).
- Development and expansion of handicapped access. While Maynard's disabled population is currently low, the Town must continue to work on providing access to open space for wheelchair users and others, as these numbers will increase with an aging population.
- Create designated bike trails for all-terrain bicycles (mountain bikes).
- Develop physical fitness/exercise programs for senior citizens.

RECREATIONAL NEEDS (YOUTH)

Recreational activities are needed for those under age 19. Information collected during the public forums suggested that additional programs should include activities for teenagers who are not interested in team sports, such as aerobics and yoga; a baseball program for boys ages 13 through 15, and a softball program for girls ages 13 through 15. The survey respondents provided somewhat different information, identifying pre-schoolers as the group most in need of additional recreational opportunities. Based on the survey results, creating additional opportunities for teenagers ranks behind the recreational needs of the handicapped and senior citizens.

RECREATIONAL NEEDS (PASSIVE)

Passive recreation activities including walking, jogging, nature study, and picnicking are currently available at most of the parks and schools in Maynard. Hills, wooded areas, ponds, and the Assabet River provide ideal passive recreation settings. A combination of passive recreation activities may be suitable and appropriate for some Assabet River sites. Scenic views along the Assabet River, Tower Hill, and the Town composting area on Summer Street could provide enjoyable picnic locations. According to the Town wide 2003 survey, the following improvements are needed:

- More land in general for recreational opportunities.
- Designated bike trails.
- More benches/seating. (Memorial Park, in particular, has been targeted for additional sitting areas and a lighted bandstand for summer concerts).
- Additional picnic areas.
- Improved signs, which would encourage more residents to take advantage of local conservation and park parcels.
- Improved parking at Conservation Commission properties (parking is often limited or non-existent).
- Greater access to the Refuge: A Comprehensive Conservation Plan has been released for the Assabet River National Wildlife Refuge and includes issues regarding wildlife management and public use. Policies affecting public use have been considered or implemented, include the banning of dog walking and picnicking, increased access points for canoes and kayaks along the waterways, addition of an admission fee, the imposition of hunting and fishing regulations, and the facilitation of visitor needs. Key issues are the need to balance the desire for public access with the mission of the wildlife refuge system, which is to protect and manage fish, wildlife, and plants and their habitats. More information is available at: https://www.fws.gov/sites/default/files/documents/AssabetFinalCCP_0.pdf
- Development and expansion of trail corridors (walking trails, paved or unpaved)
- Development and expansion of handicapped access. (While Maynard's disabled population is currently low, the Town must continue to work on providing access to open space for wheelchair users and others, as these numbers will increase with an aging population).

- Addition of benches and/or picnic facilities at Summer Hill Glen, along the banks of the Assabet River at the Town Hall, or other scenic areas.
- Development of a trail along the Assabet River near the Summerhill Glen housing complex.
- Promotion of undeveloped natural use of natural areas for nature study by residents and school groups.

POSSIBILITIES

All the Town's recreational facilities require regular maintenance and most would benefit from upgrading. Some may require significant improvements, particularly to meet ADA standards for accessibility. Upgrading of Town-owned recreation parcels might help somewhat to alleviate the need to purchase and develop further property.

Note: CPA funds may not be used to perform regular facility maintenance.

The following active and passive recreational facilities require improvement:

- Monitoring of the high school track for necessary repairs (heavily used by the public).
- Installation of an irrigation system at Crowe Park; installation of a permanent bathroom for the convenience of recreation program participants.
- Upgrade Rockland Avenue soccer fields and conservation trails.
- Neighborhood parks, containing basketball courts and play structures for young children, are needed near dense residential areas along Powder Mill Road and Main Street.
- Carbone Park (situated close to a high-density downtown neighborhood) would benefit from the addition of better defined walking paths/trails in the wooded back portion.
- Ice House Landing needs upgrading, including a boat-launching dock and nature trails leading to the Ben Smith Dam, and the Mill Pond Building.
- The Old Fowler Gymnasium on Summer Street requires several updates, including a new roof; gymnasium floor repair or replacement, repairs and updates to bathrooms; and a water bubbler.
- A recreational facility – park, fields or playground equipment – would be ideal at the old landfill on Waltham Street.
- Improved playground equipment and a new playground configuration at the Coolidge School on Bancroft Street would benefit children living in a densely populated residential area.
- Addition of a permanent storage facility at Alumni Field, possibly incorporating new bathroom facilities, would well serve several recreation groups.

SPECIFIC CRITERIA FOR RECREATION PROPOSALS

Recreation proposals which address as many of the following criteria as possible will receive CPA funding preference:

- Support multiple active and passive recreation uses.
- Serve a significant number of residents of all ages, gender, and ability.

- Expand the range of both active and passive recreational opportunities available to Maynard residents through acquisition of appropriate parcels, acquisition of permanent conservation easements, or development of recreational resources on existing Town-owned land, including trail connections, playing fields and play area, open space, and parks.
- Jointly benefit Conservation Commission and Recreation Commission initiatives by promoting a variety of recreational activities.
- Maximize the utility of land already owned by Maynard.
- Further broaden the diversity of Recreation Department-administered programs to include activities beyond traditional sports and games .
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

CPA FUNDED RECREATION PROJECTS

The CPC through June 2007 has not received proposals or funded any Recreation projects. After the minimum 10% of FY2007 CPA tax levies has been reserved and set aside for later spending for Historic Preservation, Open Space, and Community Housing projects, the remainder of the fund balance may be applied to any of those three categories, or may be used to fund Recreation projects.