



TOWN OF MILFORD

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OFFICE OF PLANNING
 AND ENGINEERING

Larry L. Dunkin, AICP
 Town Planner

MEMORANDUM

TO: Richard A. Villani, Town Administrator
 FROM: Larry L. Dunkin, AICP Town Planner
 DATE: December 19, 2013
 SUBJECT: **Open Space Analysis – Consigli Parcel & Environs**

To adequately assess the status of the town-owned “Consigli” property off Dilla Street, two important elements come to mind: First, the need to recognize the value of establishing some level of protection beyond simple town ownership, whether by easements, restrictions, etc.; and second, the need to evaluate the parcel and surrounding parcels in the context of important environmental issues. Recognizing the value and importance of this second element will inform the type and level of protection resulting from the first element.

As you know, the Town acquired the 42.2 acre “Consigli” parcel in 2002 for \$1.9M, after which time an extensive environmental clean-up of the property surface was undertaken. Also, adjacent to the “Consigli” parcel there are seven other town-owned parcels that when combined total some 200.11 acres (including the “Louisa Lake” and “Town Forest” parcels). Therefore, any analysis of the “Consigli” parcel should include these contiguous town-owned lands.

In 2006 Town Meeting approved \$7,800.00 requested by the Board of Selectmen to fund GIS mapping that would identify Town-owned parcels for Conservation Commission control and/or permanent open space protection. This was part of the ongoing implementation of the open space goals of both the Comprehensive Plan and the Open Space & Recreation Plan. Subsequently, the Office of Planning and Engineering retained the services of environmental consulting firm CDM-Camp Dresser & McKee Inc., to complete the mapping work during 2007. A prioritization scheme was then developed to guide decision making regarding retention and preservation of all open spaces within the Town.

Based on the analysis facilitated by the mapping effort, seven environmental categories, as well as two proximity categories, were utilized to develop the prioritization scheme. The nine categories are as follows:

1. Wetlands
2. Zone II Aquifer
3. Public Wells/Water Supply

4. Surface Water Protection Area
5. Sensitive Habitats
6. Certified Vernal Pools
7. Flood Plains
8. Natural Corridors
9. Large Land Area

Using this scheme, town-owned parcels were separated into High, Medium or Low Priority categories. Those rankings were based on the following scoring system:

2 constraints or less = Low Priority

3 and 4 constraints = Medium Priority

5 constraints or more = High Priority

That original research was applied to all town-owned undeveloped parcels, and a matrix was produced to reflect that town-wide analysis. For our current purposes however, I have utilized a small portion of that matrix (see attached) to reflect the analysis of the "Consigli" parcel as well as the other seven adjacent parcels. As you can see, seven parcels are ranked High Priority, but only three are currently under Conservation Commission jurisdiction, and none are permanently protected.

More specifically, the primary environmental constraints are as follows: The "Louisa Lake", "Consigli", and 26 Dilla St. parcels are within the Milford aquifer area; the other five parcels (including the "Town Forest" parcel) are within Natural Heritage rare species/rare habitat areas. All seven of the parcels are constrained by varying degrees with wetlands, and parcels 19-0-13 & 14 (near I-495) are within the surface water protection area associated with the Charles River. The importance of the "Consigli" parcel and its relationship to the other adjacent town-owned lands, combined with the environmental sensitivity of the area in general, make it clear that permanent protection is appropriate. It should be noted that parcel 34-0-19 (the former house lot at 26 Dilla Street) is ranked Medium Priority. However, since it was acquired in 2011 so the house could be demolished to return the property to its "natural state", and is adjacent on three sides to the "Consigli" parcel, it should be included in this consideration.

Based on this analysis, I would recommend the Town consider transferring jurisdiction of the remaining five parcels to the Conservation Commission, and establishing permanent protection for all eight parcels in the form of a conservation restriction that runs to The Trustees of Reservations (TTOR). TTOR was established by the legislature in the spring of 1891 for the purposes of "acquiring, holding, maintaining and opening to the public... beautiful and historic places... within the Commonwealth." By way of example, in 2007 the 185.69 acre Open Space parcel in the "Waldenwoods" Planned Residential Development off Cedar Street was deeded to the Town, under the jurisdiction of the Conservation Commission, with a conservation restriction running to TTOR. That document should serve as the model for the conservation restriction for these important parcels.

Open Space Analysis
Consigli Parcel and Environs

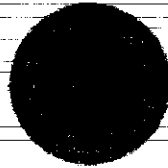
Office of Planning and Engineering

Map Blk	Lot	TOLU Ref	Address	Acres	Zoning	Wetlands	Zone II Aquifer	Public Wells	Surface Water Dist.	Sensitive Habitats	Vernal Pools	Flood Plain	Natural Corridors	Large Land Area	Priority Ranking	Con. Com. Jurisdiction	Conservation Restriction	Notes
19	0	13	N/A	1485 Rear	9.4	IB/RB	X		X	X		X	X		High	X		Charles River
19	0	14	B18	1495 Rear	14.1	RB	X		X	X		X	X	X	High			Town Forest & Bike Trail
20	0	11	B18	1495 Rear	10.4	RD	X		X	X			X	X	High			Town Forest & Bike Trail
20	0	6	B18	Dilla St Rear	78.5	RB	X		X	X			X	X	High	X		Town Forest & Bike Trail
20	63	1	N/A	Gov. Way Rear	11.91	RB	X			X			X	X	High			Dynasty III PRD / Open Space
27	0	16	A28	Louisa Lake	33.46	RB	X	X		X		X	X	X	High	X		Louisa Lake Recreation Area
27	0	15	N/A	Dilla Street	42.2	RB	X	X		X		X	X	X	High			Consigli parcel
34	0	93	N/A	Dilla Street	0.14	RB	X	X					X	X	Medium			Former Dwelling 26 Dilla St.
				Total Acres	200.11													



Property Information

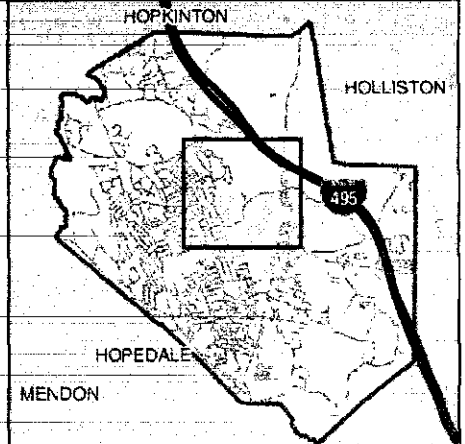
Property ID 27-0-15
Location 0 DILLA ST
Owner TOWN OF MILFORD



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated March 31, 2013



ARTICLE _____ : To see if the Town will vote pursuant to M.G.L. c. 40 § 15 to transfer the care, custody and jurisdiction of the following five Town-owned parcels to the Milford Conservation Commission:

<u>Assessors Map</u>	<u>Block</u>	<u>Lot</u>	<u>Area/Acres</u>
19	0	14	14.1
20	0	11	10.4
20	63	1	11.91
27	0	15	42.2
34	0	93	0.14

AND IN ADDITION to authorize the Board of Selectmen or Conservation Commission as appropriate, to enter a Conservation Restriction Agreement pursuant to G.L. c. 184 §§ 31-33 on behalf of the Town with the Trustees of Reservations, a 501(c)(3) nonprofit organization established under Chapter 352 of the Acts of 1891, with an address of 572 Essex Street, Beverly, Massachusetts 01915, or other appropriate charitable corporation or trust, in relation to the following eight Town-owned parcels:

<u>Assessors Map</u>	<u>Block</u>	<u>Lot</u>	<u>Area/Acres</u>
19	0	14	14.1
20	0	11	10.4
20	63	1	11.91
27	0	15	42.2
34	0	93	0.14
19	0	13	9.4
20	0	6	78.5
27	0	16	33.26

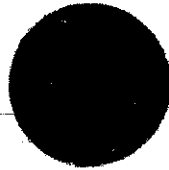
the total area of which comprise approximately 200.11 acres, the purpose of said Conservation Restriction being to preserve said parcels exclusively for conservation purposes in perpetuity.

AND FURTHER, to see if the Town will vote to raise and appropriate or transfer from available funds, a sum of money, to be utilized by the Town for costs associated with establishing said Conservation Restriction, or take any other action in relation thereto.

(Board of Selectmen/Conservation Commission)



Property Information
Property ID 27-0-15
Location 0 DILLA ST
Owner TOWN OF MILFORD



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