

# **OPEN SPACE AND RECREATION PLAN**

**TOWN OF SOUTHAMPTON**

AUGUST 2008

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With Assistance From  
Pioneer Valley Planning Commission

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## **SECTION 1- PLAN SUMMARY**

### **OVERVIEW**

The Town of Southampton is updating its 1998 Open Space Plan in order to identify open space preservation priorities, plan for controlled development, and optimize funding opportunities. The following plan is based on the 1998 Plan and like the earlier plan 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 five-year period. Current guidelines for Massachusetts Open Space Plans include recreational elements as a key component. Hence, this plan is the 2006 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 ten 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 a real threat to 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. The OSRP supports the following goals:

1. Protects natural resources that provide a high quality of life in both the human and natural environment
2. Preserves the scenic qualities by preserving and encouraging farmland protection and supporting agricultural enterprises
3. Creates greenway using existing infrastructures that would combine pedestrian, bicycle and other transportation systems and help provide additional wildlife corridors
4. Supports growth management that will protect and preserve the rural landscape, scenic vistas, and historic resources that define the community character
5. Establishes a regional approach to open space opportunities by identifying and linking nearby resources

## **THE PLAN**

The goals, objectives, and actions in the 2005 Open Space and Recreational Plan addresses the following areas of concern:

### **Community Character**

Southampton residents want to preserve and protect the small town character and rural atmosphere on their town.

### **Recreation and Conservation Resources**

Abundant recreational and conservation resources exist, but improvements need to include signage, access, safety, and public awareness.

### **Historic Preservation**

Southampton enjoys a wealth of historic structures and sites. A complete inventory of all the Town's historically significant resources by the Southampton Historical Commission and other stakeholders will help to identify and preserve them for future generations.

## **Sustainable Development**

Southampton needs to balance preservation and development so that one supports the other. With a unified vision and an inter-board cooperation, the town can protect its resources before it is too late.

## **Natural Resource Protection**

Continued natural resource protection supports not only the human environment, but also wildlife habitats. Southampton should develop a greenway system that creates wildlife corridors and links larger habitat areas.

## **PEDESTRIAN AND BICYCLE SYSTEMS**

Southampton residents have voiced the need for safe pedestrian and bicycle systems that link open space resources and the Town Center. Such systems would provide alternative methods of transportation and offer young people modes of being self-sufficient.



Figure 1 Residents Map Special Places and Places of Concern at Workshop

## **SECTION 2- INTRODUCTION**

### **STATEMENT OF PURPOSE**

The primary intent of this document is to update Southampton's 10-year old Open Space Plan, assist the Town in planning, and meet qualification requirements for state funding. This Plan 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.

### **PLANNING PROCESS AND PUBLIC PARTICIPATION**

The Community Preservation Committee (CPC) and Chairperson Virginia Ahart, in particular, coordinated and guided the planning process for this report. In 2001, the town voted to adopt the Community Preservation Act (CPA), which allows communities in the Commonwealth to access a surcharge for historic preservation, open space, and low and moderate-income housing. Southampton voted to assess a 3 per cent surcharge of the real estate tax on real property. Matching state funds provides an incentive to adopt the Act, which assists in planning and development and gives the community flexibility to prioritize and distribute monies.

The CPC hired Anne C. Wellington, a Preservation Specialist, to assist in this process. After an initial public meeting, a small group of interested citizens and town officials met and formed an ad hoc Open Space Committee (OSC.) This committee met informally over the summer. The OSC shared ideas, collected data, prepared presentations, distributed surveys, and collated information.

Community Preservation Committee Members are:

- Virginia Ahart, Chair
- Robert Floyd
- Richard Frary
- Wayne Theroux
- Kurt Boisjolie

- Doug Blanchard
- Jim Fleming
- Janet Brown
- Ed Cauley

Members of the Open Space Committee were:

- Virginia Ahart, Community Preservation Committee, Chairperson
- Henry Barton, Planning Board, Chairperson
- Terry Ann Hoog, Resident and Preservation Activist
- Mark Kassis, Conservation Commission Member
- David McDougall, Selectboard Member, Chairperson
- Ryan O’Connell, GIS Specialist
- Christine Wright, Resident
- Anne Wellington, Consultant

Ed Cauley, Superintendent of Highways and Water Commissioner, provided invaluable information. Mark Noonan, of the Winding River Land Trust, helped to facilitate and answer questions at the first two public meetings and provided technical assistance throughout the process. Ryan O’Connor, a Westfield State College student of Urban Planning assisted with the initial GIS mapping.

There were four public meetings conducted over a period of as many months. The CPC invited Town board members to the first two workshops. After a brief overview of the project and a review of existing resources participants had the opportunity to “map” areas that they felt had special meaning and value to the Town. 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 Community Development Plan (CDP), prepared in 2004, for Southamton by the Pioneer Valley Planning Commission (PVPC). The CDP focused on open space as one of Southamton’s most valuable resources. In addition, the 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 OSC distributed surveys were distributed and the Mark Kassis and Anne Wellington presented the findings of these surveys at the third public meeting. A power presentation defined open space, outlined issues in Southamton, and proposed potential ways to preserve open space. The final public meeting differed from the others by its lively and

open exchange of ideas and concerns from Southampton residents. The Citizens for Greenway Preservation, a citizens group, formed during the summer to look into the feasibility of creating a greenway/bicycle corridor along the abandoned railroad.

The annual public CPC meeting in November offered residents one last opportunity to voice concerns and share ideas for the OSRP. At that meeting, the CPC outlined a list of priorities, which serves as the foundation of this plan. Those priorities include resource protection, farmland preservation, greenway/intermodal transportation systems, controlled development, and regional connectivity.



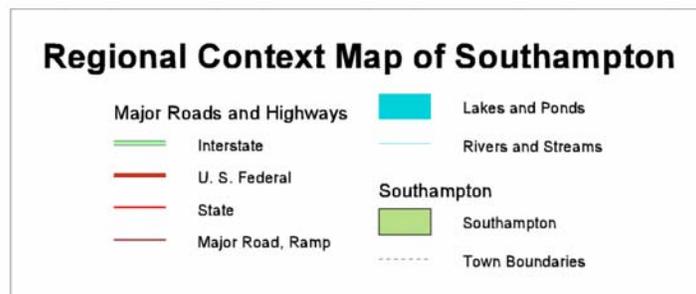
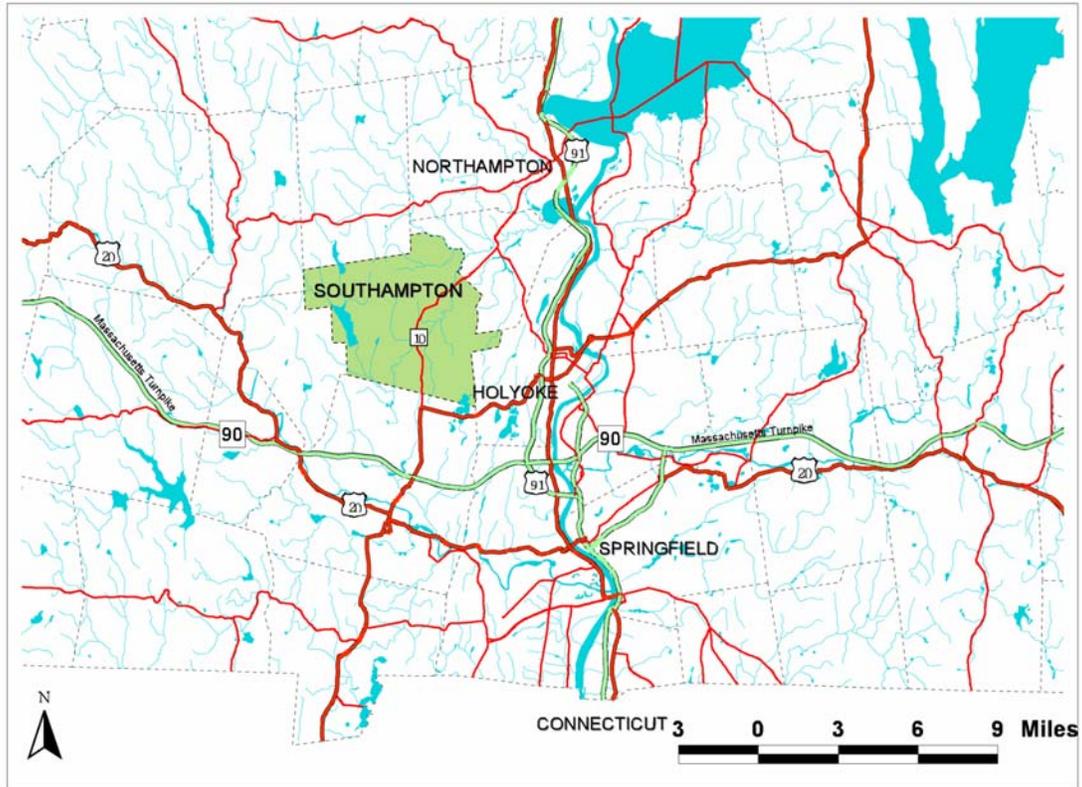
North District #2 Schoolhouse at Conant Park- Photo by Anne Wellington

## **SECTION 3- COMMUNITY SETTING**

### **REGIONAL CONTEXT**

The Town of Southamptom 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, Southamptom is a rural residential suburb in the northern Springfield Metropolitan District. Southamptom is about 100 miles west of Boston, Massachusetts and 250 miles from New York City. Bordering Southamptom is Westhamptom to the north, Easthamptom, and Holyoke to the east, Westfield to the south, and Montgomery and Huntington to the west. Southamptom 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 2081 persons per square mile. As the regional demand for housing, 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 Southamptom and increased residential development in town was the major concern voiced during the Open Space Planning process. Residents are concerned Southamptom landowners will sell valuable open space to developers for housing construction with the consequence that the town will loose its present quality of life. Southamptom's visual character and rural feel buffers more densely populated cites, like Holyoke, from the more sparsely populate Hilltowns of Montgomery and Huntington.



**Map 1 Regional Context Map of Southampton**

Nearby major highways provides 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 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 1 Population Densities in Southampton and Abutting Communities**

<b>TOWN</b>	<b>Acres</b>	<b>Miles</b>	<b>Population</b>	<b>Density per Sq. Mile</b>
Easthampton	8556.94	13.4	15537	1162
Holyoke	13440.46	21.0	43704	2081
Huntington	16826.31	26.3	1987	76
Montgomery	9554.11	14.9	759	51
Southampton	18098.89	28.3	5,387	190
Westfield	29823.81	46.6	38372	823
Westhampton	17413.02	27.2	1327	49

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 Southampton. 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 Southampton 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. Southampton 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 Southampton, several exist in nearby towns and several more in the process of design and construction. The Manhan Rail Trail in

Easthampton runs along its section of the old rail corridor that extends through Southamptton. The Northampton Bike Path goes to Williamsburg and the Norwottuck Trail proceeds from Connecticut River boat launch in Northampton through Hadley to Amherst, with a connecting spur to the University of Massachusetts.

**Table 2 Percentage of Protected Open Space in Southampton and Abutting Communities**

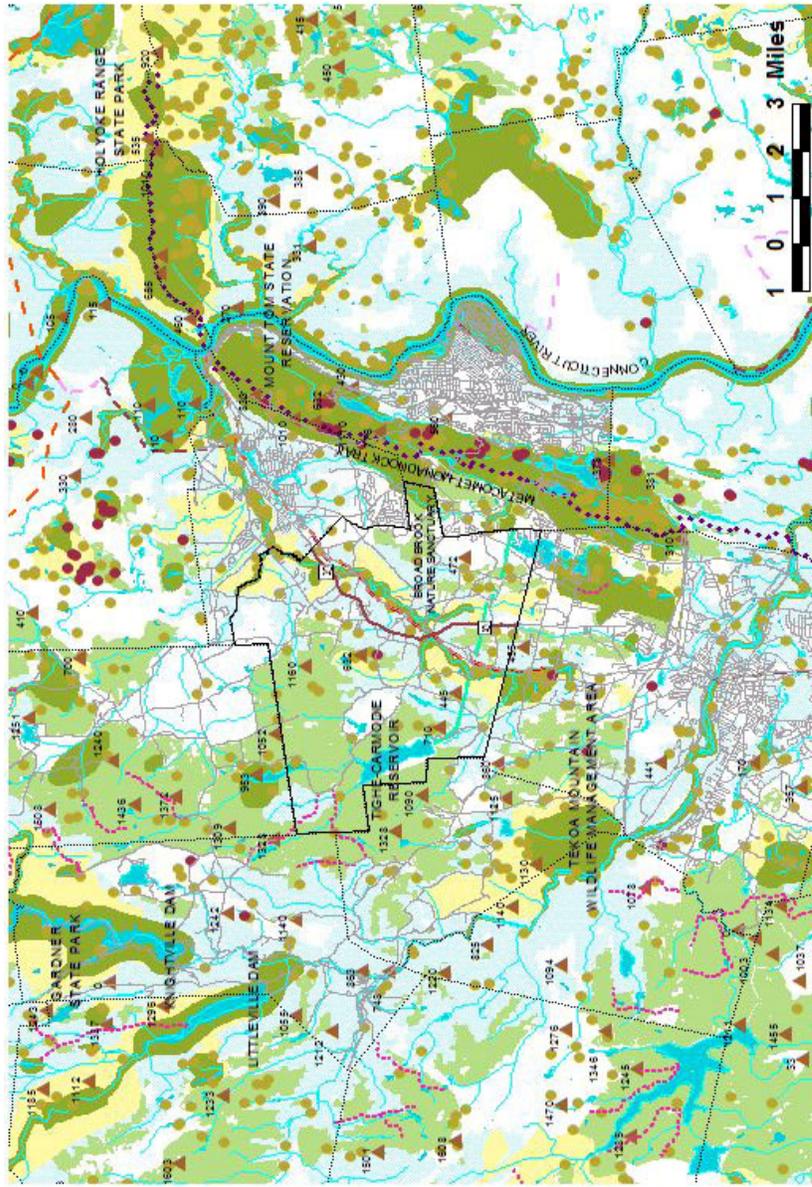
<b>Town</b>	<b>Acres</b>	<b>Open Space Acres</b>	<b>% of Open Space that is Protected</b>
Easthampton	8556.94	1049.03	0.12
Holyoke	13440.46	3738.28	0.28
Huntington	16826.31	6103.86	0.36
Montgomery	9554.11	3222.41	0.34
Southampton	18098.89	3303.13	0.18
Westfield	29823.81	2415.54	0.08
Westhampton	17413.02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

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

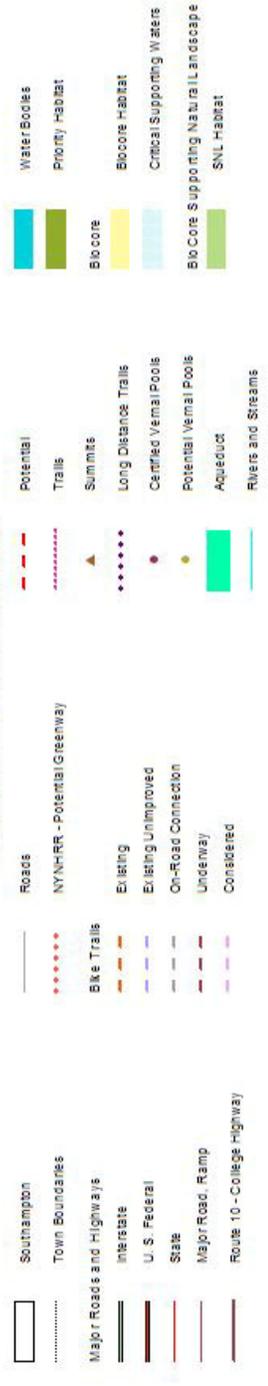
The region is renowned as a center for higher education. The Five-College area includes University of Massachusetts, Smith College, Amherst College, Mt. Holyoke College, and Hampshire College. Together they are a significant cultural asset to the region. Williston-Northampton Academy, a private secondary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



**Figure 2 Dry Hollow Farm, the Gunn Farm on Pleasant Street**



### Regional Wildlife Habitat



Map 2 Regional Wildlife Habitat

## **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 provided a list of listed recreational needs, that list utilized information from an open space 1979 survey. More recently, the 2005 open space survey showed that most people are still concerned about recreational opportunities, but that the focus of concerns has changed. In 2005, the main concerns are:

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

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.

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. The Town is in the process of deciding the future use of the school and the COA hopes to remain 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.

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.

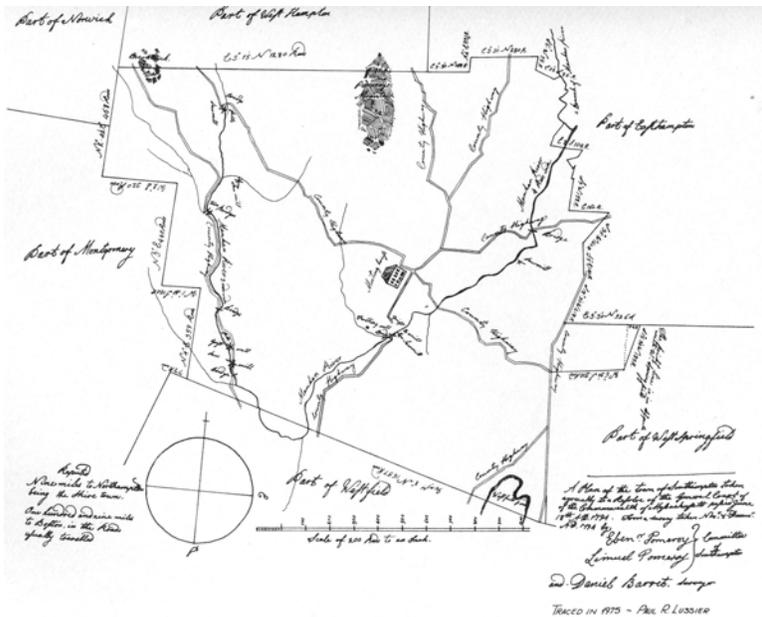
## **HISTORY OF COMMUNITY**

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 18<sup>th</sup> 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 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 area's forest resources. In the 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 3 Survey Map of Southampton, 1778, by Daniel Barret, Surveyor**

The regions earliest entrepreneurs and local Indians partnered in a lucrative fur trade. This industry had a profound and devastating impact the regions 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, mineral resources permitted several other mines, quarries, and brickyards to operate in Town.

Numerous spring on Little Mountain provided water for the village center. As early as the 1820's, water wooden pipes carried water from the mountain springs to village homes. 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 19<sup>th</sup> 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 the preservation and the Commonwealth of Massachusetts acknowledged Hazel Young, Conservation Commissioner, for her efforts in preservation and conservation.

A list of landmark planning report 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 2004 Community Development Plan

2005 Update of Existing Plan

**2001- Hazel Young** Conservation Commissioner of the Year (Posthumous)

“She wrote grant applications totaling more than five million dollars; over 328 acres of Southampton open space were obtained through her efforts.”

## **POPULATION CHARACTERISTICS**

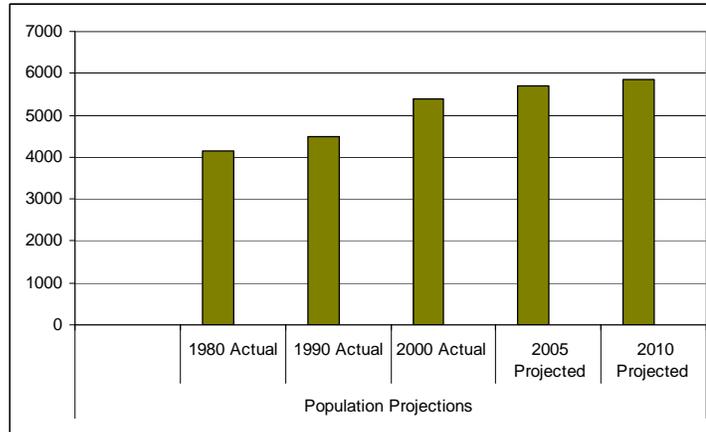
Southampton’s population is 5,387. According to the 2004 CDR, the population will increase by 20% from 2000 to 2025. By 2010, analysts expect the population to increase to 5,865 people. Presently, the largest age group in Southampton is the 40-50-age group. It will not be long before this age group reaches retirement age and Southampton will need to adapt to a growing elderly population. Although, this age group expects to remain

independent longer, the town will need increase elder services. Projections indicate that the 20-30-age group will rise dramatically by 50% from 2000 to 2010. The challenge will be to provide low-to-moderate-income homes for both of these growing demographic groups. As the demand for new homes increase and Southampton has land to support their construction, prices will continue to rise. New home construction, if not carefully planned, will compromise the visual character and reduce open space. An increasing young adult population and an increasing elder population may affect the median income of residents. If the Town wishes to have these groups remain Southampton residents, it must consider meeting their affordable housing needs. Projections indicate an expected decline in the youth population. Although this segment of the population will continue to decline, the need for town-sponsored recreational services will increase. Team sports continue to be very popular and the Town does not meet the current needs for this user group.

The majority of Southampton's population resides along College Highway, near the center of Town and around Pequot Pond. There are single-family dwellings, apartment complexes, and commercial buildings dispersed along College Highway. Single-family homes that were originally summer cottages, line Pequot Pond. Close proximity to employment centers, rural character, and quality of life contribute to the Town's growing population and make Southampton a desirable place to live. The average annual family income in Southampton has been on the rise since 2000, increasing \$9,469 between 2000 and 2007. Projections for 2012 estimate a \$13,156 increase over the next five years.

<b>Year</b>	<b>Average Family Income</b>
2000	\$78,659
2007	\$88,128
2012 projected	\$101,284

*Source: DemographicsNow.com, 2007*



**Table 3 Population Projections**

### **GROWTH AND DEVELOPMENT PATTERNS**

Originally, Southampton was a community with large farmsteads, small industries, and a village center, typified by a meetinghouse and school. As the village grew, distinct neighborhoods evolved centered around schoolhouses. Among them were, Russellville in the southwest, West Part (also known as Foamer) in the northwest, Glendale on the Easthampton border, Foggintown in the southeast, and Swanson’s Corners, north of Westfield on College Highway. Many of these place names remain although the distinction as separate neighborhoods, along with the district schoolhouse has long since disappeared. The Town should celebrate each one of its historic neighborhood identities

During the late nineteenth century, small resort cottages sprang up along the shores of Hampton Ponds. This section of Town is distinctive because of its unique and historic community, geographic separateness from the rest of the Town, geology, unique plant community, and the group of ponds that define it. Today Hampton Ponds remains a vital community with its unique character and environmental concerns.

In the mid-to-late twentieth century, people began to move away from cities, residential neighborhoods arose in outlying towns like Southampton. Houses sprang up along existing roads and developers built new roads. Because the land was level and clear, builders constructed many houses on prime farmland. This pattern of residential development continues, although the demand for housing has necessitated building on wooded and

sloped land. New home construction has affected the rural character of certain area of Town, especially along Pomeroy Meadow Road, Montgomery Road, and off Line Street.

Both residential and commercial development along Route 10 has increased, in part, due to the availability of the public water supply. High traffic volume and visibility support commercial development along Route 10. Two major business areas are located along Route 10, one near the Town Center, replacing the center as a commercial district, and the other on the Easthampton, where a major shopping center supports both communities.

Unfortunately, limited sidewalks along the highway raise concerns about pedestrian safety. There is development pressure in the south part of Town, where Westfield has actively developed an industrial district. The CDP suggests that limited industrial and commercial development occur along this southern edge. Development along the south portion of Route 10 could adversely affect one of the Commonwealths' most scenic areas. New homes will continue to appear along many of the Town's street, where developers do not need approval to subdivide land.

## **ECONOMY**

Most Southamton residents commute to Springfield, Holyoke, Chicopee, Hartford, Northampton and other center of business industries. The nearest urban centers are Easthampton, Westfield, Northampton, and Holyoke. There are many home-based businesses located in residentially zoned districts that prohibit such enterprises. The CDP sites forty-one non-conforming businesses in the three residential zoning districts.

The CDP focuses on Economic Development as one of its four key parts. Southamton has seen significant growth in business and industry since the 1998 Open Space Plan. Most of the Town's businesses cluster along Route 10. In recent years, more restaurants and fast food franchises have moved into Town. Commercial development will boost the tax base and help to offset the costs associated with providing additional services to the increasing population. According to the CDP, Southamton should review their current zoning regulations. The existing zoning by-laws are 25 years old and the Town should review and update them. The report also cited the Towns' lack of supporting infrastructure as a challenge for commercial development. The CDP suggests that the Town adopt zoning that would permit business development on the southern portion of Town, which is in close

proximity to Route 91 and the Mass Pike. However, such development should be sensitive to the scenic resources is lies along this corridor.

Overall, there has been a 4% increase in the number of employers from 1996 to 2000. With the opening of several new businesses including the Harley-Davidson Store, Opa-opa Steakhouse and Brewery, and Dunkin' Donuts, this number has likely increased since that time. In 1996, employers provided jobs for 934 people and by 2000 the number of people working in Town increased by 12.3% to 1,049. Commercial growth is likely to continue, although current zoning limits the extent of commercial and industrial land use.

## **INFRASTRUCTURE**

Southampton's infrastructure serves the current population's needs and at the same time limits commercial and residential development. Water resources are plentiful, but the Town has no public sewers. At one time, Southampton considered tying into Westfield's sewage system, but in the past citizens voted against such measures at town meetings. Municipal water supplies the central portion of Town; outlying areas still rely on wells. The Town continues to explore water supply and sewage system options to meet the future needs of the growing community and to protect the existing resource areas.

The Bradley International Airport is located about 30 miles from Southampton in Windsor Locks, Connecticut. Smaller regional airports include Westover Municipal Airport in Chicopee, Barnes Airport in Westfield and Northampton Aeronautics in Northampton.

Southampton residents have easy access to regional and interstate highways. The Massachusetts State Turnpike, which runs from Boston to the New York State line, is six miles from the Town Center. The intersection of the MassPike and Route 91 is located to the south, only minutes away. The majority of the Southampton's workforce relies on the local highways and interstates, traveling on average 28 minutes to or from work.

Route 10, a state highway and known as College Highway, is the major thoroughfare through Town. It is a high volume, high-speed road, which serves the Town and surrounding communities. It runs from Easthampton in a south-southwest direction to Westfield, where Route 10 intersects Route 202. Virtually all of the Town's commercial development and

higher density residential areas are within a one-mile corridor along Route 10. Recently, there has been rapid development along and nearby Pomeroy Meadow Road. There is a great deal of concern that development along the Highway will affect important scenic vistas, in particular along the south portion where there are commanding views of Mount Tom and the Holyoke Range. At the same time, there is a desire to concentrate development along this corridor and to create a centralized business district. The challenge for the Town will be to balance development and scenic resource protection and still meet future needs. A detailed assessment of Southamptons transportation was one of the four elements of the CDP. The report provided a detailed analysis of the expected and anticipated traffic demands along the Route 10. Route 10 falls under the jurisdiction of Massachusetts Highway Department, which must approve any proposed changes, including construction of a dedicated bicycle lane and sidewalk improvement.

Many of Southamptons roads are rural and winding. A few streets, especially in the western section, are not paved. Maple Street, Manhan Road, and Mountain Road are the Southamptons only Designated Scenic Roads. Designated Scenic Roads have limited protection. The Town must review and approve all improvements or changes to these roads, such as widening the road, removal of stone fences, and cutting of trees.

Buses and parents transport most elementary school children to the Norris School, which is located near the center of Town. Students in the upper grades attend the Hampshire Regional High School, in neighboring Westhampton. The community may wish to consider the feasibility of adopting a Walk-to School initiative, which reduces busing costs and provides benefits to health and to the environment.

The Pioneer Valley Transportation Authority, the regions primary bus service, does not serve Southampton directly. The closest bus stations are located in Northampton and Springfield and the nearest bus stops are located in Easthampton, Holyoke, and Westfield. The Peter Pan Bus Terminal, in Springfield, provides national bus service. Amtrak provides service from Springfield to points through the U.S., with Acela high-speed service to Boston, New York City, and Washington D.C. The Franklin Regional Transit Authority provides limited door-to door accessible van service for Southamptons elderly and disabled resident.

Southampton residents have expressed an interest for improved pedestrian and bicycle systems, especially along Route 10 and the centers business district. In the summer of 2005, a group of citizens formed “The Friends of the Southampton Greenway”, with the purpose of investigating the feasibility of creating a Greenway along the abandoned railroad bed. They requested that the OSC incorporated a proposed greenway as part of the new OSRP. In the 1990’s, Southampton received federal funding to design a bike path along the existing Pioneer Valley Railroad right-of-way. In spite of wide support, the effort failed to pass at Town Meeting. Since then, Easthampton has successfully completed the Manhan Rail Trail and the concept of Southampton bike path has regained momentum. Conceivably, a bike path along the rail bed could link to the Manhan Trail.

In addition to roads, Southampton has an extensive system of recreational trails on both public and private lands. Not all of these trails are accessible or have public access, and hikers should get permission from landowners before crossing the property. The existing trail network serves hikers, hunters, horseback riders, bikers, snowmobiles, and other motorized recreational vehicles. Residents have expressed a need for trail maps, entrance signage, and safe access for all users.

Southampton's water supply system, owned and operated by the Southampton Water Department, is limited by having only two sources. The College Highway well is the primary water source. Holyoke's Tighe-Carmody Reservoir system is the other source and it serves the Northeastern section of Town. The Town owns an additional well in the Hampton Ponds area, but the well is not used. Public water supplies twelve percent of Southampton’s land area, primarily along the Route 10 corridor in the center of Town. All other areas of Town are dependent upon on-site water sources. The greatest concentration of on-site water supplies exists in the Hampton Ponds. The Town connected to Easthampton's water supply which provides critically needed capacity in the event of emergencies. Two connections are located at the well off College Highway. A third is located at the Gilbert Road connector. The Gilbert Road location serves as a booster station to help increase water pressure.

Southampton has no public sewage service; consequently, on-lot disposal occurs in all areas. At one time, Town officials proposed a sewer system for the Hampton Ponds area along County Road, but funding remains a major obstacle to the project.

Municipal offices and public safety departments are still located in the Town Center. The Highway Department is located just south of the center on Fomer Road. The Edwards Library is in the Town center and the Norris School Elementary School is located on Pomeroy Meadow Road, within walking distance to the Library. The cemetery is also located in the center of Southampton. A solid waste transfer station is located on Moose Brook Road.

## **ZONING**

Currently, Southampton has six zoning districts and three overlay districts. Southampton has not updated its zoning regulations in 25 years. Ideas of land use and zoning have changed dramatically since then. This plan supports the Planning Board's recommendation that the Town vote to approve zoning measures that will better manage growth and development. Amending the current zoning by-laws might provide creative way to provide alternative housing that will support preserving open space.

The current zoning regulations allow for a significant amount of rural residential development, development on large lots. This type of zoning uses the greatest amount of resources, i.e. roads, to support the fewest number of residents. This is type of zoning creates suburban sprawl. The CDP outlines a viable and appropriate way to approach restructuring the zoning by-laws for Southampton.

The current zoning districts are:

Commercial Highway- 40,000 Sq. Ft.

Commercial Village- 25,000 Sq. Ft.

Industrial Park- 80,000 Sq. Ft.

Residential Neighborhood- 40,000 Sq. Ft.

Residential Rural- 60,000 Sq. Ft.

Residential Village- 30,000 Sq. Ft.

Flood Plain District

Agricultural Preservation District

Water Supply Protection District

## **LAND USE PATTERNS**

Forests cover the majority of Southampton's land, with the Holyoke Water Department owning 3000 acres of forested land surrounding the Tighe-Carmody Reservoir, in the western portion of the Town. The western part of Town is the least densely populated, while most of the residential areas are concentrated along the one-mile Route 10 corridor and the Hampton Ponds area. However, this trend is changing as developers build new houses along rural roadways where they do not need subdivision approval. All new development, however, must meet all other criteria, such as setbacks, septic design approval, and building permits. From 1971 to 1980, approximately two-thirds of the new development occurred on farmland, the least appropriate use for those soil types. Although this trend continues, developers have built many new homes along roadways with steeper slopes and in densely wooded areas.

Southampton has limited land set aside for commercial and industrial development. Most commercial areas are also located along the Route 10 corridor. Zoning permits some light industrial development in the south portion of Town. The CDP suggests that the Town adopt zoning that would permit business development on the southern portion of town, which is in close proximity to Route 91 and the Mass Pike. However, such development should be sensitive to the scenic resources it lies along this corridor. Development along the south portion of Route 10 could adversely affect one of the Commonwealth's most scenic areas. The challenge for the town will be to balance development and scenic resource protection and still meet future needs.

Below is a how Southampton land is used:

69% Forests

13% Agricultural Land

- 11% Residential
- 3% Water and Wetlands
- 2% Open Land
- 2% Other

Open space is scattered throughout Town, with the majority in the western section. In 1972, the Department of Forestry and Wildlife Management at the University of Massachusetts stated that Southamptton owned 750 acres of open space. The Southamptton Farmland Advisory Committee reported in 1980 that Southamptton contained 1161 acres of open space, including wetlands, open water, abandoned fields, golf courses, and power line right-of-ways. Most of the agricultural land is located in the eastern and central sections on prime farmland soil where nutrient rich alluvial soils line the Manhan River and the other smaller streams. Southamptton encourages farmland protection under the Agriculture Preservation Restriction Act (APR), which protects agricultural land from development while allowing farms to remain in family ownership.

In the past several years, residential and commercial growth has occurred near the Town Center. This concentrated development helps to create a special neighborhood community, within walking distance of the Town offices and the library. A multi-unit housing development, designed especially for older residents, is located between the Norris School and the U.S. Post Office. The Planning Board would like to encourage development in the part of Town. Centralizing development will help to preserve open space, reduce infrastructure, and create a neighborhood feeling. It is critical that future land use changes are environmentally sensitive and focus on a maintaining a balance between human activity and natural systems.

The PVPC performed a build-out analysis in 2003, to show how the town population and character could change if each zoning area were to be developed to its maximum under zoning in place at that time. The build out scenario uses information from past and present development trends, and predictions of development for the future. With large tracts of agricultural land available for development, there is a projected increase in the amount of residential homes being built on these lands. A saturated growth limit for the town under

zoning at that time would result in an additional 11, 756 acres or, stated in another way, a loss of 64% of the open space that existed in 2003. This new growth includes a forecast for 2,204 new school children and 135 miles of new roadway.

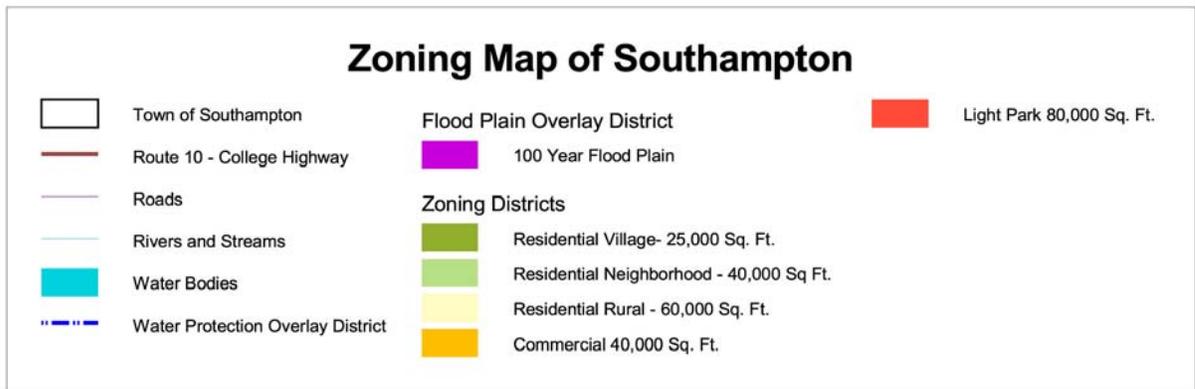
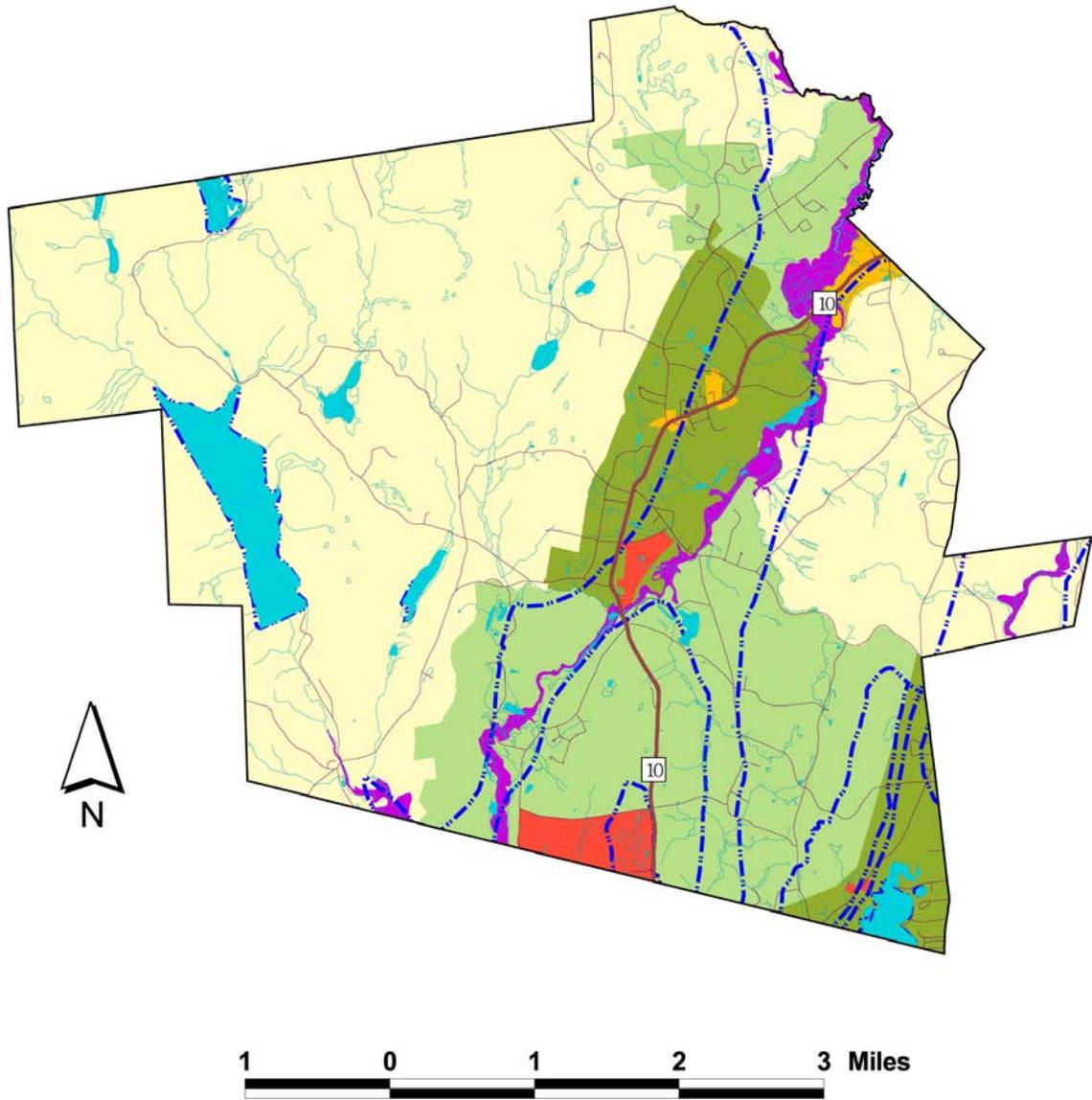
Of great concern is the additional 1.5 million gallons of water per day that would be needed to meet residential water demand and the additional 448,646 gallons per day to meet new commercial/industrial water needs. This additional water need far exceeds the safe yield of the College Highway Well on Glendale Road which is currently set at .36 million gallons per day. Such a forecast leaves the town with a low percentage of open space, excessive demand for water supply, overcrowded schools, and a severely strained tax base. The potential for new development has been given great consideration in development of this plan and is reflected strongly in the Action Plan in Section 9.

## SUMMARY BUILDOUT STATISTICS

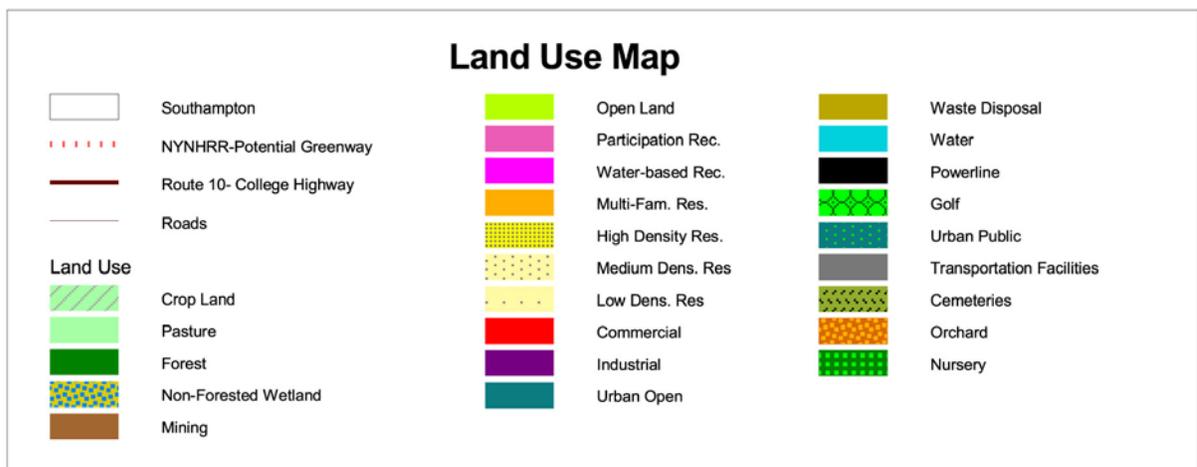
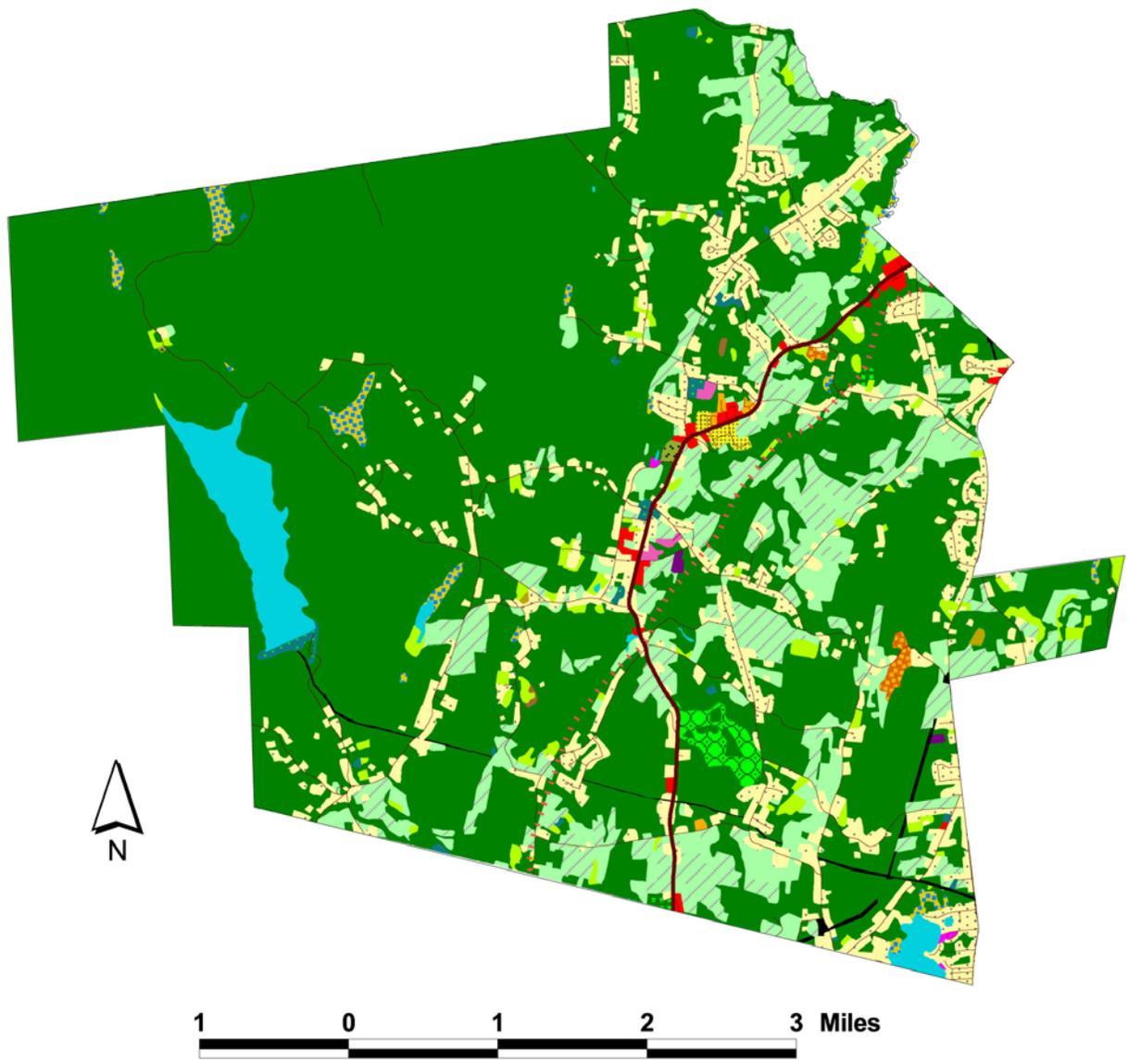
### (New Development and Associated Impacts)

Additional Developable Land Area (sq ft)	512,104,428
Additional Developable Area (acres)	11,756
Additional Housing Units	7,086
Additional Residents	20,548
Additional Commercial/Industrial Buildable Floor Area (sq ft)	5,981,982
Additional School Children	2,204
Additional Water Demand (gallons/day)	
<i>Additional Residential Water Demand</i>	1,541,101
<i>Additional Commercial/Industrial Water Demand</i>	448,649
Additional Municipal Solid Waste (tons/yr)	
<i>Additional Non-Recyclable Solid Waste (tons)</i>	7,500
<i>Additional Recyclable Solid Waste (tons)</i>	10,541
Additional Roadway at Build Out (miles)	135

1. Developable area includes constrained acreage modified according to estimates derived from the zoning ordinance.
2. Residential water use is based on average consumption of 75 gallons per day per person.
3. Commercial water use is based on average consumption of 75 gallons per day per 1000 square feet of commercial area.
4. Residential non-recyclable solid waste is based on 1026 lbs. per person per year; recyclable solid waste is based on 730 lbs. Per person per year.
5. Additional residents is based on 2.90 persons per household; additional school children on .331 students per household.
6. Additional road miles are calculated for residential and commercial development in based on minimum lot frontage requirements in the zoning bylaw. Overall impacts on the transportation network in Southampton should reflect the number of trips generated, level of service at key intersections, and other critical methods of measurement.
7. In the C-H district a mix was assumed of 70% retail, 10% office, 10% manufacturing, and 10% warehouse.
8. In the C-V district a mix was assumed of 80% retail and 20% office.
9. In the I-P district a mix was assumed of 50% office and 50% warehouse.
10. In the residential districts only single family units are allowed by right.
11. Allowable uses in the Water Supply Protection and the Floodplain districts were not restricted.
12. Acreage and FAR were adjusted in the wetland, floodplain, river protection buffer and steep slope areas to account for partial constraints.



**Map 3 Zoning Map of Southampton**



Map 4 Land Use Map

## **SECTION 4 ENVIRONMENTAL INVENTORY AND ANALYSIS**

### **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.

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.

### **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.

## **WATER RESOURCES**

Situated within two of the state's major watersheds, Southamptton is rich with water resources. Most of the Town lies within the Connecticut River Watershed, while a portion 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 Southamptton, as well as Easthamptton, 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-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 Southamptton, and runs northeast towards Easthamptton, 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." 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 Protection Act

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

In addition to the rivers and streams, the Wetlands Protection Act of 1972 protects Southamptom'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, 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 Southamptom.

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 Southamptom'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 Southamptom and is a federally protected public water source, which provides water to Easthamptom, Holyoke, Southamptom, 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.

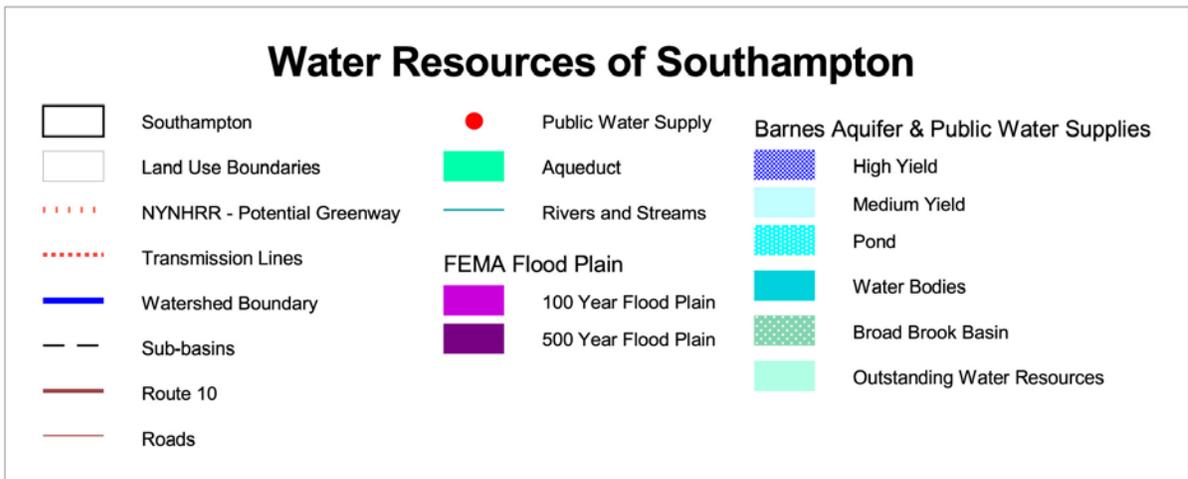
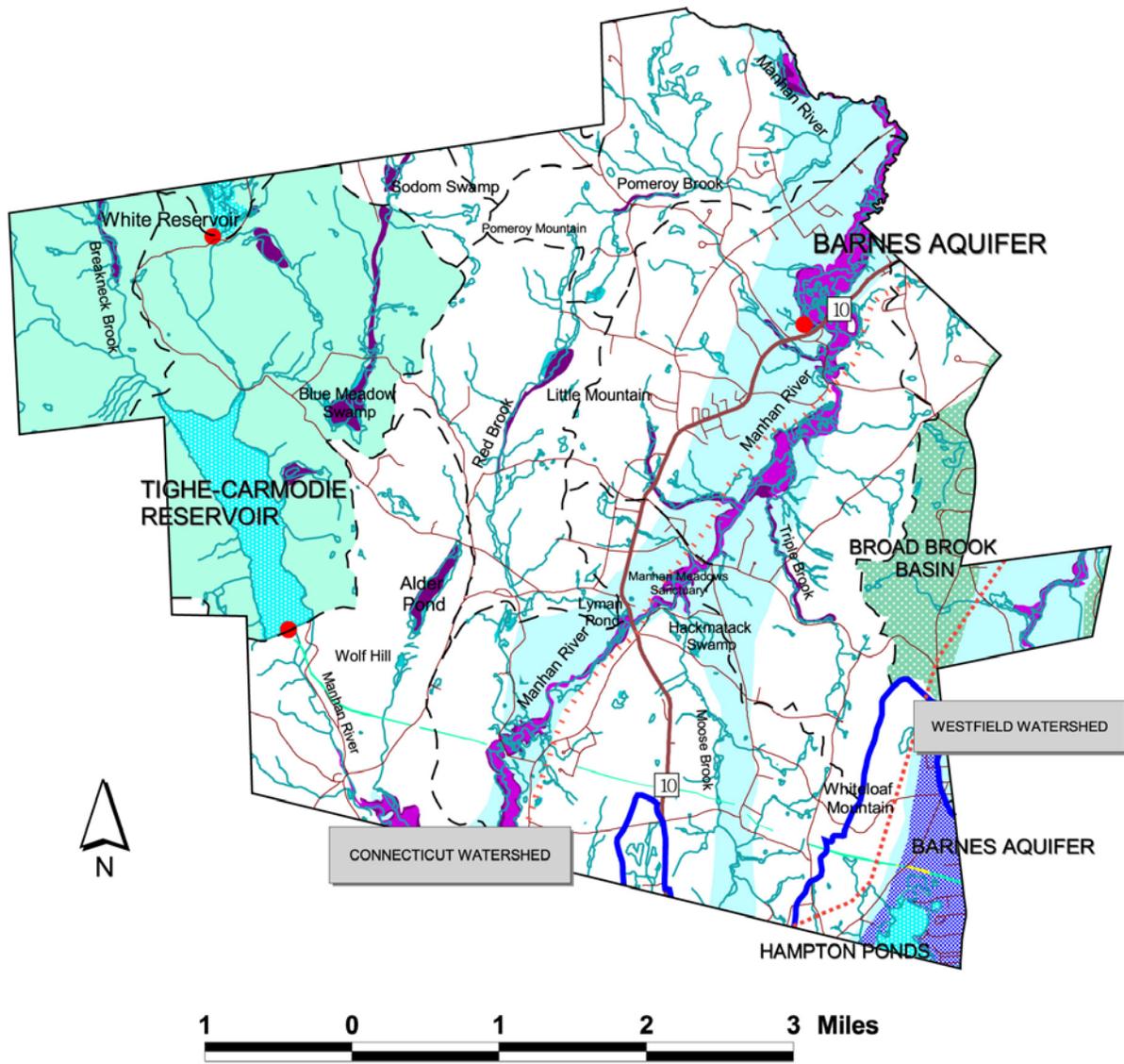
Broad Brook Basin, a Connecticut sub-basin, lies on the eastern boundary of Town, straddling Easthampton, Holyoke, and Southampton. Broad Brook is noteworthy as a sole-source aquifer. Due to the presence of rare species the Southampton Conservation Commission and the Department of Fisheries and Wildlife permanently protects 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
- Alder Meadow Brook
- Blue Meadow Brook



**Figure 4 The Tighe-Carmody Reservoir- Photo by Anne Wellington**



Map 5 Water Resources Map of Southampton

## 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 velutina*), 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 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*).

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*).

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

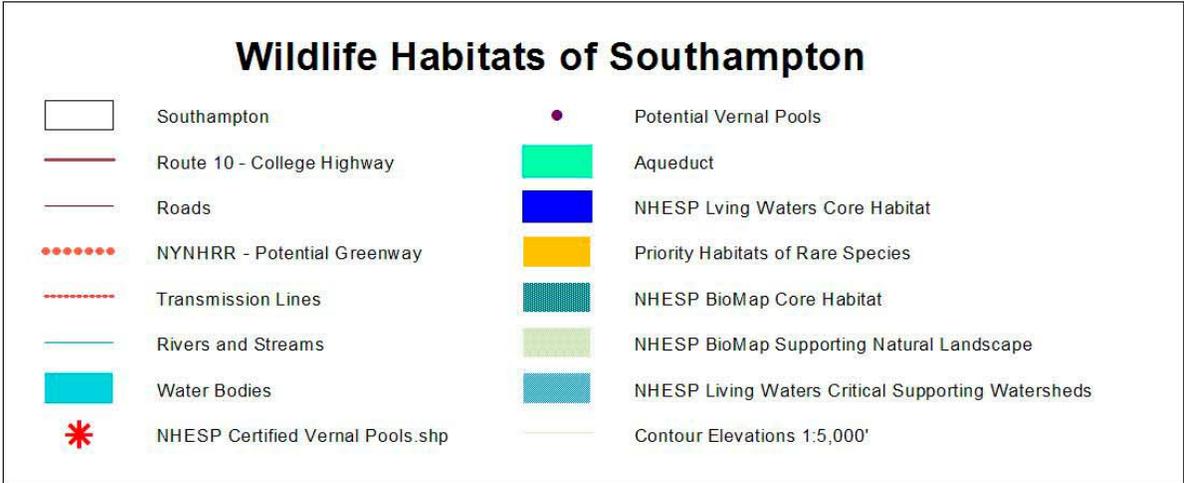
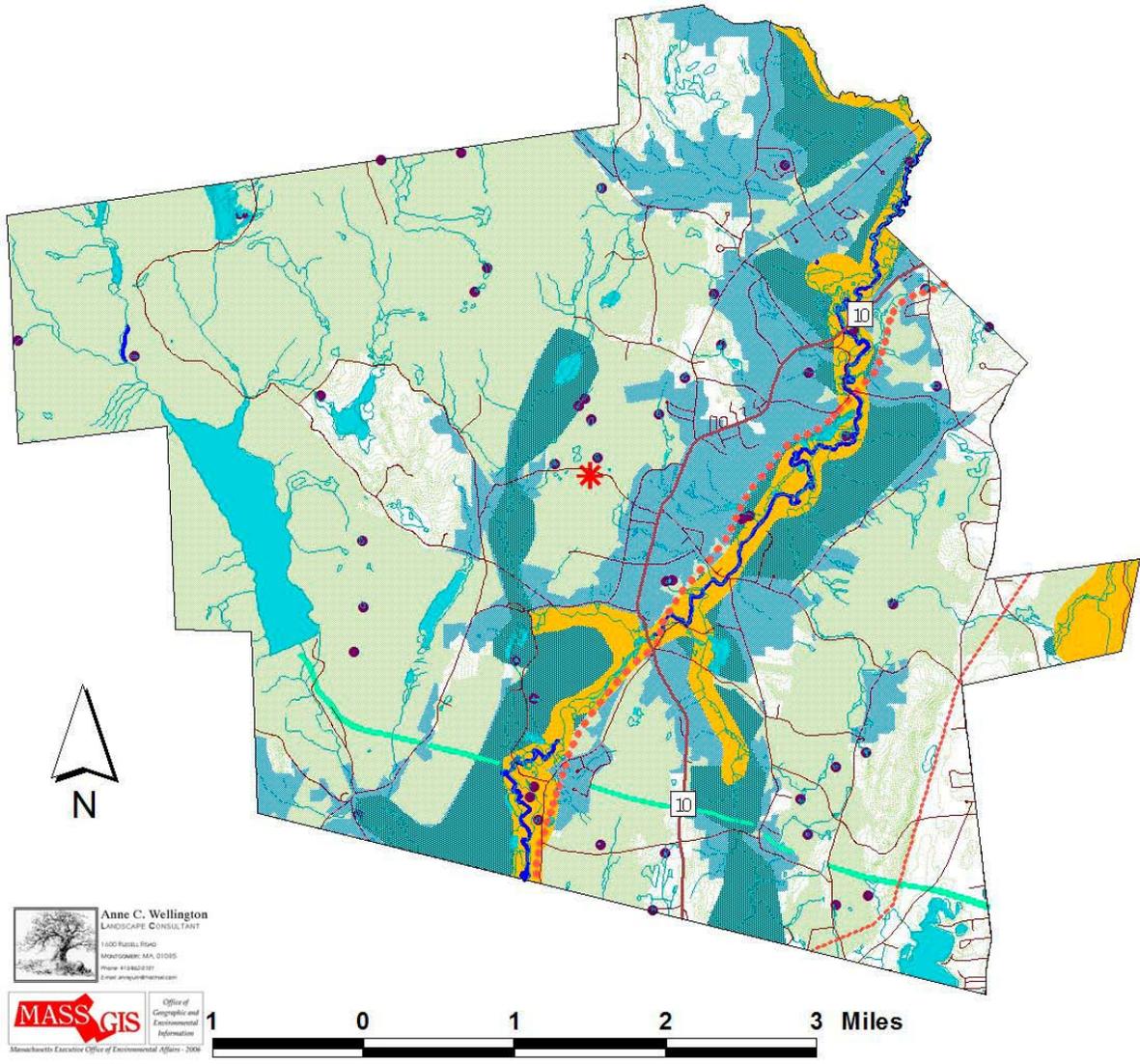
## **FISHERIES AND WILDLIFE**

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.



Map 6 Wildlife Habitats of Southampton

## **SCENIC RESOURCES AND UNIQUE ENVIRONS**

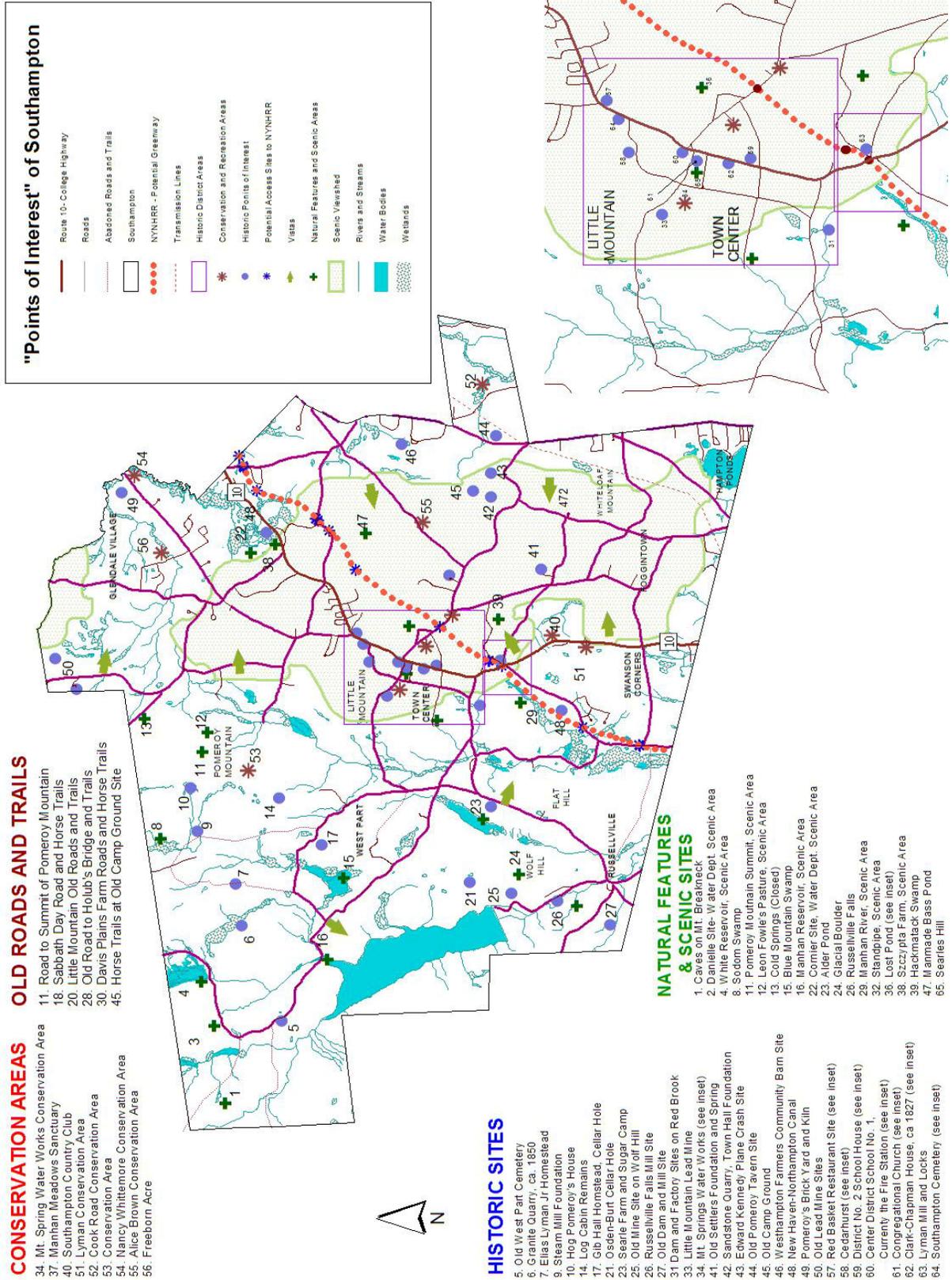
Southampton has many cherished places and distinguishes itself from surrounding communities with its magnificent vistas, pastoral landscapes, water features, and forested hills. The Town Center retains many of its historic buildings that contribute to its small-town charm.

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 District- 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.

Map 7 "Points of Interest" of Southampton



## **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.

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), defoliants (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 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 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.

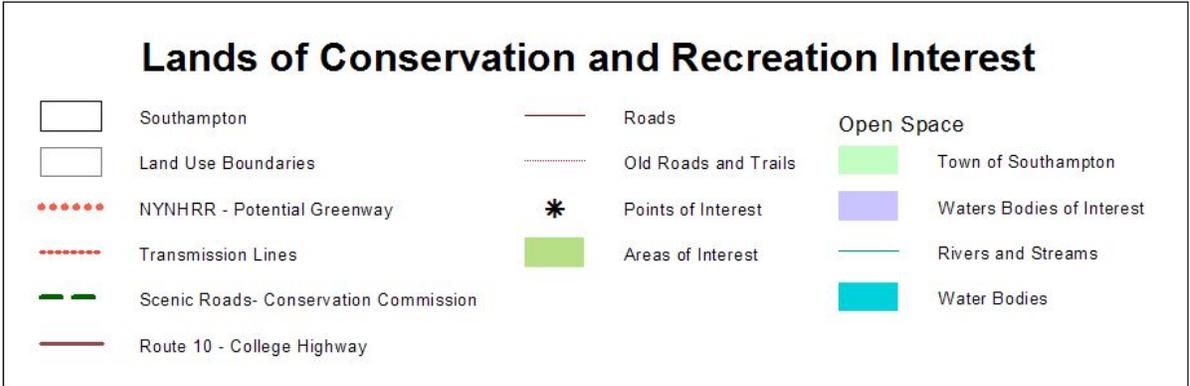
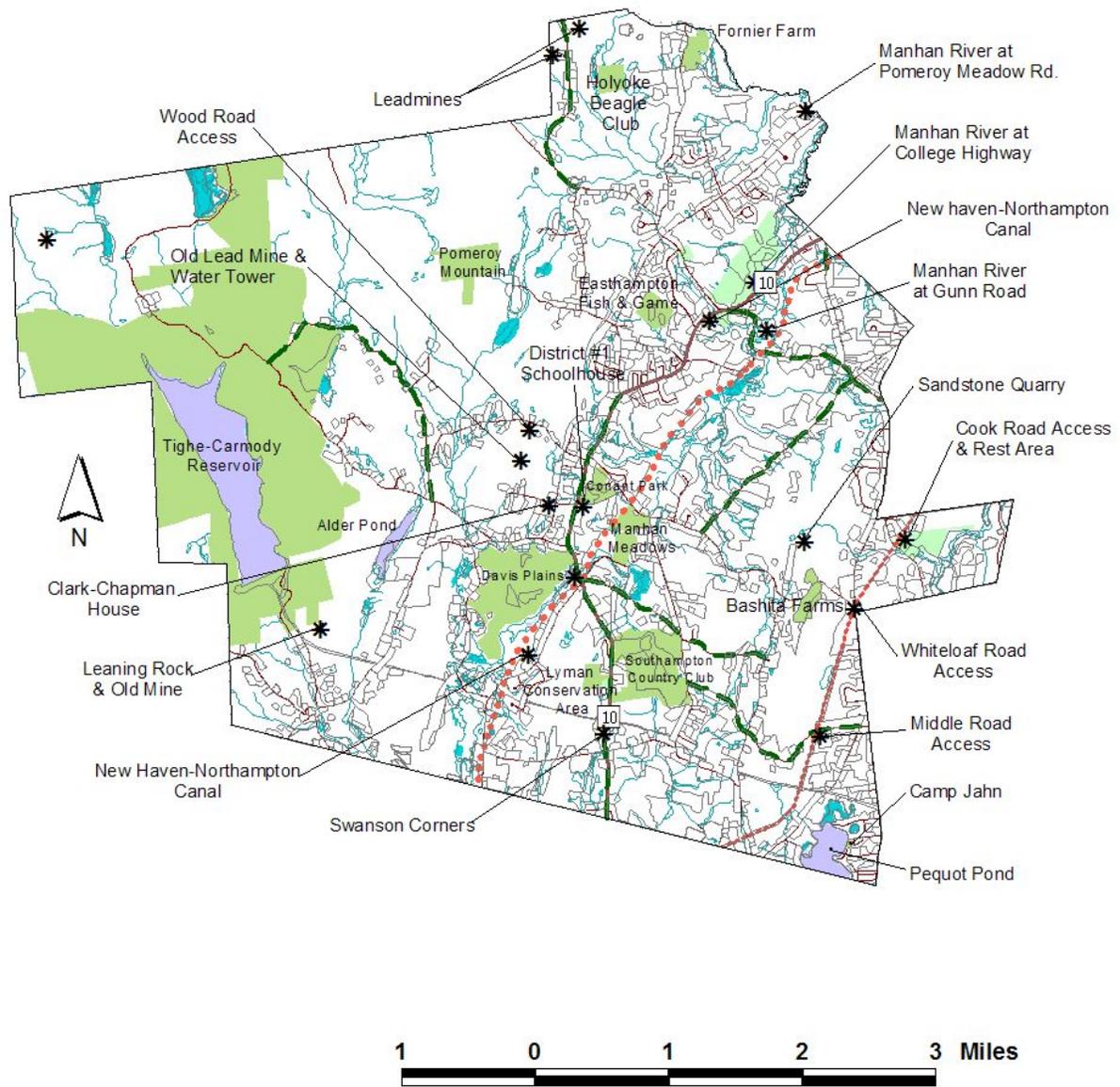
Map 15 Prime Farm Soils and Protected Land

## **SECTION 5 INVENTORY OF LANDS OF CONSERVATION AND RECREATIONAL INTEREST**

The open space inventory for the Town of Southampton is divided into five categories: Conservation Commission “Areas of Interest,” protected land, semi-protected land, unprotected open land, and scenic roads. Since Southampton’s Assessors maps exist on a series of small-scale maps, this inventory does not key lot and parcels numbers. Instead, most the following map shows most of the Conservation Commission’s identified “Areas of Interest”. MassGIS data provides the basis for the other maps in this section. In the future, when Southampton has a computerized Assessor’s map, the Town can cross-reference areas with lot and parcel numbers. This list represents the most current information; however, with rapid new home construction Southampton’s open space is constantly changing. In order to serve as a useful instrument for planning, the Conservation Commission should be update this list regularly.

In 1971, the Natural Resources Technical Team of Hampshire County conducted an inventory of Southampton's natural resources. Since 1971, several of the inventoried sites that had conservation or recreation potential changed from open space to residential or commercial areas. The Massachusetts Department of Environmental Management conducted an outdoor recreation and open spaces inventory in 1981. As part of its Natural Resources Inventory, the 1993 Conservation and Recreation Plan identified a list of forty-two sites of interest. In November 2005, the Conservation Commission updated this list and approved the following sites to be included in the Updated Open Space Plan in its entirety.

The list includes Town-owned open space and conservation land, areas and roadways with scenic interest, publicly and privately open space which is not permanently protected, critical access areas to valuable recreational resources, and important historic structures. In all, these areas define the character of Southampton and the loss of these unprotected will undermine the visual character and quality of life for residents and for the region.



**Map 8 Lands of Conservation and Recreation Interest**

**PROTECTED LAND**

The inventory of protected land includes agricultural, municipally owned, state, and federally owned lands and land owned by other communities and non-profit corporations.

Conservation Commission, the Water Department, and Parks and Recreation collectively manage 353 acres of permanently protected Town-owned land. The Holyoke Water Department owns 2776 acres surrounding the Tighe-Carmody Reservoir watershed, the largest parcel of open space. Although Massachusetts regulates and protects this land, the Holyoke Water Department prohibits public access. In total, there are 3847 acres of permanently protected recreational and open space in Southampton.

**Table 4 Lands Owned by the Town of Southampton, P- Protected Lands**

NAME	MANAGER	LEVEL OF PROTECTION	ACRES
LYMAN CONSERVATION AREA	CONCOM	P	2.27
CONSERVATION COMMISSION	CONCOM	P	6.84
CONSERVATION COMMISSION	CONCOM	P	8.97
LYMAN CONSERVATION AREA	CONCOM	P	17.07
WATER SUPPLY PROTECTION DEP/ALA - AQUIFER LAND	WATER DEPT	P	22.95
FOG HOLLOW	CONCOM	P	42.24
MANHAN MEADOW	CONCOM	P	43.55
POMEROY MOUNTAIN	CONCOM	P	78.57
CONSERVATION COMMISSION	CONCOM	P	106.25
TOTAL ACRES			352.99

APR's offers 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.

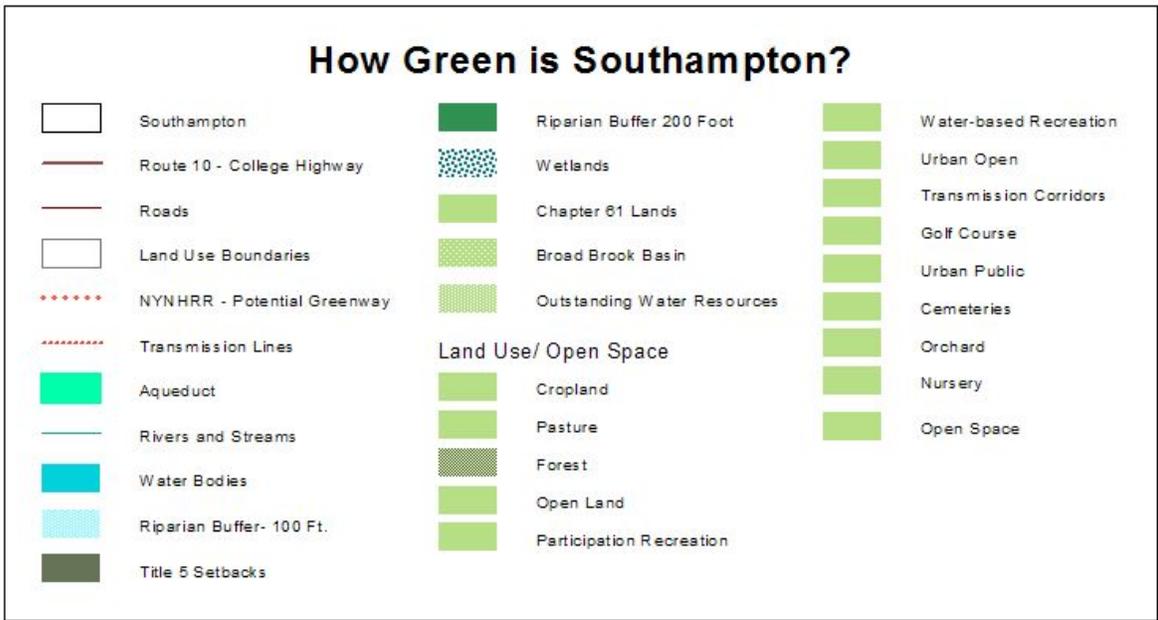
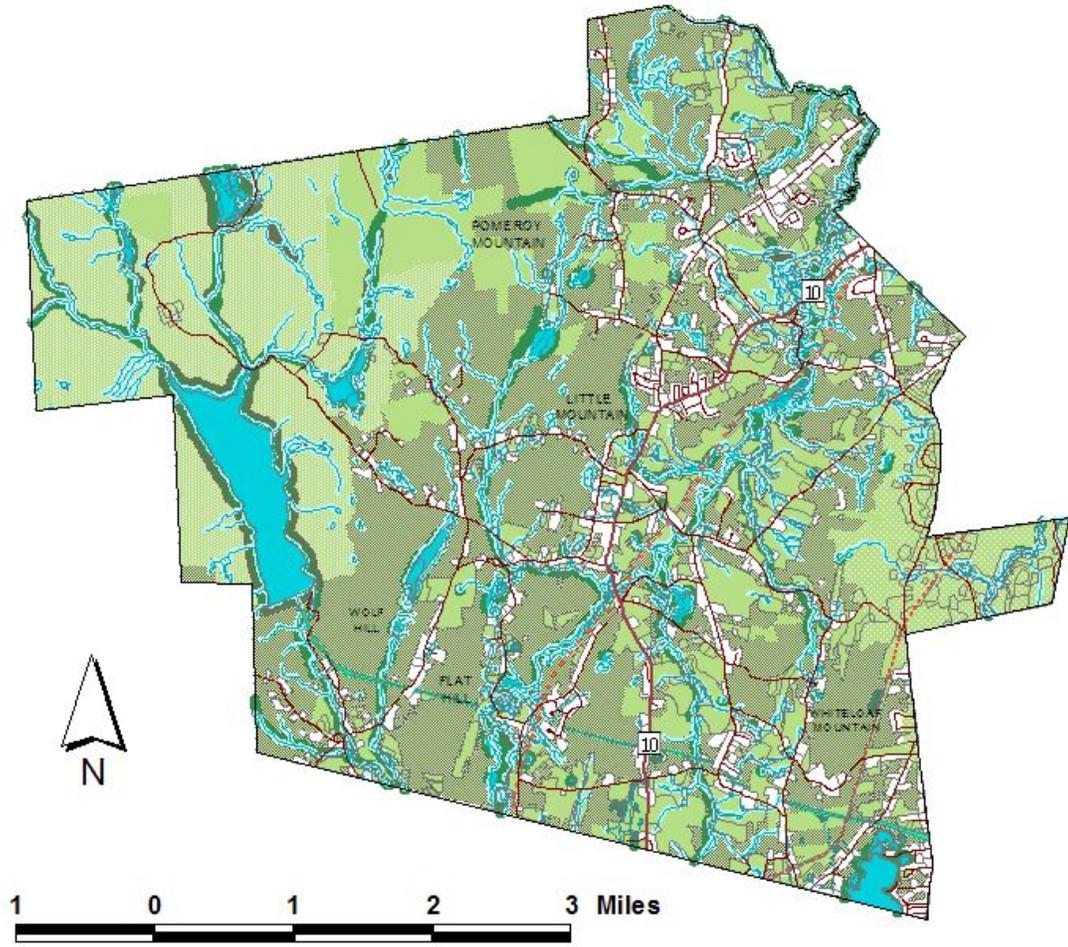
**Table 5 Farmland Permanently Preserved Through APR**

**AGRICULTURAL PRESERVATION RESTRICTION LANDS**

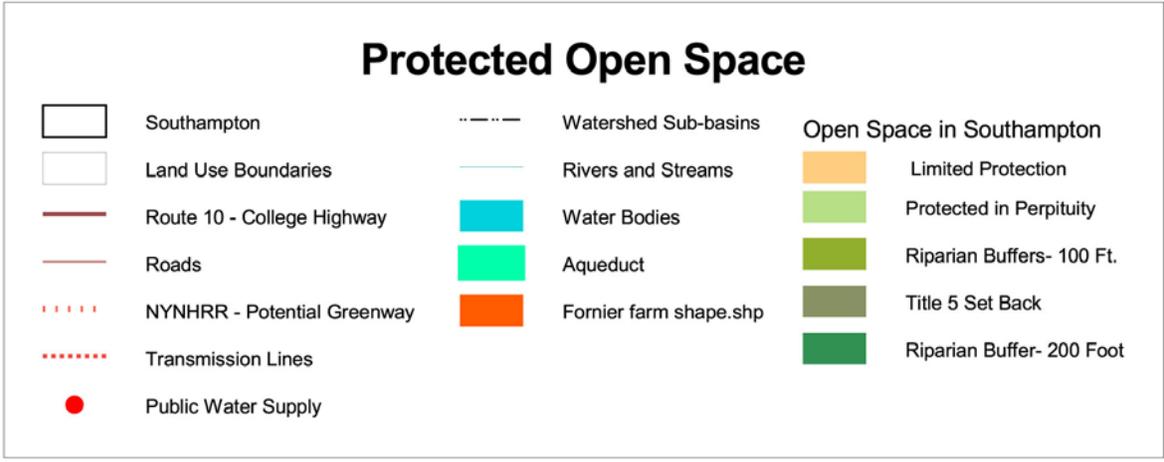
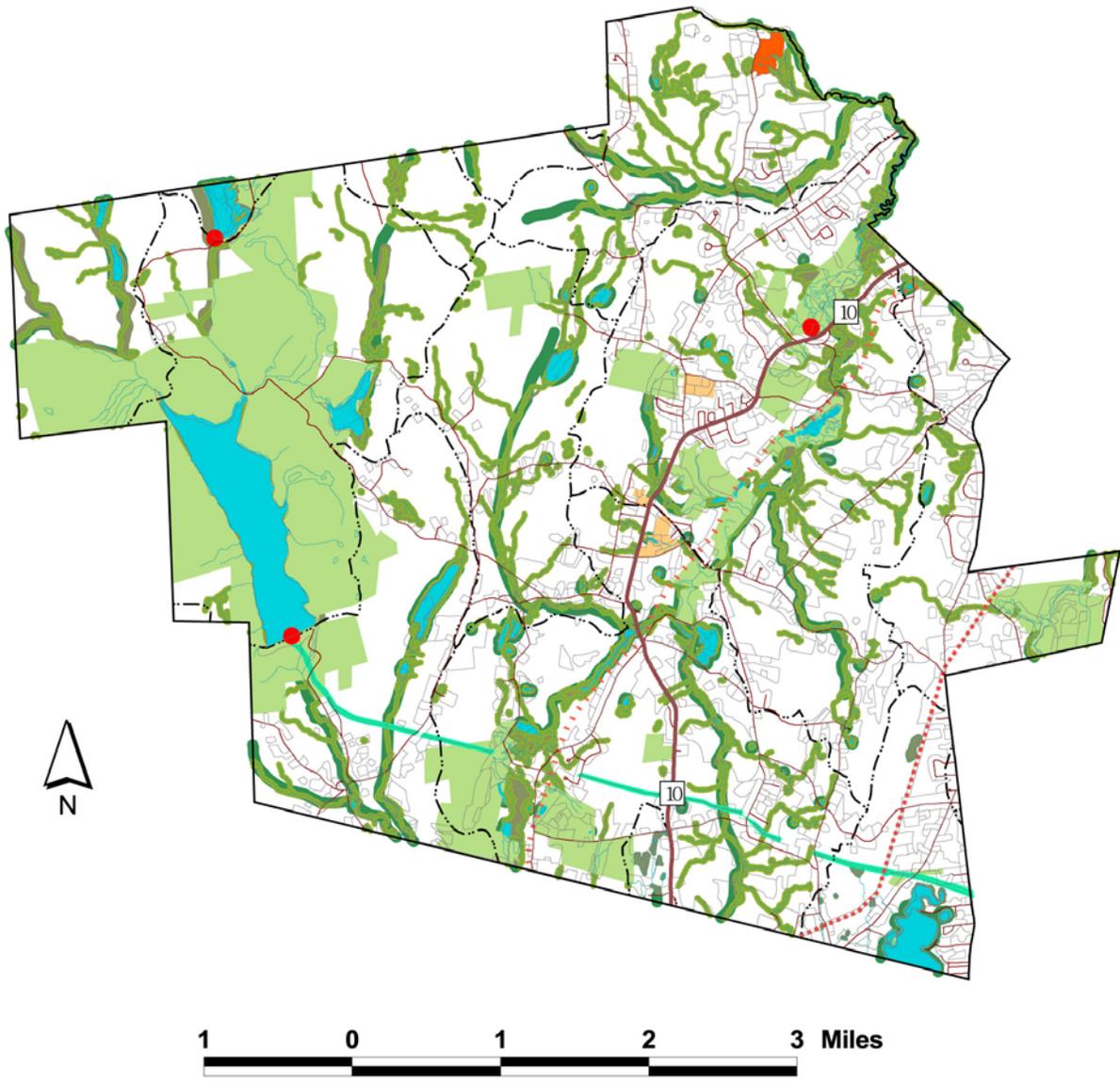
FOURNIER	APR	108
KANIECKI	APR	152
CROSS	APR	10.4
FLETCHER	APR	58.67
SHIEL	APR	9.94
MERRIT	APR	76.09
GNACEK JENNY	APR	241.09
CROSS TOM	APR	124.71
FLETCHER	APR	44.68
TOTAL ACRES		717.58

**Figure 5 This Farm on Russellville Road is Permanently Protected under an APR**

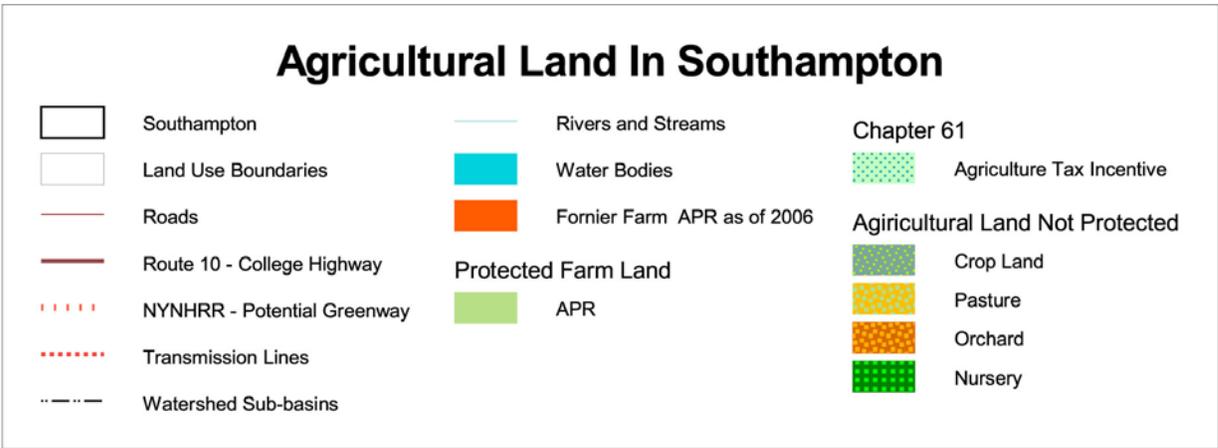
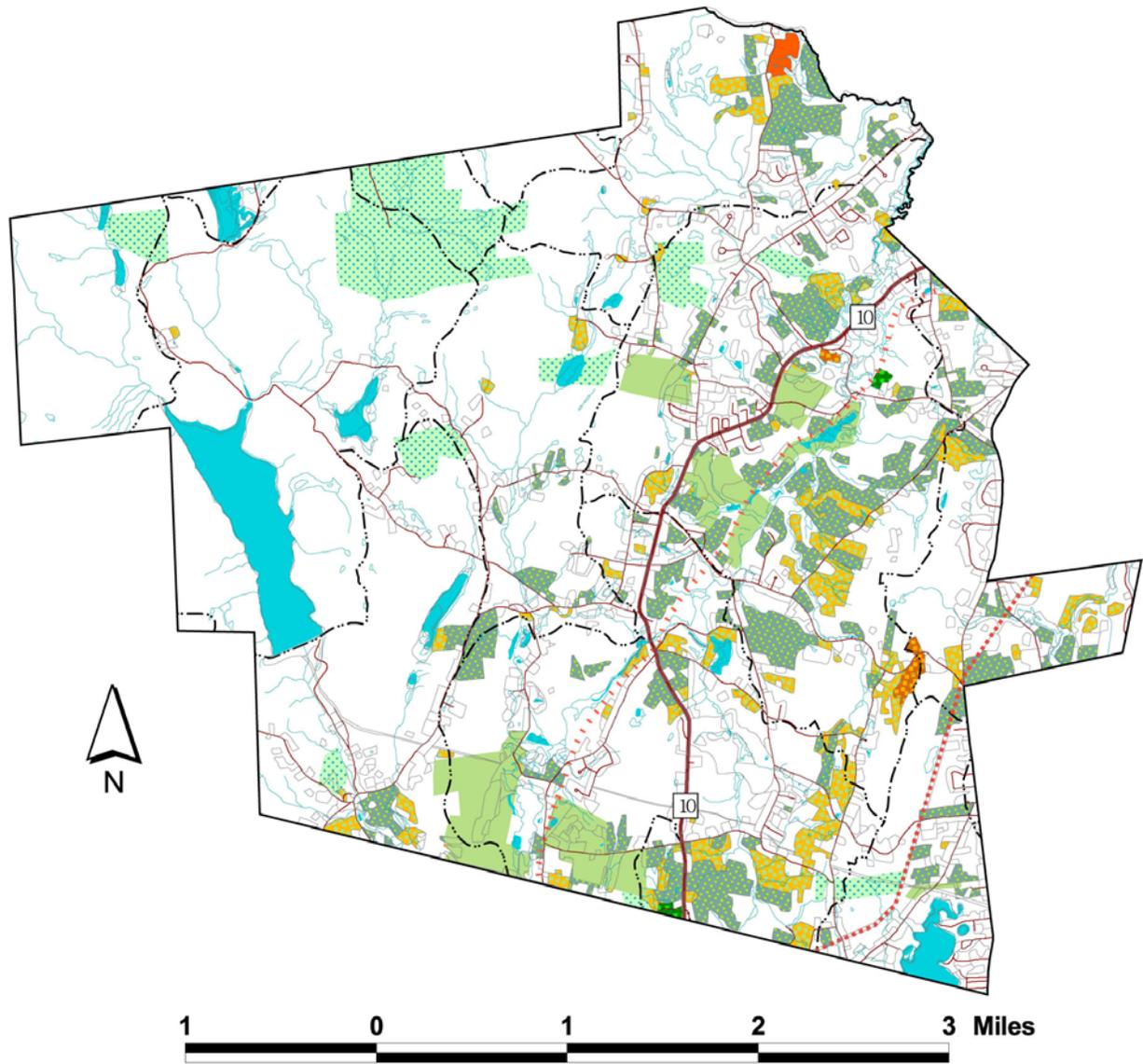




Map 9 How Green is Southampton?



Map 10 Protected Open Space



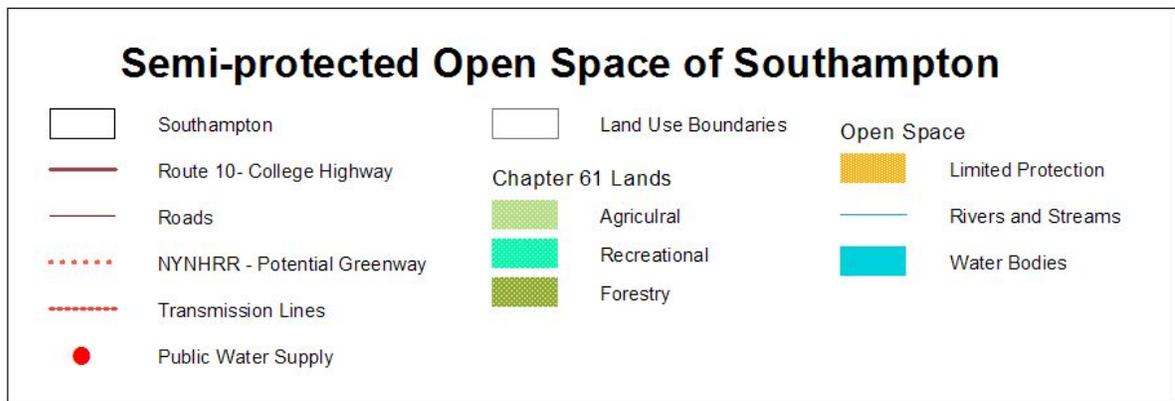
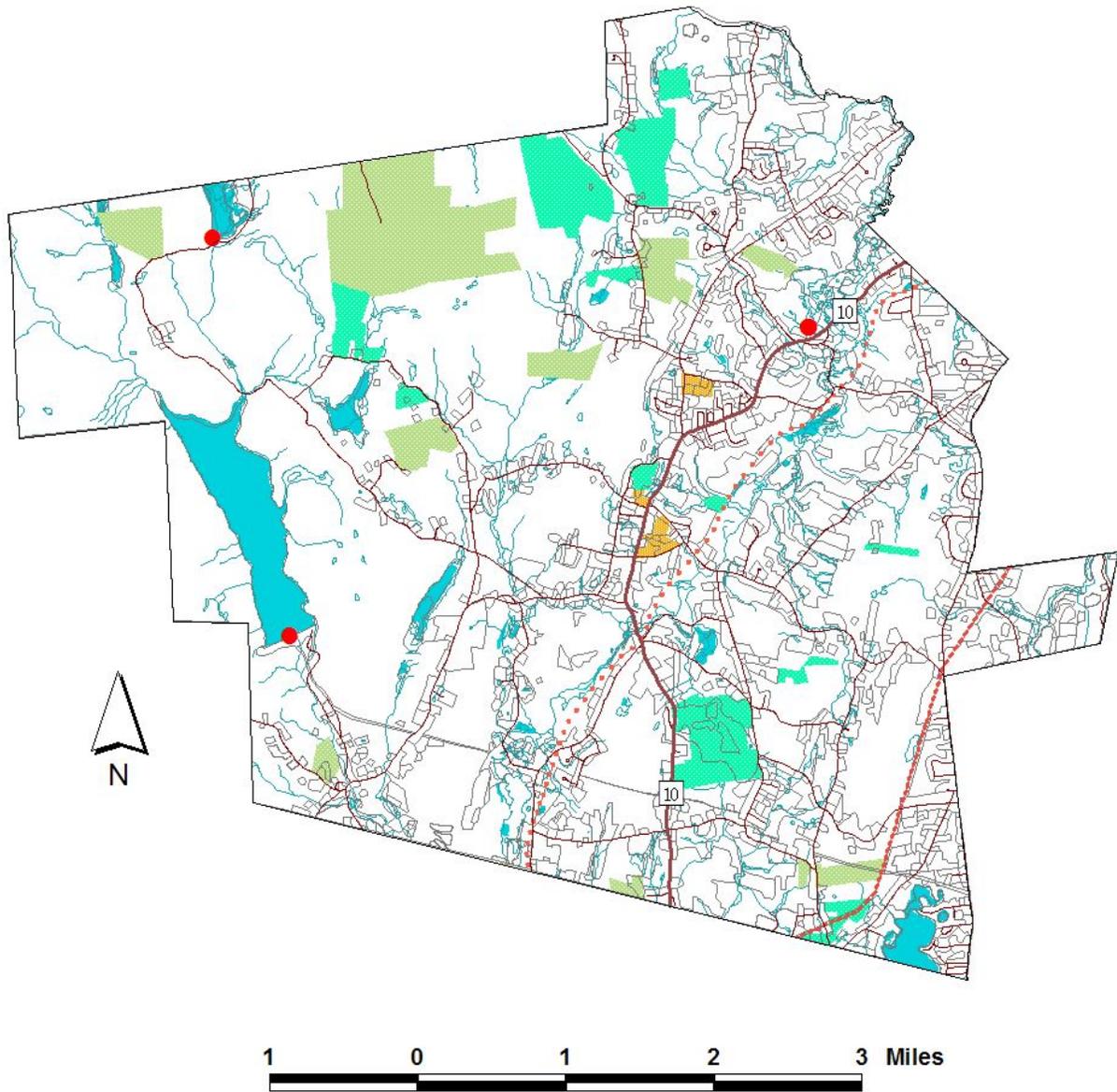
Map 11 Agricultural Lands of Southampton

## SEMI-PROTECTED LAND

In Southamptton, over eight hundred acres of land are semi-protected. Semi-protected land includes land currently protected and their use restricted. 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 7 Chapterlands

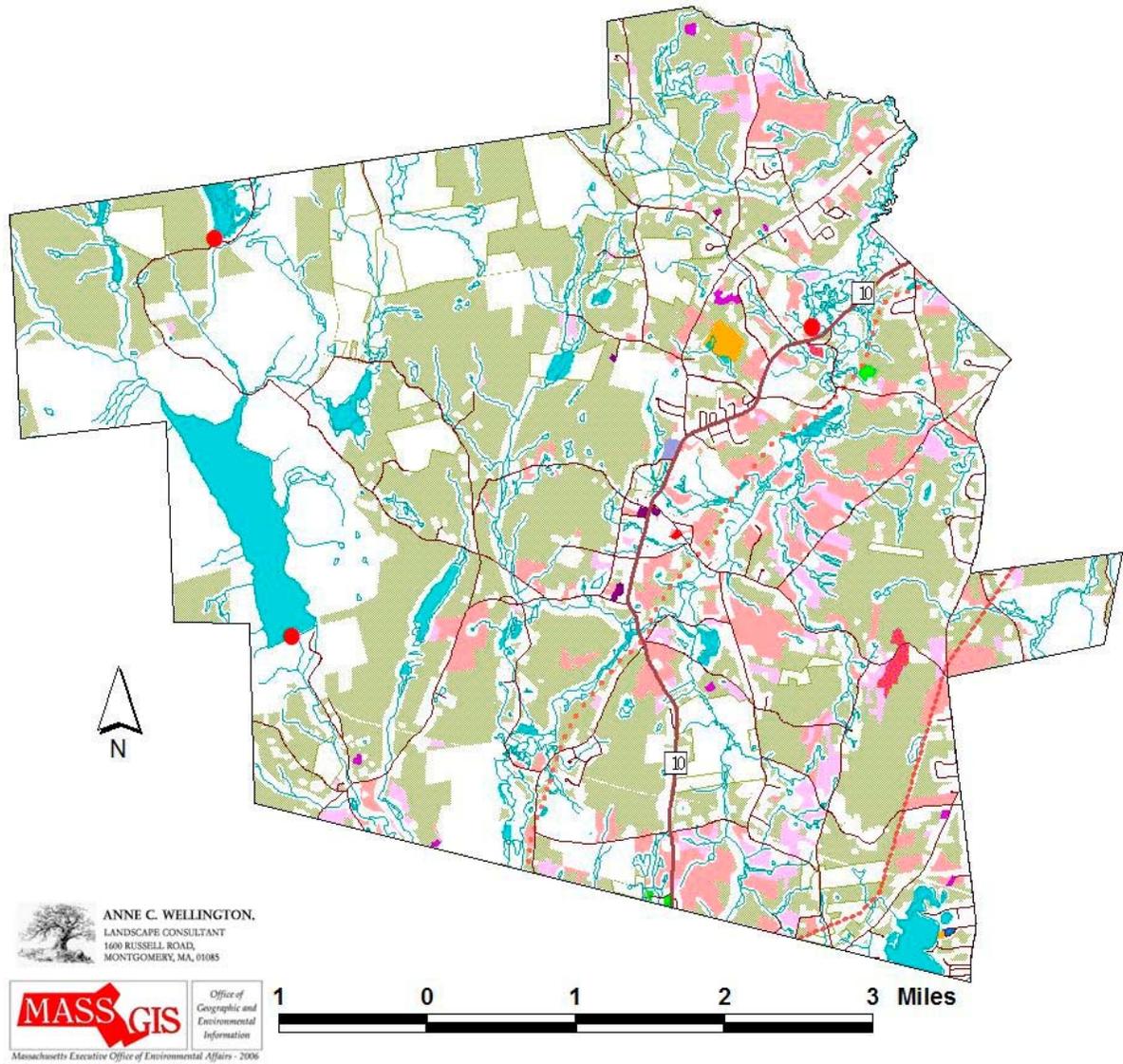
Chapter 61	371.73 acres
Chapter 61A	258.18
Chapter 61B	539.45



**Map 12 Semi-protected Open Space of Southampton**

## **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.



Map 13 Unprotected Open Space

## **CONSERVATION COMMISSION AREAS 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 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 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 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 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.

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.



**Figure 6 View of Mt. Tom from Fournier Farm on Glendale Road- Photo by Anne Wellington**

Area 46: The Two Bashista Farms on East Street: These farmland tracts 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.

As mentioned earlier, land use is not static. The Fournier Farm was placed under APR, preserving the land in perpetuity, while it appears that the proposed residential development will proceed on Davis Plains. The loss of the old farm roads, used by hikers and horseback riders, as well as its unique topography and view sheds will be a loss for the Town. In addition, the proposed development compromises important wildlife habitat.

Table 6 provides an inventory of lands of conservation and recreation interest. The condition of the parcels provided in Table 6 is well described in the parcel descriptions above. Ownership of each of these parcels is listed as either public or private. There are no public lands owned under Article 97 and municipal staff have not been able to identify any grants that were used to purchase publicly owned lands.

Codes for zoning districts are as follows:

RV – Residential Village

RN – Residential Neighborhood

RR – Residential Rural

C – Commercial

LP – Light Park

The following definitions are important for understanding the protection status of each parcel and accessibility by the public:

*Protected* – Land under permanent easement for conservation, agricultural or recreational use.

*Unprotected* – Privately-owned land under no form of easement or conservation restriction.

*Semi-protected* – Land is either town owned but not under Article 97, unrolled in either the Chapter 61, 61a or 61b which gives the town first right of refusal to purchase the property if the land should become available for development, or owned by a non-profit organization for conservation or recreation but does not have a recorded deed restriction.

*Access – Restricted* – Land not open to the public. Access allowed by the express permission of property owner

*Access – Unrestricted* – Land open to the public

## SCENIC ROADS

Southampton contains a 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.

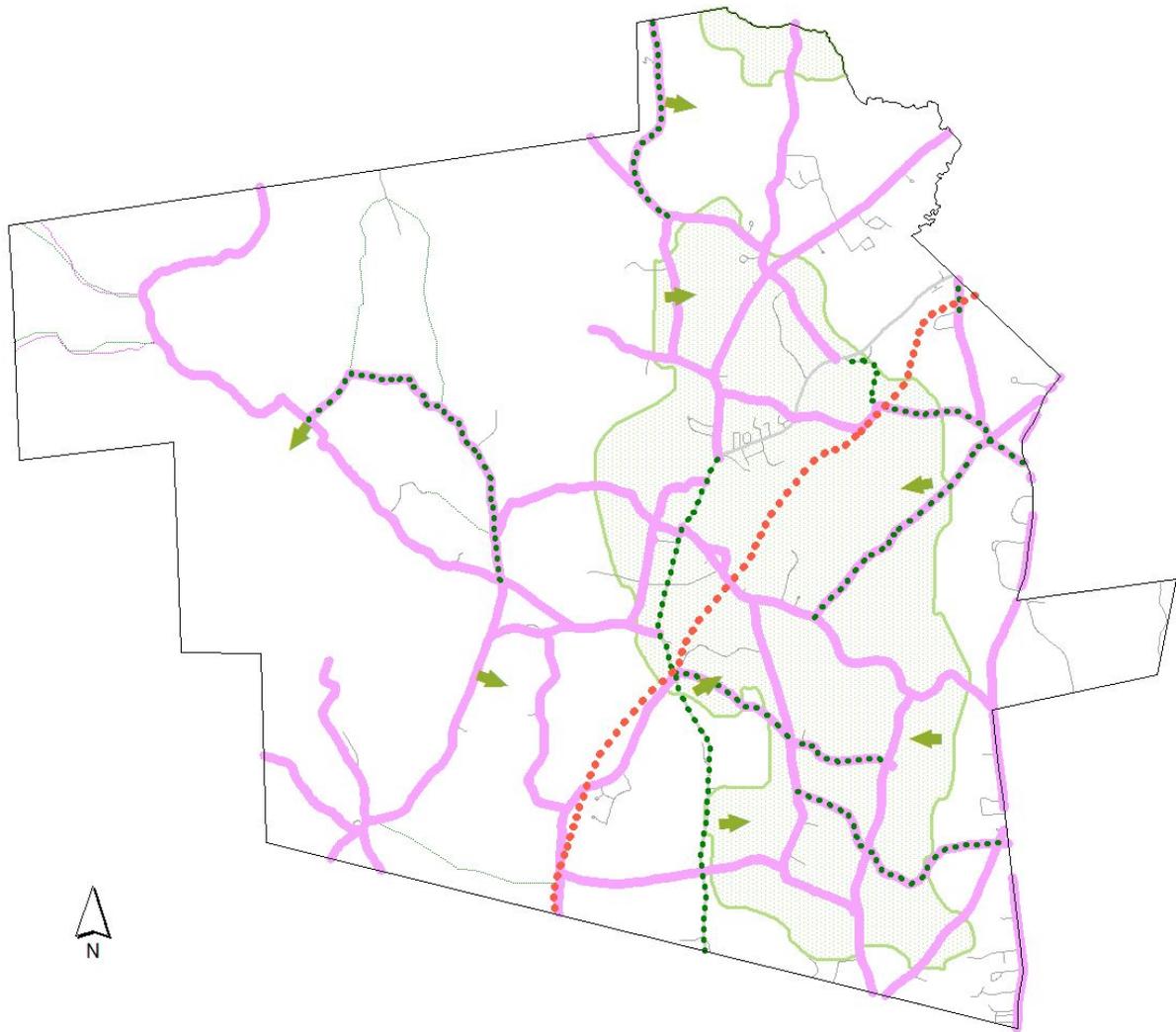
When asked which ones were most valuable residents and board members listed all but the most recently constructed roads. Among those considered most scenic are East St. from the Town Center to Strong Road, Russellville Road from Red Brook Bridge to Montgomery, Cold Spring Road, Middle Road, Whiteloaf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

The following map 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.

**Chapter 40: Section 15C. Scenic road designations; improvements; fines**

Section 15C. Upon recommendation or request of the planning board, conservation commission or historical commission of any city or town, such city or town may designate any road in said city or town, other than a numbered route or state highway as a scenic road; provided, however, that a numbered route may be designated by a city or town as a scenic road if its entire length is contained within the boundaries of said city or town, and no part of said route is owned or maintained by the commonwealth.

After a road has been designated as a scenic road any repair, maintenance, reconstruction, or paving work done with respect thereto shall not involve or include the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof, except with the prior written consent of the planning board, or if there is no planning board, the selectmen of a town, or the city council of a city, after a public hearing duly advertised twice in a newspaper of general circulation in the area, as



Map 14 Scenic (Not Designated) Roads of Southampton

## **SECTION 6 COMMUNITY GOALS**

Community input has been vital to the process of preparing and the ultimate success of this OSRP. The Open Space Survey was the primary tools used to determine public opinion regarding open space and recreational issues in the town. Hand written comments made on the surveys proved most valuable. Residents and town officials made numerous suggestions at the four public meetings. The Southampton Open Space Committee held several informal meeting of its own and invited guest to share concerns. The committee helped to prepare and distribute the survey and assisted with the creating an informational power point presentation. The OSC distributed surveys at all the Open Space public meetings, at Old Home Days, Town meetings, and many other community gatherings. The survey was also available on-line on the Official Town website. Surveys were distributed and collected from June until 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 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.

## SECTION 7 ANALYSIS OF NEED

At the first public meeting, emerging open space concerns focused on maintaining Southampton's rural character, protecting resources, preserving specific areas in Town, and developing a greenway/bicycle path. Town officials and other residents echoed these four main concerns at the three subsequent meetings. An open space survey helped to focus public opinion on specific issues. The survey provided residents an opportunity to comment on specific issues that were important to them. All the information gathered through the process as taken into account in the development of the overall community goals.

Although Southampton has a wealth of open space in forests and farmlands, only a fraction of land is protected. Research has determined that the potential unrestrained development, allowable under current zoning regulations, is the greatest threat to Southampton's open space and visual character. This plan supports the Planning Board's recommendation that the Town vote to approve zoning measures that will better manage growth and development. Southampton should act to adopt **Sustainable Development Principles** as outlined by the Massachusetts Office of Community Development (OCD) and prepare a Comprehensive Master Plan. These tools will prove to be the most useful in protecting the Town from inappropriate development that will undermine the rural character and maintaining Southampton's open space and unique charm. As outline by the OCD Sustainable Development Principles:

Supports the revitalization of community centers and neighborhoods.

Supports development that conserves land and fosters a sense of place.

Promotes equitable sharing of benefits and burdens of development.

Protects and enhance the environment.

Increases renewable energy supplies and reduce water of water, energy, and materials.

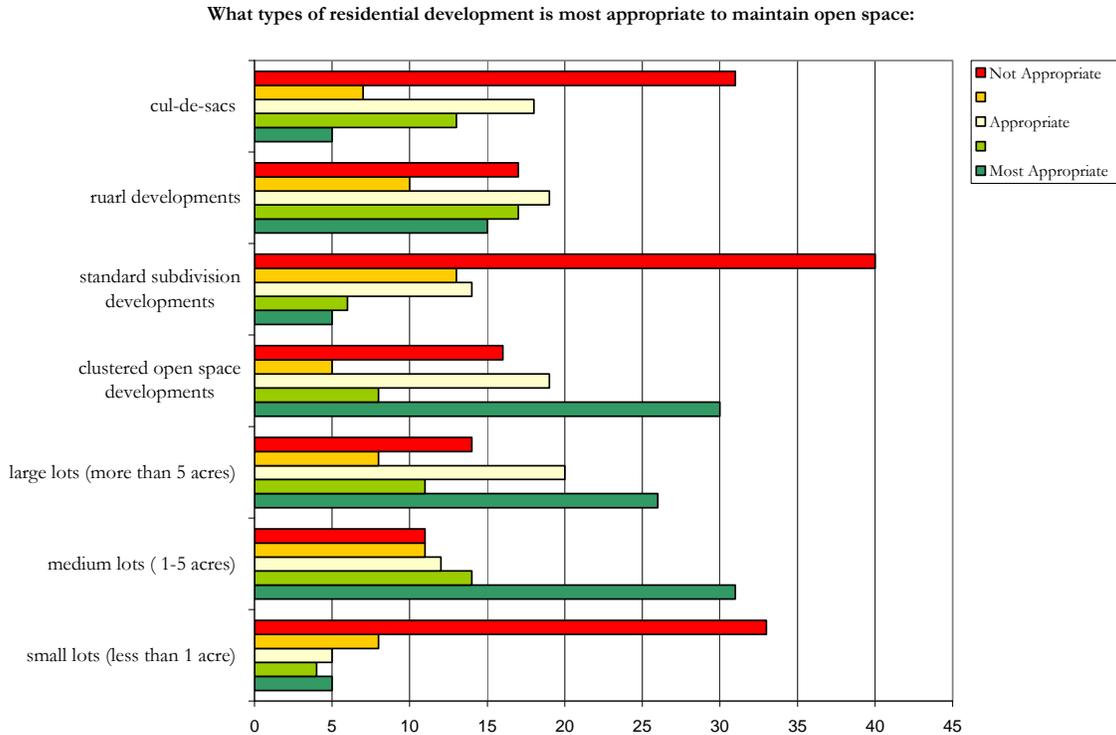
Expands housing options.

Increases access to transportation options.

Increases job opportunities.

Fosters sustainable businesses.

Plans regionally.



**Table 6 Development Appropriate to Maintain Open Space as Perceived by Respondents**

According to the OSRP survey, residents believe that the best ways to maintain open space is by the development on lots of one acre or more. In fact, according to the Green Neighborhoods Alliance,

“zoning bylaws that require new homes to be built on lots of one acre or more with the intent of controlling sprawling development actually encourage poorly designed subdivisions that consume and fragment large tracts of land. Although the lots may be large, the wildlife habitat and other environmental, recreational, and aesthetic elements that open space provides are usually subsumed by lawns, driveways and other paved surfaces that contribute to environmental degradation and diminish community character. Conventional subdivision zoning offers little flexibility in the planning process and often leads to time-consuming, costly, and antagonistic proceedings.”<sup>1</sup>

<sup>1</sup> <http://www.greenneighborhoods.org/site/What%20is%20OSRD.htm>

Southampton officials should consider an educational program that would help residents understand the issues surrounding zoning and how new zoning regulations will benefit, protect, and shape their community. In addition to restructuring zoning bylaws, the OSC recommends the following:

Continue to enforce existing regulations that protect land and resources.

Continue stewardship of Pequot Pond.

Continue to protect water resources.

Reduce non-source point pollution.

Pass by-laws that require developer to manage Stormwater Run-off with Best Management Practices (BMP)

Support education of Integrated Pest Management (IMP) to homeowners and agricultural businesses.

Investigate potential sites for additional ball fields and other spectator recreational activities.

Develop a greenway using existing railroad corridor.

Consider how future expansion of the municipal offices and public safety facilities might affect open space.

Inventory and map all historic and culturally significant sites.

Create alternative transportations systems, such as improved bicycle paths.

Improve walkability by adding sidewalks that adhere to a village landscape aesthetic.

Support housing that will serve all segments of the population.

Place all Town properties under permanent protection.

Regrading and improve drainage of existing playing fields.

Create a community to review potential sites for additional playing fields.

Work to permit access and use of trails for all user groups.

Provide an incentive for developers to build affordable housing.

Develop programs that will help to foster neighborhood identities.

Balance development between human activity, resource protection, and natural systems.

Extend the right of way along significant roadways to create a protective buffer.

Ensure that all new development makes the protection of the view sheds along Route 10 a priority.

Support initiatives to make the Town more pedestrian friendly, by constructing sidewalks along Route 10, which still maintain a village aesthetic.

Create a bike trail or dedicated bike lanes to link to the Manhan Trail in Easthampton.

Update open space inventory regularly, in order to be prepared when opportunities to protect open space arise.

In addition to the findings listed above, the Southamptton Conservation Commission recommends the following:

1. Encourage the development of adequate planning, zoning and conservation commission bylaws that will allow adequate open space development and protection.
2. Use Community Preservation funds to maximize protection of agricultural lands using CPA funds for the protection of land under APR.
3. Protect riparian corridors.
4. Protect lands designated by the state as Core BioHabitat.
5. Encourage acquisition and development of hiking areas in Southamptton that would be available to all citizens.
6. Protect fully land within the 50 feet buffer around all jurisdictional wetlands designated by the Wetland Protection Act.
7. Protect greenways including old canal/rail line
8. Encourage the creation of a Southamptton Land Trust for collecting funds for the purchase and protection of the land in Southamptton for conservation. This can be coordinated through existing land trusts
9. Establish process to assure yearly review to assess progress toward the Open Space Plan's established goals. This process should include a report to the Selectmen, CPA, Planning Board, Conservation Commission and citizens of Southamptton.
10. Work towards full protection of all current open space, parks, and conservation land from future development.

Listed below are the roads that residents felt important to preserve:

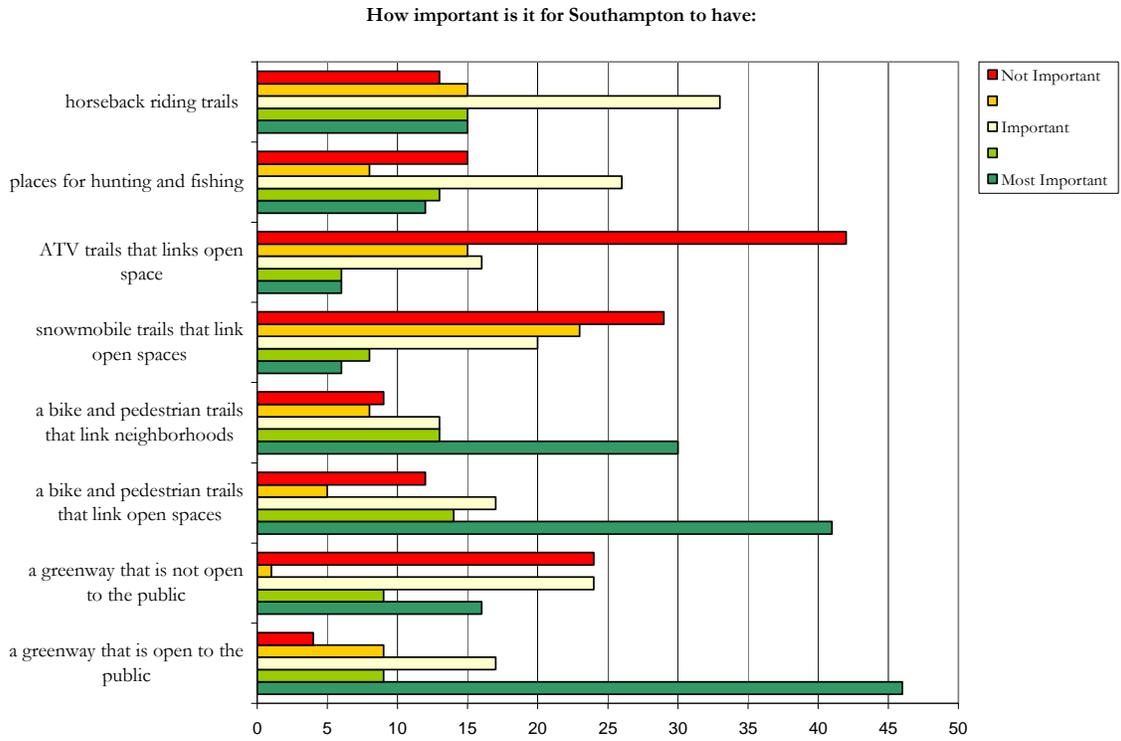
<b>Proposed Scenic Roads</b>	
Brickyard Road	Montgomery Road
Cold Spring Road	Moosebrook Road
Coleman Road	Pequot Road
Crooked Ledge Road	Pleasant Street
East Street	Pomeroy Meadow Road
Elm Street	Rattle Hill Road
Gilbert Road	Russellville Road
Gunn Road	Strong Road
High Street	Valley Road
Manhan Road	Walcott Road
Middle Road	Whiteloaf Road
Mine Road	Glendale Road

**COMMUNITY NEEDS AND SURVEY RESULTS**

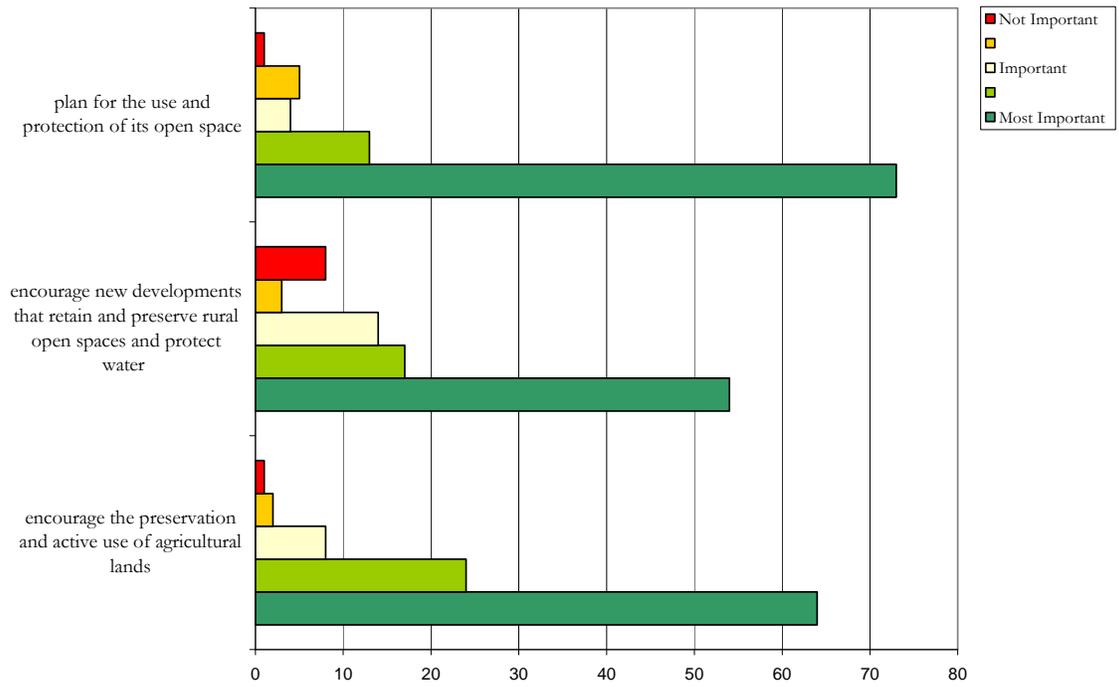
Overall, residents overwhelmingly support the protection of open space. The community values the natural resources that exist in Southampton. Most respondents support greenways that open to the public, bike, and pedestrian trails that link open space, and are not as supportive of ATV trails. Although, residents would like to plan for the use and protection of open space, not all residents agree that the Town should encourage new developments that work to protect open space. Forest and water protection appear to be the most important resources, but there is also very strong support for preserving farmland. Support for the New haven-Northampton Canal is limited, in part, because many people are not aware of its location or importance to the Town’s history.

People tend to be aware if the importance of large patches of open space, preferring to have larger but fewer open spaces. Although there is support for open space for recreational activity, it is less important to respondents than protecting natural resources. In order to protect open space, many people would consider selling land to the Town at fair market value or placing conservation restrictions on their land. In general, respondents would consider all of the options suggested, such as APR restrictions and allowing open space developments to ensure the protection of Southampton for the future.

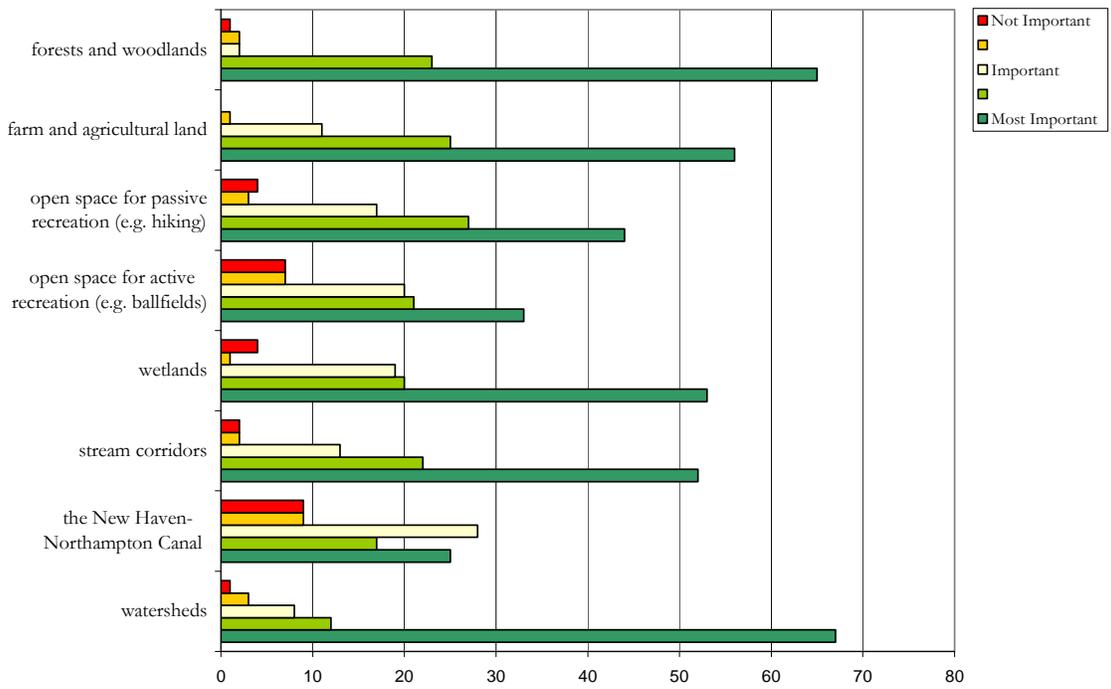
**Table 7 Survey Results Charts**



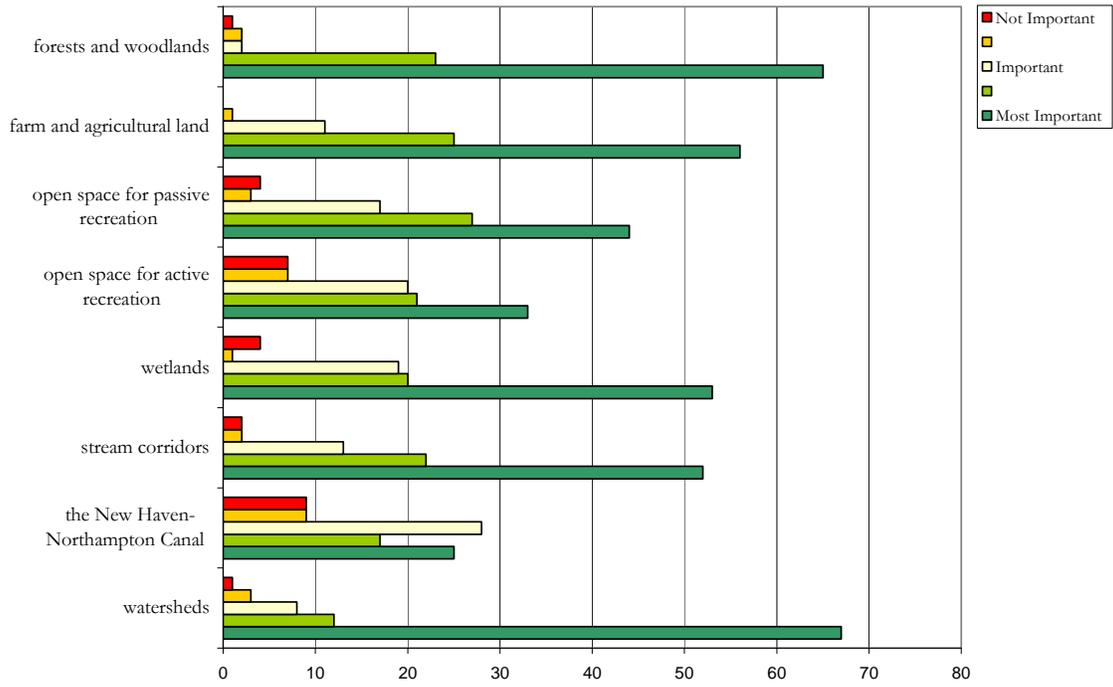
How important is it for Southampton to:



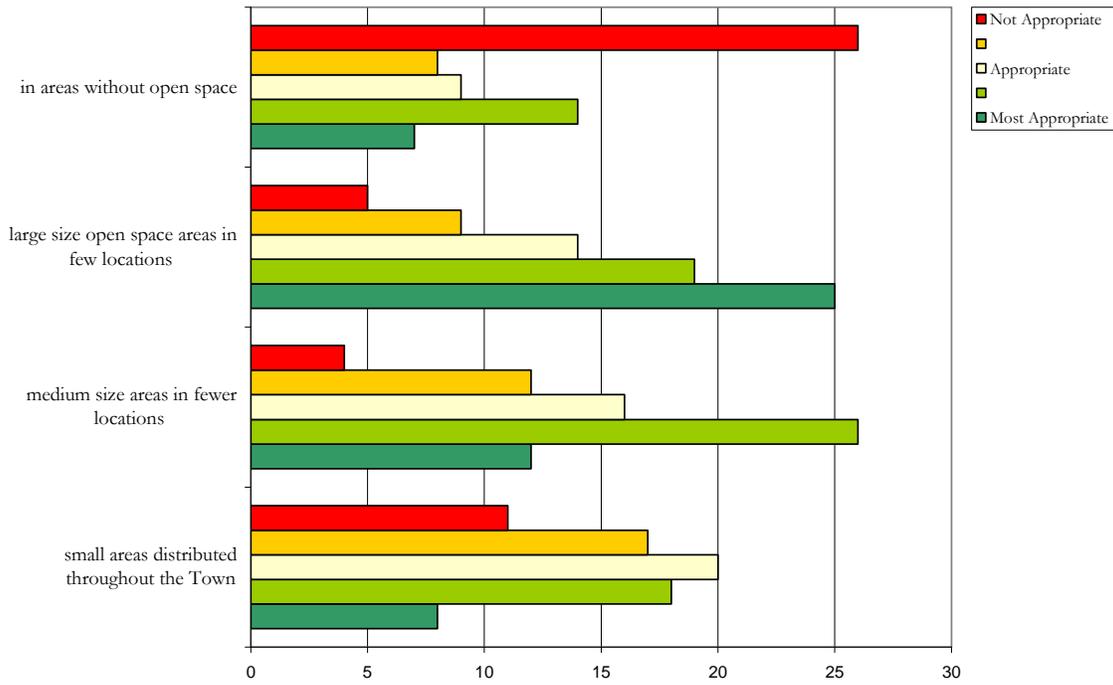
How important are the different types of open space:



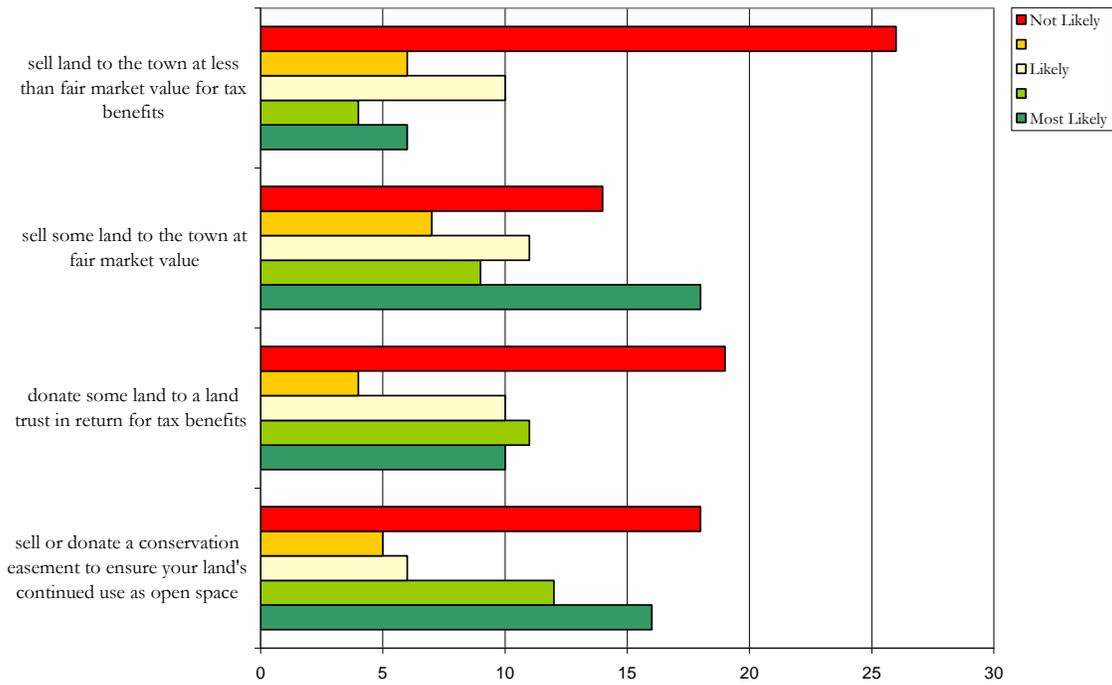
How important are the different types of open space:



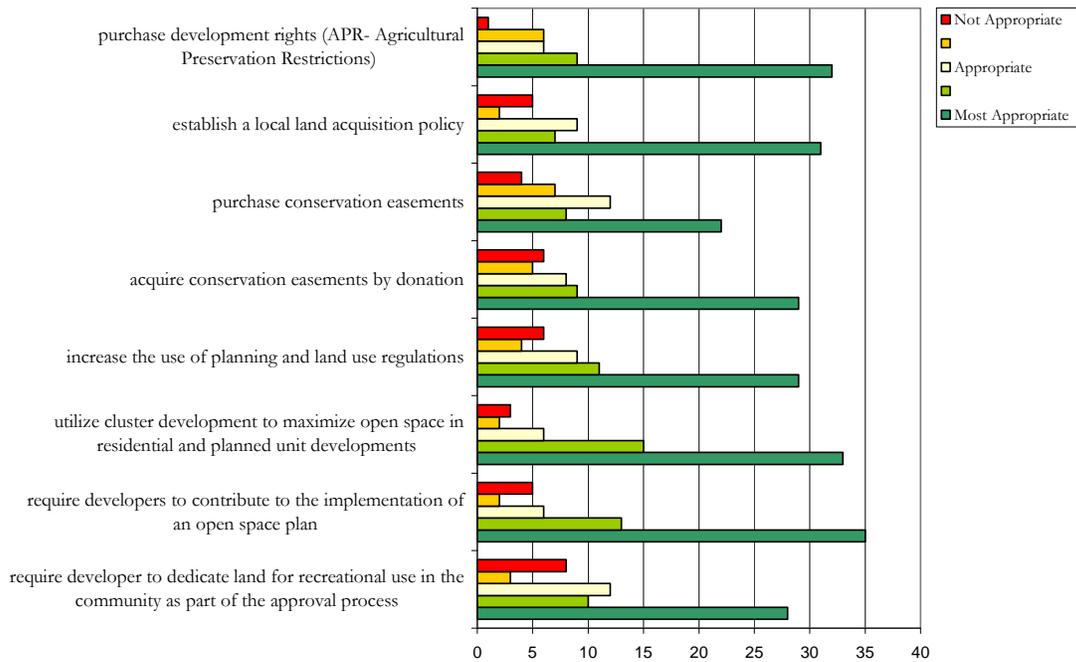
What types of future open space are most appropriate:



**If you are a landowner, in order to preserve open space, would you:**



**What are the most appropriate ways for Southampton to preserve open space:**



## Recreational Needs

Many opportunities for passive recreation exist in Southamptom 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 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 Southamptom, a predominantly rural community with great opportunity for road biking, mountain biking, hiking and cross country skiing.

## **SECTION 8 GOALS AND OBJECTIVES**

### **GOAL 1**

#### **PROTECT NATURAL RESOURCES THAT PROVIDE A HIGH QUALITY OF LIFE IN BOTH THE HUMAN AND NATURAL ENVIRONMENT**

##### *Objectives*

1. Require the adoption of *Best Management Practices* for storm water run-off.
2. Maintain a current environmental inventory and develop a management plan for conservation areas
3. Supports efforts to improve water quality in the Barnes Aquifer and Hampton Ponds
4. Utilize conservation areas as educational opportunities to increase conservation awareness
5. Identify and enforce allowable uses of conservation and recreation areas to protect wildlife and quality of life
6. Adopt natural resource protection overlay zones including River Protection Overlay and Scenic Upland Overlay
7. Adopt environmental performance standards for commercial, industrial, and residential developments
8. Ban the use and sale of non-native invasive species as listed by the Massachusetts Department of Environment Protection

### **GOAL 2**

#### **PRESERVE THE SCENIC QUALITIES BY ENCOURAGE FARMLAND PROTECTION AND SUPPORTING AGRICULTURAL ENTERPRISES**

##### *Objectives*

1. Establish priority targets for preservation
2. Review and expands list of scenic roads

3. Adopt zoning overlay districts that protect scenic vistas, including ridgeline protection and 100' foot buffers along scenic roads
4. Continue permanent farmland preservation through APR
5. Encourage development that preserves agricultural lands

### **GOAL 3**

#### **CREATE LINKED GREENWAYS BY USING EXISTING INFRASTRUCTURE AND ECOLOGICAL SYSTEMS THAT WOULD SUPPORT WILDLIFE AND HUMAN ACTIVITY.**

##### *Objectives*

1. Establish a riparian greenway along the Manhan River that follows the Living Waters Core Habitat
2. Establish a Pedestrian/Bike Greenway along the Old Railbed Prioritizes the preservation of lands that support the development of wildlife corridors and riparian greenways.
3. Establish and promote a town-wide trail system along existing trails and old roads
4. Establish a pedestrian way within a protected green corridor along Route 10 and the Town Center

### **GOAL 4**

#### **SUPPORT GROWTH MANAGEMENT THAT WILL PROTECT AND PRESERVE THE RURAL LANDSCAPE, SCENIC VISTAS, AND HISTORIC RESOURCES THAT DEFINE THE COMMUNITY CHARACTER.**

##### *Objectives*

1. Adopt zoning by-laws that support open space and planned commercial district development
2. Enact signage by-laws that minimize visual impact

### **GOAL 5**

#### **ESTABLISH A REGIONAL APPROACH TO OPEN SPACE PRESERVATION BY IDENTIFYING AND LINKING NEARBY RESOURCES.**

*Objectives*

1. Work with other municipalities to leverage larger parcel open spaces for forests, wildlife corridors, and recreational use
2. Identify resources outside of the community that will help to improve the quality of life for the benefit of the region at large



**Figure 7 Photo of Southampton in Autumn, by Micheal J. Glaiel, 1992**

## SECTION 9 FIVE-YEAR ACTION PLAN

ACTION	RESPONSIBLE PARTY	YEAR	FUNDING SOURCES
<b>Goal 1 Protect natural resources that provide a high quality of life in both the human and natural environment</b>			
Pass by-laws that require new development to use BMP for stormwater runoff.	Highway Department Planning Board	2008	
Continue to identify and remediate non-point source pollution	Highway Department Planning Board	2008	
Prepare a digital database of environmental inventory and update annually	Conservation Commission	2008-2013	
Continue to work with residents along Pequot Pond to improve water quality	Highway Department Board of Health Conservation Commission	2008-2013	DCR Lake and Pond Grant DEP S.319 Grant
Establish ecologically sound policies for the Hampton Ponds neighborhood	Highway Department Board of Health Conservation Commission BAPAC	2008-2013	
Work with Mass. Dept. of Conservation Resources to promote invasive species awareness	Conservation Commission	2008-2013	DCR Lake and Pond Grant
Work with the Barnes Aquifer Protection Advisory Committee to educate public about BMPs for aquifer protection	BAPAC Planning Board Board of Health	2008-2013	Massachusetts Environmental Trust

<b>ACTION</b>	<b>RESPONSIBLE PARTY</b>	<b>YEAR</b>	<b>FUNDING SOURCES</b>
Establish and post guidelines for use of conservation areas	Conservation Commission	2008-2009	DCR Trails Grant
Enforce rules and regulations for all Town-owned conservation lands	Water Department Conservation Commission Police and Fire Departments	2008-2013	
Perform zoning review for resource protection and make recommendations for bylaw amendments or development of new bylaws	Planning Board Conservation Commission	2009-2010	PVPC Local Technical Assistance
Establish regulations and guidelines that support sustainability	Planning Board Board of Selectmen Conservation Commission	2012-2013	
Work with area nurserymen and other s to establish a program for Invasive Species awareness and establish guidelines pertaining to the importation and dissemination of these plants	Conservation Commission Hampton Ponds Association	2009	
Education and outreach to landowners about strategies for the long-term protection of open space	Conservation Commission	2008-2013	
Develop criteria for assessing potential conservation lands	Conservation Commission	2008	
Continue to prioritize land for open space protection	Conservation Commission	2009-2013	

<b>Goal 2 Preserve the scenic qualities by encourage farmland protection and supporting agricultural enterprises</b>			
Adopt Right to Farm Bylaw	Planning Board Agricultural Commission		
Work with town officials, residents, and interested partners to establish a local land trust	Conservation Commission Winding River Land Trust	2009-2010	
Seek designation of proposed local Scenic Roads and present to Selectmen for Town vote	Highway Department Conservation Commission Planning Board	2010	
Draft new zoning by-laws, including ridgeline protection, viewshed protection, and present to the Town for approval	Planning Board	2009	PVPC Local Technical Assistance
Work with farmers to understand challenges to agricultural preservation	Agricultural Commission	2009	
Review existing by-laws to establish new regulations that support agriculture	Planning Board Agricultural Commission	2010	
Identify local farmers who would be interested in APR and work with CPC for placement	Agricultural Commission Community Preservation Committee	2009	Community Preservation Act Funds
Establish Agricultural Overlay District	Planning Board Agricultural Commission	2009	
Pass a "By-Right" Open Space Development Bylaw	Planning Board	2008	
<b>Goal 3 Create linked Greenways by using existing infrastructure and ecological systems that would support wildlife and human activity.</b>			
Work with the PVPC and others to establish riparian greenway, using the Connecticut River Greenway example	Conservation Commission	2010	

Work with "The Friends of the Southampton Greenway" to facilitate design and implementation of a greenway along abandoned rail bed	Conservation Commission Board of Selectmen	2008-2013	
Work with Federal and State agencies to secure funding through "Railbanking" which allows the owners to maintain a chain of title	Board of Selectmen Highway Department	2010-2013	
Locate, identify, and map trails. Produce Map with trails for residents. Develop signage and improved access to trails	Conservation Commission	2008-2009	
Work with user groups to create a management plan and volunteer task force that would maintain and improve trails.	Conservation Commission	2009-2010	
Working with Mass Department of Transportation, local businesses and others to design and construct sidewalks and other walkways that maintain a rural aesthetic	Highway Department Planning Board	2008-2013	
<b>Goal 4 Supports growth management that will protect and preserve the rural landscape, scenic vistas, and historic resources that define the community character</b>			
Assess current trends in land-use and adopt those that will meet the needs of the Town appropriately	Planning Board Conservation Commission Historical Commission	2011	
Draft and submit for approval zoning regulations, such as though described above	Planning Board Conservation Commission Historical Commission	2012	
Draft and submit for approval new signage regulations	Historical Commission Planning Board Building Inspector		

<b>Goal 5 Establish a regional approach to open space preservation by identifying and linking nearby resources.</b>			
Identify regional, state, and federal partners to evaluate potential large open space protection potential	Conservation Commission Planning Board Board of Selectmen Highway Department	2009-2013	
Work with surrounding communities to support efforts that will have widespread regional benefit	BAPAC Planning Board CPC Conservation Commission Board of Selectmen Historical Commission	2008+	
Establish Open Space Committee*	Board of Selectmen	2008	
Annual review of progress for each action	Open Space Committee*	2009-2013	
<b>Goal 6 Recreational opportunities exist for all.</b>			
Perform feasibility study of Helen Drive property to determine most appropriate recreational use	Board of Selectmen Planning Board	2008-2009	Community Preservation Act Funds Self Help Grant
Upgrade facilities at Conant Park	Board of Selectmen	2009-2010	Self Help Grant
Acquire open space for development of town-owned recreational facilities	Board of Selectmen	2009-2013	Self Help Grant Community Preservation Act Funds
Develop better coordination between the Town of Southampton and the Southampton Youth Athletic Association and other sports groups	Recreational Needs Committee Board of Selectmen	2008-2009	
Establish Recreation Committee with representatives from Park Commission, Rec. Needs Committee and others	Board of Selectmen	2008	

## Map 16 Action Plan

## SECTION 10 PUBLIC COMMENT

Below are some comments expressed during the process of preparing this report:

We must protect the natural beauty of our area.

We need a zoning committee with some teeth!

And a presentation on historical preservation and conservation easements would be helpful.

What we really need is an industrial park with businesses, jobs, and tax revenue.

We must connect to the bike trail [Manhan Bike Trail in Easthampton].

We must have sidewalks along highway (or a bike lane.)

Forests = Trees = Oxygen

We should impose impact fees on developer to help cover costs incurred by Town.

Our lack of planning has already negatively impacted any quaintness of a rural New England town. We are a disorganized patchwork.

The rail bed is an unused safety hazard and can be developed into a safe wonderful use area.

Limit residential development encourage business/commercial development.

Cluster housing to retain open space in conservation restrictions.

Examine all options for state and federal assistance, or sources of revenue.

To the extent that development must occur, it should be designed to minimize the environmental impact.

Protecting forests has benefits: decreases fragmentation from housing tracts, protects wildlife and plant diversity and habitat. Once developed, it's gone forever.

We need area to walk, bike, hike- a greenway rail trail.

Develop rail bed into public trail.

Everyone has a wish list but no one has any respect for the landowner. Most people think that just because they see an open field they can walk through it or ride on it destroying anything in their path. Where is the control for all this, winter and summer?

Stop so much building.

Stop all the building. It's getting out of hand.

Stop the building in our Town. Our schools are getting crowded.

Do not have Town buy property for open space.

The Town will also need to set aside land for future school expansion.

Any area that could be open to any passive recreation is important.

No snowmobile trails or greenway.

Natural surroundings characterize Southampton.

We should make all efforts to preserve them!!!

Below are the responses to the question- "What would you like to see preserved?"

- *White Reservoir Area*
- *Manhan River*
- *Stream Corridors and Brooks*
- *Tighe-Carmody Reservoir*
- *Glendale Road*
- *Pomeroy Mountain 2*
- *Old Railroad*
- *Russellville Road*
- *Pomeroy Mountain Area off of Walcott Road and Crooked Ledge*
- *Bashista Orchards*
- *Rail Trail*
- *Fournier Property*
- *Gunn Road*
- *Bicycle Path*
- *Small spaces for playing fields*
- *Nature walks*
- *Crooked Ledge Road Wetlands Area*
- *Greenway open to public*
- *The Whole Town!*
- *Crooked Ledge and Fomer Road Area*
- *Wing Property*
- *Labrie Farmland*
- *Walcott Road Property*
- *Well Protection Area*
- *Recreational Lands*
- *Wetlands off of Fomer Road*
- *Farmland on Russellville Road*
- *Farmland on Glendale Road*
- *Farms and Wetlands*
- *Greenway Trail*
- *Woodlands*
- *Little Mountain Wildlife*
- *Old Stone Walls*
- *Farmlands*
- *Little Mountain off of Fomer Road*
- *Aquifers*
- *Historic areas, including old houses, canal, and buildings*

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## SECTION 12 APPENDICES

### RESOURCES

American Farmland Trust  
1200 18th Street NW, Washington, D.C., 20036  
(202) 331-7300

Citizen's Planner Training Collaborative  
University of Massachusetts

#### Example Bylaw:

Flexible Development Requirements	Scenic Roads
Flexible Residential Development	Sign Regulations
Historic Preservation Incentives	Site Plan Review Bylaw
Interim Overlay District	Subdivision Conservation
Land Clearing, Grading, Tree Protection	Subdivision Development Methods
Lot Regularity Requirements	Subdivision Open Space
Non-Conforming Lots, Usage, Structures	Transfer of Development Rights
Non-Conforming Structures	Uplands Protection
Outdoor Lighting	Village Style/ Mixed Use Development
Phased Growth	Wetlands and Wildlife Habitat
Ridgeline/ Hillside District	

Community Involved in Sustaining Agriculture (CISA)  
1 Sugarloaf Street,  
South Deerfield, MA 01373  
(413) 665-7100

Conservation Law Foundation  
Massachusetts Advocacy Center  
62 Summer Street  
Boston, MA 02110-1016  
(617) 350-0990

Farm Viability Enhancement Program  
Mass. Dept. of Agricultural Resources  
251 Causeway Street, Suite 500  
Boston, MA 02114  
(617) 626-1725

Franklin Land Trust  
36 State Street  
P.O. Box 450  
Shelburne Falls, MA 01370  
(413) 625-9151

Land Trust Alliance  
1331 H Street NW, Suite 400,  
Washington, D.C. 20005-4734  
(202) 638-4725

Lincoln Institute of Land Policy  
200 Seaport Boulevard, Suite 75  
**Boston, Massachusetts, 02210**  
(888) 845-8759

Mass Audubon  
208 South Great Road  
Lincoln, MA 01773  
(781) 259-9500

Massachusetts Bicycle and Pedestrian Transportation Program  
The Executive Office of Transportation  
10 Park Plaza, Suite 3170  
Boston, MA 02116  
(617) 973-7000

The Massachusetts Chapter of The Nature Conservancy  
205 Portland Street, Suite 400  
Boston, Massachusetts 02114  
(617) 227-7017

Massachusetts Historic Landscape Preservation Initiative  
251 Causeway Street, Suite 600,  
Boston Massachusetts, 02114-2104  
(617-626-1250

Massachusetts Land Trust Coalition  
18 Wolbach Road,  
Sudbury, Massachusetts, 01776  
(978) 443-5588

Massachusetts Smart Growth Alliance  
18 Tremont Street, Suite 401  
Boston, Massachusetts, 02108  
(617) 263-1257

Pioneer Valley Planning Commission (PVPC)  
26 Central Street,

West Springfield, MA 01089  
(413) 781-6045

Riverways Program  
Department of Fish & Game,  
251 Causeway St., Suite 400,  
Boston, MA 02114  
(617) 626-1540

The Trustees of Reservations  
Connecticut River Valley,  
Area Manager  
(413) 532-1631

Valley Land Fund, Inc.  
P.O. Box 522  
Hadley, MA 01035

Winding River Land Conservancy  
P.O. Box 1836  
Westfield, MA 01086-1836  
(413) 562-1386

DRAFT

## **GLOSSARY OF TERMS**

**Agricultural Preservation Restriction (APR):**

Massachusetts Law Chapter 780 of the Acts of 1977 allows for a legal restriction prohibiting nonagricultural use or development of a parcel of land in order to preserve the land for agricultural purposes. Owners of agricultural property may also donate APR's to the Department of Food and Agriculture or to land trusts.

**Best Management Practices (BMP):**

Best management practices are methods that have been determined to be the most effective and practical means of preventing or reducing pollution. These practices are often employed in agriculture, forestry, mining, and construction. The EPA, working with partners in industry and the academic community have established and published best management practices for soil erosion, wastewater treatment, fuel storage, pesticide and fertilizer handling and the management of livestock yards. The ultimate goal of these practices is to increase efficiency while reducing pollution.

**Massachusetts Community Preservation Act (CPA):**

This legislation enables communities to establish, through a ballot referendum, a local Community Preservation Fund dedicated to historic preservation, low and moderate-income housing, and open space including active and passive recreational uses. Revenue for the fund is generated through a surcharge of up to 3% of the local property tax. While local adoption of the Act is optional, the Commonwealth is providing, as an adoption incentive, state matching funds totaling approximately \$26 million annually.

**Chapter 61, 61A, 61B:**

Under Massachusetts General Laws, Chapters 61, 61A, and 61B encourage the preservation and enhancement of forests, agricultural and horticultural lands, and open space. These programs offer significant local tax benefits to property owners who are willing to make long-term commitments to preserving their land in these categories. When such properties go on the market, towns have a 120-day right of first refusal to purchase them for open space.

**Conservation Restriction (CR):**

A legal agreement between the landowner and a conservation organization that permanently or for a specified time period limits the development of the property in order to protect its natural or scenic features. Usually, the restriction prohibits development forever. Some use, such as farming or forestry, may be permitted.

**Core Habitat:**

Critical sites for biodiversity conservation as delineated by the Massachusetts's Natural Heritage & Endangered Species Program (NHESP).

**Deed Restrictions:**

A restrictive covenant placed on a deed that will guide the future use of a property. These are not necessarily permanent and may be rescinded.

#### Development Rights:

The owner's legal right to develop property, subject to laws and regulations. When a person conveys "development rights" to a land trust, for example, he gives up his rights and his successor's right to develop the property.

#### Easement:

A landowner's right to allow a particular use of the land to another person or entity. A right-of-way is an example of an easement.

#### Historic Preservation Restriction:

Massachusetts Law Chapter 184, Sections 31-33 prohibits the alteration of historic features without the grantees' approval. This is sometimes called a "façade easement," is useful to preserve the exterior of historic buildings, but can limit the owner's use of the property.

#### Integrated Pest Management:

Cultural practices, such as planting pest-resistant varieties and crop rotation, biological controls, using predators and other natural enemies of pests, and chemical control of the safest and least disruptive pesticides.

#### Greenway:

A linear protected space defined by a resource corridor such as a river, community or region wide systems of waterways, abandoned railroad corridor, canal, utility right-of-way, mountain ridge, or ecologically sensitive landscape.

#### Land Trust:

A nonprofit organization that assist landowners and communities who wish to preserve and protect property.

#### Massachusetts Self-Help Program:

This program established in 1961 assists municipal conservation commissions to acquire land for natural resource and passive outdoor recreation purposes. Lands acquired may include wildlife, habitat, trails, unique natural, historic, or cultural resources, water resources, forest, and farmland. Compatible passive outdoor recreational uses such as hiking, fishing, hunting, cross-country skiing, bird observation, and the like are encouraged. Access by the public is required.

#### Open Space Residential Development (OSRD):

A method of planning residential development that conserves open space in a new subdivision while maintaining the same number of homes as would be permissible in a conventionally zoned subdivision. The Green Neighborhoods Alliance promotes use of this technique.

#### Right of First Refusal:

An agreement by an owner to offer a property to a specified individual or organization at the same price and terms as those in a future bona fide offer to purchase received by the owner.

#### The Rivers Protection Act:

This legislation amends the Massachusetts Wetlands Protection Act in 1996 in order to strengthen the protection of rivers and permanent streams through the creation of a new resource area – a riverfront area buffer zone. The riverfront area is a 200-foot wide corridor of land on each side of a perennial river or stream, measured from the high-water line of the river

#### Scenic Easement:

A legal agreement that prohibits construction or development that would detract from the property's scenic qualities as described in the easement document.

#### Smart Growth or Sustainable Development:

Development that is planned within central business districts, near transit stations supported by existing infrastructure, with pedestrian accessibility to schools, civic facilities, retail and employment centers and other destinations. Sustainable development supports:

- Brownfield redevelopment;
- Encourages compact development;
- Zoning by-laws reform;
- Straightforward regulations and permitting;
- Open Space Preservation; and
- Renewable energy resource procurement

#### Village Center Overlay Districts:

A cornerstone of smart growth is the concentration of activity in already developed areas with existing municipal services. Village center overlay districts achieve this goal by allowing denser development and a mix of uses in town centers. Design guidelines are employed to create a pedestrian friendly environment. By concentrating development in areas with existing infrastructure, and encouraging “walkability,” towns can accommodate development without compromising important resource areas.

#### Watershed Preservation Easement:

A special type of restriction that gives the holder the right to retain land in such a condition so as to protect the water supply or potential water supply of the Commonwealth by prohibiting building construction and placement of surface alterations such as mining or excavation of materials.

#### Wetlands:

The Federal Clean Water Act defines a wetland as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

#### Wetlands Protection Act:

The Jones Act in 1963 was the first wetlands protection statute in the nation and required developers to acquire permits before building on or filling in coastal wetlands. In 1965, the

Massachusetts legislature passed the Hatch Law that extended protection to inland wetlands. In 1972, these laws combined into the Act, and broadened to protect beaches, dunes, wetland banks, and areas subject to flooding.

## **ACRONYMS**

ANR- Approval Not Required

APR- Agricultural Preservation Restriction

BAPAC- Barnes Aquifer Protection Advisory Committee

BMP- Best Management Practices

CDP- 2004 Community Development Plan

CMR- Code of Massachusetts Regulation

CONCOM- Conservation Commission

CPA- Community Preservation Act

CPC- Community Preservation Committee

DFW- Division of Fisheries and Wildlife (State Agency)

DFA- Department of Food and Agricultural (Federal Agency)

EPA- Environment Protection Agency (Federal Agency)

IMP- Integrated Pest Management

MassGIS- Massachusetts Geographic Information System

M.G.L. - Massachusetts General Law

NHESP- Natural Heritage & Endangered Species Program (State Agency)

NSP Non-source Pollution

OCD- Office of Community Development (State Agency) OSC- Open Space Committee

OSRD- Open Space Residential Design

OSRP- Open Space and Recreation Plan

PVPC- Pioneer Valley Planning Commission

RPA- Regional Planning Agency

TDR- Transfer of Development Rights

## **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)



## PUBLIC NOTICE

This notice is provided as required by the Title II of the Americans with Disabilities Act of 1990 (ADA).

The Town of Southampton does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. The Town of Southampton 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  
Southampton, 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 Southampton are invited to m