



*Photo by Steve Piazza
Extension*

Little League field, Mill Street

Section 5. Inventory of Lands of Open Space and Recreation Interest

This section discusses and inventories lands of conservation and recreation interest in Lancaster. For the purposes of this plan, open space is defined as, “an area of land that is valued for natural processes and wildlife, for agricultural and sylvan production, for active and passive recreation, and for providing other public benefits.” It is critical to protect vulnerable properties so as to:

- Protect the Town’s water supply and health of its ponds, streams, wetlands, and waterways.
- Conserve and protect our agricultural lands and the viability of farming.
- Protect our contiguous blocks of forestland.
- Enrich our recreational resources.
- Improve the connectivity of people and places in order to foster a sense of community.
- Protect and enrich our open space and wildlife and plant habitat.
- Integrate growth and development so that Lancaster’s rural feel, scenic vistas, historic character, and natural landscape are preserved.

This inventory includes public, non-profit and selected private properties. Parcels can be protected by deed restriction, conservation easements, non-profit, institutional or agency ownership. Public recreation and conservation lands may be permanently protected, called “Article 97 land.” Municipal properties may be protected via Town Meeting vote.

Please refer to Map 7 of this plan, titled, “Open Space Inventory.”

5. A. Inventory of Private Parcels of Interest – Privately-owned parcels that are vulnerable to adverse development

5. A. 1. Chapter Lands (61A-Agriculture, 61B-Recreation, 61-Forestry) – Lands under Chapter 61 receive a tax break and are actively managed for agriculture, recreation or forestry. Map 7, the Open Space and Inventory Map in this Open Space and Recreation Plan, shows where these Chapter 61A, Chapter 61 and Chapter 61B lands are. The community has the right of first refusal should the landowner decide to sell and change the use of the land. Many of our Chapter lands abut other open space, some of which is permanently protected. Respondents to the 2008 Lancaster Open Space and Recreation Survey ranked “the protection and preservation of our agricultural lands for food resources and open space” as very important. Lancaster currently has approximately 1,325 acres in Chapter 61A, 61B, and 61. Current 61A (agriculture) lands that the Open Space and Recreation survey respondents have identified as “of interest for protection” include:

- Nashua floodplain fields in the area of the Bolton Flats, Neck Road (Night Pasture) and between Langen Road and Main Street/Route 70. Includes “Quills fields,” the Brazao land, Flats Mentor Farm, Watts land, and Kanis land. Survey respondents overwhelmingly commented about not building on floodplains.
- Other 61A land identified by Lancaster Open Space and Recreation Survey respondents include George Hill Orchards, Manny’s Farm, Bashaw Farm, Harper’s farm by Ponakin Road, Deershorn farm, Kilbourn field, Jakubowitz Farm, Davis Dairy, and Gove Farm near the Leominster border.
- Some of the smaller 61A parcels are in “yet to be built” approved subdivisions or in built up areas that consist of 2-5 acre lots that do not connect to other open space parcels. These parcels could be strategic locations for future neighborhood parks, as survey respondents have identified neighborhood parks as generally lacking in Lancaster.

Current 61 (forestry) lands that the Open Space and Recreation survey respondents identified as “of interest for protection” include the three parcels abutting the Town Forest. One of these parcels is east of Old County Road and the two remaining contiguous parcels are on the western side of Brockelman Road. Together, these parcels extend this large, forested block of land west into Sterling.

5. A. 2. Nashua River and its Floodplain – The Nashua River is Lancaster’s chief natural asset and a recreational resource. Open Space and Recreation survey respondents identified the Nashua River and preservation of its floodplains, wetlands, and forests as second in priority to the protection of the Town’s drinking water supply. Much of the land along the Nashua consists of open agricultural fields, contiguous forest, and unique wetlands such as oxbows. The Natural Heritage and Endangered Species Program (NHESP), part of MassWildlife, wrote a letter for this Open Space and Recreation Plan which is in the appendix which prioritized areas for conservation (see the Environmental Analysis & Inventory, Section 4 for more detail).

Much of this land is publicly owned or owned by a conservation groups although a significant amount remains unprotected. The 2000 Open Space and Recreation Plan included a Nashua River Greenway Plan, which is in the appendix of this current update. The Greenway Plan was first envisioned in Lancaster’s “Comprehensive Plan” prepared by Mr. Lee “Bill” Farnsworth and further developed by the Lancaster Greenway Committee back in 1970. While some of the

land is developed, much remains the same (as of this 2009 Open Space and Recreation Plan update). This update builds upon and expands that initial vision. 2008 Open Space and Recreation survey respondents identified the following areas of interest for protection:

- Lancaster State Forest, Cook Conservation Area, and Chapman-Goodale Greenway area – this land forms a greenway along the North Nashua River from Route 70 west into the Leominster State Forest in Leominster. While much of this area is publicly protected land, there are three parcels on the north side of the North Nashua River that are privately held and which, if protected in whole or in part, would secure a continuous and wide greenway. The history and deed for the Chapman-Goodale parcel is currently being researched so as to clarify its protection status and acreage. This entire area is within the Central Nashua River Valley Area of Critical Environmental Concern (ACEC).
- Ballard Hill land between the Lancaster Land Trust’s 35-acre parcel and the North Nashua River along Route 70, the area of “Walnut Swamp.” Most of this land is privately-held, unprotected, and forested. There are numerous wetlands. The Wekepeke Brook, a coldwater fishery, runs through this area. All of this land is in the ACEC and a portion is in NHESP-mapped habitat.
- Pine Hill – this area is one of Lancaster’s most biologically diverse areas. Mostly undeveloped, the Pine Hill lands connect to the Fort Devens South Post and to the Oxbow National Wildlife Refuge. The Pine Hill area is a conservation priority for MassWildlife, which has been systematically purchasing land in this location to add to the Bolton Flats Wildlife Management Area.
- The fields and forests between Langen Road on the west, Route 117 on the north and Main Street/Route 70 on the east. Much of this land consists of floodplain and is NHESP-mapped habitat. The numerous agriculture fields in this area define the Town’s scenic character.
- Land between Neck Road, Still River Road and Bolton Road-includes the “Night Pasture, which is Chapter 61A land that connects to the Bolton Flats Wildlife Management Area (WMA).
- Lands around the ponds in North Lancaster, so as to protect water supply, public access, and wildlife habitat (see Section 4, Environmental Analysis and Inventory for details about impaired water quality of Fort Pond and White Pond).

5. A. 3. Lancaster’s Well Site – Lancaster’s well site is in the southeast corner of the town between Bolton Station Road and Mill Street Extension. Protecting additional land in this area would help protect Lancaster’s future water supply. Open Space and Recreation Survey respondents identified protection of the Town’s drinking water supply of primary importance.

5. A. 4. Lands of Historical Significance –

- Rowlandson Rock parcel near the water towers, Map 37-Parcel 30.

- The Massachusetts Department of Capital Asset Management (DCAM) property on Old Common Road (Map 39-Parcel 4) has numerous buildings and structures in the National Historic Register, and these buildings and grounds should be protected.

5. A. 5. Lancaster Town Forest (also called the Blood Forest) – Open Space and Recreation survey respondents and public forum attendees underscored the importance of conserving Lancaster’s forestland and adding acreage to the protected town forest. The town forest forms the core of a much larger block of contiguous forestland of over 1,000 acres that extends from Langen Road into Sterling. Most of this area does not have permanent protection. Should the discontinued Old County Road become a public road again, development could penetrate and fragment the forestland. As referenced in Section 4 of this plan, some of the soils in the Lancaster Town Forest are estimated by the Harvard Forest to be “1830s primary forest soils.” There are numerous NHESP-certified vernal pools in the town forest.

5. A. 6. Lands of Recreational Interest – Municipally-owned recreational lands and facilities are limited in town and need to be increased and existing ones improved. Open Space and Recreation Survey respondents as well as public forum attendees identified the following:

- A 22-acre town owned parcel in North Lancaster off Old Turnpike Road and in between Spectacle Pond Ave and Fire Road 7 (Map 10-Parcel 13A)
- The Town Hall/Community Center parcel for a future recreation campus
- Kilbourn Field on Sterling Road across from Poulin Drive (survey respondents had equal interest for recreation and for wildlife)
- Lands that give access to the Nashua River
- Land around South Meadow Pond/Brandli parcel
- Culley’s field on Route 117
- As areas in North Lancaster get developed as part of the IPOD, earmarking a portion for public recreational access or facilities
- Land abutting the YMCA’s Camp Lowe on Fort Pond Road

There are three golf courses in Lancaster, all of which provide recreational opportunities and which provide a measure of wildlife habitat. Sterling National Country Club is an Audubon National Certified Cooperative Sanctuary. This course abuts the Eagle Ridge Subdivision. Sterling National is one of only ten courses in the state to earn this honor. The 260 acres of nature preserve and wetlands connects to Town-owned open space behind Hilltop Road, forming a large, contiguous block. The Sterling National Country Club land is under Chapter 61B (Recreation). The Lancaster Golf Center is around 105 acres in North Lancaster near the Leominster line, on Old Union Turnpike. A portion of the golf center abuts the Gove family Chapter 61A land (agriculture). The southern portion of the golf course abuts White Pond Road. The Lancaster Golf Center is within the recently-zoned IPOD. The International Golf Resort straddles Bolton and Lancaster and is in the southeast corner of Town. The Town owns a small abutting parcel on the corner of Mill Street Extension and Bolton Station Road and the Lancaster Land trust owns a small, landlocked parcel here.

The Massachusetts Youth Association Soccer (MYSA) field is in North Lancaster. Town residents have limited use of the fields through leagues and clubs. The MYSA property abuts

other forested habitat that is privately owned and which will likely get developed. Land set aside in the form of connecting recreational trails may be a way to link the White Pond neighborhood (and other residents and MYSA visitors) south to the Nashua River Greenway.

The YMCA Camp Lowe is in North Lancaster on Fort Pond Road. North and east of Camp Lowe is a large block of unfragmented forest which includes the Bow Brook, a coldwater fishery, and two bogs. Some of this land is within the IPOD. MassDep has identified Fort Pond as impaired and plans a watershed analysis which will then inform the Total Maximum Daily Load restriction plan for the pond. Conserving land in the Fort Pond watershed and encouraging low impact development will be in important.

5. A. 7. Institutional Lands – Atlantic Union College, the Atlantic Union Conference, the Perkins School, and the Maharishi Ayurveda Health Center all own extensive lands in Lancaster that significantly contribute to the beauty and rural feel of the town. The Maharishi Ayurveda Health Center's land abuts the town forest as well as the 100 acre New England Forestry Foundation parcel off of Bull Hill Road. There are numerous wetlands on the Maharishi Ayurveda Health Center land. Historic mansions of the Thayer family grace the grounds of Atlantic Union College. A particular parcel of beauty is the Thayer conservatory of music on Route 70. This parcel abuts Chapter 61A land and the Trustees of Reservations' Dexter Drumlin. The Dr. Franklin Perkins School on Main Street is on the former Iver Johnson Estate. There is a therapeutic equestrian riding facility across the street.

5. A. 8. Other Priority Parcels -

- Privately held land that would extend the Fitchburg State College conservation land in North Lancaster. This parcel is on Lunenburg Road north of Route 2, near Lancaster Woods and the Johnny Appleseed Rest Stop. South of the Keating Sand and Gravel site, this block of land contains many wetlands. Harvard Forest has mapped likely "1830's primary forest soils" here. MassDep has mapped a conifer swamp, as well. There is a large vernal pool to the west of the Johnny Appleseed Rest Stop.
- Land near Jungle Road and the Wekepeke Brook. Should land become available for conservation, there may be a regional opportunity to connect trails with Leominster's extensive open space in this area. The area is a Zone II water supply protection area. A portion of this area has been mapped by NHESP as Priority and Estimated Habitat for Rare Species. There is an owner-unknown parcel here that should be conserved, and which is near the Leominster well site (Map 23, Parcel 8).
- Open Space and Recreation Survey respondents listed the land near South Meadow Pond as a priority for open space preservation. The Runaway Brook subdivision has recently donated land to the Lancaster Conservation Commission which gives access to the pond and which extends over to the power line corridor. The far southwest corner of town, which shares a border with Sterling and Clinton, has been mapped by the NHESP as Priority and Estimated Habitat for Rare Species. The Clinton owned Brandli parcel is here.

- The Town owns two land-locked parcels east of White Pond Road. There is a private parcel sandwiched between these two parcels. Likely, the biodiversity of this area is high. Harvard Forest has mapped likely “1830s primary forest soils” here. There is a nice mixture of wetlands and sandy uplands which is good turtle and amphibian habitat. There are clusters of vernal pools. The bordering privately owned parcel to the north has a large cluster of vernal pools on its western edge. This block of land is within an IPOD. Connecting a public access trail from the White Pond Road neighborhood south to the Nashua River Greenway and east to Route 70 could be a way to “improve the connectivity of people and places in order to foster a sense of community,” one of the goals of this Open Space and Recreation Plan.

5. B. Public and Non-Profit Parcels

5. B. 1. Federal – The federal government owns approximately 5,000 acres in North Lancaster comprising the Fort Devens South Post. This land is not open to the public. It is used for National Guard training. MassWildlife monitors natural communities and turtle populations on the site. When de-commissioned, the South Post will become part of the Oxbow National Wildlife Refuge, through the U.S. Fish and Wildlife Service. One hundred acres will be given to the town at that time (Cara Sanford, personal communication with Project Manager of Oxbow National Wildlife Refuge, 2009).

5. B. 2. State – The Commonwealth of Massachusetts owns the following land in Lancaster:

- Bolton Flats Wildlife Management Area (WMA), which is open to the public and allows hunting and fishing. This site supports a model airplane landing field off Route 110, site of an abandoned pig barn.
- Lancaster State Forest, which is approximately 100 acres. The acreage and boundaries of the state forest are currently being verified by the Department of Conservation and Recreation (DCR). Hunting and fishing is allowed. The DCR's Department of Forestry plans to harvest this forest and has done so in the past.
- Department of Capital Asset Management owns institutional land on Old Common Road.
- Department of Public Works owns parcels of land near Route I-190.
- Fitchburg State College owns conservation land in north of Route 2 and west of Lunenburg Road which its students and faculty use for biology and conservation study.
- Boat launch on Fort Pond Road for public access.
- The Division of Youth Services owns a little over 500 acres in North Lancaster near the Shirley line, which is the location of a correctional center complex.

5. B. 3. Municipal

The following town parcels are of interest for recreation and open space purposes because they connect to currently-protected open space, are potential sites for recreational facilities, protect water supply, or serve as wildlife corridors:

- Map 26, Parcel 2 - This 35-acre parcel is at Pine Hill, between two MassWildlife parcels within the Bolton Flats Wildlife Management Area and contains some of the best remaining Pitch Pine/Scrub Oak habitat in Lancaster. MassWildlife has expressed interest in conserving this parcel and suggests that this could be done while maintaining the current use of the site as a shooting range and for town sand and gravel mining.

- Map 2, Parcel 3 - This 7-acre parcel is currently land-locked and is near Donnelle Way. It borders the Bow Brook, which flows into Fort Pond. If the hiking trail by Turner Pond owned by the Lancaster Land Trust ever gets extended to open space in this area east of Fort Pond, this will be a key parcel.
- Map 8, Parcel 43 and Map 9, Parcel 3 - These two parcels are near White Pond and are approximately 15 acres. There is a privately held parcel sandwiched between which should be considered for acquisition. The larger plan for this area could include a pedestrian/equestrian trail extending from the White Pond neighborhood south to the Nashua River Greenway.
- Map 10, Parcel 13A - This 21-acre parcel on Old Union Turnpike is in the general vicinity of the town beach and would likely be a good future site for recreational purposes.
- Map 23, Parcel 22 - this 17-acre parcel west of Brockelman Road connects to the town forest and to Chapter 61 (forestry) land. It abuts owner-unknown parcels through which the Wekepeke Brook, a coldwater fishery, flows.
- Map 23, Parcels 12 and 15 - The combined acreage of these two parcels is 10 acres. They connect to the above parcel and to owner unknown-parcels through which the Wekepeke Brook flows.
- Map 24, Parcel 82 and Map 19, parcel 14 - These land-locked parcels are north of Route 117 and east of the Ballard Hill Land Trust parcel, an ACEC area. The parcels connect and abut Chapter 61A land. Numerous wetlands flow through these parcels. An easement or private parcel purchase or donation would give street access from Route 117 and a trail could be constructed to connect to the Land Trust parcel.
- Map 28, Parcel 13 - This 9.8-acre parcel is important because it gives street access to the southern portion of the Lancaster Town Forest off of Brockelman Road. The parcel has many wetlands. There is an abutting private 25-acre parcel (Map 28, parcel 14) that is attractive for open space acquisition because it extends the Town Forest. This parcel could be a nice place for a picnic and park, and is drier than the abutting town-owned parcel.
- Map 29, Parcel 15 - This land-locked 7.6-acre parcel is just east of the discontinued portion of Old County Road and abuts Chapter 61 (forestry) land. The new Devonshire subdivision abuts the parcel. The Devonshire development project has donated 16 acres to the Conservation Commission. Linking the two parcels with access from Route 117 would be desired. This action would be a step in providing access to the Lancaster Town Forest from Route 117.
- Map 18, Parcel 53 - This 2.4-acre parcel provides street access off of North Main Street/Route 117. It provides access to a private parcel of interest that abuts the North Nashua River.

- Map 32, Parcels 17, 18 and 19 - These parcels are west of Hilltop Road and together make 78.10 acres. They form a link with street access from Hilltop, and there is a rudimentary trail through the property. These parcels connect to the Chapter 61B land of the Sterling Country Club, which is an Audubon National Certified Cooperative Sanctuary.
- Map 45, Parcel 36 - This 2-acre, landlocked parcel appears to have a right of way access via Magnolia Avenue. This parcel could be the location of a neighborhood playground and park area situated in the southern part of the town. Magnolia Avenue is in South Lancaster near the Clinton town border and Route 62.
- Map 38, Parcels 83A, 85A - These two 13.5-acre parcels off of Kilbourn Road abut the Nashua River and its floodplain.
- Map 38, Parcel 2 - This 7-acre parcel off of Main Street/Route 70 is near Bigelow Gardens and abuts the railroad tracks, near the Eastwood cemetery.
- Map 38, Parcel 131 - This parcel has access from Center Bridge Road and is in the vicinity of the "Meeting of the Waters," where the South and North Nashua conjoin. Two small conservation commission owned parcels abut.
- Map 30, Parcel 154 - This 37-acre parcel is where the elementary and middle schools are located. The back portion of this large parcel is in NHESP-mapped habitat as well as in an ACEC and should be considered for conservation restriction. There is an oxbow wetland here and a maintained nature trail.

The following unprotected, town-owned parcels abut Conservation Commission land and/or are a key link in the Nashua River Greenway and should be considered for either transfer to the Conservation Commission or for a conservation restriction:

- Map 13, Parcel 10
- Map 14, Parcel 14
- Map 14, Parcel 18
- Map 14, Parcel 10
- Map 18, Parcel 65
- Map 23, Parcel 5
- Map 25, Parcel 32
- Map 42, Parcels 15 and 11 (these are small, likely landlocked parcels of just under an acre but they abut the Nashua River and a conservation restriction on an adjoining private parcel)

The following owner unknown-parcels are either in NHESP Priority and Estimated Habitat for Rare and Endangered Species habitat or abut protected conservation land. For these reasons, they should be strongly considered for acquisition:

- Map 23, Parcel 8 - This parcel is in a Zone II water supply protection area off of Jungle Road and is in/abuts NHESP habitat. The Wekepeke Brook, a coldwater fishery, flows near here.
- Map 23, Parcels 14 and 18- The Wekepeke Brook flows through these parcels, and these parcels connect to protected Commonwealth of Massachusetts DPW land.
- Map 14, Parcel 13 - This parcel abuts the Lancaster State Forest and is in an ACEC.
- Map 14, Parcel 16-This parcel abuts the Lancaster State Forest and is in an ACEC.
- Map 28, Parcel 6-Small parcel near the Town Forest.

5. B. 4. Land Parcels (state, municipal, non-profit)

Ownership/Management	Status	Location	Map & Parcel	Acreage	Public Access
MassWildlife	Protected	Bolton Flats	35-5	.83	Yes
MassWildlife	Protected	Bolton Flats	31-13	14.98	Yes
MassWildlife	Protected	Bolton Flats	35-8	89.6	Yes
MassWildlife	Protected	Bolton Flats	35-8A	23.23	Yes
MassWildlife	Protected	Bolton Flats	39-1	181.8	Yes
MassWildlife	Protected	Bolton Flats	39-2	18	Yes
MassWildlife	Protected	Bolton Flats	38-109A	24.79	Yes
MassWildlife	Protected	Bolton Flats	27-1	62	Yes
MassWildlife	Protected	Bolton Flats	31-3	50.6	Yes
MassWildlife	Protected	Bolton Flats	26-1A	.86	Yes
MassWildlife	Protected	Bolton Flats	27-2	7	Yes
MassWildlife	Protected	Bolton Flats	31-5	.37	Yes
MassWildlife	Protected	Bolton Flats	39-1A	15.2	Yes
MassWildlife	Protected	Bolton Flats	35-7	40	Yes
MassWildlife	Protected	Bolton Flats	35-6	5	Yes

Ownership/Management	Status	Location	Map & Parcel	Acreage	Public Access
Lancaster State Forest-DCAM/DCR	Protected	West of Route 70, Greenway area on North Nashua	14-11	82.50	Yes
Lancaster State Forest-DCAM/DCR	Protected	West of Route 70, Greenway area on North Nashua	13-5	8.10	Yes
Division of Youth Services	Unprotected	North Lancaster/near correctional facility	6-81A	516.30	No
DCAM-RFK Action Corps and DCAM buildings	Unprotected	Old Common Road	39-4	80	No
DCAM-RFK Action Corps and DCAM buildings	Unprotected	Old Common Road	39-4A	2	No
DCAM- Johnny Appleseed rest stop on Route 2	Unprotected	Route 2	4-7A	4	Yes
Commonwealth DPW	Protected	Along Route I-190, portion of Wekepeke Brook	23-17	3.16	No
Commonwealth DPW	Protected	Along Route I-190	23-20	4	No
Commonwealth DPW	Protected	Along Route I-190	13-1	10.70	No
Commonwealth DPW	Protected	Along Route I-190	18-61	1.13	No
Commonwealth DPW	Protected	Along Route I-190	18-1	.10	No
Commonwealth DPW	Protected	Along Route I-190	18-11	.09	No
Commonwealth DPW	Protected	Along Route I-190	4-3A	6	No
Mass. Fish & Game - Boat Ramp on Fort Pond	Protected	Fort Pond	4-35	.63	Yes
Fitchburg State College	Protected	North Lancaster, west of Route 70 and north of Route 2	1-5, 4-7, 4-8	123.11	No

Municipal

Ownership/ Management	Status	Location	Map & Parcel	Acres	Public Access *Many municipal public access parcels need improvement	Current Use & condition	Recreation potential	Formatted Table	
								Gr funding	
Town Forest	Protected	Brockelman Road	28-19	255	Yes	Pedestrian and equestrian, OFV damage	Need for improved trails and erosion control		residential
Town Forest	Protected	Brockelman Road	28-1	62.3	Yes	Pedestrian and equestrian, OFV damage	Need for improved trails and erosion control		residential
Capped land fill off of Route 70	Unprotect ed; future solar brightfield	Lunenburg Road	14-7	56	No	Being developed for municipal solar array	Portions of site passive recreation potential,	Muni bond	Mixed-use (IPOD), Light Industry
Town Hall complex	Unprotect ed	Main Street	34-91	23	Yes	Town hall buildings and library	Future site of recreation campus	Plan for PARC grant in future	Residential
Town beach	Unprotect ed	Spectacle Pond	10-9	1.90	Yes	Lifeguard attended swimming beach for residents, lessons	Being actively used		Residential
DPW-Town Barn (site of Mill Street Little League field)	Protected	Mill Street- Zone II area	43-1	36.1	Limited access	Most of parcel is off limits for water supply protection but for youth baseball field on portion	N/A	N/A	Residential
DPW-Water Department	Protected	Lancaster Road/Mill Street Extension	42-115	4.60	Limited access	Water Supply Protection, no trails	N/A	N/A	Residential

Ownership/ Management	Status	Location	Map & Parcel	Acres	Public Access *Many municipal public access parcels need improvement	Current Use & condition	Recreation potential	Grant funding	Zoning
Town	Unprotected	Landlocked off of Ponakin Road	24-57	6.20	No	No trails or pedestrian access	Potential for trails if easements granted or abutting land acquired	N/A	Residential
Town	Unprotected	Pine Hill	26-2	35	Restricted - sand and gravel use & rifle range	Municipal sand and gravel use, rifle range (restricted to Police use)	Potential for trail on outer edge to connect with Mass Fish and Game land	N/A	Residential
Town	Unprotected	North Lancaster, near Donelle Way	2-3	7	No access yet	Not being used	Potential for pedestrian nature trails, Land Trust land nearby	N/A	Water Supply Protection District
Town	Unprotected	East of White Pond Road	8-43 and 9-3	15	No access yet	Not being used	Potential for trails, mostly wetlands	N/A	Mixed use (IPOD)
Town	Unprotected	Old Union Turnpike	10-13A	21	Yes	Not being used, road frontage	Potential for camping or picnic area, other recreation	N/A	Residential
Town	Unprotected	West of Brockelman Road	23-22	17	No- landlocked	Not being used, near NHESP land, Wekepeke stream	Sensitive land with wetlands, probably not	N/A	Residential
Town	Unprotected	West of Brockelman Road	23-12 and 15	10	No- landlocked	Not being used, near Wekepeke	Sensitive land with wetlands	N/A	Residential

Ownership/ Management	Status	Location	Map & Parcel	Acres	Public Access *Many municipal public access parcels need improvement	Current Use & condition	Recreation potential	Grant funding	Zoning
Town	Unprotected	Landlocked parcels north of Route 117 and south of North Nashua River	24-82 and 19-14	21.9	No-landlocked	Not being used	Trails connecting to other open space	N/A	Residential
Town	Unprotected	Brockelman Road near Town Forest(abuts and provides road access)	28-13	9.8	Yes, road frontage	Not being used	Expansion of Town Forest (and harvesting)	N/A	Residential
Town	Unprotected	Near Old County Road	29-15	7.6	No-landlocked	Not being used	Expansion of Town Forest (and harvesting)	N/A	Residential
Town	Unprotected	Off North Main Street	18-53	2.43	Yes	Not being used	Expansion of Nashua River Greenway	N/A	Water Resource Protection District
Town	Unprotected	Off of Hilltop Road, abutting Eagle Ridge	32-17, 18, 19	78.10	Yes	Trail that is not well maintained	Trails and future connection to other conservation land	N/A	Residential
Town	Unprotected	Off of Magnolia Ave	45-36	2	No-landlocked	Not being used	Not sure, small neighborhood park?	N/A	Residential
Town	Unprotected	Magnolia Ave	45-20	.16	Abuts above parcel	Not being used	Possible small neighborhood park	N/A	Residential
Town	Unprotected	Magnolia Ave	45-22	.29	Abuts above parcel	Not being used	Maybe a park	N/A	Residential

Ownership/ Management	Status	Location	Map & Parcel	Acres	Public Access *Many municipal public access parcels need improvement	Current Use & condition	Recreation potential	Grant funding	Zoning
Town	Unprotected	Off of Kilbourn Road abutting Nashua River	38-83A & 85A	13.5	Unclear	Trail that is not well maintained	Nature trails, expands the Nashua River Greenway	N/A	Residential
Town	Unprotected	Off Main Street near Bigelow Gardens	38-2	7	Unclear	Historic cemetery	Pedestrian walking	N/A	Residential
Town	Unprotected	Center Bridge Road, near "Meeting of the Waters"	38-131	.81	No	No access (fence)	Expansion of Nashua River Greenway with walking trails	N/A	Residential
Town – Elementary and Middle Schools	Unprotected	Main Street	30-154	37	Yes	School campus with nature trail in back	Being used, local conservation group helping kids with nature trail	N/A	Residential
Town	Unprotected	Abuts Bartlett Pond on southern end	23-5	10	Unclear	Wetlands and Wekepeke	No trail access currently	N/A	Residential
Town	Unprotected	West of Route 70	25-32	15	Unclear	No trails, floodplain of Nashua River, OFV damage	No trail access currently	N/A	Residential
Town-DPW/Cemetery Commission	Unprotected	Otis Street	30-22	4	Yes	Historic cemetery, abuts Fort Devens federal land	Pedestrian walking	N/A	Residential

Ownership/ Management	Status	Location	Map & Parcel	Acres	Public Access *Many municipal public access parcels need improvement	Current Use & condition	Recreation potential	Grant funding	Zoning
Town- DPW/Cemetery Commission	Unprotected	Old Common Road (cemetery extends into Bolton)	39-6	11.06	Yes	Historic cemetery, DPW has office here	Pedestrian walking and driving, extends into Bolton	N/A	Residential
Town- DPW/Cemetery Commission	Unprotected	Old Common Road	38-105	1.18	Yes	Historic cemetery abuts Fort Devens federal land	Pedestrian walking	N/A	Residential
Town- DPW/Cemetery Commission	Unprotected	Center Bridge Road (in front)	38-154	10.6	Yes	Historic cemetery	Pedestrian walking	N/A	Residential
Town	Unprotected	Mill Street Rear	42-15 and 11	.87	No	Not used, portion abuts Nashua River	Greenway trail and protection	N/A	Residential
Town-Water Towers	Protected	Winsor Road	37-31	1	No	Near historic site that's privately held	Historic trail walk, road access	N/A	Residential
Town	Unprotected	Mill Street Extension/L ancaster Road	42- 113A	6.7	Landlocked	Not currently being used	Water supply protection	N/A	Water Supply Protection District
Town	Unprotected	Shirley Road	5-56A	.57	No	Not currently being used, road frontage	N/A	N/A	Residential
Town	Unprotected	West of Route 70, Greenway area on North Nashua	14-10	11.50	Yes	Pedestrian trails, not well maintained, general area has OFV trail erosion	Nashua River Greenway Expansion and trail network	N/A	Mixed use zoning (IPOD)

Ownership/ Management	Status	Location	Map & Parcel	Acres	Public Access *Many municipal public access parcels need improvement	Current Use & condition	Recreation potential	Grant funding	Zoning
Town	Unprotected	West of Route 70, Greenway area on North Nashua	13-10	188	Yes	Pedestrian trails, not well maintained, general area has OFV trail erosion	Nashua River Greenway Expansion and trail network	N/A	Mixed use zoning (IPOD)
Town	Unprotected	West of Route 70, Greenway area on North Nashua	13-6	15.50	Yes	Pedestrian trails, not well maintained, general area has OFV trail erosion	Nashua River Greenway Expansion and trail network	N/A	Mixed use zoning (IPOD)
Town	Unprotected	West of Route 70, Greenway area on North Nashua	14-18	9	Yes	Pedestrian trails, not well maintained, general area has OFV trail erosion	Nashua River Greenway Expansion and trail network	N/A	Mixed use zoning (IPOD)
Town	Unprotected	West of Route 70, Greenway area on North Nashua	14-14	22	Yes	Pedestrian trails, not well maintained, general area has OFV trail erosion	Nashua River Greenway Expansion and trail network	N/A	Mixed use zoning (IPOD)
Town	Unprotected	Neck Road	30-130	1.50	Yes	Not being used, road frontage	Not sure (by railroad track)	N/A	Residential
Town	Unprotected	Shirley Road	5-57	1.70	No	Abuts state DYS land (MCI Shirley complex)	N/A	N/A	Residential

Ownership/ Management	Status	Location	Map & Parcel	Acres	Public Access *Many municipal public access parcels need improvement	Current Use & condition	Recreation potential	Grant funding	Zoning
Town	Unprotected	West of Lunenburg Road/Green way	14-16	2.6	Yes	Pedestrian trails, not well maintained, general area has OFV trail erosion	Nashua River Greenway Expansion and trail network	N/A	Mixed use zoning (IPOD)
Conservation Commission	Protected	West of Lunenburg Road/Green way	14-17	3.2	Yes	Large network of trails, some OFV damage	Improvement and connection of trails	Future DCR grant, others?	Mixed-use zoning (IPOD)
Conservation Commission	Protected	Center Bridge Road	38-133 & 134	1.5 +acres	Yes	No current access (block off with fence)	Nashua River Greenway protection and trails	N/A	Residential
Conservation Commission	Protected	West of Lunenburg Road/Green way	19-17	53	Yes	Large network of trails, some OFV damage	Improvement and connection of trails	Future DCR grant, others?	Mixed-use zoning (IPOD)
Conservation Commission	Protected	West of Lunenburg Road/Green way	19-17A	2.5	Yes	Entrance blocked off to cars, will be improved	Improved and visible access for all persons, parking	Future DCR grant, others?	Mixed-use zoning (IPOD)
Conservation Commission	Protected	Bartlett Pond	18-18A	8.25	Yes	Park area, fishing, well maintained	Future dam removal may change park	N/A	Residential
Conservation Commission	Protected	West of Route 70, Greenway area on North Nashua	19-15	6.2	Yes	Large network of trails, some OFV damage	Improvement and connection of trails	Future DCR grant, others?	Mixed-use zoning (IPOD)

Ownership/ Management	Status	Location	Map & Parcel	Acres	Public Access *Many municipal public access parcels need improvement	Current Use & condition	Recreation potential	Grant funding	Zoning
Conservation Commission	Protected	West of Route 70, Greenway area on North Nashua	19-12	50	Yes	Large network of trails, some OFV damage	Improvement and connection of trails	Future DCR grant, others?	Mixed-use zoning (IPOD)
Conservation Commission	Protected	Bartlett Pond	18-14	10	Yes	Park area, fishing, well maintained	Future dam removal may change park	N/A	Residential
Conservation Commission	Protected	Ponakin Road, Route 70: future site of Boat launch	25-30	2.70	Yes	Blocked off for safety (by historic bridge)	2012 car top boat launch site	Office of Fishing & Boating Access	Residential
Conservation Commission	Protected	Route 70/Ponakin Road	24-51	1.5	Yes	No pedestrian trail currently	Greenway protection and trail	Future DCR grant, others	Residential
Conservation Commission	Protected	Route 117, near Fairgrounds at Lancaster	35-01	5.8	Yes	Currently used as car top boat launch w/parking	Needs to be maintained	N/A	Residential
Conservation Commission	Protected	Near Eagle Ridge Subdivision	36-6	75	Yes	Used for sugar maple, trails, farming	Currently developing master plan	Recent DCR grant	Residential
Conservation Commission	Protected	Atherton Bridge/off of South Bolton Rd	38-162	9.8	Yes	Defunct trails, heavy OFV use and damage, broken bridges	Task force to write master plan 2012	NA	Residential
Conservation Commission	Protected	Atherton Bridge/off of South Bolton Rd	38-161	7.8	Yes	Defunct trails, heavy OFV use and damage, broken bridges	Task force to write master plan 2012	NA	Residential

Ownership/ Management	Status	Location	Map & Parcel	Acres	Public Access *Many municipal public access parcels need improvement	Current Use & condition	Recreation potential	Grant funding	Zoning
Conservation Commission	Protected	Runaway Brook Subdivision	44-31G	6.36	Yes	New land as part of subdivision approval	Mini master plan to be written, mostly wildlife habitat	N/A	Residential
Conservation Commission	Protected	Runaway Brook Subdivision	44-31A	6.7	Yes	New land as part of subdivision approval	Mini master plan to be written, mostly wildlife habitat	N/A	Residential
Conservation Commission	Protected	Devonshire Woods Subdivision	24- 42M	16.3	Yes	New land as part of subdivision approval	Mini master plan to be written, mostly wildlife habitat	N/A	Residential
Owner Unknown	unprotect ed	West of Lunenburg Road/Grnw y	14-13	14.50	No	N/A	Trails and wildlife habitat	N/A	Mixed-use zoning (IPOD)
Owner Unknown	Unprotec ted	East of Brockelman Road	28-6	.60	Unclear, landlocked	N/A	Connection to town forest	N/A	Residential
Owner Unknown	Unprotec ted	West of Brockelman Road	23-8	3.75	Unclear	N/A	Near NHESP habitat, Wekepeke stream	N/A	Light industry

Ownership/Management	Status	Location	Map & Parcel	Acres	Public Access *Many municipal public access parcels need improvement	Current Use & condition	Recreation potential	Grant funding	Zoning
Owner Unknown	Unprotected	West of Brockelman Road	23-14	3.55	Unclear	N/A	Near NHESP habitat	N/A	Residential
Owner Unknown	Unprotected	West of Brockelman Road	23-18	3.11	Unclear	N/A	Near NHESP habitat	N/A	Residential
Owner Unknown	Unprotected	Shirley Road	5-57	1.70	Unclear	N/A		N/A	Residential

Non-Profit – Lancaster’s non-profits own approximately 352 conservation land acres in town, most of which forms part of a mosaic of larger blocks of open space. Protecting adjoining land will be important in furthering the goals of this open space and recreation plan. The Trustees’ Dexter Drumlin is heavily used for walking, dog walking, sledding, and kite flying. The New England Forestry Foundation (NEFF) practices sustainable forestry on its lands and allows hunting, fishing, equestrians, and pedestrians.

Ownership/Management	Status	Location	Map & Parcel	Acreage	Public Access
Lancaster Land Trust	Protected	Ballard Hill/Route 117	19-7A	32	Yes
Lancaster Land Trust	Protected	Mill Street Extension	43-12A	2.97	No, landlocked
Lancaster Land Trust	Protected	Turner Pond	(parcel in Lunenburg)	31	Yes
New England Forestry Foundation	Protected	Langen Road	29-2	56	Yes
New England Forestry Foundation	Protected	Goss Lane	37-61	12.86	Yes
New England Forestry Foundation	Protected	Off Bull Hill Road	33-18	44	Yes
New England Forestry Foundation	Protected	Off Bull Hill Road	33-20	7.20	Yes
New England Forestry Foundation	Protected	Goss Lane	41-8A	44.49	Yes
New England Forestry Foundation	Protected	Off Bull Hill Road	33-80	47	Yes
Trustees of Reservations	Protected	Dexter Drumlin	37-162	37.75	Yes
Atlantic Union College	Limited	Abuts Lancaster Town Forest off Old County Rd	29-20	28	Unclear
Atlantic Union College	Limited	South Bolton Road, abuts Nashua River	38-85F	8.20	Unclear

5. C. Park and Open Space Equity – The Executive Office of Environmental Affairs has identified an Environmental Justice (EJ) population in Lancaster. The entirety of the Fort Devens South Post land has been mapped as well as the MCI-Shirley correctional facility. Since Lancaster does not have jurisdiction over these facilities, comments in this Open Space and Recreation Plan address the remainder of North Lancaster and portion of Central Lancaster included in the MassGIS EJ population map. The following proposed actions describe means to effectively create, restore, and maintain open spaces located in neighborhoods where EJ populations reside:

- The Town has a 56-acre parcel of vacant Brownfield land within the EJ population area that was formally used as a municipal landfill starting in the 1950s, was closed in 1991 and capped in 1993. It has not been used for any other purpose since that date. The parcel is zoned as Light Industrial and is located in a prime area for commercial and industrial development. Lancaster was fortunate to receive a seed grant from the North Central Massachusetts Economic Development Council to fund the study. The study was completed in March 2009 and the results presented to the Town's Board of Selectmen, Planning Board, Conservation Commission, Board of Health, DPW, and residents of the community at large. Several options were provided, including: active and passive recreation, commercial or industrial development, solid waste facility uses, alternative energy uses. After presenting the positives and negatives in each of these areas at public meetings, the Town's officials and residents favored the re-use as a solar power generation site combined with an area for passive recreation, such as hiking trails, a canoe launch, and a picnic area. This preferred solution has become the springboard for conducting a full feasibility study for the installation of a solar field for the Town to generate some of its own electricity for its municipal buildings and for selling energy product to a distributor, thus greatly enhancing the tax base and saving on energy expenses.
- The town has been partnering with YMCA Camp Lowe and with MYSA (Mass Youth Soccer Association) in providing free or reduced services to Lancaster residents. Both facilities are located in this EJ population area.
- Recently passed mixed-use zoning in this area of North Lancaster, an EJ population area, mandates open space set aside as part of development plan configuration. Land set aside for recreational facilities, parks, and nature study is envisioned.
- The Lancaster Conservation Commission owns land on a section of the North Nashua and, with the state, will be developing a boat launch and park area on Pellechia land off Lunenburg Road. The location is in this EJ population area.
- In Section 5.B, many of the areas identified for protection and for recreation sites are in the EJ population area.

Overall, Lancaster's recreational facilities are quite limited. While the baseball fields and mothballed tennis courts are in Center Lancaster, outside the EJ population area, the sole town beach is in the EJ population area of Town. It is the goal of this plan to improve recreational opportunities and access for all its citizens in all areas of the Town.