

Town of Wakefield

Open Space and Recreation Plan

FY 2005 - 2010



June 15, 2004

Adopted by the Planning Board: June 22, 2004
Adopted by the Conservation Commission: August 18, 2004

Prepared by:

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Funded under Executive Order 418 by the Massachusetts Department of Housing and Community Development, Massachusetts Department of Economic Development, Executive Office of Transportation and Construction, and Executive Office of Environmental Affairs.

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Section 1 – Plan Summary

As part of the [Town of Wakefield's](#) efforts to create a comprehensive and contemporary Master Plan, the Town contracted the Metropolitan Area Planning Council to develop the 2004 Open Space and Recreation Plan (OSRP). The OSRP was originally developed in 1986 by the Wakefield Conservation Commission and was subsequently updated by the Conservation Commission in 2000. The 2004 plan updates the work done previously using new data, public comments received during public meetings, and through discussion and meetings with Town departments, boards, and officials.

The OSRP provides background information about the Town in terms of its history, demographics, development patterns, present land uses, natural features, and important resources. The open space inventory in section 5 describes the present status of large areas of both Town-owned and privately owned undeveloped land. Further, the OSRP lays out the community's open space goals and objectives. It also discusses community, resource, and management needs, identifying residents' concerns and desires regarding the Town's open space and recreation facilities and programs. These needs are incorporated into an action plan, which provides a year-by-year time table for the Town to work towards achieving the stated goals and objectives. Finally, the OSRP provides a self-assessment of the accessibility of the Town's open space and recreational facilities to handicapped persons.

The goals identified in the 2004 Open Space and Recreation Plan are:

- *Increase the amount of and improve the Town's open space and "green areas";*
- *Increase the number and quality of active recreational areas and facilities;*
- *Protect watershed and water resources;*
- *Step-up efforts to coordinate with and participate in local and regional planning efforts;*
- *Seek funding to maintain and increase the amount of active and passive recreational areas;*
- *Continue to use zoning and other land use regulations to create and protect open space.*

The key recommendations of the Five-Year Action Plan are as follows:

- *Obtain funding to create design plans for a town-wide greenway system;*
- *Develop a comprehensive list of lands of conservation and recreation interest;*
- *Review the inventory of tax-title and town-owned lands to identify the best uses of the lands;*
- *Determine how many certifiable vernal pools exist in Wakefield and where they are located;*
- *Hire a consultant to assess where to locate and how to develop and upgrade playing fields, athletic areas, and tennis courts;*
- *Review the Weston & Sampson bikeway proposal and the Wakefield Bike Committee bikeway proposal. Have a meeting to reconcile differences;*
- *Create a local land trust;*
- *Ensure that the Conservation Commission receives Chapter 61 right-of-first refusal notices concurrently with the Board of Selectmen;*
- *Develop a plan for the expansion of Mapleway Playground;*
- *Maintain greenbelts around Lake Quannapowitt and Crystal Lake; enhance them through further acquisition either of properties, rights of way, or easements;*
- *Revisit the Community Preservation Act and educate decision-makers.*

Section 2 - Introduction

Web links in this report: If you have a copy of this plan on a disk or you are viewing the plan on-line, the text that appears highlighted in blue indicates a direct web link. If you click on one of these links, you will go directly to a web site with more information on that topic. If you are reading a paper copy of this report but would like to access the web information, the full report can be found on the Town of Wakefield website at [http://www.wakefield.ma.us/public Documents/WakefieldMA_Depts/planner](http://www.wakefield.ma.us/public_Documents/WakefieldMA_Depts/planner). In addition, a list of the web site addresses can be found in the references section of this document.

Statement of Purpose

The principal purpose of the Open Space and Recreation Plan is to set goals and objectives for the preservation and enhancement of the Town's natural resources and recreational facilities. The goals and objectives and the action plan of the OSRP will be incorporated into the policies and planning objectives of the Town's Master Plan. Approval of the OSRP enables the Town to take advantage of many state and federal aid programs available to communities.

The Town's earliest planning efforts consisted of Master Plans that were prepared in 1925, 1961, and 1987, which advocated to varying degrees for improved and expanded recreation facilities in Wakefield. The 1961 Plan advocated for the creation of a Conservation Commission and in 1982 it was established. In 1986, the State's Division of Conservation Services developed an Open Space Plan for Wakefield, in which the larger open space parcels throughout the Town were inventoried and key parcels for acquisition or stewardship were identified. This plan was updated in 2000. The 2004 update builds on these previous efforts by incorporating the 2000 Open Space and Recreation Plan with the Executive Office of Environmental Affairs' (EOEA) Division of Conservation Services Open Space Plan requirements and through review of the existing conditions in Wakefield in order to create a comprehensive document that addresses the open space and recreation needs and goals of the Town.

The Planning Process and Public Participation

In order to facilitate the update of the Town's open space and recreation plan, the Town of Wakefield contracted with the Metropolitan Area Planning Council (MAPC) to prepare an updated plan. The 2004 update for Wakefield's Open Space Plan is part of the community's efforts to appropriately plan for the future and is funded through the state's Executive Order 418 (EO418) initiative. Through EO418, the state made all cities and towns eligible for funds for technical assistance and planning services to assist in the preparation of a Community Development Plan, a comprehensive plan that addresses housing needs, open space, economic development, and transportation.

To begin the process of updating the plan, MAPC met with the Town Planner on February 11, 2004. MAPC then held public meetings at Town Hall to obtain information from residents and interest groups regarding the plan. These forums were held on May 4 and June 3, 2004. The results of an interactive dialogue with Town residents and decision makers about the goals and objectives of the Open Space Plan, the community needs, and discussion about the open space map and parcels of conservation interest are incorporated throughout this plan and form the basis for the Action Plan items.

Section 3 – Community Setting

Regional Context

Wakefield is a suburban residential community that is located 10 miles northeast of Boston and is bordered to the north by Lynnfield and Reading, to the west by Stoneham, and to the south by Stoneham, Saugus, and Melrose. State Route 128 passes through the north end of the community and Interstate 93 is located approximately one and a half miles west of the western edge of the Town. There are two commuter rail stops in Wakefield that transport commuters to Boston and several Massachusetts Bay Transportation Authority ([MBTA](#)) bus routes through Wakefield. Due to its location in proximity to Boston and two major interstate highways, in addition to its commuter rail access, Wakefield is in a prime location for both business and residential development.

Wakefield is part of the North Coastal Watershed with most of Wakefield's streams and small rivers draining to the east towards Saugus and Lynn. Four significant open space areas exist in Wakefield in addition to the Saugus and Mill Rivers and numerous other recreational and park areas identified in the inventory. These parcels include:

- **Lake Quannapowitt** – a 247 acre lake that is the headwaters of the Saugus River. It is located at the north end of Wakefield near the borders with Reading and Lynnfield.
- **Crystal Lake** - a 78 acre lake in the southeastern portion of the Town. It is used as a drinking water reservoir and supplies approximately 10 to 15 percent of the Town's water needs. The Massachusetts Water Resource Authority ([MWRA](#)) supplies the remainder. It abuts the Town of Stoneham and some of the watershed protection properties are located in Stoneham. Its outlet is the Mill River, which flows to the Saugus River.
- **Reedy Meadow** ([Lynnfield Marsh](#)) - Predominantly located in the Town of Lynnfield but more than 30 acres are located and protected within Wakefield. The Saugus River passes through the meadow.
- **Breakheart Reservation** - is over 600 acres and includes two ponds and a portion of the Saugus River. It is predominantly located in the Town of Saugus, but more than 27 acres of the reservation are located in the eastern end of Wakefield with other undeveloped Town land adjoining it. The Regional Vocational School property abuts Breakheart with more than 30 forested acres.

Regional Planning Affiliation

Wakefield is one of 101 municipalities that are served by the Metropolitan Area Planning Council ([MAPC](#)). Created by an act of the Legislature in 1963, MAPC serves as a forum for state and local officials to address issues of regional importance. Council membership consists of community representatives, gubernatorial appointees, and city and state agencies that collaborate in the development of comprehensive plans and recommendations in areas of population and employment, transportation, economic development, regional growth and the environment. The Council's professional planners, GIS specialists, demographers and others also provide technical assistance to its member communities.

Wakefield is also a member of the North Suburban Planning Council ([NSPC](#)), one of eight subregions within the Metropolitan Area Planning Council. NSPC is a group of nine communities (Burlington, Lynnfield, North Reading, Wilmington, Reading, Stoneham, Woburn, and Winchester) that meet regularly to discuss issues of common interest. NSPC is a forum for discussing regional open space issues and opportunities.

Relationship to the Regional Development Plan

[MetroPlan](#), adopted in 1990, was an outgrowth of MAPC's commitment to promote efficient and environmentally sound development and provided a roadmap for development in the Boston metropolitan area. The plan's framework promoted a sustainable development pattern that focused on existing infrastructure in order to strengthen the region's economy and safeguard air, water, and land resources. MetroPlan encouraged efficient development by promoting compact development patterns and discouraging sprawl. By limiting sprawl, MetroPlan also encouraged the protection of open space and sensitive natural resources such as wetlands, watersheds, and aquifers.

[MetroFuture](#), launched in 2003, is MAPC's large-scale, participatory regional development visioning forum to create a new regional plan for the Boston metropolitan area. Through MetroFuture, MAPC is taking a collaborative approach to identifying what regional residents believe should be safeguarded and what should be changed about the region. MAPC is incorporating these visions with strategies aimed at accomplishing these changes.

Regional Open Space Efforts

Wakefield's early master plan recognized the Town's regional context and proposed parkways linking Wakefield to the major open spaces in adjoining Towns. There are three major regional parks to the east of Wakefield: Breakheart Reservation, Lynn Woods and Mt. Hood Memorial Park. These three parks abut the Saugus River and the Town has discussed applying for a riverways grant or becoming involved in the [Adopt-A-River](#) program for the Saugus River,

which begins at Lake Quannapowitt and threads through several marshlands in Town. To the south and west of Town, Middlesex Fells Reservation principally adjoins Melrose. Future efforts to link Wakefield to the Fells may include collaboration with the City of Melrose to study possible pathways from the Greenwood area of Wakefield to West Hill Terrace or Ferdinand Street in Melrose. Both these trails are very close to the Fells and could provide future trail access to the Fells if they are extended.

In addition, the Town of Wakefield is also part of a five-town, regional bikeway project that is underway with the Towns north of Wakefield. An application to create the bikeway through the federal Inter-modal Surface Transportation Efficiency Act ([ISTEA](#)), now known as Tea3, was approved in 1997 and the draft plan for its creation is now in its final stages. The project will provide linkages for Wakefield to the Towns of Reading, Lynnfield, Wilmington, and North Reading. When completed, this trail system will provide extended access to the [Bay Circuit Trail](#), a major 200 mile, circumferential park and trail system intended to link 50 cities and towns.

History of the Community

Initially settled in 1638 as a Parish of Lynn, "Linn Village" was incorporated as the Town of Reading (Redding) in 1644. At that time, "Old Redding" included what are presently Reading and Wakefield. In 1651, a grant extended the Reading lands north of the Ipswich River to the Andover line (presently North Reading). A southern section was annexed from Malden as Greenwood in 1729, and boundaries were established with Stoneham and Saugus. In 1812, because of political differences among the three parishes, the First Parish (South Parish) separated and became incorporated as South Reading. Then, in 1868, following a gift of land and a new brick Town Hall from local businessman Cyrus Wakefield, the Town was renamed in his honor. For many years, all the territory west of Crystal Lake, the Lake and Albion Streets section, and a large part of the present Wakefield Park belonged to Stoneham. The southern section of this Stoneham land was acquired by an Act of the Legislature in 1856; the northerly part, comprising 142 acres (including the balance of the Wakefield Park), was acquired in 1889. In 1933, a portion of Saugus known as Golden Hills became part of Wakefield.

Wakefield has a long history as a manufacturing community. In 1677, Jonas Eaton was given a grant of land on the condition that he would remain and become a shoemaker. By the mid-18th century, shoemaking had become a thriving industry, and in 1805, Wakefield had its first shoe manufacturing company, Thomas Emerson & Sons. Early records of the Evens family revealed Thomas Evens, Jr., made hand-turned footwear in the early 1800's as well. His son, Lucius Bolles Evans, introduced shoemaking as a collective system, distributing leather linings, thread, lasts, tacks, etc., to the townspeople for assembly. L.B. Evans footwear (established in 1841) became L.B. Evans Son in 1881, and incorporated as L.B. Evans Son Company in 1905. For many years, the company was Wakefield's leading industry, and the country's oldest shoe manufacturing company. In the early 1980's the company terminated its manufacturing business

in Wakefield and the factory building was renovated for multiple commercial uses.

Other early industries included shoe tools (awls), razor straps, and tin-ware. Dr. Richardson's Sherry Wine Bitters was also a well-known New England product.

In 1845, with the completion of the Boston and Maine Railroad line from Boston passing through South Reading, the Town was transformed into a commuting residential suburb of Boston. The railroad brought new citizens and new industries, and specifically "heavy industry." Two important industries were founded by Wakefield's leading entrepreneur, Cyrus Wakefield: the Boston and Maine Foundry, which became the first in the country to produce enameled bathtubs; and, in 1855, the Wakefield Rattan Company, which produced wicker furniture, seat covers for street cars and trains, and floor matting and carpeting. In addition to these industries, in the 1870's Cyrus Wakefield built two-acre commercial/industrial blocks and organized the Quannapowitt Water Company, supplying the Town with water from the two lakes. Later, the Wakefield Rattan Company consolidated with Heywood Brothers & Company to become the Heywood-Wakefield Company. In 1930, the company moved to Gardener, Massachusetts. The matting portion of the business remained in Wakefield and incorporated as the National Mat and Matting Company, Inc.

In addition to the industries noted above, for many years ice companies cut and stored ice from Lake Quannapowitt to be shipped to Boston and the South. In addition, the Winship-Boit Company, later known as Harvard Mills, came to Wakefield in 1889. Its factory building, located on Albion Street, has been renovated for multiple commercial uses.

Population Characteristics

According to the 2000 U.S. Census, the population of Wakefield was 24,804, continuing a trend of minor population loss beginning in 1980 when the population dipped from 1970's Census figure of 25,402 to 1980's of 24,895. In 1990, there were 24,825 people in Wakefield. Based on the Census, 47.4%, or 11,762 residents, were male and 52.6%, or 13,042 residents, were female. The population of the Town is 96.9% white with 3.1% of other races. The median age was 38.9 years.

Wakefield follows the national trend of decreasing household size with an increasing number of households. The average household size in Wakefield decreased 5% between 1990 and 2000, from 2.67 persons/household to 2.54. For the MAPC region, the average household size decreased from 2.63 to 2.56, a decline of 3%. That decline is predicted to continue and explains why it is that though overall population is predicted to decline, demand for housing will continue to be high and will continue to influence land use demands in Wakefield.

The table below shows how the composition of Wakefield households has changed over the past

decade. As noted above, the total number of households in Wakefield has increased. Also, as compared with the total number of households, there are fewer married couples overall, as well as fewer persons who are 65 and older and more single parents with children than in 1990.

Table 1: Household Composition 1990-2000

Household Type	1990	2000	% Change	% of all Households 1990	% of all Households 2000
<i>Family Households</i>					
Married Couples with children	2,366	2,455	3.8%	25.5%	25.2%
Married Couples without children	3,091	2,913	-5.8%	33.3%	29.9%
Single females with children	366	384	4.9%	3.9%	3.9%
Single females without children	521	563	8.1%	5.6%	5.8%
Single males with children	67	103	53.7%	0.7%	1.1%
Single males without children	229	186	-18.8%	2.5%	1.9%
<i>Non-family households</i>					
Persons living alone	2,171	2,575	18.6%	23.4%	26.4%
Persons not living alone	417	568	36.2%	4.5%	5.8%
Persons over 65	1,066	1,030	-3.4%	11.5%	10.6%

Data Source: U.S. Census 1990, 2000

Population Density

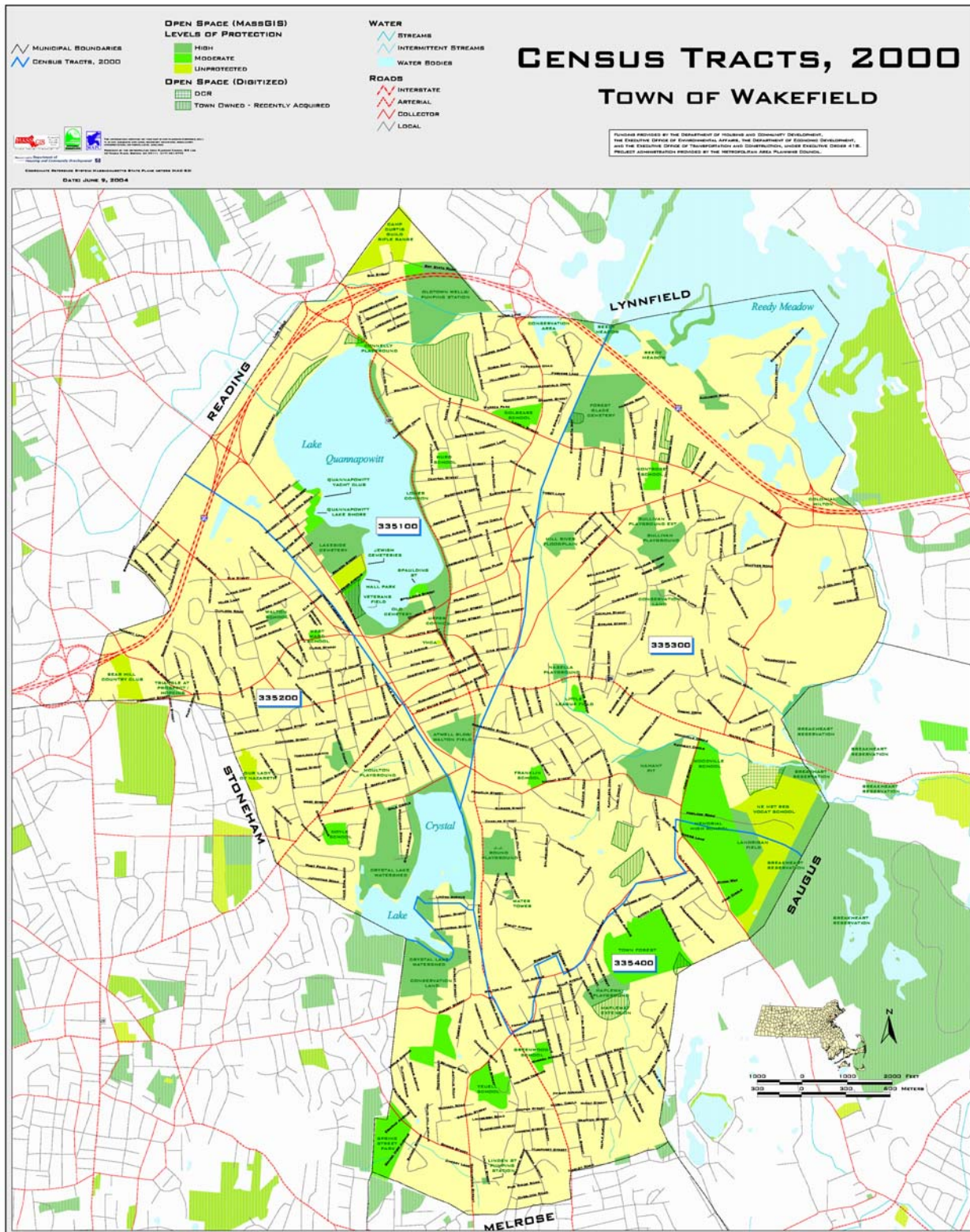
Population density demonstrates what amount of space there is relative to the number of people in the Town. It gives a sense of how densely developed a Town is and also what kind of demand for open space and recreation facilities there might be. According to the 2000 U.S. Census, 24,804 people live within Wakefield's 7.91 square miles. This means that there were 3,375 people/square mile in Wakefield in 2000. This is a higher density than many of the Towns that abut Wakefield, such as Lynnfield and North Reading, which both have densities of just over 1,000 people/square mile, and Reading, which has 2,409 people/square mile.

There are four census tracts in Wakefield with densities that range from 2,589 persons per square mile to 4,403 persons per square mile. Table 2 shows the population and density by census tract and Map 1 shows the census tract boundaries.

Table 2: Population Density by Census Tract

Census Tract	2000 Pop.	Total Area (sq.miles)	Persons/sq. mile of Land Area
3351	5,995	2	3,650
3352	5,684	1.38	4,403
3353	8,154	3.15	2,589
3354	4,971	1.38	3,590

Data Source: U. S. Census 2000



Age of Residents

The age of the residents of the Town is significant in planning for open space and recreation because the type of open space desired often varies according to age categories. Playgrounds are important for young children, for example, while there may be a greater demand for playing fields from young teens. On the other hand, older members of the community may desire areas where they can walk, run, sit, and relax, or go fishing and biking. A summary of the most recent data on the current and forecasted age structure of the Town of Wakefield is provided below:

Table 3: Projected Population by Age Group

Age Group	2000 Population/ Age Group	% of Total Population	% Change 1990 to 2000	Projected Population 2020	% Change 2000 to 2020
Under 5 years	1,593	6.4%	-2.6%	973	-38.9%
5 to 9 years	1,513	6.1%	1.1%	995	-34.2%
10 to 14 years	1,578	6.4%	18.3%	1,161	-26.4%
15 to 19 years	1,347	5.4%	-8.1%	1,467	8.9%
20 to 24 years	1,009	4.1%	-39.0%	1,504	49.1%
25 to 34 years	3,628	14.6%	-20.5%	2,815	-22.4%
35 to 44 years	4,473	18.0%	12.5%	2,154	-51.8%
45 to 54 years	3,746	15.1%	47.0%	3,285	-12.3%
55 to 64 years	2,168	8.7%	-5.3%	3,428	58.1%
65 to 74 years	1,770	7.1%	-18.5%	2,856	61.4%
75 years +	1,979	8.0%	17.0%	1,050	-46.9%
Total	24,804			21,688	

Source: U.S. Census 1990, 2000

As shown in this table, Wakefield's current population is dominated by the middle range age groups of 25-34, 35-44, and 45-54. These ages collectively represent over 47% of the 2000 population of the Town of Wakefield. The 2020 projection shows a population that is losing numbers in the younger age categories while gaining significantly in the upper age categories from 55 years to 75 years. Thus, according to the tendencies of preference for open space and recreation facilities by different age groups noted above, an increasing older population indicates that there may be a future need for additional passive recreational facilities while playgrounds and athletic fields may become less of a priority.

Economic Data

Wakefield is considered a middle class suburb of Boston with many people employed in Boston and the surrounding communities. Based on Massachusetts Division of Employment and Training employment data, the major employment sector in Wakefield is in professional and technical services while manufacturing, though still an active and significant component, makes up a smaller proportion of the local economy. The Town's evolution from the rattan industry and shoe manufacturing to predominantly a residential community with corporate headquarters for international organizations, light manufacturing, electronics and service industries, has been most evident during the past thirty years. According to the Town Economic Development Plan, Wakefield evolved into more of a bedroom community during the 1990s even though new office buildings were also developed during that time. Only 18.4% of Wakefield's 2000 workforce worked in Wakefield, down from 25.9% a decade earlier. Among the leading companies whose home offices are located in Wakefield are Comverse Networking Systems (formerly Boston Technology); Worldwide Construction; Edgewater Technology; Metcalf and Eddy, Engineers; and Nevlen, Inc. More detailed information on Wakefield's economy and economic development plans can be found in the 2004 Wakefield Economic Development Plan.

According to the 2000 Census, the median household income in Wakefield was \$66,117 while the median family income was \$77,834. The per capita income was \$30,369. In 2000, 2% of all families in Wakefield were below the poverty level, which was one percentage point lower than the poverty rate of 1990.

In 2001, the resident labor force in Wakefield was 13,949 workers while Wakefield businesses employed 14,941 workers. Based on this data, Wakefield is a net importer of labor, though by a small margin. The average annual wage in 2001 was \$53,983. The trade, services, and government sectors employed the greatest number of workers while agriculture, forestry, and fishing employed the fewest. MAPC projects job growth in Wakefield to grow to 17,868 by 2020.

Table 4: Occupation of Workforce

	Management/ Professional	Service	Sales/ Office	Farming, fishing, forestry	Construction, extraction, maintenance	Production, transportation material moving
1990	4,447	1,267	4,832	83	1,412	1,144
2000	6,292	1,303	3,622	10	979	1,011
% Change 1990-2000	41.5%	2.8%	-25%	-88%	-30.7%	-11.6%
1990 % of total	33.7%	9.6%	36.6%	0.6%	10.7%	8.7%
2000 % of total	47.6%	9.9%	27.4%	0.1%	7.4%	7.6%

Source: U.S. Census 1990, 2000

Table 5: Educational Attainment of Population 25+ 1990-2000

	High School	2 Yr College	4 Yr College	Graduate School
1990	5,814	1,319	2,945	1,542
2000	4,430	1,559	4,472	2,590
% Change	-23.8%	18.2%	51.9%	68%
1990 % of Total population 25+	33.7%	7.7%	17.1%	8.9%
2000 % of Total population 25+	24.9%	8.8%	25.1%	14.6%

Source: U.S. Census 1990, 2000

As the charts above indicate, Wakefield's workforce shifted towards management and professional industries during the 1990s while the Town also saw a shift towards higher educational attainment. As the Town's population and economy continue to evolve, the interest in and demand for conservation areas and green spaces within the Town may also shift.

Housing Characteristics

According to the 1990 Census, 2,675 units (29%) of Wakefield's housing was renter occupied. Though the number of units that were renter occupied increased during the 1990s to 2,728 units, the percentage of total units dropped slightly to 28%. The homeowner vacancy rate, which gives a sense of the demand for properties in an area, increased in Wakefield during the 1990's from .3% to .4%. However, the rental vacancy rate dropped from 4.1% to 1.8% during the same period, indicating a high demand and tight supply for housing. Both the homeowner and rental vacancy rates for Wakefield are lower than the MA (3.5% rental, .7% homeowner) and National (5% rental, 3% homeowner) rates, indicating tighter housing supply in Wakefield. In many instances, a tight housing situation results in a greater need for outdoor recreation facilities and open space preservation.

In addition to the vacancy and ownership rates noted above, it should also be noted that 63% of Wakefield's housing units are single unit detached units, 22% are 2-4 unit structures, while 13% contain 5 units or more. These figures are important for understanding what kinds of development pressures there may be in Wakefield as well as areas in Town that may have different open space and recreation needs according to the types of housing in those sections.

Growth and Development Patterns

Patterns and Trends

Wakefield has a long history as a manufacturing community and though manufacturing continues to be a significant economic influence today, Wakefield has also evolved into a

residential suburb of Boston and has experienced heavy residential growth. In addition to a manufacturing sector, Wakefield is also home to numerous high technology and medical equipment firms because of its easy access and proximity to some of the major transportation routes in Eastern Massachusetts.

Infrastructure

Transportation

Interstate 95/State Route 128 passes through the north end of Wakefield while Interstate 93 is approximately one and a half miles west of the western edge of the Town. Wakefield has two commuter rail stops as well as several Massachusetts Bay Transportation Authority ([MBTA](#)) bus routes.

Sewer Service

Wakefield is part of the Massachusetts Water Resources Authority ([MWRA](#)); all sewerage is collected and treated at MWRA facilities. A small percentage (less than 5%) of houses are not connected to sewer lines, and as inspections or problems arise with the leach fields or septic tanks, they are rebuilt according to current standards or are connected to the MWRA sewer lines. Because sewerage is collected and treated by the MWRA, growth limitations or house lot size are not impacted by restrictions under Title 5 requirements.

Water Supply System

Crystal Lake provides approximately 10 to 15 percent of Wakefield's drinking water, with the rest supplied by the MWRA. Crystal Lake measures approximately 78 acres with a 700-acre protected watershed. There are no permitted drinking water wells located in Wakefield. Generally speaking, groundwater supply and aquifer recharge issues are not expected to be development constraints for the Town of Wakefield except in the area of Crystal Lake where watershed protection remains important as does long-term water use.

Wakefield contains the headwaters of the Saugus and Mill Rivers. Because the Saugus River is used as a drinking water supply for the City of Lynn, at some point in the future additional protections for this river and the Mill River may be needed. However, currently, a need for additional protections has not been called for.

Long-Term Development Patterns

The Town's long-term development is largely a function of the economy, the zoning bylaws, and the amount of remaining, buildable land.

Zoning

The Town of Wakefield is divided into ten zoning districts with two overlay districts. Residential densities range from 8,000 to 60,000 square foot lots. These districts are shown in the table below.

Table 6: Wakefield Zoning Districts

Abbreviation	District Name	Minimum Lot Size (sq ft)
SSR	Special Single Residence	20,000
SR	Single Residence	12,000
GR	General Residence	8,000
MR-1	Multiple Residence	40,000
MR-2	Multiple Residence	60,000
NB	Neighborhood Business	20,000
B	Business	Office 3F – 3000 4F – 4000 5F – 5000 6F – 6000
LB	Limited Business	40,000
I	Industrial	20,000
LI	Limited Industrial	80,000
FP	Floodplain	
MD	Municipal District	

Source: Wakefield Zoning By-Laws

Residential Districts

The majority of the land area in Wakefield (84.3%) is zoned for residential use, and specifically for single family residential units. As is noted in the table above, the Town has five residential districts: SSR, SR, GR, MR-1, and MR-2. SSR districts are designed to be low density areas for single-family residences and their allowed accessory uses. It has a minimum lot size of 20,000 square feet and a minimum street frontage of 100 feet. The SR district is also composed of single-family residences and their allowed accessory uses but the minimum lot size is 12,000 square feet. The GR district consists of specific areas located adjacent to Wakefield Center and Greenwood which are intended for single- and two-family residences and specified complimentary and accessory uses. The minimum lot size for this zone is 8,000 square feet while the minimum lot frontage is 80 feet. Finally, the MR district is for multi-family units, including townhouses. It is divided into two parts: MR-1 allows garden apartments and attached dwellings at a maximum density of 14 units per acre while MR-2 allows garden apartments, attached dwellings, and mid-rise apartments at a maximum density of 36 units per acre. Both require a special permit.

Business Districts

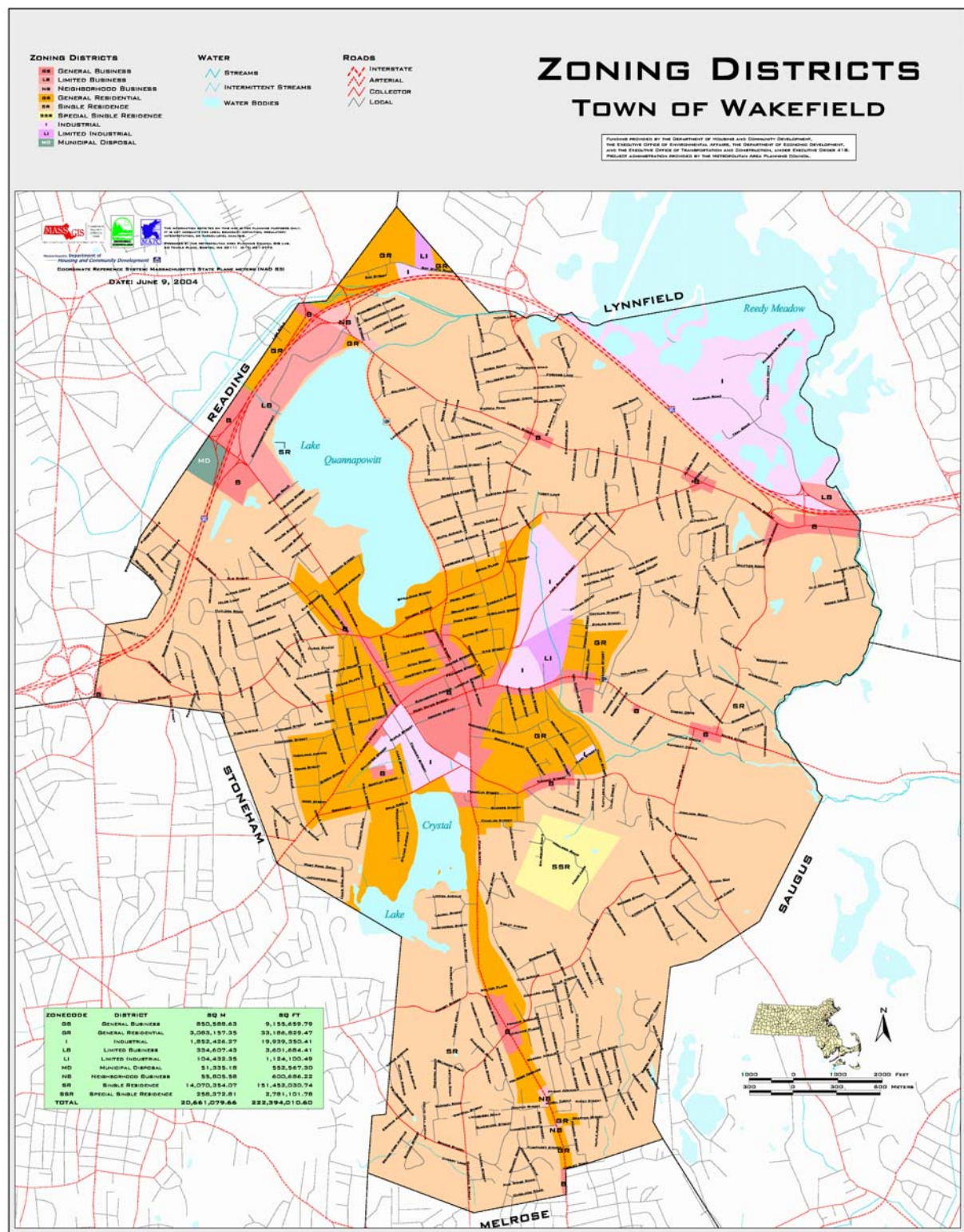
There are three types of business districts in Wakefield and all together they make up 6.06% of Wakefield's land use. The NB district consists of business areas that primarily serve the convenience needs of local residential neighborhoods (as opposed to the Town at large). The LB district allows for office and primarily non-retail business uses with the possibility of multi-family residential use by special permit. These zones are located in proximity to Route 128 or other major roadways. Finally, the B district includes those business areas in Wakefield Center and Greenwood. Uses allowed are those that serve a community-wide need and encourage the growth of a healthy Town or village business center. Multiple-residence uses are also allowed by special permit in this zone.

Industrial Districts

The Industrial District, which consists of about 9.1% of Wakefield's land use, is largely located adjacent to Wakefield Center along the railroad corridors and on the northerly side of Route 128. Uses permitted are primarily light industrial uses that would not have detrimental environmental impacts on a primarily residential community. The LI district is similar to the I district but requires a special permit for certain specified uses and requires a larger minimum lot size than the I district as well as other more stringent dimensional requirements.

Other Land Use Controls

Finally, the Town has three special overlay districts. The Flood Plain district regulates uses in the underlying districts that are subject to periodic flooding. The Municipal District regulates the uses and dimensional requirements of buildings erected on Town-owned land. All land on the zoning map that is zoned "parks", "schoolgrounds", or "other Town property" comprise the Municipal District. Finally, the Wireless Communications Services Overlay District establishes an area in which wireless communications services may be provided by special permit. It is designed to allow for the necessary infrastructure to be put in place for wireless communication while protecting the general public from the harms associated with wireless communication towers and facilities and also minimizing the visual impacts of these towers and facilities in the Town.



Recent Growth: Proposed Subdivisions and Building Permits

Wakefield has more than doubled its housing units since 1940, with almost 6,000 units being built between 1940 and 1999. The total number of housing units in Wakefield increased from 8,817 in 1980 to 9,520 in 1990, and 9,937 in 2000. However, the number of units being built is increasing at a decreasing rate (+8% from 1980 to 1990 but only + 4.4% from 1990 to 2000) while demand continues to be an issue for the Greater Boston Metropolitan Area. Though Wakefield's population is anticipated to decline in the coming years and the average household size (the number of persons/household) has been declining, the number of households has been increasing (though a decline is predicted beyond 2000), following a national trend. This means that although there is a potential decline in overall numbers of people, the demand for housing will continue and possibly at an increasing rate. Wakefield's [Housing Master Plan](#) of 2003 addresses the Town's housing concerns by suggesting alternative types of development such as cluster development, conservation subdivision design, and mixed-use development that could accommodate increased demand in addition to being attentive to maintaining adequate open space and recreation areas.

Subdivisions

Listed below are the scheduled and proposed developments for Wakefield. Some of those listed are already built but all of the sureties have not yet been returned so they remain "active". In addition to the subdivisions, there have also been large condo developments built in recent years. For example, there is a 4 acre site on Lake Street where two new buildings containing 137 condo units is being built. Also, a 40-unit condo complex was put in off Water Street and a 30-unit complex was approved for Main Street.

Table 7: Scheduled and Proposed Developments in Wakefield

Development	Year	No. of Lots	Total Sq. Ft.
Andrews Road Ext.	1993	8	130,000
Wicker Lane	1995	11	227,700
The Woods/Upland Road	1996	7	127,513
Dexter's Lane	1997	6	92,857
Hillview Estates	1997	28	673,673
Garden Lane	1997	19	138,353
Thayer Circle	1997	5	62,787
McDonald Farm	1998	5	153,562
Butternut Street Ext.	1999	11	231,240
Sophia's Way	2003	5	298,071
Palmer's Way	2003	3	90,060
Total		108	2,225,816

Source: Wakefield Master Plan Housing Issues Report, 2001, MAPC Buildout Study, Wakefield Planning Board

Building Permits

The following is a breakdown of the number of new residential dwelling permits issued from 1990 to 2003. For the years prior to 1999, if the data wasn't divided clearly into single-family, two-family, or multi-family categories, the specific categories for type of unit permitted were left blank but the total units permitted for that year was entered in the "total # of units" category. It is evident from this table that building permits have been issued consistently, especially for single-family residential units in the latter part of the 1990s and continuing into the early 2000s.

Table 8: Building Permits Issued 1990-2003

Year	Single-Family	Two-Family	Multi-Family	Total # of Units
1990				19
1991				36
1992	87	1		88
1993				48
1994				81
1995				46
1996				33
1997				27
1998	130	1		131
1999	28	6	2 bldgs., 16 units	50
2000	29	3		32
2001	22		1 bldg., 20 units	42
2002	22	1	1 bldg., 40 units	63
2003	16	6		22
Total # of Units	352	20	76	873

Data Source: Town of Wakefield Building Department, Wakefield Open Space and Recreation Plan 2000

The housing starts included significant single family developments off Lowell Street, Montrose Avenue, and the Greenwood neighborhood, as well as townhouse-style developments in various places in the Town - and generally away from the Town center. There has been extensive development in the Lowell and Montrose areas near the Interstate 95 /128 exits that reflect suburban subdivision development and sprawl issues. The housing in the Greenwood area included numerous large, previously undeveloped tracts, some of which are near protected land. Additionally, new developments have been located on previously unbuildable properties. These locations include rocky outcroppings and hills (such as Rattlesnake Hill abutting the Town Forest), as well as lands near flood plains and wetlands. The Wakefield Economic Development Plan addresses this development issue in more detail.

During the 1980s and 1990s the Town saw increased commercial development as well. Edgewater Office Park was constructed on the land formerly occupied by Pleasure Island

amusement park. The office park was constructed next to Reedy Meadow and incorporates a number of design features intended to take advantage of and to protect the significant open space and natural resources of the marsh. Two more commercial buildings were added at the end of the 1990s in this area as well on two parcels of 9.5 and 14.1 acres respectively. New office construction also occurred at the northern end of Lake Quannapowitt on existing parking lots and open space. In all, Wakefield added substantial commercial office space during the 1980s and 1990s.

Buildout

In 2000, MAPC, under contract to EOEI prepared a buildout analysis for every community in the Boston region. A buildout analysis is a tool to help communities understand the potential impacts of future growth that might occur given the amount of developable land remaining and how that land is zoned.

The table below summarizes the results of that buildout analysis for Wakefield. The analysis starts with available land in each zoning district and makes projections of additional housing units as well as commercial/industrial space according to each district's minimum lot size and other regulations. The projections only account for as of right development and do not include development by special or comprehensive permit that may increase the amount of development. These buildout projections were combined with 2000 Census and other data to create a profile of each community at buildout according to its current zoning. To get to the Department of Housing and Community Development (DHCD) web page on the Community Preservation Initiative and buildout analyses, [click here](#).

Table 9: Summary of Buildout Analysis

Population	1990	24,825
	2000	24,804
	Buildout	27,473
Students	1990	3,357
	2000	3,467
	Buildout	3,852
Households	1990	9,296
	2000	9,937
	Buildout	11,009
Water use (gallons/day)	2000	2,498,901
	Buildout	2,714,663

Source: MAPC Buildout Analysis, EOEI Community Preservation Initiative Community Profile page

Table 10: Buildout Impacts

Developable Land Area (sq ft)	16,458,423
Additional Residential Lots	970
Comm./Industrial Buildable Floor Area (sq ft)	207,711
Additional Comm./Industrial Water Use (Gal/day)	15,578
Additional Dwelling Units	1,072
Additional Future Residents	2,669
Additional Residential Water Use (Gal/day)	200,184
Additional Municipal Solid Waste (tons)	1,369
Additional Non-Recycled Solid Waste (tons)	974
Additional Students	385
New Roads (miles)	11

Source: MAPC Buildout Analysis

Section 4 – Environmental Inventory and Analysis

Geology, Soils and Topography

Geology and Soils

Glacial movement left Wakefield's landscape scattered with small pockets of variegated soil types. However, two main soil groups predominate. The first soil group consists of sand and gravel soils, principally Merrimac and Hinckley, which vary from fertile soil to almost pure sand or gravel, sometimes with boulders. The second soil group includes the upland soils of medium texture, largely the Gloucester series, which are often shallow and may have bedrock outcrops.

The soils are generally porous sandy loams, but the varied topography allows for areas containing organic soils often associated with lowlands and wetlands. There are small pockets of wetlands as well as numerous rock outcrops reflecting areas with shallow soils. There are few soils of great value for agriculture. The only form of agriculture that is much practiced in Wakefield is greenhouse horticulture. The sandy soils of the lowlands are excellent media for such seedbeds and nurseries.

Topography

Wakefield has a sufficiently varied topography to make it an interesting and highly individual Town. The topography is comprised of several hills with rock outcrops, low hummocks of gravelly deposits, green fields, and swamp and marshlands. The highest points are Harts Hill, which is 230 feet above mean sea level (MSL); Greenwood Hill, which is about 250 feet above MSL; and "Rattlesnake Rock", which is 220 feet above MSL. Naturally, the two lakes, Lake Quannapowitt and Crystal Lake, are also significant features of the landscape.

Lower elevation topographical features are found at Lake Quannapowitt, Crystal Lake, the Saugus River, the Mill River, and Reedy Meadow. There are numerous pockets of small wetlands dispersed throughout Wakefield. Heavy rain during the June 1998 storm led to flooding along the Mill River and in a number of additional lowlands and wetlands areas. This flooding renewed attention to new construction near the rivers and wetlands.

Landscape Character

Wakefield has a diversity of land use types within its 5,112 acres. Principal land use designations have been summarized in the table below. Based on the MacConnell Land Use Study from 1999, approximately 47.8% of Wakefield land areas are categorized as single family

or multi-family residential areas. The industrial/commercial sector encompasses 11.4% of the total Town acreage. The remaining lands fall into a number of land use types associated with open space, forestry, wetlands, or agricultural areas and make up 40.7% of the Town's acreage. Of special note is that almost 7% of Wakefield is comprised of Lake Quannapowitt and Crystal Lake.

Table 11: Land Use in Wakefield

	1991 Acres	1999 Acres	Change	% of Wakefield Land 1999
Forestry	1,124	1,045	-7.0%	20.4%
Agricultural	14	18	28.2%	0.4%
Open Lands	372	389	4.4%	7.6%
Wetlands	631	628	-0.5%	12.3%
Single-Family	2,366	2,425	2.5%	47.4%
Multi-Family	18	18	0.0%	0.4%
Commercial	363	366	0.9%	7.2%
Industrial	217	217	0.0%	4.2%

Data Source: MassGIS and The MacConnell Land Use Survey

Water Resources

Wakefield contains two lakes and several rivers and streams within its boundaries. The most significant from a local and regional recreational standpoint is the 247-acre Lake Quannapowitt, which is the subject of a separate section of this report. The Saugus River originates at Lake Quannapowitt, then flows to the east into Reedy Meadow, then southerly through the eastern portion of Town into Saugus, and eventually to the Atlantic Ocean. The Mill River is a small tributary stream to the Saugus River that originates at Crystal Lake. The Mill River flows through the industrial core of Wakefield and near the Water Street residential area. During the severe rainstorms of 1996, 1997, and 1998, many residents rediscovered the Mill River flood plain as flooding caused significant property damage.

Crystal Lake is located at the south end of the center of Town and is 78 acres in area. This was Wakefield's original and principal supply of domestic water for drinking and industry for many years. The pond outlet is the Mill River, flowing east to join the Saugus River at the Wakefield-Lynnfield-Saugus Town lines. In the early years, the Boston Ice Company operated a large icehouse on its northerly shores.

In the early 1900s, there was a move to build camps and bungalows on the west shore of Crystal Lake. At one time, the Town had an opportunity to purchase a 13-acre tract around the lake for \$9,000, but it was rejected by Town meeting. However, strict building restrictions were established in an attempt to discourage prospective buyers. Boating, bathing and fishing have long been prohibited.

Historical Background

The Quannapowitt Water Company, later known as the Wakefield Water Company, was empowered by a legislative act of 1872 to furnish water to the inhabitants of Stoneham and Wakefield, and was authorized to take water from both Crystal Lake and Lake Quannapowitt. However, it was not until 1883 that a pumping station was constructed and the company began laying pipes with Crystal Lake as the supply. The Crystal Lake Waterworks on Broadway is still standing and in use. The structure was considered for an individual nomination to the National Register of Historic Places.

In 1902, the Town of Wakefield purchased the properties and rights of the Wakefield Water Company, including the Green Street pipeline and the standpipe in Stoneham. The Town of Stoneham had by then entered the Metropolitan Water System.

In 1910, the Wakefield Water District was consolidated with the Wakefield Sewer Department. At present, the Department of Public Works (established in 1950) operates both systems. The main source of water supply was Crystal Lake until the Town entered the Metropolitan Water System in September 1958. Lake Quannapowitt was used briefly as a source of water during the 1957 drought. An emergency treatment plant was constructed near the southeasterly end of the lake. Wells at Sexton Avenue and Bay State Road supplemented the Town's water supply from the 1930's, but are no longer used.

Present Uses

Wakefield's average daily consumption of water is about 3 million gallons. Approximately 85% of the Town's water supply comes from the Massachusetts Water Resource Authority, and 10 to 15-percent comes from Crystal Lake. The MWRA's connection is through Melrose, along Greenwood Street to the pumping station on Linden Street. In the 1990s the MWRA completed construction of an additional connection on Bear Hill in the Middlesex Fells Reservation in Stoneham, coming into Wakefield via Albion Street. This will serve to meet the drinking water supply needs of the Town for the foreseeable future.

About 95% of the residences, commercial establishments, and industries in the Town are connected to the municipal sewer collection system, and most of the sewage from these sources flows through a main interceptor sewer into the MWRA's sewer system at the Wakefield-Melrose Town line. The main interceptor receives sewage from later sewers and services connected directly to it, and from trunk sewers in North Avenue, Main Street, and Nahant Street. The Farm Street Pumping Station services approximately one-third of the Town, and discharges into the main interceptor at the Melrose line.

Water Quality Assessment

A comprehensive assessment of water quality in the Saugus River drainage basin can be found on the Department of Environmental Protection's website. Click [here](#) to go to the DEP website. You will need to scroll down to the North Coastal Watershed 1998 Water Quality Assessment Report and choose section III. The water quality information in Table 12 is taken from that report.

The Department of Environmental Protection assigns a classification to all surface waters. In Wakefield, the rivers and lakes all carry the classification of "B", except for Crystal Lake, which is a drinking water supply lake and is classified as "A". Class "B" waters are designated as a habitat for fish, other aquatic life, and wildlife, and for primary and secondary contact recreation. Some waters may also be designated for water supply with appropriate treatment. Class B waters should also be suitable for irrigation and other agricultural uses and for compatible industrial cooling and process uses. These waters should also have consistently good aesthetic value. For each designated use, the river or stream is assessed as being in support, partially in support, or non-supportive of that use.

The use designations relevant to Wakefield waters are as follows:

Aquatic Life – The water shall provide suitable habitat for sustaining a native, naturally diverse community of aquatic flora and fauna.

Fish Consumption – Pollutants shall not result in unacceptable concentrations in edible portions of marketable fish or shellfish or for the recreational use of fish, shellfish, other aquatic life or wildlife for human consumption.

Primary Contact Recreation – Suitable for any recreation or other water use in which there is prolonged and intimate contact with the water with a significant risk of ingestion of water. These include, but are not limited to, wading, swimming, diving, surfing, and water skiing.

Secondary Contact Recreation – Suitable for any recreation or other water use in which contact with the water is either incidental or accidental. These include, but are not limited to, fishing, boating, and limited contact incident to shoreline activities.

Aesthetics – All surface waters shall be free from pollutants in concentrations or combinations that settle to form objectionable deposits; float as debris, scum, or other matter to form nuisances; produce objectionable odor, color, taste, or turbidity; or produce undesirable or nuisance species of aquatic life.

DEP is responsible for identifying waters of the Commonwealth that are impaired and for developing a plan to bring them into compliance. The list of impaired waters is known as the “303d” list. Once a waterbody is identified as impaired, DEP is required to develop a pollution budget known as a TMDL (Total Maximum Daily Load).

Table 12: Summary of Water Quality Information

Water Body	Class	Aquatic Life	Fish Consumption (for rivers and streams) OR trophic state (for ponds and lakes)	Primary Contact	Secondary Contact	Aesthetics	DEP 1998 303(d) list
Saugus River (from Quannapowitt outlet to Lynn Water Sewer Commission canal diversion)	B	Partial Support	Not assessed	Not assessed	Not assessed	Non-support	Pathogens, low dissolved oxygen, nutrients
Saugus River (from Lynn Water Sewer Commission diversion to Saugus Iron Works)	B	Non-support	Not assessed	Non-Support	Partial Support	Partial Support	
Mill River	B	Non-support	Not assessed	Non-Support	Partial Support	Partial Support	pH
Lake Quannapowitt	B	Partial Support	Eutrophic	Partial Support	Partial Support	Partial Support	Noxious aquatic, exotic species, turbidity, contaminated sediment, phosphorus, nitrogen, fecal bacteria
Crystal Lake	A	Not Assessed	Mesotrophic	Partial Support	Partial Support	Partial Support	Noxious plants

Source: DEP Water Quality Assessment, 2000

Water Supply Protection

The Town of Wakefield has acquired 35.26 acres of land in five parcels for the purpose of protecting Crystal Lake. Almost all other parcels in the watershed of the reservoir have been

developed for residential use. A large portion of the reservoir's watershed lies in the Town of Stoneham. As a result, inter-municipal cooperation and continued public education efforts are necessary for continued protection of the water supply, as is suggested in the North Suburban Water Supply Protection Plan done by MAPC in 1992. In that plan it was recommended that Wakefield encourage Stoneham to develop a watershed protection district for the portion of the Crystal Lake watershed located in Stoneham. In addition, the plan suggested that Wakefield create a Watershed Protection District Bylaw. The Town of Wakefield did upgrade its treatment facilities on Broadway to ensure continued compliance with state and federal safe drinking water regulations.

Aquifer Recharge Areas

As is noted above, the focus of Wakefield's drinking water protection efforts has been on its surface water supply coming from Crystal Lake. At one time, Wakefield obtained drinking water through groundwater wells. However, there are no permitted drinking water wells in Wakefield and the wells are no longer in operation. As a result, wellhead protection and aquifer recharge for individual wells are no longer an issue. The location of the aquifers within Wakefield can be seen on Map 4: Water Resources.

Vernal Pools

[Vernal pools](#) are small, shallow ponds that do not support fish and that have annual or semi-annual periods of dryness. Vernal pools are very important to a variety of wildlife species. Some amphibians breed exclusively in vernal pools while others spend their entire life cycles in such pools. The Massachusetts Natural Heritage and Endangered Species Program has a program by which vernal pools can be certified. Certified vernal pools are protected if they fall under the jurisdiction of the [Massachusetts Wetlands Protection Act Regulations](#). They are also protected under other state programs. There are currently no certified vernal pools in Wakefield. However, the state maintains a computerized database of potential vernal pools. There are 24 such sites in Wakefield. Although this is not a comprehensive listing, these would be good locations to investigate, along with other sites identified by the conservation agent.

Flood Hazard Areas

Wakefield's Zoning Bylaws contains a Floodplain Overlay Zoning District (Article V, Wakefield Zoning Bylaws) which defines floodplain districts as the areas designated as Zone A-1 through A-5 on the Town of Wakefield Flood Insurance Rate Map (FIRM) and the Flood Boundary and Floodway Map, both of which are on file with the Town Clerk and the Planning Board. These areas are depicted on Map 4: Water Resources. Building is allowed in these areas through approval by the Building Inspector who reviews applications to determine if they meet elevation

and floodproofing requirements of the State Building Code. Alternatively, building may be allowed through special permit if approved by the Board of Appeals.

Wetlands

Research and history have demonstrated that wetlands provide myriad functions including the protection of public and private water supplies; protection of groundwater supply; flood control; storm drainage prevention; prevention of pollution; protection of fisheries; and the protection of wildlife habitat. Additionally, wetlands may provide valuable open space that buffers and separates residential and commercial land uses.

Wakefield's major identified wetland areas are mapped on Map 4: Water Resources. As the map shows, many of the Town's wetlands are also zoned as 100-year floodplains, demonstrating the importance of wetlands for stormwater storage. The Water Resources Map does not include every wetland resource area in Wakefield. The map serves only as a guide to the more significant wetland areas in Town. Specific questions on a particular lot must be directed to the Conservation Commission. The Conservation Commission is empowered to regulate any activities which may impact wetlands locally under the Wetlands Protection Act (Section 40 of Chapter 131 M.G.L.), the Rivers Protection Act, and the Town of Wakefield Written Policies under the Conservation Commission.

Vegetation

An integral part of the establishment of breeding colonies of birds, as well as wildlife in general, is the available habitat.

General Inventory

In the Audubon Road area (by Reedy Meadow), a wide variety of plants, wildflowers, and shrubs exist. Of these, many provide food and/or shelter to birds and other wildlife. These include, but are not limited to, the following: purple loosestrife¹, cattails, Queen Anne's lace, several varieties of ferns, water lilies, skunk cabbage, and swamp azalea. It should also be noted that at least one rare plant was seen (whorled pegenia) as well as an unusual one (pipsissewa).

The forested wetland off Audubon Road is a red maple swamp. The trees are mostly deciduous, including maples, oaks, and some birch. There are very few evergreens. In addition, Reedy Meadow is one of only ten sites in Massachusetts designated as a [National Natural Landmark](#). It is also listed by Mass Audubon as an [Important Bird Area](#).

¹ It should be noted that [Purple Loosestrife](#) (*Lythrum Salicaria*), though a beautiful, purple, flowering plant, is a highly invasive and destructive wetland plant.

Rare, Threatened, and Endangered Plants

[Mass Wildlife](#)'s Natural Heritage Program lists on their March 1, 2003, inventory species that are considered rare or endangered that have been observed in Wakefield at one time. Only those species observed in the past 25 years are used in Natural Heritage project reviews in association with Massachusetts Wetlands Protection Regulations and Massachusetts Endangered Species Regulations. Though the species listed below have not been seen in recent years, it does not mean that they do not exist.

Table 13: Rare, Threatened, and Endangered Vascular Plants

Rare, Threatened, and Endangered Vascular Plants			
Element Name	Common Name	State Status	Most Recent Observation
Eriophorum gracile	Slender Cottongrass	Threatened	1913
Houstonia longifolia var longifolia	Long-Leaved Bluet	Endangered	1915

Source: Massachusetts Division of Fisheries and Wildlife, Natural Heritage Program

Fisheries and Wildlife

General Inventory

Wakefield is host to a wide variety of wildlife. In the Audubon Road area in the northeast portion of the Town (also known as Reedy Meadow or Lynnfield Marsh) rabbits, raccoons, skunks, muskrats, turtles, pheasants, ducks, Canada geese, and a variety of other bird species are commonly observed.

An environmental study of the avian population of Reedy Meadow was conducted by Interdisciplinary Environmental Planning (IEP from 1973 to 1981). It reported a variety of bird species as either resident migrant, transient, or rare. Species of birds sighted at Reedy Meadow and in surrounding habitat and believed to be permanent residents (indicated by an asterisk *), or usually present throughout the year, are as follows:

American Bittern	Canada Goose *	Mallard
American Kestrel *	Red-Shouldered Hawk *	Osprey *
Red-Tailed Hawk *	Ring-Necked Pheasant *	Virginia Rail
Red-Headed Woodpecker	Great Horned Owl *	Killdeer
Common Flicker *	Common Crow *	Fish Crow *
Long-Billed Marsh Wren	Grey Catbird	Brown Thrasher
Eastern Bluebird	Cedar Waxwing	Starling *
Yellow-Rumped Warbler *	Common Yellow Throat	Redwinged Blackbird
Common Grackle	Brown Headed Cowbird	American Goldfinch *
Rufous-sided Towhee	Cark-Eyed Junco *	Swamp Sparrow
White-Throated Sparrow	Song Sparrow *	Black Duck *
Sora Rail	Field Sparrow	

According to Mass Wildlife, the following mammals are believed to exist in Wakefield or to have been present at one time: otter, muskrat, mink, red and possibly gray fox, bat, cottontail rabbit, raccoon, opossum, gray and red squirrel, weasel, and woodchuck, as well as mice, rats and moles. In addition, the white-tailed deer is believed to be a transient species.

It should be noted that not all species of mammals and birds would inhabit the same areas. For instance, otter, mink, and muskrat would be found around brooks, streams, and marshes; rabbits in brush land; raccoons and opossums would be found in woodland areas; and fox in pastures and marsh. Beaver would also be found in the areas where there are bodies of water.

Finally, because of Wakefield's large water bodies, the Town's wildlife resources also include fish and amphibians. Fish and amphibians that are indigenous to Lake Quannapowitt are: largemouth bass, pickerel, brown bullhead, yellow and white perch, pumpkinseed, bluegill, common carp, golden shiner, and various species of "minnow". Some species of frogs and toads as well as the painted turtle, the snapping turtle, and the box turtle could also be present.

Rare, Threatened, and Endangered Animals

According to the Massachusetts Natural Heritage Program, the following animals have been observed in Wakefield and are listed by the state as rare, endangered, or of special concern.

Table 14: Rare, Threatened, and Endangered Animals

Rare, Threatened, and Endangered Animals				
Taxonomic Group	Scientific Name	Common Name	State Status	Most Recently Observed
Amphibian	Ambystoma laterale	Blue-Spotted Salamander	Special Concern	1989
Amphibian	Ambystoma opacum	Marbled Salamander	Threatened	1974
Bird	Gallinula chloropus	Common Moorhen	Special Concern	1990
Bird	Ixobrychus exilis	Least Bittern	Endangered	197-
Bird	Rallus elegans	King Rail	Threatened	1988
Beetle	Cicindela rufiventris hentzii	Hentz's Redbelly Tiger Beetle	Threatened	1909

Source: Massachusetts Division of Fish and Wildlife, Natural Heritage Program

Scenic Resources and Unique Environments

Major Characteristics or Unusual Geologic Features

Lake Quannapowitt: Wakefield's Outstanding Natural Resource

Wakefield's most important natural feature is Lake Quannapowitt, the southern end of which touches the Town Common and Veteran's Field. The lake is a 'Great Pond' under

Massachusetts' law and is considered the focal point of the community. The lake encompasses 247 surface acres with sandy beaches at either end. It forms the headwaters of the Saugus River, contributing to the water supply of the City of Lynn along its course.

The lake is readily accessible and widely used for recreational purposes by the general public. Access for swimming and wading is available at a public beach. A public boat ramp for sailboats and other small craft is available. A maximum outboard motor size limit of 10-horsepower was instituted in 1984 through Town petition to the State. The elimination of motorboats has contributed to the serene quality of the lake. Sailing and windsurfing have become particularly popular sports on the lake because of the steady crosswinds. The Quannapowitt Yacht Club, the oldest inland yacht club in the United States, is located on the western shore and moors approximately 100 boats.

The lake is the site of numerous other water-based activities including swimming, fishing, and canoeing. Ice skating, ice fishing, and ice sledding are popular in the winter months. The lake is a favorite spot for walkers, joggers, cyclists, and in-line skaters from Wakefield and the surrounding region. It is also enjoyed passively through the use of the park and picnic facilities on the shore.

The geological features of Lake Quannapowitt's watershed result from glacial erosion and deposition. The lake is a glacial kettle, and mainly glacial features and pre-glacial valleys control drainage. Surface deposits consist of a stratified and unstratified drift and a small amount of swamp deposits. These deposits are characterized as till: a poorly sorted mixture of sand, gravel, silt, and clay. Organic sediments are widespread in the area, which are underlain by leached sand and silt and may contain peat deposits.

Historically, the lake was known as the Great Pond or Reading Pond. In 1847, it was given the name Quannapowitt in honor of one of the signers of the 1686 Indian deed. For years, ice was harvested on the shores of the lake and shipped to Boston. A devastating fire in 1929 consumed the last of the ice warehouses, which had been built on Hartshorne Meadows, and is now Veteran's Field. After the fire, the Town purchased the property at the corner of Church Street and North Avenue, including the [Colonel James Hartshorne House](#).

Other Areas of Natural Scenic Beauty

Reedy Meadow, Breakheart Reservation and Crystal Lake also remain significant scenic resources for the Town.

Cultural and Historic Areas

In 2001, the Town of Wakefield commissioned a Preservation Plan for the Town to be completed by consultant Alfred J. Lima. The plan looks extensively at cultural and historic resources in the

Town and suggests goals and objectives as well as outlines an action plan for historic preservation. The subsections below highlight a few of Wakefield's historic and cultural properties and features but the Preservation Plan should be used as a resource for a much more comprehensive understanding of Wakefield's cultural and historic areas.

Hartshorne House

The Town purchased the property at the corner of Church Street and North Avenue in the 1920s, including the Colonel James Hartshorne House, which was built in 1681 and had been used as a boarding house for ice company employees. The Hartshorne House is now Wakefield's oldest structure and is maintained by the Hartshorne Family Trust and the [Wakefield Historical Society](#).

Town Center

Another important scenic resource of the Town is the Town center, which maintains a historical flavor yet remains an important economic base.

Elizabeth Boit House

Elizabeth Boit was a successful businesswoman who founded Harvard Knitting Mills in Wakefield in 1889. She built this home, which is listed on the [National Register of Historic Places: Where Women Made History](#), in 1910. Although the [Elizabeth Boit House](#) is not open to the public, it is a significant historical asset for the Town.

Historic Churches and Cemeteries

The historic churches include the First Parish Congregational Church, which had title to all common land until early in the 19th century. Four cemeteries are located on the west side of the lake: Lakeside Cemetery, established in 1846, and three Jewish cemeteries. Temple Israel Cemetery, established in 1859, was the first Jewish cemetery in the Boston area. Wakefield's first burying ground was located in the park where the bandstand now stands. When the first Town House was erected in 1834, the early graves were moved to a site on the north side of the present First Parish Congregational Church. A second burying ground had been laid out in 1688 along Church Street to the shore of the lake.

National Register Properties

In 1989, the Wakefield Historical Commission nominated 248 properties in Wakefield to be listed on the [National Register of Historic Places](#) for being architecturally, archeologically, or historically significant. They were accepted and the complete listing of properties can be seen at <http://www.wakefieldma.org/nationalregister.html> or in Appendix C of the Wakefield

Preservation Plan. All of the properties listed on the Town's "Cultural Resources of Wakefield" list that is stored at the Beebe Library are protected by the Town's [Demolition Delay bylaw](#).

Historic Districts

Wakefield has four National Register Districts. The districts are the Church-Lafayette Streets Historic District (with 25 properties); the Common Historic District (48 properties); the Wakefield Park Historic District (27 properties); and the Yale Avenue Historic District (13 properties). These districts are designated on Map 3: Special Landscape Features. The Wakefield Preservation Plan proposes adding 8 new historic districts at various locations within the Town.

Areas of Critical Environmental Concern

An Area of Critical Environmental Concern ([ACEC](#)) is a state-designated critical resource area. The Department of Conservation and Recreation administers the ACEC program on behalf of the Secretary of Environmental Affairs. The objectives of the ACEC program are: to identify and designate critical resource areas, to ensure that actions by state agencies protect and enhance the resources, and to support local and regional actions for the long-term stewardship of ACECs. The state's definition of an ACEC is "an area containing concentrations of highly significant environmental resources that has been formally designated by the Commonwealth's Secretary of Environmental Affairs". ACECs may be nominated by citizens groups, municipal officials, regional or state agencies, or by a legislator.

Golden Hills

The Golden Hills ACEC is about 500 acres of land containing a unique blend of residential and ecological resources within the heavily urbanized Boston metropolitan area. At the time of designation, approximately 300 acres of this land was open space. The terrain is varied, with the majority of the area being hilly, but also consisting of low, flat areas, three ponds, and wetlands scattered throughout the area. Bedrock outcrops, or ledges, are prevalent throughout, especially in the hilly sections. The Town of Saugus owns the three ponds and several acres of land fall under the jurisdiction of the Saugus Conservation Commission. Wakefield owns about 50 acres, which are mostly Town Forest and are noted on Map 3: Special Landscape Features. The Golden Hills area contains a local historic landmark known as Castel Clare. The Department of Conservation and Recreation's Breakheart Reservation is just to the north of the Golden Hills ACEC.

Environmental Challenges

Wetlands Degradation, Flooding, and Drainage Problems

Many of the environmental problems in Wakefield result in part from poorly planned, executed, or maintained residential development. Residents frequently complain to local authorities about drainage and flooding issues. Development in and near wetlands and in the flood plains of the Saugus and Mill Rivers has resulted in the degradation of these water resources as well as the flooding of many properties during severe rainstorms. Development in poorly drained areas has resulted in down gradient flooding as well.

Soil Erosion

Soil erosion, as a result of hydrological and wind processes, requires monitoring for both acute and chronic effects. Implications of soil erosion may include the degradation of water quality, transportation of absorbed pollutants, reduction in nutrient availability, and the alteration of topography and stream channels. Acute soil erosion is typically associated with active construction sites. Construction activities occurring within the jurisdiction of the Conservation Commission are required to address and mitigate for potential erosion and sedimentation impacts to regulated resource areas. Chronic soil erosion can occur as a result of altered hydrology or topography, which may include the removal of physical wind barriers, etc.

Traffic Concerns

The relatively old road network has given rise to concerns about traffic impacts on residential areas and in the downtown district. Unlike many communities, part of Wakefield's industrial zone (including an active sand and gravel business) is located near the center of the Town. As a result, heavy trucks must pass through residential neighborhoods to reach this industrial area. The Town, with the help of the Town's Traffic Advisory Committee, is consistently looking for ways to better control traffic problems and address areas where there have been complaints. In addition, the Town is currently looking into doing a parking needs study for the downtown. Fortunately, the Town has no history of significant air, water, or soil pollution from industrial or municipal sources.

Concerns with Lake Quannapowitt

The land on the north and northwest side of the lake was originally a vast wetland area. The Reading Drainage Canal cut off the shoreline area from the watershed of the lake in the late 1930's. The filling and diverting of wetland waters has increased the lake's flushing time and reduced filtering capacity, which has contributed to water quality degradation. The construction

of Route 128, the former American Mutual Insurance Company (now Comverse) building, the Lord Wakefield Motel, and other buildings in the area resulted in further diversion of this portion of the watershed around the lake.

Additionally, Veteran's Field and the public parking area were once wetlands. Other historical activities that may have affected the water quality of Lake Quannapowitt were the discharges and dumping of coal, tar, and other wastes from the old manufactured gas plant on the western side of the lake. Also, the area near the inlet, just south of the Lord Wakefield, was an open dump for many years (Camp Dresser & McKee, 1985).

In recent years, the water quality of the lake has become a source of concern to the public that uses the lake. Camp, Dresser, & McKee found in their Clean Lakes Diagnostic and Feasibility Study of 1985 that there were three main concerns facing Lake Quannapowitt. First, heavy weed growth that is caused by the shallowness of the shoreline and high nutrient levels in the lake causes aesthetic concerns and interferes with recreational use of the lake. A second major concern that they noted is the algae blooms that occur in the lake throughout the summer and fall. These blooms, the primary cause of which is the high nutrient levels in the water column, cause severe aesthetic problems, odors, and reduce the clarity of the water. Finally, they note that there is low clarity in the water, partially due to the algae blooms but also resulting from the windy nature of the area and the resultant waves that stir up sediments in the shallow lake. Occasionally, the clarity of the lake falls below bathing beach standards for transparency. These issues, discussed in 1985, continue to be the dominant concerns facing the lake today.

As a result of the report, the Wakefield Board of Public Works considered alternative solutions to improve the lake's water quality and other conditions by: 1) limited dredging; 2) inflow treatment of the water; and 3) the purchase of a weed harvester. A final component of the project was a public education program to educate watershed residents on how to reduce nutrient levels entering the lake. The watershed-wide objectives of such a program were to reduce the use of fertilizer and the use of detergents containing phosphorus in car and boat washings.

In addition, the Friends of Lake Quannapowitt ([Friends](#)) was created in 1992 and began and continues to perform monthly sampling and testing of lake water to keep a record of water quality measures such as pH, dissolved oxygen, phosphorous levels, and alkalinity. They also spear-headed an investigation in the late 1990s to identify the sources of phosphorus and their impacts on the lake. It was determined that the major sources of phosphorous and other substances that enter the lake are from storm water runoff, geese and other animal droppings, and sediment release from phosphorus-bearing organic sediments. The Friends sponsor a public awareness campaign informing residents of the impacts of over- fertilizing lawns and have joined with the Town to address the significant Canadian Geese droppings problem.

Pressures of development are a reality in Wakefield even on the shoreline of Lake Quannapowitt. In the spring of 1985, a proposed condominium project, adjacent to the Common and along the

southern shoreline of the lake, brought strong public reaction and led subsequently to an eminent domain land taking by the Town meeting. In 1998 the construction of two large office buildings began on the filled land at the northern end of the lake. The construction of these buildings resulted in the loss of a significant open space parcel that had been used periodically for community events. As a result of a lawsuit settlement brought in connection with the project, the buildings' developer installed a walking path between the pre-existing 1950s vintage office building (formerly occupied by the American Mutual Insurance Company) and the lake. The 1999 Town Meeting voted to renew the long-term lease of open land with the developer on the condition that public access to the northern end of the lake was maintained.

In 1998 the Town Meeting voted to acquire a commercial property occupied by the former Lanai Island restaurant at the northern end of the lake and appropriated \$818,000 for the acquisition. The Town executed an eminent domain taking of the property and eventually transformed this area into Gertrude Spaulding Park.

Hazardous Waste Sites

At present, Wakefield is the site of several identified Massachusetts Department of Environmental Protection ([MA DEP](#)) listed oil or hazardous waste disposal sites regulated under the Massachusetts Contingency Plan ([310 CMR 40.0000](#)), although none are identified as significant. An undetermined number of residential underground fuel storage tanks (UST) exist. However, the Town has by local Board of Health regulation required the inspection of USTs. In addition, all commercial USTs are required to be inspected periodically by federal and state regulation.

Landfills

Wakefield has one active landfill on Nahant Street that is used for the disposal of brush and other yard waste. On certain days, the DPW organizes a television, computer, and other electronics drop-off at this site but it is otherwise used solely for the purpose of yard waste disposal.

According to the 1992 MAPC North Suburban Water Supply Protection Plan, the DEP's Waste Sources Overlay identified a closed landfill in Stoneham that fell within Crystal Lake's watershed zone. According to DEP's report, this landfill was closed in 1970 but is unlined and does not have a leachate collection system.

Development Impact

Most new development has environmental impacts. They can consist of: land disturbance; new road paving (which increases the amount of impervious surface); the building up of what little open space remains and the resultant disturbance of habitat and wildlife corridors; sedimentation and erosion resulting from the construction process; and the creation of new sources of pollution and runoff. These impacts can be mediated by strict enforcement of federal, state, and local environmental regulations but can nonetheless be disheartening to current residents because of the resultant loss of greenspace and the indirect impacts of development.

Ground and Surface Water Pollution

Crystal Lake is an active public surface water supply, supplying drinking water to 10-15% of the Town's residents. Residential development in its watershed, the presence of the commuter rail track on its eastern shore, and small industrial neighborhoods in the nearby watershed threaten Crystal Lake. In addition, the Town of Stoneham has a sewer pumping station at Rita Road that has, in the past, overflowed into Crystal Lake. The Town's water department, subject to the oversight of the MA DEP, manages Crystal Lake and deals with these concerns. With few exceptions, Crystal Lake has been able to serve as a reservoir and drinking water supply.

The Saugus River begins at Lake Quannapowitt and runs at or near the northern boundary of the Town. While the river has significant problems downstream from Wakefield, the primary issues in Wakefield relate to development adjacent to or within the watershed of the river. The river has been the subject of several studies, including a recent environmental notification in connection with a project funded by the state Massachusetts Department of Environmental Management.

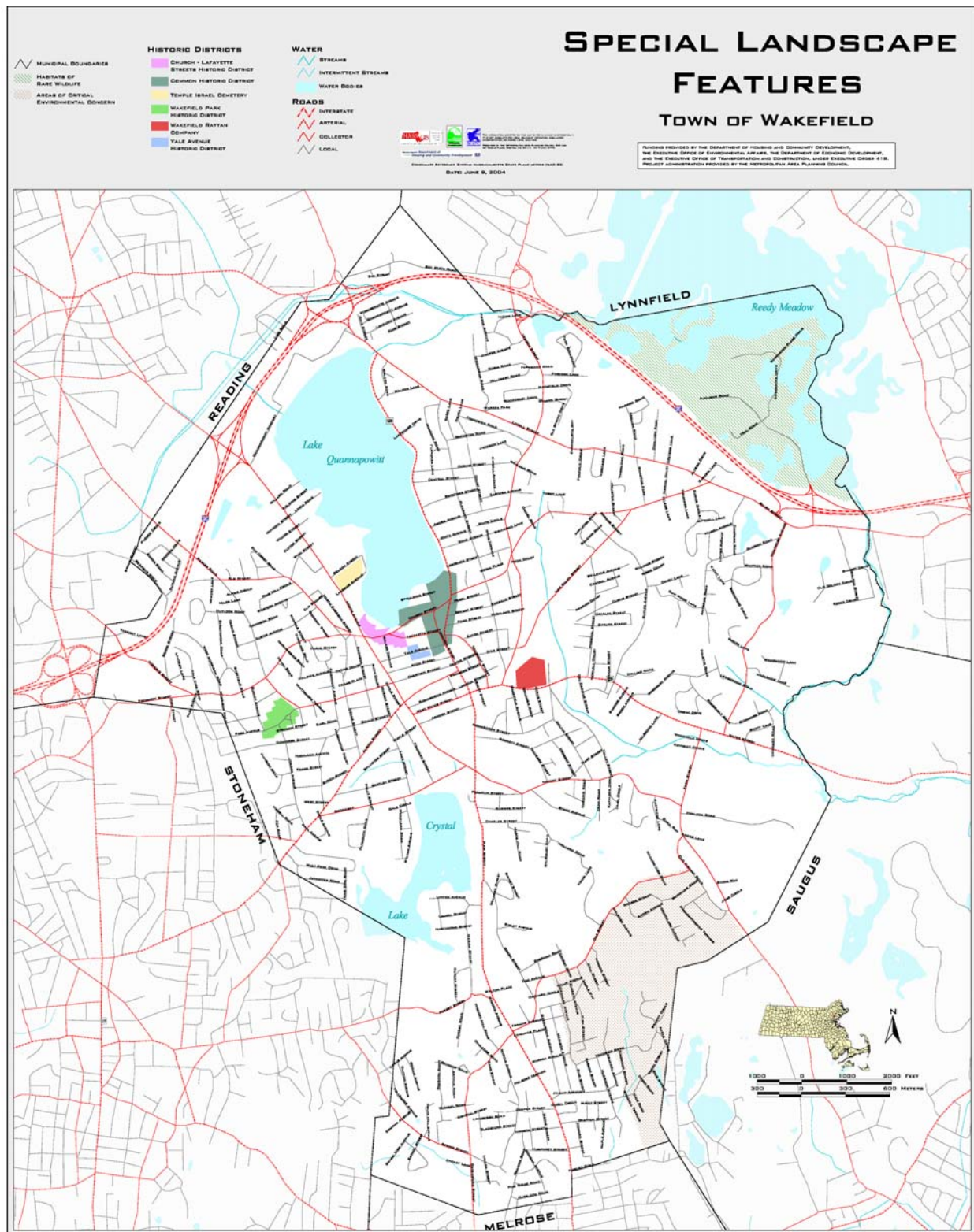
The Mill River has also suffered from industrial and residential development along its banks. Extensive flooding damage as a result of the severe storms in 1996 and 1998 demonstrated that further study and action is necessary to restore the health of the river and to protect existing developed properties. Numerous industrial and business properties adjacent to the Mill River also raise concerns about contamination and sedimentation. Finally, the dumping of trash along the river and in the Reedy Meadow conservation area may have had a negative impact on water quality in these areas. The Conservation Commission and the DPW have worked together to reduce the impact of dumping in these areas.

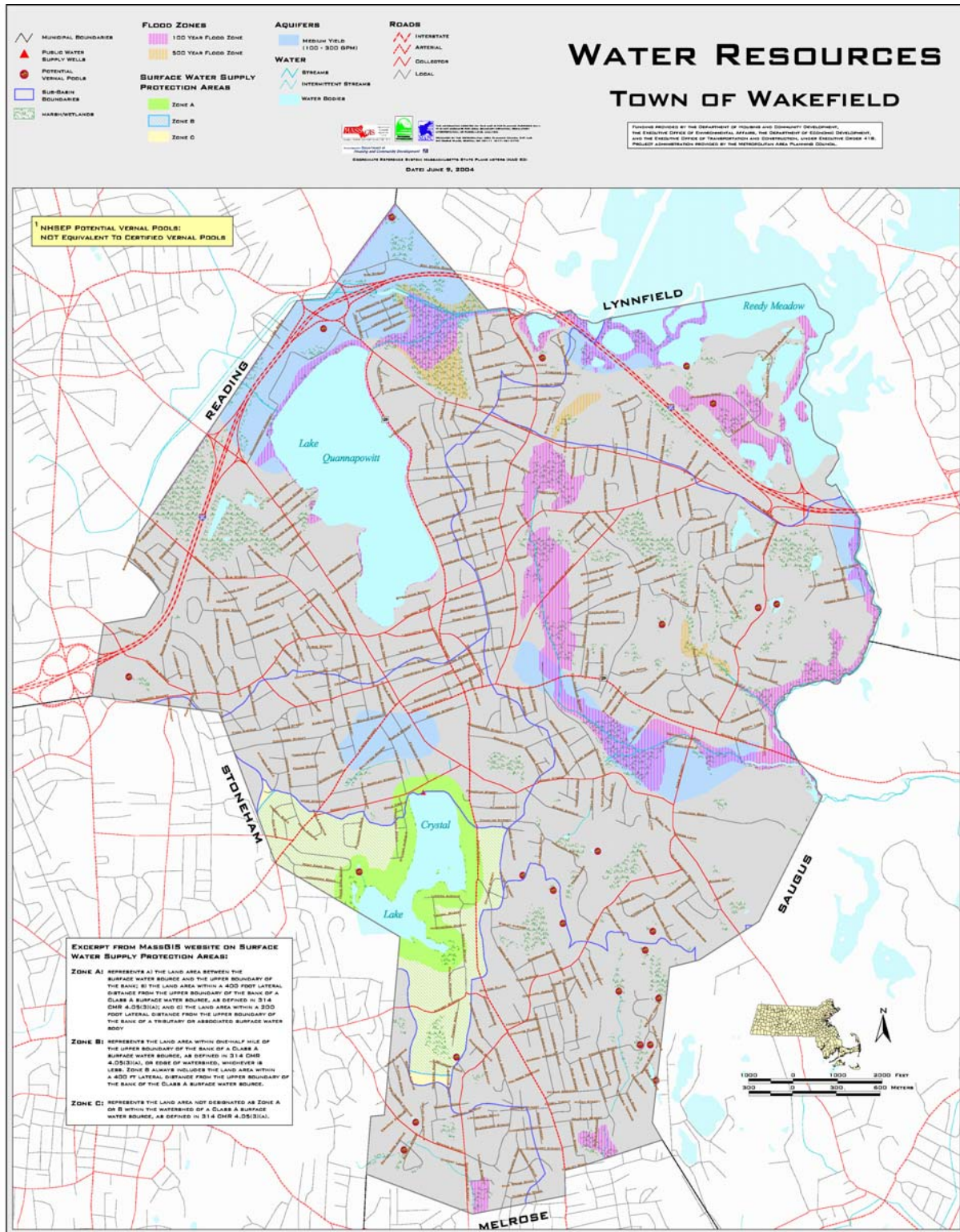
As far as air pollution from development or industry is concerned, due to the fact that Wakefield's smokestack industries have largely vanished the most significant source of air pollution is from automobiles and trucks within the Town and passing through on Route 128/Interstate 95.

Point and Non-Point Source Pollution

Non-point source pollution is pollution that does not come from a “point” source, such as a pipe, but rather indirectly affects water quality through rainwater or snowmelt runoff. Non-point source runoff from fertilizers used on lawns, debris collected in urban streets, acid rain, and, to a lesser extent, septic systems, contributes to phosphorous and nutrient pollution in the lakes and rivers of Wakefield as well as in downstream communities.

In addition, as identified in MAPC’s 1992 North Suburban Water Supply Protection Plan Study, there was a storm water drain that discharged directly into Crystal Lake. “A drainage pipe located at the end of Hawthorne Street discharges directly into the reservoir”.





Section 5 – Inventory of Lands of Conservation and Recreation Interest

Introduction

The following tables lay out a current inventory of all private, public, and nonprofit recreation and conservation parcels in Wakefield. They also provide information regarding location, acreage, management, use, source of funds, current condition, recreation potential, public access, zoning, and the degree of legal protection for preservation as open space for each parcel. Private as well as public lands have been identified. Map 5: Open Space shows the distribution of protected and unprotected open lands in Wakefield.

For planning purposes, it is important to be aware of the degree of protection for each parcel. Knowing the level of protection (or lack thereof) will point out how easily some properties we assume to be open space can be developed. This knowledge will help in identifying those open space and recreation areas that need additional effort for their preservation and protection. The classification of protection status used in this plan comes from a variety of sources, primarily local knowledge and the Mass GIS open space data layer. It does not reflect any additional research into deeds or restrictions and will need to be updated if new information is discovered about these parcels.

It is important to understand that regardless of the level of protection on these lands, the potential for development always exists. The higher the level of protection, though, the more challenging it is for development to occur. The inventory is divided into three overall categories:

Highly Protected Conservation and Recreation Land: Includes all land that is owned by the Conservation Commission, Water Department, and the Parks and Recreation Department. The conversion of these properties would invoke Article 97 of the Amendments to the State Constitution, making it difficult, but not impossible, for a municipality to sell, transfer, or use this land for other purposes. Federal involvement would be triggered on any lands purchased with federal Land and Water Conservation Funds (LWCF).

Moderately Protected Open Land: Includes all land owned by other municipal departments or commissions including school properties and lands managed by the Board of Selectmen for non-recreational purposes. While it only happens occasionally, Town Meeting can approve the sale of this type of land for private development.

In addition, this category includes private land that is taxed as forest, farm, or recreation land under Chapter 61, 61A, or 61B or land on which development is restricted through a short-term

(5-30 year) conservation restriction. These tax programs are rarely used on a long-term basis and are, therefore, vulnerable to development. The owners of land classified under Chapter 61 must notify the Town if they plan to sell or convert the land to another use and the Town has 120 days to decide whether to exercise the option to purchase the land.

Unprotected Open Land: Includes all undeveloped land with significant open space or recreational values such as golf courses, cemeteries, and schools. While these properties appear to be part of the Town's open space network because of the length of time they have existed as such, these lands, in most cases, can be easily developed into office parks or housing developments. This can be especially disheartening and special efforts must be made to protect or acquire the most important of these properties.

When is property considered to be legally protected open space?

Determining the actual legal level of protection for any given parcel can require some detective work. The section below is an excerpt from the "Open Space Planner's Workbook" published by the Executive Office of Environmental Affairs. This excerpt is included here to give the Town additional background on protection levels. The entire workbook can be found on-line at <http://www.mass.gov/envir/dcs/global/publications.htm>.

"Article 97 of the Articles of Amendment to the State Constitution, or simply "Article 97", protects certain lands acquired for natural resources purposes, meaning "conservation, development and utilization of the agricultural, mineral, forest, water, air and other natural resources". Furthermore, a 1973 opinion of the Attorney General stipulates that land acquired for these purposes cannot be converted to any other use without the following actions: 1) the local conservation commission must vote that the land is surplus to its needs, 2.) the park commission must vote the same if it is parkland in question, 3.) the matter must be taken up at Town Meeting or City Council and pass by a 2/3 vote, 4.) the town must file an Environmental Notification Form with EOE's MEPA Unit, and 5.) the matter must pass by a 2/3 vote of the Massachusetts Legislature. Finally, if the property was either acquired or developed with grant assistance from EOE's Division of Conservation Services (i.e. Self-Help, Urban Self-Help or Land and Water Conservation Fund), the converted land must be replaced with land of equal monetary value and recreational or conservation utility. While conversions do occur, the process is purposefully onerous in an attempt to protect these conservation and recreation lands in perpetuity. Lands protected by Article 97 are often owned by the municipal conservation commission, recreation commission, water department, or by a state or federal conservation agency (i.e. state EOE agencies or the federal National Park Service). Lands purchased for general municipal purposes are not protected by Article 97. Private lands can be permanently protected lands if the deed is restricted by a Conservation Restriction, Agricultural Preservation Restriction, Historic Restriction or

Wetlands Restriction.

How do we determine if a property is legally protected open space?

Lands owned by municipal conservation commissions and water departments are usually protected, and lands held by EOEAs, the National Park Service and the USDA Forest Service are also protected. However, it may be necessary to do some research at the Registry of Deeds or at Town Hall to make a final determination. The deed may stipulate that the land is to be managed by the conservation commission or park commission, or that it was gifted to the town with deed restrictions or for park or conservation purposes. If the property was acquired or developed with DCS grant assistance, the grant agreement should have been recorded as an adjunct to the deed. Land acquired by the town can also be researched by looking at the Town Meeting Vote or City Council Vote authorizing the acquisition, with an eye toward the intended purpose of the acquisition or the managing municipal agency”.

Source: Open Space Planner’s Handbook, Section 5

Inventory

The following table summarizes the amount of open space and recreation land managed by each type of land-owner highlighted in the inventory. Wakefield’s open space is fairly well distributed throughout the town in that there are pockets of open space within a few blocks of each neighborhood. However, the densest area of town, the western section on the border with Stoneham, has very few open space parcels relative to the number of people per square mile. In general, the areas with the fewest open space parcels are those near the center of town. Fortunately, Lake Quannapowitt’s location near the town center provides access to a spectacular resource relatively close-by. On the south end of town, bordering Melrose, and also on the eastern edge of town, bordering Saugus (but north of the Town Forest), significant open space areas are also more sparse, though the population densities in these areas are lower as well.

Table 15: Summary of Property Totals

Summary Table: Open Space and Recreation Lands in Wakefield	
MANAGEMENT AGENCY	NUMBER OF ACRES
Conservation Commission	56.66 acres
DPW – Parks and Recreation Land	147.75 acres
DPW – Water Resources	144.2 acres
State	114.2 acres
Schools	114.94 acres
Public cemetery	37.69 acres
Private lands	52.49 acres

Public, Non-Profit Conservation Land

Approximately 57 acres of land fall under the purview of the Conservation Commission. These conservation lands are highly protected as they are held in conservation restrictions. As can be seen in the table below, Reedy Meadow is the largest conservation holding and the parcel with the most significant recreation possibilities. There are opportunities for hiking and bird watching, as well as other types of recreation.

Table 16: Conservation Commission Properties

Conservation Commission Managed Properties								
LOCATION	AREA	USE	FUNDS USED	CONDITION	REC. POTENT.	PUBLIC ACCESS	ZONING	DEG. OF PROTECT.
Reedy Meadow	52.6 +A over 4 parcels	Rec. trails	Gift - MA Audubon Society	Good	High	Free	I	High
Land off Forest Street	0.1	No Rec. Use	Gift - Cullen	Good	Medium	Free	SR	High
Land off Paon Blvd./Rt 128	1.21 A	No Rec. Use	Gift - Thompson	Good	Low	Free	SR	High
Land off Gumwood/Butler	2.74 A over 7 parcels	No Rec. Use	Town Meeting Transfer	Good	Medium	Free	SR	High

Total Lands = 56.66 acres

Parks and Recreation Land

Approximately 148 acres of land fall under the jurisdiction of the DPW's Department of Parks and Forestry. The recreation facilities include athletic fields, playgrounds, small parks, walking areas, a beach, tennis courts, a boat launch, and a historic house. In addition, some small parcels of land serve simply as a break in the developed landscape.

Table 17: DPW Properties

DPW Managed Parklands, Playgrounds, and Athletic Fields								
LOCATION	AREA	USE	FUNDS USED	CONDITION	REC. POTENT.	PUBLIC ACCESS	ZONING	DEG. OF PROTECT
Triangle @ Prospect & Hopkins Streets	1.15 A	No Rec. Use	Town	Good	Limited	Free	SR	High
Spring St. Park	10.64 A	No Rec. Use	Town	Good	Good	Free	SR	Moderate
Hall Park	1.28 A	Scenic Park	Town	Good	Good	Free	SR	Moderate
Quannapowitt Lakeshore	2.98 A	Historic House, Tennis Courts	Town	Good	Good	Rental Fee	SR	Moderate
						Cts. res.		
Quannapowitt Lakeshore	1.8 A	No Rec. Use	Town	Fair	Limited	Limited	SR	High
	3.1 A							
Landrigan Field (next to High School)	3.0 A	Athletics	Town	Good	Good	Free	SR	High
	6.57 A							
Little League Field (aka Fernald Field)	2.38 A over 3 parcels	LL Baseball	Town	Good	Good	Free	SR	Moderate
Town Forest	45.23 A	Rec.	Town	Good	Good	Free	SR	Moderate
Lower Common	8.3 A over 3 parcels	Rec.	Town	Good	Good	Free	SR	High
Upper Common	2.6 A over 2 parcels	Rockery	Town	Good	Good	Free	SR	High
Gertrude Spaulding Park	40,900 SF	Rec.	Town	Good	Good	Free	SR	Moderate
Spaulding St. Playground/ Park	1.39 A over 7 parcels	Playground/ Park	Private/ Town	Good	Good	Free	SR	Moderate

Table 17 Continued

DPW Managed Parklands, Playgrounds, and Athletic Fields Continued								
LOCATION	AREA	USE	FUNDS USED	CONDITION	REC. POTENT.	PUBLIC ACCESS	ZONING	DEG. OF PROTECT
Veteran's Field	3.15 A	Boat Ramp, Softball	Town	Good	Good	Free (Great Pond)	SR	High
Sullivan Playground Ext.	13.3 A over 3 parcels	No Rec. Use	Town	Good	Good	Free	SR	High
Moulton Playground	5.53 A	Rec.	Town	Good	Good	Free	SR	High
Nasella Playground	4.69 A	Rec.	Town	Good	Good	Free	SR	High
J.J. Round Memorial Park/ Playground	6.52 A 9.22 A	Rec.	Town	Good	Good	Free	SR	High
Mapleway Playground	16.78A	Rec.	Town	Good	Good	Free	SR	High
Sullivan Playground	6.5 A	Rec.	Town	Good	Good	Free	SR	High
COL Connolly Playground/ Beach	1.08 A over 3 parcels	Seasonal Beach	Town	Good	Good	Free	SR	Moderate

Total Lands = 147.75 acres

Water Facilities

Wakefield's DPW also manages about 144 acres of land protecting the Crystal Lake watershed and pumping stations. The protected area in Crystal Lake's watershed and the old Town wells are highly protected as they are a drinking water source, held by the Town's water department. The Town of Stoneham has protected an additional 13 acres in the Crystal Lake watershed.

Table 18: DPW Managed Water Department Facilities

DPW Managed Water Department Facilities								
LOCATION	AREA	USE	FUNDS USED	CONDITION	REC. POTENT	PUBLIC ACCESS	ZONING	DEG. OF PROTECT
Old Town Wells/Pumping Station	27.74 A over 2 parcels	Closed	Town	Good	None	Limited	SR	High
Crystal Lake Watershed/ Pumping Station	42.34 A over 4 parcels	Water Source	Town	Good	Limited	Limited	SR	High
	Easement							
Crystal Lake Watershed	17.67 A over 8 parcels	Water Source	Town	Good	Limited	Limited	SR	High
Crystal Lake Watershed	17.51 A over 4 parcels	Water Source	Town	Good	Limited	Limited	SR	High
Crystal Lake Watershed (in Stoneham)	14.2 +A over 3 parcels	Water Source	Town	Good	?	?	?	?
Water Tower	.36 A	Water Source	Town	Good	None	Limited	SR	High
Linden Street Pumping Station	.38 A	Water Source	Town	?	?	?	SR	High?
Nahant Street Pit	24 A	Town Dump	Town	?	?	?		Unprotected?

Total Lands = 144.2 acres

State and Federal Land

The state Department of Conservation and Recreation (DCR) owns approximately 7 acres of land in Wakefield as part of the Breakheart Reservation which adjoins Saugus. The state of Massachusetts owns and manages 107 additional acres, some of which is a Regional Vocational High School which abuts Breakheart Reservation and another portion of which is used by the MA Army National Guard.

Table 19: State Lands

Commonwealth of Massachusetts Properties									
LOCATION	AREA	MGMT.	USE	FUNDS USED	CONDITION	REC. POTENT.	PUBLIC ACCESS	ZONING	DEG. OF PROTECT.
Open space bordering Rt. 128	3.9 A	Comm of MA		State	Good	None	Limited	?	?
Camp Curtis Guild, Bay State Road	22.83 A	Comm of MA	MA Nat. Guard	State	Good	Limited	Limited	GR	Unprotected
Breakheart Reservation	27.5A over 3 parcels	DCR/ Comm of MA	Rec.	State	Good	Good	Free	SR	High
NE Metropolitan Regional Vocational School	60 A	Reg. School Dist. Com.	Gr. 9-12	State	Good	Good	Free	SR	Unprotected

Total Lands = 114.2 acres

School Properties (Public and One Private)

Wakefield's school department owns about 110 acres of land in Wakefield in the form of athletic fields and playgrounds, while an addition 5 acres is held by a private school. School property is not protected for open space or recreation purposes. The school department has discretion on how the land will be used and, as has happened in some cases in recent years, these parcels can be used for school expansions and other development. Also, as can be seen in the table below, a number of schools have been closed but the properties are still owned and managed by the school department. These properties provide an opportunity for the town to preserve the recreation facilities.

Table 20: School Properties and Recreation

School Properties and Recreation									
LOCATION	AREA	MGMT.	USE	FUNDS USED	CONDITION	REC. POTENT	PUBLIC ACCESS	ZONING	DEG. OF PROTECT
West Ward School	.82 A	School Dept.	Historic Property	Town	Poor	Limited	Free	SR	Moderate
Walton School	2.46 A	School Dept.	Gr. 1-4	Town	Good	Fair	Free	SR	High
Doyle School	7.77 A	School Dept.	Closed	Town	Good	Good	Free	SR	Moderate
Dolbeare School	7.87 A	School Dept.	Gr. 1-4	Town	Good	Good	Free	SR	Moderate
Greenwood School	4.54 A over 3 parcels	School Dept.	Gr. 1-4	Town	Fair	Fair	Free	SR	Moderate
Yeuell School	7.29 +A	School Dept.	Closed	Town	Good	Good	Free	SR	Moderate
Montrose School and Playground (Handicap Acc.)	3.85 A over 2 parcels	School Dept.	Closed; Temporarily occupied by police department	Town	Fair	Fair	Free	SR	Moderate
Woodville School (includes Blatz Field)	3.11 A over 2 parcels	School Dept.	Alt. School	Town	Poor	Poor	Free	SR	Moderate
Wakefield Memorial High School (includes Walsh Field)	45.26 A over 4 parcels	School Dept.	Gr. 9-12	Town	Good	Good	Free	SR	Moderate

Table 20 Continued

School Properties and Recreation Continued									
LOCATION	AREA	MGMT.	USE	FUNDS USED	CONDITION	REC. POTENT	PUBLIC ACCESS	ZONING	DEG. OF PROTECT
Hurd School	1.02 A	School Dept.	Being rented as a school facility but not part of public school system	Town	Poor	Poor	Free	SR	Moderate
Franklin School	3.25 A	School Dept.	Closed	Town	Poor	Poor	Free	GR	Moderate
Galvin Middle School (includes Walton Field)	15.16 A	School Dept.	Gr. 5-6	Town	Good	Fair	Free	SR	High
Mill River Floodplain	5.6A	School Dept.	?	Town	?	?	?	?	Unprotected
Our Lady of Nazareth Academy (PRIVATE)	5.34A	Mary Elizabeth Kelly, Principal	Gr. 9-12 (girls)	Private	Good	Good	Private	SR	Unprotected

Total Lands =114.94 acres

Privately-Owned Lands of Conservation and Recreation Interest

There are 7.49 acres of land held privately that are currently used for recreation purposes but which are not protected from future pressures to use these properties for other purposes should these lands change ownership.

Table 21: Private Recreational Lands

Private Recreational Lands									
LOCATION	AREA	MGMT.	USE	FUNDS USED	CONDITION	REC. POTENT	PUBLIC ACCESS	ZONING	DEG. OF PROTECT
Y.M.C.A.	.31 A	YMCA	Rec.	Private	Good	Medium	Fee	GR	Unprotected
Quannapowitt Yacht Club	.31 A over 2 parcels	Yacht Club	Rec.	Private	Good	Good	Fee	SR	Unprotected
Sheraton Colonial Hotel and Golf Club	6.9 A over 2 parcels	Starwood Hotels & Resorts Worldwide	Lodging/ Rec	Private	Good	Good	Reservation	LB	Unprotected

Total lands = 7.49 acres

Private Recreational Lands - Chapter 61/61A/61B

There are 17.48 acres of private forest land under the private recreation Chapter 61B provision. There are no lands enrolled in Chapter 61 or 61A. Refer to Section 10: Implementation for more detail on these programs.

Table 22: Chapter 61 Land

Chapter 61B Recreation Land									
LOCATION	AREA	MGMT.	USE	FUNDS USED	CONDITION	REC. POTENT	PUBLIC ACCESS	ZONING	DEG. OF PROTECT
Bear Hill Golf Club	8.79 A	Bear Hill Assoc.	Rec.	Private	Good	High	Fee	SR	Unprotected
Land off Forest Road	4.45 A	Dr. J. Breslin	No Rec. Use	Private	Good	Medium	Un-official	SR	Moderate
	4.24 A	19 Belmont Rd							

Total Lands = 17.48 acres

Cemeteries

Approximately 66 acres of open land in Wakefield is currently used for cemeteries. The majority do not present any potential for recreation use, though they are useful for open space and walking areas.

Table 23: Cemeteries

Cemeteries									
LOCATION	AREA	MGMT.	USE	FUNDS USED	CONDITION	REC. POTENT	PUBLIC ACCESS	ZONING	DEG. OF PROTECT
Old Cemetery (public)	3.85 A	DPW	Cemetery	Town	Good	Medium	Free	SR	High
		Hist. Comm. oversight	Floral Walkway						
Forest Glade Cemetery (public)	33.8A over 5 parcels	DPW	Cemetery	Town	Good	None	Free	SR	High
Lakeside Cemetery (private)	22.6A over 4 parcels	Lakeside Cemetery Corp.	Cemetery	Private	Good	None	Fee	SR	High
Jewish Cemeteries (3) - private	.43 A	Tem. Adath Israel	Cemetery	Private	Good	None	Fee	SR	Unprotected
	3.51 A	Lynn Hebrew							
	1.49 A	Ben. Soc							
	.46 A over 2 parcels	Tem. Emman.							

Total Lands = 66.21 acres

Parcels of Conservation and Recreation Interest

Table 24: Parcels of Conservation and Recreation Interest

<i>Parcels of Conservation Interest from Gertrude Spaulding's 1995 "Wish List"</i>	
Parcel Name/Location	Comments on Parcel
#3 - Lakeside Office Park/Motel – North Ave.	connect to Town-owned pathway; complete pathway around Lake Quannapowitt
#4 - Spaulding St – Jackson Residential	connect to Town-owned pathway; complete pathway around Lake Quannapowitt
#5 - Quannapowitt Yacht Club – Linda Rd	connect to Town-owned pathway; complete pathway around Lake Quannapowitt
#6 - Scott Ln and Water St	part of Mill River watershed; potential riparian buffer
#7 - Foster Lane/Paon Blvd	part of Mill River watershed
#8 - New Salem St	part of Mill River watershed
#9 - Salem/Walton St	Saugus River watershed
#10 - Montrose Ave – power lines	land under power lines; was a bike path in the 1970s
#11 - Montrose Ave – power lines	land under power lines; was a bike path in the 1970s
#12 - Audubon Road – power lines – 4 separate parcels	land under power lines; was a bike path in the 1970s
#13 - Salem/New Salem Streets	may have already been developed
#14 - Parker Road/Rte. 128 – 5 separate parcels	fill in land not owned by town - all wet; part of Lake Quannapowitt watershed
#16 - Chapter 61B land – Forest Str/Forest Rd	attaches to a bigger upland area; possibly attached area may be given to the town; wet
#20 - Bathol St/Washington – 2 separate parcels	flood-prone area
#21 - Linden Street	adjacent to town-owned pumping station
#22 - Forest Street	highest point in Wakefield - ledge
#24 - Oak St/Melrose Ave	connection to Town Forest
#25 - Montclare Ave	connection to Town Forest
#27 - Lowell St/Penfield Circle/RR	property owner petitioned to buy a piece of property
#29 - Salem St/Walton Rd	wet area
<i>Suggestions on Lands of Conservation Priority from forum May 4, 2004</i>	
Parcel Name/Location	Comments on Parcel
"Linear Park" - acquire right of way from RR	
Path through Lakeside Cemetery	
St. Florence Church	

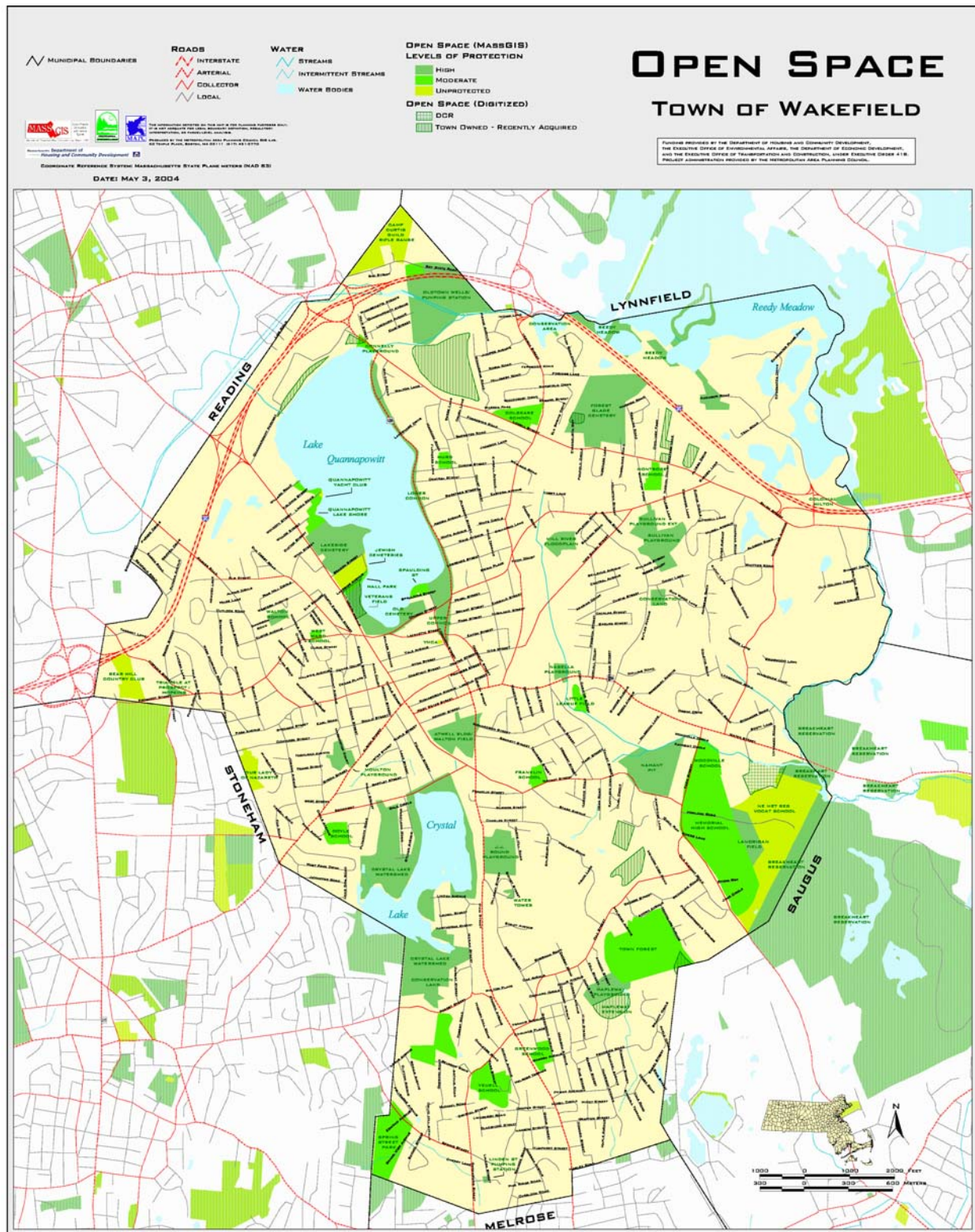
Access for the Disabled

The Wakefield Town Planner worked in consultation with James Caffrey, the Chair of the Commission on Disabilities, and Roger Maloney, the Director of the Parks and Recreation Department, to develop a Section 504 Self-Evaluation Survey in August 2000. The inventory included site visits to all of the DPW-managed park and recreation facilities in order to examine them for handicap accessibility. A comprehensive Accessibility Survey was developed as an addendum to the Open Space Plan of 2000 and can be viewed in Appendix II of this plan. The sites surveyed were:

Moulton Playground
Mapleway Playground
J.J. Round Park
Sullivan Park
Nasella Field
Fernald Field
Walsh Park
Blatz Field
Landrigan Field
Hall Park
Veteran's Field
Spaulding Playground
Col. Connolly Beach

In addition, the newly-acquired Gertrude Spaulding Park was surveyed in June of 2004.

Many upgrades to improve accessibility have been accomplished since the 2000 survey. The steps that have been taken are outlined in Appendix II.



Section 6 – Community Goals

Previous Goals

In the spring of 1999 a survey about open space and recreation needs and preferences was mailed to the households in Wakefield through their gas and electric bills. The general findings of the survey indicated that there was a strong desire for more open space, conservation land, active recreational facilities (including athletic fields), and better maintenance and improved equipment in existing play facilities. The strongest desire expressed in the survey was to improve and protect the shoreline of Lake Quannapowitt and the public water supply at Crystal Lake. Forty-nine percent of respondents felt that tax dollars should be used to purchase additional land for conservation and/or management of open space.

The goals and objectives of the 2000 Open Space and Recreation Plan were derived from the survey. The 2000 plan included four goals:

Goal #1: Increase the amount of and improve the Town’s open space and “green” areas

- Increase conservation lands through acquisition, conversion, and conservation restrictions;
- Improve open space throughout the Town;
- Accommodate special needs by improving accessibility and achieving compliance with the Americans with Disabilities Act goals;
- Plan and implement achievable open space preservation and recreation projects.

Goal #2: Increase the number and quality of active recreational areas and facilities

- Identify properties within the Town suitable for creating new active recreational areas and facilities;
- Increase quality of active recreational areas and facilities.

Goal #3: Protect watershed and water

- Improve water quality in Lake Quannapowitt;
- Provide long-term oversight of conservation lands and watershed and resource protection by broadening the Conservation Commission’s mandate;
- Involve the public in issues of watershed and resource protection;
- Strengthen existing by-laws to further protect watersheds and water resources.

Goal #4: Step-up efforts to coordinate with and participate in local and regional planning efforts

These goals are ongoing and the Town will continue to pursue them.

Description of Process

This update of the Open Space and Recreation Plan is the culmination of ideas and information provided by the residents of Wakefield through public forums, interviews with Town officials, field work, reviewing past reports and studies, and evaluating documents pertaining to regional open space and recreation issues. The planning and public participation process is described in Section 2 – Introduction of this plan.

Statement of Open Space and Recreation Goals

The goals that the community outlined in 2000 were reviewed and renewed in 2004. These goals show a desire on the part of Wakefield residents to protect, conserve, and enhance Wakefield's open space, watershed, and recreational resources. The 2000 goals were enhanced to include goals to seek funding for open space and recreation projects and to find ways to connect trails, jogging routes, and destination areas within Town. The community's open space and recreation vision is to properly maintain the current inventory of open space and recreation parcels; to acquire new parcels in order to expand both passive and active recreational opportunities and further water and watershed protection goals; to create connections between open space lands, recreational facilities, and destination areas in Town; and to work both locally and regionally to improve open space and recreational resources.

Section 7 – Analysis of Need

Summary of Resource Protection Needs

The 1999 survey results found that the protection of Lake Quannapowitt and Crystal Lake was very important, and that remains true today. In addition, respondents felt that it was important for the Town to acquire open land and conservation areas, as well as to work to improve maintenance at existing areas. Wakefield residents have become increasingly concerned about the protection of open space and conservation issues as a result of increased housing development pressures since the 1980s. Part of the constraint in open space planning for Wakefield is the limited land available on which to develop more housing or more playing fields or simply to set aside for conservation purposes. Though many of the needs are clear and long-standing, how to go about addressing them is more complicated.

Protect Natural Resource Areas in Town

Wakefield has many outstanding natural resources, as has been highlighted throughout this text. The impacts of development and growth in the Town encroach upon these resources, however, and many residents believe it is necessary to continue to make improvements in the protection of lands in Town. For example, improving the health of the Mill River was noted as an area of importance. According to DEP's Water Quality Assessment, the Mill River was considered impaired because of an imbalance in its pH. Also, because the river flows through the industrial core of Wakefield and also through a residential area, it picks up various types of refuse along its path. These are just a few examples of concerns pertaining to the Mill River.

Further work to remediate problems of this nature is also needed on other natural resource areas in the Town. Lake Quannapowitt, for example, continues to be an area of great concern and interest for Town residents. The Friends of Lake Quannapowitt are still working to improve the water quality of the lake, and the community's interest in using the lake for recreational purposes is evident in the number of people walking, biking, or jogging the trail around it on any given day. Ensuring the continued use of the trail around the lake as well as working to improve the water quality in the lake through stormwater management, wetlands protection, and increasing public awareness remain priorities for Wakefield.

In addition, as noted in section 5, many of the open space and recreation areas in the Town are not protected. Therefore, as development pressure continues, they could be sold and built on. The Town Planner has suggested creating a land trust, which typically is “a nonprofit organization that, as all or part of its mission, actively works to conserve land by undertaking or assisting direct land transactions—primarily the purchase or acceptance of donations of land or conservation easements” ([Land Trust Alliance](#)). So far, this effort has not been successful but it

could be a valuable organizational means to begin to address Wakefield's resource protection needs from an education, organization, and acquisition standpoint.

Stormwater Management

The issues with stormwater management in Wakefield continue to be a concern for the community. As was noted in section 4, a 1992 Water Supply Protection Plan Study noted that a drainage pipe discharged directly into Crystal Lake. This was noted by a resident during the May 4, 2004, forum as a continuing problem. In general, residents discussed their concerns about the impacts of stormwater runoff on lakes and rivers in Town. As noted in section 4, there are many concerns with flooding and draining problems in Town, a problem that underscores the importance of preserving wetlands and implementing a comprehensive stormwater management policy. In order to facilitate the improvement of stormwater drainage and polluted stormwater runoff, residents mentioned ideas such as developing parking with more permeable surfaces and creating a low-salt zone for Lake Quannapowitt.

Greenbelt

One idea that was mentioned repeatedly at the May public forum was the importance of connecting resources, trails, and destination spots in the Town. Residents were interested in creating a greenbelt and/or bikeway to link existing open space areas in Town but also to connect other areas. The vision was to make it possible to safely walk or bike to many Town destinations. One resident noted that the infrastructure that already exists, such as sidewalks, though not "green" spaces, could be emphasized and/or redesigned to create a cohesive connector route to various trails, parks, and other areas.

The Town Planner recommended revisiting the streetscape design suggested in Wakefield's 1925 Master Plan as a guideline for re-greening Wakefield's streetscape. A print of the 1925 streetscape design can be viewed in Appendix 3. In addition, the Town of Reading is working on a [Downtown Streetscape Improvements Project](#) for their Main Street which could provide some ideas for what could be done in Wakefield. Also, the Town of Wakefield may wish to review the [City of Newton's Tree Preservation Ordinance](#) for an example of how they could mobilize and codify efforts at re-greening the streetscape.

Unified Design for Path around Lake Quannapowitt

A related idea to the Town-wide greenbelt discussed above was an interest in creating a unified streetscape design for a path around Lake Quannapowitt.

Summary of Community's Needs

Public Education/Increase Awareness of Resource Concerns and Benefits

Forum attendees noted a lack of awareness on the part of many residents regarding Wakefield's open space and the importance of conserving and protecting various parcels in Town, both for recreational purposes and in order to protect water and watershed resources. Also, the importance of educating residents about the impacts of certain types of activities, such as using salt on roads, driveways, and sidewalks in the winter, on the environment and specifically on the health of the lakes in Wakefield, was noted.

Playing Fields

Residents in the Town of Wakefield have remarked on a number of occasions about the need for more playing fields. The current fields are used constantly and there is no period of time in which they can be left to recover from their use because there is such high demand. The Town is looking into the feasibility of hiring a consultant to prepare a master plan for the redevelopment of playing fields in Town, in order to try to maximize the design and use of what they already own. In addition, one resident at the May forum mentioned that some Town-owned properties are underused and that these could be converted into playing fields or parks. One example was an unused detention basin at the Dolbeare School that could possibly be converted to a playing field. A second example was converting the now-closed Franklin School property into a park. These suggestions, though they may not be feasible after more detailed consideration, are examples of how the Town might work to creatively and strategically use its current resources to address demand issues.

Encourage a Variety of Transit Options

As noted in an earlier section, Wakefield has been participating in discussions to create a Five-Town bike path. Should this path be completed, it would link Wakefield with adjoining Towns and would therefore facilitate both more fluid alternative transportation options and also a wider variety of recreation opportunities in the Town. During the May 4 forum, residents expressed interest in making it easier to choose to bike or walk to places than to drive. In order for this to be possible, the regional bike path needs continued support from the community and the region in order to gain necessary rights of way for use of the abandoned railway line. The regional bikeway is one major example of a way to begin connecting adjoining Towns and also open spaces within Town. The desire to connect open spaces, destination spots, and transit with safe cycling routes was expressed by residents, and these efforts would go a long way towards making Wakefield a cycling friendly community. In addition to these broader, design and visioning aspects of creating alternative transportation options, basic improvements in Town need to be made, such as placing more bike racks throughout Town.

Zoning/Town Design Changes

As Wakefield strives to balance housing and development demand with open space, recreation, and environmental protection needs, new, creative solutions need to be developed in order to accommodate the demands on limited resources. Many of the residents who attended the May Open Space and Recreation Plan forum noted that issues of housing, economic development, and open space are inter-related. This understanding led to some suggestions regarding how broader planning issues impact open space. For example, residents discussed the importance of increasing density downtown in order to take pressure off other parts of Town so that open space is preserved.

In addition, some residents noted how useful it would be to rezone the sand and gravel and cement factory sites that are in Wakefield Center for eventual re-use. As was described in section 4, Wakefield is one of very few Towns that has an industrial area in the center of the downtown. This location creates a challenge for residents and businesses in Wakefield Center because of the number of trucks that, as a result, use the main thoroughfare through Town.

Other general design changes that would improve the aesthetic appeal of the Town included implementing traffic calming measures, such as etched crosswalks; working to improve the streetscape with more street trees, especially in sections of Town, such as Albion Street, where there are none; improving areas where there are vast expanses of uninterrupted asphalt, such as by the Lord Wakefield Hotel, by adding some green areas and thereby also contributing to assisting in stormwater drainage.

The National Recreation and Parks Association Standard

The National Recreation and Parks Association (NRPA) has developed the most widely used standards for park and recreation land. According to NRPA standards, a local park system should, at a minimum, be composed of a “core” system of parklands with a total of 6.25 to 10.5 acres of developed, “close-to-home” open space per 1,000 population. The local park system should include mini-parks, neighborhood parks and larger community parks. Based on this standard, Wakefield should have between 155 and 260 acres of open space for parks and recreation areas. Wakefield’s almost 228 acres of open space and recreation, which includes all of the DPW park and recreation land, Reedy Meadow, and Breakheart Reservation in this calculation is within this general goal. One must also acknowledge that some of the School Department’s 102 acres serve as “adjunct” parks and recreation areas, but there clearly is a need to increase the amount of developed park and recreation space.

SCORP Relationship

The Statewide Comprehensive Outdoor Recreation Plan (SCORP) makes the following open

space and recreation recommendations for the Metropolitan Boston Region (which includes Wakefield):

- Improve water-based recreation opportunities for such activities as boating and fishing.
- Increase and improve opportunities for hiking, cross-country skiing and picnicking.
- Maintain a balance between acquisition and development of recreation and conservation areas.
- Improve maintenance of recreation facilities through the development of incentive programs.
- Improve opportunities for land-based recreation, particularly for golf, tennis, and field-based events.
- Offer incentives to recreation agencies that develop day care programs with recreational components.
- Examine the feasibility of extending outdoor recreation opportunities within wetland recreation areas for such activities as hiking, nature observation, photography and cross-country skiing.

Many of these recommendations also apply to Wakefield and provide some ideas that can be used to encourage new solutions to the resource and community needs facing the Town.

Management Needs

Maintenance

The 1999 Open Space survey indicated that many of the active recreational facilities were in need of immediate attention, a management concern that remains true today with the high demand for playing fields and other recreational areas. In addition, the survey indicated that many of the play facilities were degraded or of obsolete design. A more proactive management approach will need to be developed by the Town to ensure the improvement of these facilities. One resident suggested putting a moratorium on the sale of all Town-owned land until a plan that outlines explicitly what kinds of fields and recreation areas are needed is completed.

Funding

The ability to pay for general maintenance of current properties, let alone for property acquisition, is always a concern. The Town of Wakefield is no exception. Section 10 – Implementation - outlines a variety of funding sources that may prove instrumental in aiding the Town in meeting some of the community, recreation, and management needs set forth in this plan.

Section 8 – Goals and Objectives

The 2000 Open Space and Recreation Goals and Objectives were discussed at an open public meeting in Wakefield on May 4, 2004. The public was given an opportunity at this forum to discuss, add, refine, or remove goals and objectives in order to update the plan to reflect the vision of the Town going forward from 2004. All of the goals and objectives from the 2000 plan were still deemed valid and on-going, while in addition meeting attendees added new goals and refined some of the previous goals. Through this discussion, the following goals and objectives were established.

1. Increase amount of and improve the Town's open space and green areas

- a. Create a series of trail networks to connect specific destinations in town, link Wakefield to regional resources, and provide broader recreation opportunities;
- b. Increase conservation land through acquisition, conversion, and conservation;
- c. Improve open space throughout the Town, working to ensure that every section of Town has some green space;
- d. Plan and implement achievable open space preservation and recreation projects.

2. Increase the number and quality of active and passive recreational areas and facilities

- a. Identify properties suitable for creating new active and passive recreational areas and facilities;
- b. Increase quality of active and passive recreational areas and facilities;
- c. Improve Americans with Disabilities Act accessibility to park and recreation lands.

3. Protect watershed and water resources

- a. Improve the water quality in Lake Quannapowitt;
- b. Involve the public in issues of watershed and resource protection;
- c. Strengthen existing by-laws to further protect watersheds and water resources;

- d. Reduce direct stormwater discharge to the extent possible.
- 4. Step-up efforts to coordinate with and participate in local and regional planning efforts** - improve coordination of open space and recreation planning efforts with neighboring communities and regional planning entities.
- 5. Seek funding to maintain and increase the amount of active and passive recreational areas**
- 6. Continue to use zoning and other land use regulations to create and protect open space** - create incentives that make it economically advantageous to save land.

Section 9 – Five Year Action Plan

The 2000 Open Space and Recreation Plan had an ambitious Five - Year Action Plan consisting of 46 actions to accomplish the four major goals of the plan. The major accomplishments since the 2000 Plan are as follows:

- Hiring of a full-time Town Planner;
- Acquisition of the Lanai Island parcel and the creation of Gertrude Spaulding Park;
- Creation of [Vision 2000](#), a committee organized to define a shared vision for the future of Wakefield and to protect the quality of life, the beauty and character of the town, and the property and interests of everyone who lives in Wakefield;
- Worked with MAPC on Geographic Information Systems needs;
- Acquired funding to upgrade many parks and recreation facilities throughout Town to provide wheelchair and handicap access;
- Worked to integrate the Open Space and Recreation Plan with Wakefield's Master Plan;
- Acquisition by the Town of an additional 7.28 acres to add to Mapleway Playground;
- Acquisition by the Town of 34 acres near Lowell St.;
- Updated the Town's open space inventory, taking into account the new acquisitions since 2000 and the work of Gertrude Spaulding in the 1990's.

The Five-Year Action Plan is the most important section in any open space and recreation plan. The following recommendations are meant to bridge the gap between the existing open space and recreation resources identified in Section 5, the goals and objectives (Section 8), and the needs and desires of the residents of Wakefield (Section 7). The designation of a target year is meant as a guide only. It is more important to be flexible and to take advantage of opportunities as they arise. Many items will need to occur over several years. In each case, a primary responsible party or parties is identified. Map 6: Action Plan is a map illustrating the Action Plan recommendations.

The 2004 Five-Year Action Plan was developed by first reviewing the action plan from the 2000 Plan. All completed actions were removed from the list. The remaining action items were reviewed by various Town departments to determine if they were still desirable. Additional action items were added based on citizen input at public meetings held on May 4 and June 3, 2004.

Wakefield 2004 Open Space Plan Action Steps								
GOALS & OBJECTIVES	ACTIONS	RESPONSIBLE	2004	2005	2006	2007	2008	FUNDING
<i>Goal 1: Increase amount of and improve the Town's open space and 'green' areas</i>								
1A. Create a series of trail networks to connect specific destinations in town, link Wakefield to regional resources, and provide broader recreation opportunities	Obtain funding to create design plans for a town-wide greenway system	Planner, Planning Board	X	X				MA Greenways and Trail Grant Program
	Create design plans to establish a cohesive trailway/greenway along Main, Water, Lowell, Albion, and Prospect Streets	Planner, Planning Board, consultant		X				MA Greenways and Trail Grant Program
	Begin developing greenway by increasing the number of and design scheme for street trees and walking paths along the main greenway system (Main and Water Streets), beginning in the Greenwood neighborhood and stemming off the Melrose project begun in 2004	Planner			X			Public Works Econ Dev (PWED) Program
	Acquire or restrict lands along the Saugus and Mill Rivers to connect open space lands and scenic areas into the greenway trails	ConCom				X		MA Self-Help Grant Program
	Increase access to the town's water resources by creating trails, areas to put in canoes, walkways out to the water's edge, and/or viewing areas	Rec, ConCom, Planner, OSRC			X	X		MA Urban Self-Help Grant Program
	Develop safe links along major transportation corridors where it is not practical to acquire land		X	X	X	X	X	
	Confirm ownership by MBTA of the abandoned Boston and Maine railroad line right-of-way from Wakefield Center (junction of North Ave. and Main St.) to the Lynnfield town line	Wakefield Bike Committee, Planner	X					

Open Space & Recreation Plan

GOALS & OBJECTIVES	ACTIONS	RESPONSIBLE	2004	2005	2006	2007	2008	FUNDING
	Acquire right of way from Guilford Corp. to convert the unused railway line into a linear park	Town Manager, BOS		X				MA Urban Self-Help; MA Greenways and Trail Demo Grant Program
	Review Weston & Sampson bikeway proposal and the Wakefield Bike Committee bikeway proposal. Have a meeting to reconcile differences	Planner, Wakefield Bike Committee, BOS	X					
	Based on the Wakefield Bicycle Committee and Weston & Sampson bike routes suggestions, create safe cycling routes to connect parks and other destinations within town	Planner, Wakefield Bike Committee		X				
	Implement the design plans for a linear park along the abandoned Boston and Maine railway line through Wakefield	Planner, Planning Board			X			Tea3
1B. Increase conservation land through acquisition, conversion, and conservation	Create a local land trust, following up on work of AVIS and Wakefield's Vision 2000 efforts	Planner, OSRC		X				
	Determine a "go-to" person to answer potential donor's land protection options questions	OSRC, ConCom		X				
	Develop a brochure/handout indicating who people can speak with if they are interested in donating or protecting land	OSRC, ConCom, Planner, BOS		X				
	Develop a comprehensive list of lands of conservation interest	BOS, Planning Board, ConCom, OSRC	X					
	Review the inventory of tax-title and town-owned lands to identify the best uses of the lands	Planner, Planning Board		X				
	Prioritize lands of conservation interest	ConCom, OSRC		X				

Town of Wakefield

GOALS & OBJECTIVES	ACTIONS	RESPONSIBLE	2004	2005	2006	2007	2008	FUNDING
	Develop clear open space acquisition criteria to be able to quickly respond as opportunities arise	OSRC, ConCom, Planner, BOS		X				
	Prioritize Chapter 61 and tax-title lands	OSRC, ConCom, Planner, BOS	X					
	Organize procedures for acquisition of Ch. 61 and tax title lands in order to be able to respond within the 120 day right-of-first-refusal period should these lands become available	ConCom, Planner, OSRC	X					
	Ensure that the Conservation Commission receives Chapter 61 right-of-first-refusal notices concurrently with the Board of Selectmen	ConCom, BOS	X					
	Approach owner of the last working farm in town to determine interest in putting the property under Ch 61A or protecting it in some way	Planner, OSRC			X			
1C. Improve open space throughout the Town, working to ensure that every section of town has some green space	Establish an entity to oversee the management and implementation of the Open Space and Recreation Plan	OSRC	X	X	X	X	X	
	Pass a Tree Preservation Ordinance	Planner, ConCom		X				
	Develop a tree management plan for the town	Planner			X			
	Begin a re-greening program to increase the number of street trees in Wakefield	Planner, DPW				X		
	Maintain green belts around Lake Quannapowitt and Crystal Lake; enhance them through further acquisition either of properties, rights of way, or easements	Friends, BOS, DPW	On-going					Recreation Trails Program; Federal Land and Water Cons. Fund
	Dedicate at least one Conservation Commission meeting of each calendar year for a public hearing to assess progress toward implementing and fine-tuning the Open Space and Recreation Plan	ConCom, OSRC	X					

Open Space & Recreation Plan

GOALS & OBJECTIVES	ACTIONS	RESPONSIBLE	2004	2005	2006	2007	2008	FUNDING
	Promote communication and cooperation among Town boards regarding use and jurisdiction of open space	ConCom, OSRC, Planner	On-going					
	Collaborate with the Historical Commission, the Housing Authority, and other interest groups to create opportunities for cross-jurisdictional land protection initiatives	ConCom, OSRC, HC, HA	On-going					
1D. Plan and implement achievable open space preservation and recreation projects	Investigate how many certifiable vernal pools exist in Wakefield and where they are located	ConCom, OSRC	X					
	Determine feasible areas for/desirability of pocket parks (possibly using tax-title lands -see Goal 2A)	OSRC, Planner, Planning Board		X				
	Implement management plans for key areas of protected open space land, watershed, and water resource areas, especially focusing on Crystal Lake and Lake Quannapowitt	ConCom, OSRC			X	On-going		
	Develop a riverway plan for the Saugus River	ConCom			X			
	Begin Adopt-A-River programs for the Saugus and the Mill Rivers	ConCom				X		
	Improve the water quality of the Mill River	ConCom					X	
Goal 2: Increase number and quality of active recreational areas and facilities								
2A. Identify properties suitable for creating new active and passive recreation facilities	Hire a consultant to assess where to locate and how to develop and upgrade playing fields, athletic areas, and tennis courts	Planner, Rec, DPW		X				
	Develop a comprehensive list of lands of recreation interest	Planner, DPW, Rec, BOS, OSRC	X					
	Review the inventory of tax-title and town-owned lands to identify the best uses of the lands	Planner, Planning Board		X				
	Prioritize lands of recreation interest	DPW, Rec, OSRC		X				
	Determine reuse possibilities of town-owned lands for playing fields or recreational use	Planner, BOS		X				

Town of Wakefield

GOALS & OBJECTIVES	ACTIONS	RESPONSIBLE	2004	2005	2006	2007	2008	FUNDING
	Put a moratorium on the sale of town-owned land until the best use of parcels can be determined	BOS	X					
2B. Increase quality of active and passive recreational areas and facilities	Develop a plan for the expansion of Mapleway Playground, adding a soccer field to the existing recreation facilities	Friends of Mapleway Park		X	X			
	Expand recreational programs for teenagers and enhance town-run recreation options	DPW, Rec				X		MA Urban Self-Help Program
	Maintain and upgrade existing town properties	DPW, Rec	On-going					MA Urban Self-Help Program
	Develop a maintenance and rest/use schedule for all playing fields in Wakefield	DPW		X				
2C. Improve ADA accessibility to park and recreation lands	Work with DPW, Recreation Department, Community Development, and Town Engineer on further upgrades needed to provide wheelchair and handicapped access to all parks and recreation areas, especially Moulton Playground, Fernald and Blatz Fields, and Col. Connelly Park	DPW, Rec, Town Engineer, OCD	X	And on-going				
	Develop a brochure to include in Town light bills or text to put on Town's webpage highlighting the ADA accessible recreation facilities and parks	Planner, Commission on Disabilities		X				
<i>Goal 3: Protect watershed and water resources</i>								
3A. Improve the water quality in Lake Quannapowitt	Work with Friends of Lake Quannapowitt and other organizations to identify sources of water quality problems and potential remedies	Town, Friends, OSRC	On-going					
	Work with DPW towards creating a watershed protection area around Crystal Lake by helping to extend their property ownership in that area through acquisition and codifying it	ConCom, DPW, Planner, BOS			X			
	Broaden the Conservation Commission mandate	ConCom, BOS	X					

Open Space & Recreation Plan

GOALS & OBJECTIVES	ACTIONS	RESPONSIBLE	2004	2005	2006	2007	2008	FUNDING
	Review road salting policy near Lake Quannapowitt and Crystal Lake to ensure an environmentally friendly road maintenance program for these sensitive areas	DPW, ConCom		X				Coastal Non-Point Source Pollution Grant Program
	Educate the public about the impact of salt use in the winter on the water resources in town	Friends, ConCom, OSRC			X			Coastal Pollutant Remediation Program
3B. Involve the public in issues of watershed and resource protection	Expand fertilizer/pesticide and other public education efforts	ConCom, Friends	X	X	On-going			Coastal Pollutant Remediation Program
	Continue to make the public aware of resource protection issues and on-going activities to improve the watersheds and resources of the town	ConCom, Planner	On-going					
	Implement an annual Town-wide clean-up day	ConCom, Friends	X	On-going				
	Link the town webpage to the webpages of groups working to advance the resource needs of the town, such as the Friends of Lake Quannapowitt and Vision 2000	Town IT Manager/webmaster	X					
3C. Strengthen existing by-laws to further protect watersheds and water resources	Develop a Watershed Protection District Bylaw for the Crystal Lake watershed that meets the standard of the model bylaw in the 1992 North Suburban Water Supply Protection Plan	ConCom, BOS, Planning Board				X		
	Review and develop or upgrade local bylaws to improve resource protection	Planner, BOS			X	On-going		
3D. Reduce direct stormwater discharge to the extent possible	Work with DPW to remove the stormwater drainage pipe that discharges into Crystal Lake	DPW, ConCom		X				
	Reduce the amount of stormwater runoff, especially in high priority areas, by preserving open land and permeable surfaces	ConCom, OSRC	On-going					

Town of Wakefield

GOALS & OBJECTIVES	ACTIONS	RESPONSIBLE	2004	2005	2006	2007	2008	FUNDING
	Pursue the implementation of stormwater system improvements and public education as part of Phase II of the EPA's Stormwater Regulations	DPW, ConCom	X	X	X	X	X	
	Extend the jurisdiction of the DEP's Stormwater Guidelines to include all development, not just development that is subject to the Wetlands Protection Act	ConCom		X				
<i>Goal 4: Step-up efforts to coordinate with and participate in local and regional planning efforts</i>								
Improve coordination of open space and recreation planning efforts with neighboring communities and regional planning entities	Continue participation in regional planning efforts regarding recreation and open space with organizations such as MAPC, DCR, and NSPC.	Planner	On-going					
	Continue work with the towns of Lynnfield, North Reading, Reading, and Wilmington to develop a regional bikeway through the 5 towns and to create links within Wakefield	Wakefield Bike Committee, Planner	On-going					
	Work with the Lynnfield Conservation Commission to continue the protection of Reedy Meadow	ConCom	On-going					
	Work with the towns of Saugus and Melrose to develop a Resource Management Plan for the Golden Hills ACEC			X				
	Work with Stoneham to develop a watershed protection district for the portion of the Crystal Lake watershed that lies within that Town's boundaries	BOS, Planner, ConCom			X	On-going		
	Work with the city of Melrose to create a pathway from the Greenwood area in Wakefield to the Middlesex Fells Reservation					X	On-going	
	Collaborate with the towns of Reading and Lynnfield to develop a 3-town plan for the potential re-use of the Camp Curtis Guild property	Planner, BOS			X			

Open Space & Recreation Plan

GOALS & OBJECTIVES	ACTIONS	RESPONSIBLE	2004	2005	2006	2007	2008	FUNDING
<i>Goal 5: Seek funding to maintain and increase the amount of active and passive recreational areas</i>								
	Allocate an established amount of funding to the Open Space Fund as a regular budget item	BOS	X					
	Re-establish the Gertrude Spaulding Fund for Environmental Education or create another similar Open Space Fund	Friends, Vision 2000, Planner		X				
	Create a means through which people who are interested in donating money to the improvement of Wakefield's open space and recreation facilities can do so	OSRC			X			
	Revisit the Community Preservation Act (CPA)	Planner, OSRC		X				
	Educate decision-makers re: CPA	Planner, PB, ConCom, OSRC			X			
<i>Goal 6: Continue to use zoning and other land use regulations to create and protect open space</i>								
Create incentives to make it economically advantageous to save land	Implement smart growth strategies to take the pressure off development happening outside of the downtown and more high-density areas	Town-wide	On-going					

Abbreviations Codes	
ConCom	Conservation Commission
Rec	Recreation Department
OSRC	Open Space and Recreation Committee
DPW	Department of Public Works
HC	Historical Commission
HA	Housing Authority
Planner	Town Planner
Planning Board	Planning Board
OCD	Office of Community Development
BOS	Board of Selectmen
Friends	Friends of Lake Quannapowitt

Table 25: Gertrude Spaulding's "Wish List" of Private Parcels of Conservation Priority

Parcels of Conservation and Recreation Interest		
<i>The numbers next to the area's name/location correlate with the numbers on the map</i>		
Parcel Name/Location	Comments on Parcel from Public Meeting 5/4/2004	Natural Features
#3 - Lakeside Office Park/Motel	Connect to Town-owned pathway; complete pathway around Lake Quannapowitt	aquifer, lake edge, wetlands
#4 - Spaulding St – Jackson Residential	Connect to Town-owned pathway; complete pathway around Lake Quannapowitt	Lake edge
#5 - Quannapowitt Yacht Club	Connect to Town-owned pathway; complete pathway around Lake Quannapowitt	Lake edge, wetlands?
#6 - Scott Ln and Water St	Part of Mill River watershed; potential riparian buffer	river edge, near proposed greenway (Water St)
#7 - Foster Lane/Paon Blvd	Part of Mill River watershed	vernal pool, wellhead protection area, wetlands
#8 - New Salem St	Part of Mill River watershed	wetlands, along river
#9 - Salem/Walton St	Saugus River watershed	aquifer, along river, along proposed secondary greenway
#10 - Montrose Ave – power lines	Land under power lines; was a bike path in the 1970s	wetlands, vernal pool, abuts river
#11 - Montrose Ave – power lines	Land under power lines; was a bike path in the 1970s	some wetlands
#12 - Audubon Road – power lines – 4 separate parcels	Land under power lines; was a bike path in the 1970s	rare species habitat, wetlands, vernal pool, abuts Reedy Meadow, biomap core habitat, rare wildlife habitat
#13 - Salem/New Salem Streets	May have already been developed	wetlands
#14 - Parker Road/Rte. 128 – 5 separate parcels	Would fill in land in this area that is owned by town - all wet; part of Lake Quannapowitt watershed	wetlands, part in aquifer
#16 – Ch. 61B land – Forest St/Forest Rd	Attaches to bigger upland area; possibly attached area may be given to town; wet	wetlands, vernal pool
#20 - Bathol St/Washington – 2 separate parcels	Flood-prone area	zoned commercial, surrounded by wetlands, vernal pool
#21 - Linden Street	Adjacent to town-owned pumping station	wetlands
#22 - Forest Street	Highest point in Wakefield - ledge	some wetlands
#24 - Oak St/Melrose Ave	Connection to Town Forest	ACEC
#25 - Montclare Ave	Connection to Town Forest	ACEC
#27 - Lowell St/Penfield Circle/RR	Property owner petitioned to buy a piece of property	wetlands
#29 - Salem St/Walton Rd	Wet area	wetlands, abuts small pond

Table 26: Priority Acquisition Areas from the Gertrude Spaulding Wish List

The numbers next to the area's name/location correlate with the numbers on the map

Parcel Name/Location	Comments on Parcel from Public Meeting	Natural Features
#3 - Lakeside Office Park/Motel – North Ave.	Connect to Town-owned pathway; complete pathway around Lake Quannapowitt	aquifer, lake edge, wetlands
#6 - Scott Ln and Water St	Part of Mill River watershed; potential riparian buffer	river edge, near proposed greenway (Water St)
#7 - Foster Lane/Paon Blvd	Part of Mill River watershed	vernal pool, wellhead protection area, wetlands
#8 - New Salem St	Part of Mill River watershed	wetlands, along river, along proposed rail trail
#9 - Salem/Walton St	Saugus River watershed	aquifer, along river, along proposed secondary greenway
#10 - Montrose Ave – power lines	Land under power lines; was a bike path in the 1970s	wetlands, vernal pool, abuts river
#12 - Audubon Road – power lines – 4 separate parcels	Land under power lines; was a bike path in the 1970s	rare species habitat, wetlands, vernal pool, abuts Reedy Meadow, biomap core habitat, rare wildlife habitat
#14 - Parker Road/Rte. 128 – 5 separate parcels	Would fill in land in this area that is owned by town - all wet; part of Lake Quannapowitt watershed	wetlands, some parcels in aquifer, would piece together pieces already owned by town
#24 - Oak St/Melrose Ave	Connection to Town Forest	ACEC
#25 - Montclare Ave	Connection to Town Forest	ACEC

Map Legend

Priority Acquisition Areas from Spaulding Wishlist

- See Table on previous page

Facilities in Need of Improvement

- JJ Round Playground
- Yeuell School fields

Develop Recreation Facilities

- Mapleway Playground Extension
- Boat/canoe launch to Lake Quannapowitt near Veteran's Field
- Town-owned property near Nasella Field
- Boardwalks, water access, to Reedy Meadow along railroad right of way

Improve Access to

- Reedy Meadow
- Mill River
- Lake Quannapowitt

Areas of Interest

- Lake Quannapowitt
- Crystal Lake
- Golden Hills/Town Forest/ACEC
- Reedy Meadow
- Breakheart Reservation
- Parcels #4 and 5 from Gertrude Spaulding list – right of way or access to complete loop trail around Lake Q.
- Chapter 61B Lands

Sites of Interest

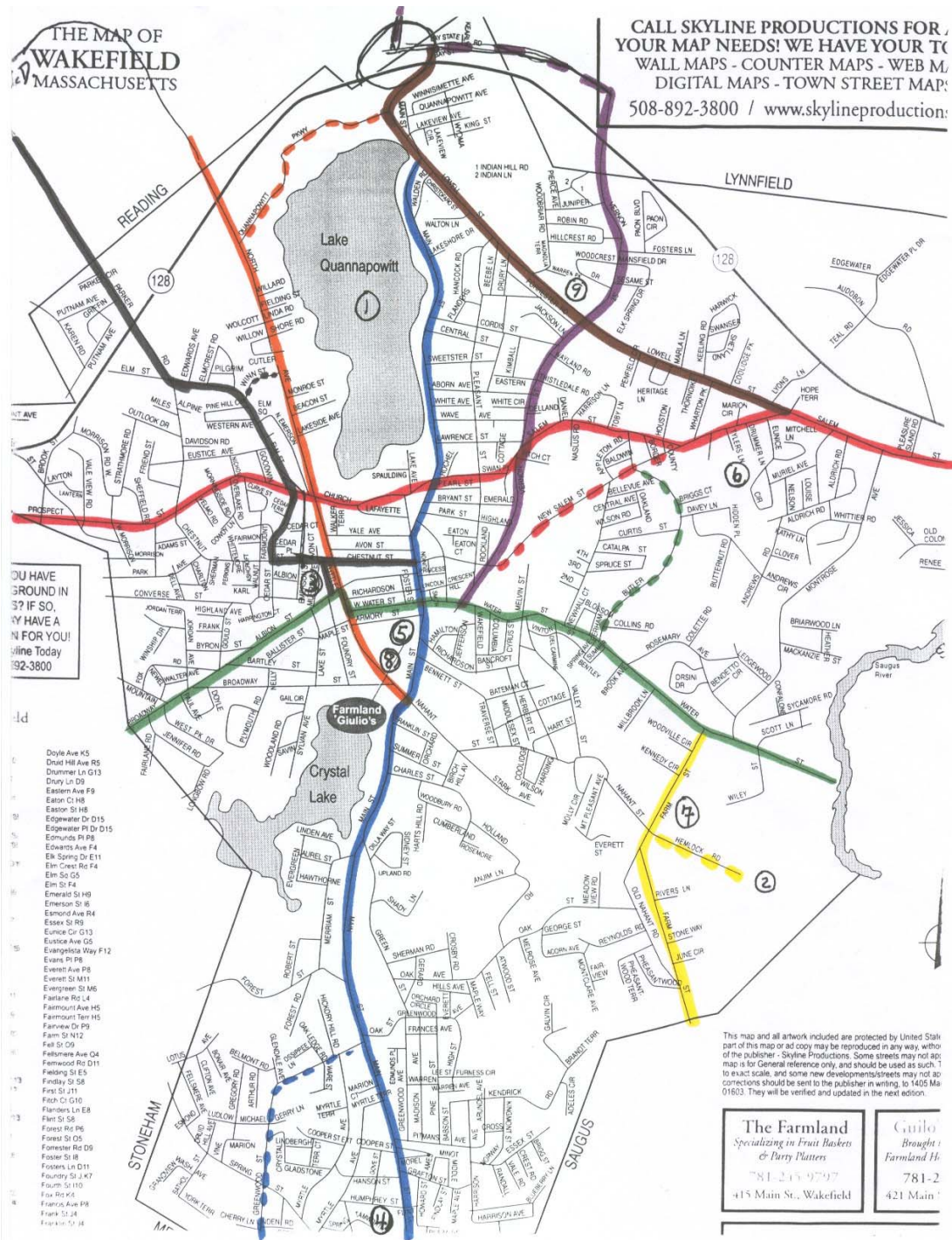
- Camp Curtis Guild property
- St. Florence Church property
- Last working farm in Wakefield
- Yeuell School
- Franklin School
- Doyle School
- Hurd School
- Montrose School
- Area between Main and Green Streets (known as Gates of Greenwood)



There is much overlap between the proposed greenway trail outlined on the action plan map and the proposed bikeway routes through Wakefield. In order to highlight both concepts, a copy of the complete bike trail concept map proposed by the Wakefield Bike Committee has been inserted here (on the next page). This concept map was submitted for consideration to the 5-Town Regional Bikeway Committee's consultant, Weston & Sampson, as they designed the concept plan for the 5-town regional bike route. The two concept plans differ somewhat and neither has been adopted as a final plan thus far.

The development of bike routes is an important piece of the open space and recreation activities underway in Wakefield and the surrounding region. It is important to resolve the differences between the two concepts as planning and implementation forward.

Concept Map of Proposed Bike Paths through Wakefield by the Wakefield Bike Committee



Wakefield Bike Committee Key for Bike Path Streets and Points of Interest

Color	Route	Connecting:
Blue	Main St.	Lowell St. to Main St., Melrose
Blue (broken)	Greenwood St.	Main St. (Wakefield) to Franklin St. (Melrose)
Orange	North Ave.	John St., Reading to Main St.
Orange (broken)	Quannapowitt Parkway	North Ave. to Lowell St.
Red	Salem, Church & Prospect Sts.	Salem St., Lynnfield to North St., Stoneham
Red (broken)	New Salem St.	Salem St. to Vernon St.
Purple	Vernon St.	Main St., Lynnfield to Water St. (Rte 129)
Purple (broken)	Bay State Rd.	Main St., Lynnfield to Haverhill St. Reading.
Black	Chestnut, Cedar, Elm, Tuttle Sts. & Parker Rd.	Main St. to Ash St., Reading
Black (broken)	Winn St.	Elm St. to North Ave. (no motorized traffic)
Green	Water (Rte. 129), W. Water Sts., North Ave., Albion St.	Water St., Saugus to Elm St., Stoneham
Green (broken)	Butler Ave.	New Salem St. to Water St.
Yellow	Farm St.	Water St. (Rte. 129) to Main St., Saugus
Yellow (broken)	Hemlock Rd.	Farm St. to Breakheart Res.
Brown	Lowell St.	Main St. to Salem St.

Points of Interest

- | | |
|---|---|
| <ul style="list-style-type: none"> 1) Lake Quannapowitt 2) Breakheart Reservation 3) North Ave. MBTA Station 4) Main St. MBTA Station
(Greenwood) | <ul style="list-style-type: none"> 5) Downtown Wakefield 6) Sullivan Park 7) Wakefield High School 8) Galvin Middle School 9) Dolbeare Elementary School |
|---|---|

Section 10 - Implementation

In order to successfully implement the action plan and to achieve the goals of this open space plan, Town decision-makers and residents should be aware of the different ways to preserve and/or acquire open space and recreation land. The purpose of this section is to discuss some implementation options.

State and Federal Funding Programs

[Commonwealth Capital Fund \(CCF\)](#) – Beginning in FY 2005, the state’s Office of Commonwealth Development will ensure coordinated administration of the state capital spending programs that affect development patterns so that state spending represents an investment in both: 1) projects that are consistent with sustainable development principles; and 2) partnerships with municipalities that advance the Commonwealth interests reflected in those principles. Commonwealth Capital is premised on the recognition that sustainable development requires a partnership that links state spending programs with municipal land use policies.

As a result, the way towns and cities apply for many of the programs noted below, as well as many others, will be redirected to encourage smart growth. The programs noted below with an asterisk (*) are those that as of FY 2005 will be incorporated as part of the CCF.

*[The Massachusetts Self-Help Program](#) – This program assists municipalities with the acquisition of land for conservation and passive outdoor recreation purposes. Depending upon a community’s equalized valuation per capita decimal rank, the State will reimburse between 52% and 70% of the acquisition cost. The maximum amount that can be received by any one community is \$250,000.

*[The Massachusetts Urban Self-Help Program](#) – The Urban-Self Help Program assists cities and urban towns with the acquisition, construction and/or renovation of parks. As with the Self-Help Program, the State reimburses between 52% and 70% of the acquisition/construction/renovation cost of a project depending upon a community’s equalized valuation per capita decimal rank. The maximum amount that can be received for any one project is \$250,000. The criteria for the types of projects that are eligible under this program are different from those for the Self-Help Program. For a town the size of Wakefield, for example, which is smaller than the 35,000 minimum population criteria for this grant, the proposed project would have to demonstrate a statewide or regional use or propose a Small Town Project.

[Federal Land and Water Conservation Fund](#) - This federal program is administered by the State Division of Conservation Services for the acquisition and development or renovation of park, recreation and conservation land. The program reimburses 50% of the total cost of public outdoor recreation projects. Currently, there is a maximum award limit of \$250,000.

[Massachusetts Greenways and Trails Demonstration Grants Program](#) – Administered by the Department of Conservation and Recreation, this grant program is for the planning and construction of trails and greenways. The maximum grant awards are \$3,000.

[DEM Lake and Pond Grant Program](#) - This program gives grants for the protection, restoration and enhancement of public lakes and ponds. The program takes a holistic approach to lake management, based on scientific principles.

[Tea3](#) (formerly ISTEA, the Intermodal Surface Transportation Efficiency Act) – This funding is distributed through state transportation departments generally for bicycle and pedestrian projects that would be used primarily for transportation rather than recreation. ISTEA funds have been used for such transportation-related recreation needs as the 5-town regional bikeway, of which Wakefield is a part.

[Recreational Trails Program](#) – Administered through DCR, this program provides funding for projects involving construction, promotion, maintenance, and protection of recreational trails. The fund is administered on a reimbursement basis with requests of \$2,000 to \$50,000 being accepted. A local match of 20% of the project value is required. This program is also funded through TEA-21, the federal “Transportation Equity Act for the 21st Century”.

[Flood Mitigation Assistance Program](#) (FMA) – The National Flood Insurance Fund (NFIF) funds three programs, Planning, Project, and Technical Assistance, that aid states and communities in reducing or eliminating the long-term risk of flood damage to buildings, manufactured homes, and other structures insurable under the National Flood Insurance Program (NFIP). There is also a [Pre-Disaster Mitigation Program](#). Additional information can be read on FEMA’s [Mitigation Planning](#) webpages.

[Coastal Pollutant Remediation Program](#) (CPR) – Administered by the Massachusetts Office of Coastal Zone Management, this grant program is aimed at assisting communities in addressing nonpoint source pollution control efforts such as educating the public about stormwater runoff problems and identifying and treating urban runoff from municipal roadways. The communities eligible for this grant are the 220 municipalities within the Greater Massachusetts Coastal Watershed, which includes Wakefield. The funds are granted on a reimbursement basis. The maximum award limit is \$600,000 but they typically run between \$10,000-\$111,000.

[Coastal Nonpoint Source Pollution Grant Program](#) – This program complements the CPR program by funding projects that address more general areas of nonpoint source control. It funds municipal projects that address stormwater discharges from roads, highways, and parking areas. Specifically, it deals with projects on the “assessment, identification, and characterization of nonpoint sources; the development of transferable tools (nonstructural best management practices), such as guidance documents, model by-laws, and land use planning strategies to

improve nonpoint source control and management; and the implementation of innovative and unique demonstration projects that utilize nonpoint source best management practices”. Grants usually range from up to \$15,000 - \$30,000.

Town Funds

The Town of Wakefield currently has limited local-level funding resources dedicated to financing open space and recreation improvements or expansion. Some potential options the Town could consider in order to raise fund availability for open space and recreation are:

- Re-establish the Gertrude Spaulding Fund for Environmental Education or create a comparable funding program for open space needs;
- Use the proceeds from the sale of tax possession lands to fund open space acquisitions;
- Pass the Community Preservation Act – with a one-to-one match of the funds from the state of the funds raised locally, the CPA provides a significant opportunity to instantly double the amount of money a Town can raise on its own.

[Community Preservation Act](#)- The idea of using a real estate transfer tax to leverage funding for projects in specific program areas was signed into law on September 14, 2000, as the Community Preservation Act (CPA). The CPA is a tool for communities to preserve open space, historic sites, and affordable housing. The Community Preservation Act is statewide enabling legislation that allows cities and towns to exercise control over local planning decisions by providing a new funding source which can be used to address acquisition and preservation of open space; creation and support of affordable housing; and acquisition and preservation of historic buildings and landscapes.

A minimum of 10% of the annual revenues of the fund must be used for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses. This gives each community the opportunity to determine its priorities, plan for its future, and have the funds to make those plans happen. The Town of Wakefield has chosen not to adopt the Community Preservation Act at this time.

Other Land Preservation Techniques

[Massachusetts Chapter 61 Laws](#) - The following three statutes provide a way for land owners to reduce taxes on eligible farm, recreation and forestland. These statutes require cities and towns to reduce property tax assessments on farm, forest and recreation lands, provided the owners make a commitment to keep their lands in that use. The statutes also give cities and towns the right of first refusal on these lands if such lands are sold for residential, commercial or industrial purposes.

- [Chapter 61 \(Forest Land\)](#) – Known as the “Forest Tax Law”, properties of contiguous forest land of 10 acres or more can qualify for a 95% reduction in the property’s assessment. To qualify, the State must approve a forest management plan for the property.
- [Chapter 61A \(Agricultural Land\)](#) - This classification is used for agricultural and horticultural lands. To qualify, a property owner must have five acres in farm use for at least two years. The owner must demonstrate minimum yearly gross sales of farm products. Typically, a farm enrolled under this program will receive an 80% reduction in the assessed value of the property. There are no Wakefield properties in this program.
- [Chapter 61B \(Recreation Land\)](#) – This statute is designed for recreation lands such as golf courses with the provision that they be open to the public. The assessed value of the property is reduced by 75%. There are two recreational properties in Wakefield enrolled under 61B.

[Conservation Restrictions](#) - A Conservation Restriction (CR) is a legally binding agreement between a landowner and a public agency or non-profit land trust where the landowner agrees to keep some or all of the land undeveloped and in its natural state. A Conservation Restriction is a good alternative when the acquisition of the property is not possible. CRs are useful when an undisturbed green belt is desired along a river or stream, to preserve a significant view, or to prevent development in an environmentally sensitive area.

A Conservation Restriction can reduce the landowner’s federal income taxes, federal and state capital gains taxes, local property taxes, and estate and gift taxes. The tax savings are dependent on the value of the property being restricted. To qualify for these tax benefits, the property being restricted must have some bona fide conservation value. While public access to the restricted land is not required, it does help fulfill the requirement that the restriction provides a public benefit. A landowner that agrees to allow public access and does not charge a fee is not liable for injuries to persons or property ([per Chapter 21, Section 17C](#) of the Massachusetts General Laws).

Transfer of Title – The fee-simple interest of a parcel of land is purchased by or donated to someone who wants to preserve the property. More detailed information about this and the following suggestions for land protection options, including recommended strategies for approaching landowners, are explained in Appendix E of the Division of Conservation Service’s [Open Space Planners Workbook](#).

Transfer with Restrictions – This is similar to the transfer of title, but the owner of a parcel of land in this case chooses to sell their land but attaches certain restrictions governing the future use of the land to the deed prior to the sale.

Limited Development – This option involves selling part of a parcel of land for development which will then subsidize the protection of the rest of the parcel.

Section 11 – Public Comments

Public comments were received through two public forums held May 4, 2004, and June 3, 2004, respectively. The comments received at the public forum are set out in Appendix I.

The draft Open Space and Recreation Plan was circulated to Town boards on June 11, 2004. Comments have been received from:

-

These letters of review are reproduced on the following pages.

Section 12 - References

Census data obtained from State Data Center, Massachusetts Institute for Social & Economic Research (MISER) and U.S. Census 1990 and 2000

Town of Wakefield: Town Planner, Planning Board, Conservation Commission, Open Space Committee, Town Manager, Office of Community Development, Building Inspector, Department of Public Works, Board of Health, Commission on Disabilities, Employee Benefits Department, Town Engineer

Town Meeting Reports 1985-1998

Eaton, William and the History Committee. History of Wakefield, Massachusetts.

Wakefield Daily Item Wakefield, MA (miscellaneous dates)

Wakefield Historical Commission. Preserving Wakefield: A Plan for Action. Eagle Graphics, Boston, MA 1986.

Citizen and Banner, Wakefield, MA, 1885.

1986 Open Space Plan, Wakefield, MA

1999 Open Space Plan Update Survey

2000 Open Space and Recreation Plan

Wakefield 2004 Economic Development Plan

Wakefield 2001 Preservation Plan

Wakefield 2001 Housing Plan

Lake and Watershed Management Plan, Lake Quannapowitt, Wakefield, Massachusetts (Updated to 1997)

Clean Lakes Diagnostic and Feasibility Study, by Camp Dresser & McKee, November 1985.

Massachusetts Division of Fisheries and Wildlife Natural Heritage and Endangered Species

Program, http://www.state.ma.us/dfwele/dfw/dfw_toc.htm

The Open Space Planner's Workbook – www.state.ma.us/envir

Massachusetts's Statewide Comprehensive Outdoor Recreation Plan (SCORP) –
www.state.ma.us/envir

Weblink References

These are the web addresses for the weblinks that are embedded in the text. These resources can be used by people wishing to find out more information who are reading the Open Space and Recreation Plan in a text form rather than on the computer.

Town of Wakefield website - <http://www.wakefield.ma.us/>

Town of Wakefield Planning Department website -
http://www.wakefield.ma.us/public_Documents/WakefieldMA_Depts/planner

Executive Office of Environmental Affairs - <http://www.state.ma.us/envir/>

Metropolitan Area Planning Council – www.mapc.org

Executive Order 418 - <http://www.massdhcd.com/eo418/homepage2.htm>

Massachusetts Bay Transportation Authority – www.mbtta.com

Massachusetts Water Resource Authority – www.mwra.com

Lynnfield Marsh -
http://www.nature.nps.gov/nnl/Registry/USA_Map/States/Massachusetts/nnl/lm/index.htm

Metropolitan Area Planning Council – www.mapc.org

North Suburban Planning Council - http://www.mapc.org/metro_area/nspc.html

MetroPlan 2000 - http://www.mapc.org/regional_planning/MetroPlan.html

MetroFuture - <http://www.metrofuture.org/>

State Riverways Program - http://www.state.ma.us/dfwele/River/riv_toc.htm

ISTEA (now TEA 3) - <http://www.istea.org/>

Bay Circuit Trail - <http://www.serve.com/baycircuit/>

Massachusetts Bay Transportation Authority – www.mbtta.com

Massachusetts Water Resource Authority – www.mwra.com

Wakefield's Housing Master Plan -
http://www.wakefield.ma.us/public_documents/wakefieldMA_webdocs/housingmasterplan/index

EOEA's Community Preservation Initiative -
http://commpres.env.state.ma.us/community/cmtty_main.asp?communityID=305

Massachusetts DEP Watersheds Water Quality Assessment –
<http://www.state.ma.us/dep/brp/wm/wqassess.htm>

Vernal Pools - <http://www.state.ma.us/mgis/cvp.htm>

Massachusetts Wetlands Protection Act Regulations -
<http://www.state.ma.us/dep/brp/ww/files/310cmr10.pdf>

Purple Loosestrife - <http://www.nps.gov/plants/alien/fact/lysa1.htm>

National Natural Landmark - <http://www.nature.nps.gov/nnl/>

Mass Audubon's Important Bird Area -
http://www.massaudubon.org/Birds_&_Beyond/IBAs/index.php

Mass Wildlife (Massachusetts' Division of Fisheries and Wildlife) -
http://www.state.ma.us/dfwele/dfw/dfw_toc.htm

Colonel James Hartshorne House - <http://www.hartshornehouse.org/>

Wakefield Historical Society - <http://www.wakefieldma.org/society.html>

National Register of Historical Places: Where Women Made History -
<http://www.cr.nps.gov/nr/travel/pwwmh/index.htm>

Elizabeth Boit House - <http://www.cr.nps.gov/nr/travel/pwwmh/ma54.htm>

National Register of Historic Places - <http://www.cr.nps.gov/nr/>

Demolition Delay Bylaw - <http://www.wakefieldma.org/demolition.html>

Areas of Critical Environmental Concern - <http://www.state.ma.us/dem/programs/acec/index.htm>

Golden Hills - <http://www.state.ma.us/dem/programs/acec/acecs/l-gldhil.htm>

Friends of Lake Quannapowitt - <http://www.wakefield.org/folq/>

Massachusetts Department of Environmental Protection -
<http://www.state.ma.us/dep/dephome.htm>

Massachusetts Contingency Plan on Hazardous Waste Cleanup -
<http://www.state.ma.us/dep/bwsc/files/mcp/mcptoc.htm>

DCS Open Space Planner's Workbook - <http://www.mass.gov/envir/dcs/global/publications.htm>.

Land Trust Alliance – www.lta.org

Town of Reading Downtown Streetscape Improvements Project -
<http://www.ci.reading.ma.us/planning/streetscape.htm>

City of Newton Tree Preservation Ordinance -
http://www.ci.newton.ma.us/legal/ordinance/Chapter_20.htm#art4

Vision 2000 - <http://www.wakefield.org/2000/2001.htm#steering>

Commonwealth Capital Fund – <http://www.mass.gov/oed/comcap.html>

The Massachusetts Self-Help Program - <http://www.state.ma.us/envir/dcs/selfhelp/default.htm>

The Massachusetts Urban Self-Help Program -
<http://www.state.ma.us/envir/dcs/urban/default.htm>

Federal Land and Water Conservation Fund –
<http://www.state.ma.us/envir/dcs/LandWater/default.htm>

Massachusetts Greenways and Trails Demonstration Grant Program -
<http://www.state.ma.us/dem/programs/greenway/grants.htm>

DEM Lake and Pond Grant Program -
<http://www.state.ma.us/dem/programs/lakepond/lakeapp.htm>

Tea3 – www.tea3.org

Recreational Trails Program – <http://www.state.ma.us/dem/programs/trails/grants.htm>

Flood Mitigation Assistance Program - <http://www.fema.gov/fima/mitgrant.shtm>

Coastal Pollutant Remediation Program - <http://www.state.ma.us/czm/cprgp.htm>

Coastal Nonpoint Source Pollution Grant Program -
<http://www.state.ma.us/czm/coastalnpgrants.htm>

Massachusetts Chapter 61 Laws - <http://www.state.ma.us/legis/laws/mgl/gl%2D61%2Dtoc.htm>

Chapter 61 – <http://www.state.ma.us/legis/laws/mgl/gl-61-toc.htm>

Chapter 61A – <http://www.state.ma.us/legis/laws/mgl/gl-61A-toc.htm>

Chapter 61B - <http://www.state.ma.us/legis/laws/mgl/gl%2D61b%2Dtoc.htm>

Conservation Restrictions - <http://www.state.ma.us/envir/dcs/restrictions/default.htm>

Massachusetts General Laws, Chapter 21, Section 17C -
<http://www.state.ma.us/legis/laws/mgl/21%2D17c.htm>

Community Preservation Act - <http://commpres.env.state.ma.us/content/cpa.asp>

APPENDIX I

Public Comments at Open Space Forum

A public forum was conducted in May 2004 to review the objectives of and outline for the Open Space and Recreation Plan update and to receive input on plan goals and objectives and resident's views, needs, and desires for improving the Town's open space and recreation facilities. There were 30 people in attendance at the forum. During a brainstorming activity on "community needs", the following needs were expressed by those attending:

- Unified streetscape design for a path around Lake Quannapowitt;
- Moratorium on sale of all Town-owned land until plan is completed;
- Lack of awareness of environmental issues regarding the use of salt;
- Create a low-salt application zone for Lake Quannapowitt;
- Lots of work to do on stormwater runoff;
- More permeable surfaces for parking;
- Convert the unused detention basin at the Dolbeare School into a playing field;
- McCarthy Senior Center – light pollution; lights are on all night; light pollution is a Town-wide issue as well;
- Look at the storm drains that empty into Crystal Lake;
- Improve the health of the Mill River;
- Rezone sand and gravel and cement factory sites for eventual re-use;
- Increase density downtown to take pressure off other parts of Town so open space is preserved;
- Public education;
- Connect open spaces and transit with safe cycling routes.
- More bike racks are needed throughout Town (specific mention of one that was removed at one of the schools and has not yet been replaced);
- Make Wakefield a cycling friendly community;
- Traffic calming – etched crosswalks;
- Overhead utilities – Galvin Middle School, Jiffy Lube;
- Streetscape – street trees;
- Lord Wakefield Hotel area – too much asphalt; needs more green, stormwater;
- Albion Street – needs some green, more trees;
- Use Franklin School (currently closed) property as a park;
- Need more athletic playing fields;
- The playing fields that already exist are over-used; they need time to rest and recover;
- Connectivity – link resources, trails, destination spots;
- Connection between open space and housing and economics noted.

APPENDIX II

STUDY OF OPEN SPACE AND RECREATION PROGRAMS FOR PEOPLE WITH DISABILITIES

The Americans with Disabilities Act (ADA) was enacted to give civil rights protection to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for those with disabilities in public accommodations, employment, transportation, state and local government services and telecommunications.

Section 504 of the Rehabilitation Act of 1973 requires all communities to conduct a self-evaluation study on their facilities and programs. It applies to properties improved, directly or indirectly, with federal money.

This section is prepared as part of a Town-wide Section 504 evaluation. It refers to Town policy, and evaluates programs, services, and lands under the jurisdictions of the Recreation Department and Conservation Commission.

SECTION 504 SELF-EVALUATION FOR CONSERVATION COMMISSION AND RECREATION DEPARTMENT.

The self-evaluation consists of three parts: administrative requirements, program accessibility, and employment practices.

PART I – Administrative Requirements

1. Designate ADA Coordinator

The designated ADA Coordinator for the Town of Wakefield is Richard Testa, Chair, Commission on Disabilities, located at the Wakefield Town Hall, One Lafayette Street, Wakefield, MA 01880. Telephone Number - (781) 246-6390.

The representative for the Wakefield Conservation Commission is Elaine Vreeland, Esq., Administrator, Wakefield Conservation Commission, Wakefield Town Hall, One Lafayette Street, Wakefield, MA, 01880, (781) 721-7152. The representative for the Wakefield Recreation Department is Mr. Roger Maloney, Wakefield Recreation Department, Wakefield Town Hall, One Lafayette Street, Wakefield, MA 01880, (781) 246-6390.

2. Grievance Procedure

EQUAL ACCESS TO FACILITIES AND ACTIVITIES

Maximum opportunity will be made available to receive citizen comments, complaints, and/or to resolve grievances or inquiries.

STEP 1:

The Town Administrator will be available to meet with citizens and employees during business hours.

When a complaint, grievance, request for program policy interpretation or clarification is received either in writing or through a meeting or telephone call, every effort will be made to create a record regarding the name, address, and telephone number of the person making the complaint, grievance, program policy interpretation or clarification. If the person desires to remain anonymous, he or she may.

A complaint, grievance, request for program policy interpretation or clarification will be responded to within ten working days (if the person making the complaint is identified) in a format that is sensitive to the needs of the recipient, (i.e. verbally, enlarged type face, etc).

Copies of the complaint, grievance, or request for program policy interpretation or clarification and response will be forwarded to the appropriate Town agency (i.e. park commission, conservation commission). If the grievance is not resolved at this level it will be progressed to the next level.

STEP 2:

A written grievance will be submitted to the Town Administrator. Assistance in writing the grievance will be available to all individuals. All written grievances will be responded to within ten working days by the Town Administrator in a format that is sensitive to the needs of the recipient, (i.e. verbally, enlarged type face, etc.). If the grievance is not resolved at this level it will be progressed to the next level.

STEP 3:

If the grievance is not satisfactorily resolved, citizens will be informed of the opportunity to meet and speak with the Board of Selectmen, with whom local authority for final grievance resolution lies.

3. Public Notification Requirements

The Americans with Disabilities Act requires the Town to provide notice of ADA requirements as follows:

- A. Post at all program sites in large print;
- B. Make available upon request in other alternative formats, e.g. audiotape, Braille, ASCII computer diskette, etc.;
- C. Include in employment applications, program applications, and program application forms;
- D. Announce test of this notice verbally at public meetings and program meetings;
- E. Include in program handbooks and other publications;
- F. Provide notice via captioned cable television and broadcast television.

Public notice has been given to employees and to the public that the Town does not discriminate on the basis of disability. Addendum E, ADA/504 Self -Evaluation and Transition Plan, includes an Executive Order from James Caffrey, 504 Coordinator at that time, that all applicable administrative and employment practices are to conform to the law, and the manner in which this is to be done.

4. Participation of Individuals with Disabilities or Organizations Representing the Disabled Community

Wakefield Town Meeting has established the Wakefield Commission on Disabilities.

PART II: Program Accessibility

The inventory of Wakefield's facilities under the jurisdiction of the Recreation Department and Conservation Commission was completed in two phases. In the initial phase, a general inventory and assessment of existing facilities was performed. In the second phase, a much more thorough documentation of the sites was undertaken. To follow below are both inventories.

HANDICAPPED ACCESSABILITY INVENTORY

SCHOOL PLAYGROUNDS	PKG. SPACES	RAMPS	PUBLIC PHONES	DRINKING FOUNTAINS
Woodville	N	N	N	N
Dolbeare	currently	undergoing	renovation/	new equipment

Doyle	Y	N	N	N
Franklin	Y	N	N	N
Galvin	Y	N	N	N
Greenwood	N	Y	N	N
Mem. High School	Y	N	N	N
Montrose	N	N	N	N
Walton	N	N	N	N
Yeuell	N	N	N	N
Vocation Tech.	Y	N	N	Y
Hurd	N	N	N	N
PARKS & PLAYGROUNDS	PKG. SPACES	RAMPS	PUBLIC PHONES	DRINKING FOUNTAINS
Col. Connolly Beach	N	Y	N	N
Dolbeare Field	currently	undergoing	renovation	new equipment
Mapleway Field	N	N	N	N
Moulton Park	N	N	N	N
Nasella Field	currently	undergoing	renovation	new equipment
J.J. Round Park	N	N	N	N
Sullivan Park	currently	undergoing	renovation	new equipment
Veterans Field	Y	N	N	N
Walsh	N	N	N	N

Landrigan Field	Y	Y	N	N
Spaulding Playground	Y	N	N	N
Blatz Field	N	N	N	N
Fernald Field	N	N	N	N
Hall Park	Y	N	N	N
COMBINATION PARCELS	PKG. SPACES	RAMPS	PUBLIC PHONES	DRINKING FOUNTAINS
Veterans Field	N	N	N	N
Lowers Common	N	N	N	N
Breakheart Res.	N	N	N	N
OPEN SPACE PARCELS	PLAY AREAS	GAME AREAS	BOAT DOCKS	FISHING FACILITIES
Hopkins & Prospect	N	N	N	N
Converse & Gould	N	N	N	N
Quannapowitt Shore	N	N	N	N
SCHOOL PLAYGROUNDS	PLAY AREAS	GAME AREAS	BOAT DOCKS	FISHING FACILITIES
Woodville	N	N	N	N
Dolbeare	currently	undergoing	renovation/	new equipment
Doyle	N	N	N	N

Franklin	N	N	N	N
Galvin	N	N	N	N
Greenwood	N	N	N	N
Mem. High School	N	N	N	N
Montrose	N	N	N	N
Walton	N	N	N	N
Yeuell	N	N	N	N
Vocation Tech.	N	N	N	N
Hurd	N	N	N	N
PARKS & PLAYGROUNDS	PLAY AREAS	GAME AREAS	BOAT DOCKS	FISHING FACILITIES
Col. Connolly Beach	N	Y	N	Y
Dolbeare Field	currently	undergoing	renovation	new equipment
Mapleway Field	N	N	N	N
Moulton Park	N	N	N	N
Nasella Field	currently	undergoing	renovation	new equipment
J.J. Round Park	N	N	N	N
Sullivan Park	currently	undergoing	renovation	new equipment
Veterans Field	N	N	N	N
Walsh	N	N	N	N

Landrigan Field	N	Y	N	N
Spaulding Playground	N	N	N	N
Blatz Field	N	N	N	N
Fernald Field	N	N	N	N
Hall Park	N	N	N	N
COMBINATION PARCELS	PLAY AREAS	GAME AREAS	BOAT DOCKS	FISHING FACILITIES
Veterans Field	N	N	N	N
Lowers Common	N	N	N	N
Breakheart Reserv.	N	N	N	N
OPEN SPACE PARCELS	PLAY AREAS	GAME AREAS	BOAT DOCKS	FISHING FACILITIES
Hopkins & Prospect	N	N	N	N
Converse & Gould	N	N	N	N
Quannapowitt Shore	N	N	N	N
SCHOOL PLAYGROUNDS	TOILET FACIL.	PICNIC AREAS	TRAILS	SWIMMING POOLS
Woodville	N	N	N	N
Dolbeare	currently	undergoing	renovation/	new equipment
Doyle	N	N	N	N

Franklin	N	N	N	N
Galvin	N	N	N	N
Greenwood	N	N	N	N
Mem. High School	N	N	N	N
Montrose	N	N	N	N
Walton	N	N	N	N
Yeuell	N	N	N	N
Vocation Tech.	N	N	N	N
Hurd	N	N	N	N
PARKS & PLAYGROUNDS	TOILET FACIL.	PICNIC AREAS	TRAILS	SWIMMING POOLS
Col. Connolly Beach	Y	N	N	N
Dolbeare Field	currently	undergoing	renovation	new equipment
Mapleway Field	N	N	N	N
Moulton Park	N	N	N	N
Nasella Field	currently	undergoing	renovation	new equipment
J.J. Round Park	N	N	N	N
Sullivan Park	currently	undergoing	renovation	new equipment
Veterans Field	N	N	N	N
Walsh	N	N	N	N

Landrigan Field	N	N	N	N
Spaulding Playground	N	N	N	N
Blatz Field	N	N	N	N
Fernald Field	Y	N	N	N
Hall Park	N	N	N	N
COMBINATION PARCELS	TOILET FACIL.	PICNIC AREAS	TRAILS	SWIMMING POOLS
Veterans Field	N	N	N	N
Lowers Common	N	N	N	N
Breakheart Reserv.	N	N	N	N
OPEN SPACE PARCELS	TOILET FACIL.	PICNIC AREAS	TRAILS	SWIMMING POOLS
Hopkins & Prospect	N	N	N	N
Converse & Gould	N	N	N	N
Quannapowitt Shore	N	N	N	N

Open Space & Recreation Plan

Survey for: **Moulton Playground**

Site Access	yes	no	comment
Does the entrance allow vehicles to disembark passengers?		no	below
Is the travelway from the disembarking and parking areas accessible?		no	
Is the surface evenly paved or hard-packed?		no	
Does water pond on any pathways?	yes		
Are the pathways at least 4 ft. wide?		no	below
Are all pathways slopes less than 1:20 (5%)?	yes		
Are all the surfaces in a common plane with no changes in level greater than ¼ in?	yes		
Are primary entrances accessible to a person in a wheelchair?	yes		below
Is there a level pad extending at least 5 ft. from the top and bottom of all sloped pathways?			NA
Are there any objects protruding into the pathway between 27in. to 80 in. above the surface?		no	
Are there signs at non-accessible entrances indicating the location of accessible entrances?		no	below
Does the site have side-walk access with wheelchair ramps?	yes		
Are crosswalks signaled with accessible controls?		no	

Comments: See 521 CMR 19.7 & 20.2

There are four (4) entrances. Three (3) are accessible, but Albion Street's stone gates mark the park's main entrance. No signage as to wheelchair access. To control parking significant barricades have been installed around the park with openings less than 36" clearance. The Albion Street barricades block all wheelchair access.

Parking Areas

	yes	no	comment
What is the total number of parking spaces in the parking lot? 43			
How many are assigned as handicapped? 5			
Does this meet the standard?	yes	no	below
Are the handicapped spaces adjacent to an accessible entrance?	yes		
If the handicapped spaces are not within 200 ft. of the entrance, is the drop-off area within 100 ft. of the entrance?			below
Are the spaces striped according to code?	yes		
Does a sign bearing the international symbol designate the spaces?	yes		
Is the sign placed above 5 ft. and below 8 ft.?		no	
Is the parking surface evenly paved or hard-paved with no cracks?	yes		
Does the surface of the parking space slope less than 1:50 (2%)?	yes		
If there is a sidewalk, is there a curbcut for the access aisles?			NA
Does the curbcut have a minimum width of 3 ft. and meet code?			NA

Comments:

The international symbol for a handicapped parking space is painted on the asphalt, but there are no signs at the proper height. See 521 CMR 23.6.

Ramps

	yes	no	comment
Are there any ramps on the site?		no	
Do they have a slope of 1:12 (1 ft. rise in 12 ft.)?			
Are there level platforms (4 ft. x 4 ft.) at every 30 ft., at the top, bottom and at every change in direction?			
Is there a non-slip surface?			
Are there handrails on both sides?			
Is there a min. clear space of 4 ft. between the handrails?			
Are handrails located at 34-38 in. and 18-20 in. above the surface?			
Do the handrails extend 12 in. beyond the top and bottom of the ramp?			
Is the handgrip oval or round?			
Is the handgrip surface smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			
Comments:			
The ground plane at this site is level, and no ramps are needed.			

Town of Wakefield

Stairs

	yes	no	comment
Are there any stairs on the site?		<i>no</i>	
Are the risers open?			
Do the treads project beyond the riser?			
Are the handrails on both sides and 34 in. above the nosing?			
Do the handrails extend 1 ft. beyond the top and bottom riser?			
Are the handgrips oval or round and smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

The ground plane at this site is level and no stairs are needed.

Signs

	yes	no	comment
Are signs placed such that the centerline is 60 in. above the ground?		<i>no</i>	
Are the letters at least 1¼ in. high?		<i>no</i>	
Are the letters raised 1/32 in. above the surface of the sign?		<i>no</i>	
Does the letter color and the background contrast?		<i>no</i>	
Are the signs illuminated for visibility at dusk/night?		<i>no</i>	

Comments:

Generally, there is a lack of signage at the site. The signage for handicapped parking spaces does not meet code.

Structures / Restrooms

	yes	no	comment
Are there any structures on the site? Utility and maintenance structures are not considered.	<i>yes</i>		<i>below</i>
Are there any restrooms on the site?			
Do the restrooms comply with the handicapped code?			

Comments:

There is one unmarked structure at this site; it may or may not contain restrooms. An adjacent private facility, The Westside Social Club, may permit occasional use of handicapped restrooms.

Switches / Controls / Signals

	yes	no	comment
Are all controls for lights, cross walks a min. of 36 in. and max. of 54 in. above the ground?			<i>None</i>
Are crosswalk signals visual as well as audible?			

Comments:

There are no traffic signals at any of the intersections around the site.

Drinking Fountains

	yes	no	comment
Are there any drinking fountains at the site? Where provided at least one should comply.	<i>yes</i>		<i>below</i>
Is the crest of the bubbler stream less than 36 in. above ground?		<i>no</i>	
Is it operated by a level control?		<i>no</i>	
Is the stream of water from the spout near the front and parallel to the front rim of the basin?		<i>no</i>	
Does the space below fountain allow approach by wheelchair?		<i>no</i>	

Comments:

One fire hydrant has been modified with a bubbler. It does not meet code. 521 CMR 36.2.

Public Telephones

	yes	no	comment
Are there any public telephones at the site? Where provided at least one should comply.		<i>no</i>	
There are no operating parts higher than 54 in.?			
Is there a volume control for the headset?			
Are there any wheel chair obstructions ?			
Is the ground plane level & paved for wheelchairs?			

Comments:

There are no public telephones at this site.

Open Space & Recreation Plan

Survey for: **Mapleway Playground**

Site Access	yes	no	comment
Does the entrance allow vehicles to disembark passengers?	yes		below
Is the travelway from the disembarking and parking areas an accessible?		no	
Is the surface evenly paved or hard-packed?	yes		
Does water pond on any pathways?		no	
Are the pathways at least 4 ft. wide?		no	below
Are all pathways slopes less than 1:20 (5%)?	yes		
Are all the surfaces in a common plane with no changes in level greater than ¼ in?	yes		
Are primary entrances accessible to a person in a wheelchair?		no	below
Is there a level pad extending at least 5 ft. from the top and bottom of all sloped pathways?			NA
Are there any objects protruding into the pathway between 27in. to 80 in. above the surface?		no	
Are there signs at non-accessible entrances indicating the location of accessible entrances?		no	below
Does the site have side-walk access with wheelchair ramps?		no	
Are crosswalks signaled with accessible controls?		no	

Comments: See 521 CMR 19.7 & 20.2

There are two (2) entrances. One (1) is accessible, but Fell's Way is blocked by an auto guardrail with no signage as to wheelchair access. To control parking, significant barricades have been installed around the park, and the openings restrict access to less than 36".

Parking Areas

	yes	no	comment
What is the total number of parking spaces in the parking lot? 38			
How many are assigned as handicapped? 0			
Does this meet the standard?		no	below
Are the handicapped spaces adjacent to an accessible entrance?		no	
If the handicapped spaces are not within 200 ft. of the entrance, is the drop-off area within 100 ft. of the entrance?			below
Are the spaces striped according to code?		no	
Does a sign bearing the international symbol designate the spaces?		no	
Is the sign placed above 5 ft. and below 8 ft.?		no	
Is the parking surface evenly paved or hard-packed with no cracks?		no	
Does the surface of the parking space slope less than 1:50 (2%)?	yes		
If there is a sidewalk, is there a curbcut for the access aisles?			NA
Does the curbcut have a minimum width of 3 ft. and meet code?			NA

Comments:

No handicapped parking spaces are designated at this site. The international symbol for a handicapped parking space is not painted on the asphalt, and there are no signs at the proper height. See 521 CMR 23.6. State code requires two handicapped spaces. 521 CMR 23.2.1.

Ramps

	yes	no	comment
Are there any ramps on the site?		no	
Do they have a slope of 1:12 (1 ft. rise in 12 ft.)?			
Are there level platforms (4 ft. x 4 ft.) at every 30 ft., at the top, bottom and at every change in direction?			
Is there a non-slip surface?			
Are there handrails on both sides?			
Is there a min. clear space of 4 ft. between the handrails?			
Are handrails located at 34-38 in. and 18-20 in. above the surface?			
Do the handrails extend 12 in. beyond the top and bottom of the ramp?			
Is the handgrip oval or round?			
Is the handgrip surface smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Town of Wakefield

Comments:

The ground plane at this site is level and no ramps are needed.

Stairs

	yes	no	comment
Are there any stairs on the site?		<i>no</i>	
Are the risers open?			
Do the treads project beyond the riser?			
Are the handrails on both sides and 34 in. above the nosing?			
Do the handrails extend 1 ft. beyond the top and bottom riser?			
Are the handgrips oval or round and smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

The ground plane at this site is level and no stairs are needed.

Signs

	yes	no	comment
Are signs placed such that the centerline is 60 in. above the ground?		<i>no</i>	
Are the letters at least 1¼ in. high?		<i>no</i>	
Are the letters raised 1/32 in. above the surface of the sign?		<i>no</i>	
Does the letter color and the background contrast?		<i>no</i>	

Are the signs illuminated for visibility at dusk/night? *no*

Comments:

Generally, there is a lack of signage at the site. There is no signage for handicapped parking spaces.

Structures / Restrooms

	yes	no	comment
Are there any structures on the site? Utility and maintenance structures are not considered.	<i>yes</i>		<i>below</i>
Are there any restrooms on the site?			
Do the restrooms comply with the handicapped code?			
<i>Comments:</i> <i>There is one unmarked structure at this site; it may or may not contain restrooms.</i>			

Switches / Controls / Signals

	yes	no	comment
Are all controls for lights, cross walks a min. of 36 in. and max. of 54 in. above the ground?			<i>None</i>
Are crosswalk signals visual as well as audible?			

Comments:

There are no traffic signals at any of the intersections around the site.

Drinking Fountains

	yes	no	comment
Are there any drinking fountains at the site? Where provided at least one should comply.	<i>yes</i>		<i>below</i>
Is the crest of the bubbler stream less than 36 in. above ground?		<i>no</i>	
Is it operated by a level control?		<i>no</i>	
Is the stream of water from the spout near the front and parallel to the front rim of the basin?		<i>no</i>	
Does the space below fountain allow approach by wheelchair?		<i>no</i>	

Comments:

One fire hydrant has been modified with a bubbler. Its does not meet code. 521 CMR 36.2.

Public Telephones

	yes	no	comment
Are there any public telephones at the site? Where provided at least one should comply.		<i>no</i>	
There are no operating parts higher than 54 in.?			
Is there a volume control for the headset?			
Are there any wheel chair obstructions ?			
Is the ground plane level & paved for wheelchairs?			

Comments:

There are no public telephones at this site.

Open Space & Recreation Plan

Survey for: J.J. Round Playground

Site Access	yes	no	comment
Does the entrance allow vehicles to disembark passengers?	yes		below
Is the travelway from the disembarking and parking areas an accessible?		no	
Is the surface evenly paved or hard-packed?		no	
Does water pond on any pathways?	yes		
Are the pathways at least 4 ft. wide?		no	below
Are all pathways slopes less than 1:20 (5%)?		no	
Are all the surfaces in a common plane with no changes in level greater than ¼ in?		no	
Are primary entrances accessible to a person in a wheelchair?		no	below
Is there a level pad extending at least 5 ft. from the top and bottom of all sloped pathways?		no	
Are there any objects protruding into the pathway between 27in. to 80 in. above the surface?		no	
Are there signs at non-accessible entrances indicating the location of accessible entrances?		no	below
Does the site have side-walk access with wheelchair ramps?		no	
Are crosswalks signaled with accessible controls?		no	

Comments: See 521 CMR 19.7, 20.2 & 21.

There is one formal entrance to J.J. Round Park. The crosswalk at this location does not have a wheelchair ramp. The grade of the parking lot exceeds 2%, and in many locations it exceeds 5%.

Parking Areas

	yes	no	comment
What is the total number of parking spaces in the parking lot? <u>36 +/-</u>			below
How many are assigned as handicapped? <u>0</u>			
Does this meet the standard?		no	
Are the handicapped spaces adjacent to an accessible entrance?		no	
If the handicapped spaces are not within 200 ft. of the entrance, is the drop-off area within 100 ft. of the entrance?		no	
Are the spaces striped according to code?		no	
Does a sign bearing the international symbol designate the spaces?		no	
Is the sign placed above 5 ft. and below 8 ft.?		no	
Is the parking surface evenly paved or hard-paved with no cracks?		no	
Does the surface of the parking space slope less than 1:50 (2%)?		no	
If there is a sidewalk, is there a curbcut for the access aisles?			NA
Does the curbcut have a minimum width of 3 ft. and meet code?			NA

Comments: The parking lot needs to be graded and paved in accordance with the handicapped code. See 521 CMR 23.

Ramps

	yes	no	comment
Are there any ramps on the site?		no	
Do they have a slope of 1:12 (1 ft. rise in 12 ft.)?			
Are there level platforms (4 ft. x 4 ft.) at every 30 ft., at the top, bottom and at every change in direction?			
Is there a non-slip surface?			
Are there handrails on both sides?			
Is there a min. clear space of 4 ft. between the handrails?			
Are handrails located at 34-38 in. and 18-20 in. above the surface?			
Do the handrails extend 12 in. beyond the top and bottom of the ramp?			
Is the handgrip oval or round?			
Is the handgrip surface smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			
Comments:			
The ground plane at this site is not level, and ramps may be needed, if the parking areas are not regarded			

Continued for: **J.J. Round Playground**

Stairs

	yes	no	comment
Are there any stairs on the site?		<i>no</i>	
Are the risers open?			
Do the treads project beyond the riser?			
Are the handrails on both sides and 34 in. above the nosing?			
Do the handrails extend 1 ft. beyond the top and bottom riser?			
Are the handgrips oval or round and smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

The ground plane at this site is not steep enough to require stairs.

Signs

	yes	no	comment
Are signs placed such that the centerline is 60 in. above the ground?		<i>no</i>	
Are the letters at least 1¼ in. high?		<i>no</i>	
Are the letters raised 1/32 in. above the surface of the sign?		<i>no</i>	
Does the letter color and the background contrast?		<i>no</i>	

Are the signs illuminated for visibility at dusk/night?

no

Comments:

Generally, there is a lack of signage at the site. There is no signage for handicapped parking spaces.

Structures / Restrooms

	yes	no	comment
Are there any structures on the site? Utility and maintenance structures are not considered.		<i>no</i>	
Are there any restrooms on the site?			
Do the restrooms comply with the handicapped code?			

Comments:

Switches / Controls / Signals

	yes	no	comment
Are all controls for lights, cross walks a min. of 36 in. and max. of 54 in. above the ground?			<i>None</i>
Are crosswalk signals visual as well as audible?			

Comments:

There are no traffic signals at any of the intersections around the site.

Drinking Fountains

	yes	no	comment
Are there any drinking fountains at the site?			<i>below</i>
Where provided at least one should comply.			
Is the crest of the bubbler stream less than 36 in. above ground?			
Is it operated by a level control?			
Is the stream of water from the spout near the front and parallel to the front rim of the basin?			
Does the space below fountain allow approach by wheelchair?			

Comments:

None noted on this inspection.

Public Telephones

	yes	no	comment
Are there any public telephones at the site?		<i>no</i>	
Where provided at least one should comply.			
There are no operating parts higher than 54 in.?			
Is there a volume control for the headset?			
Are there any wheel chair obstructions ?			
Is the ground plane level & paved for wheelchairs?			

Comments:

There are no public telephones at this site.

Open Space & Recreation Plan

Survey for: **Sullivan Playground**

Site Access	yes	no	comment
Does the entrance allow vehicles to disembark passengers?	yes		below
Is the travelway from the disembarking and parking areas an accessible?		no	
Is the surface evenly paved or hard-packed?		no	
Does water pond on any pathways?		no	
Are the pathways at least 4 ft. wide?		no	below
Are all pathways slopes less than 1:20 (5%)?		no	
Are all the surfaces in a common plane with no changes in level greater than ¼ in?		no	
Are primary entrances accessible to a person in a wheelchair?		no	below
Is there a level pad extending at least 5 ft. from the top and bottom of all sloped pathways?		no	NA
Are there any objects protruding into the pathway between 27in. to 80 in. above the surface?		no	
Are there signs at non-accessible entrances indicating the location of accessible entrances?			NA
Does the site have sidewalk access with wheelchair ramps?		no	
Are crosswalks signalized with accessible controls?		no	

Comments:

There is one (1) driveway entrance to the park. It is paved, but most parking areas are not paved. There are no handicapped spaces designated by signage. The site slopes, and accommodation must be made to regrade the site or install wheelchair ramps to several function areas.

Parking Areas

	yes	no	comment
What is the total number of parking spaces in the parking lot? <u>36 +/-</u>			
How many are assigned as handicapped? <u>0</u>			
Does this meet the standard?		no	below
Are the handicapped spaces adjacent to an accessible entrance?		no	
If the handicapped spaces are not within 200 ft. of the entrance, is the drop-off area within 100 ft. of the entrance?			below
Are the spaces striped according to code?		no	
Does a sign bearing the international symbol designate the spaces?		no	
Is the sign placed above 5 ft. and below 8 ft.?		no	
Is the parking surface evenly paved or hard-packed with no cracks?		no	
Does the surface of the parking space slope less than 1:50 (2%)?		no	
If there is a sidewalk, is there a curbcut for the access aisles?			NA
Does the curbcut have a minimum width of 3 ft. and meet code?			NA

Comments:

No handicapped parking spaces are designated at this site. The international symbol for a handicapped parking space is not painted on the ground surface, and there are no signs at the proper height. See 521 CMR 23.6. State code requires a minimum of two handicapped spaces. 521 CMR 23.2.1.

There is no separate sidewalk for wheelchair access to the site. Wheelchair access is in the travelway with automobiles.

Ramps

	yes	no	comment
Are there any ramps on the site?		no	
Do they have a slope of 1:12 (1 ft. rise in 12 ft.)?		no	
Are there level platforms (4 ft. x 4 ft.) at every 30 ft., at the top, bottom and at every change in direction?		no	
Is there a non-slip surface?		no	
Are there handrails on both sides?		no	
Is there a min. clear space of 4 ft. between the handrails?		no	
Are handrails located at 34-38 in. and 18-20 in. above the surface?		no	
Do the handrails extend 12 in. beyond the top and bottom of the ramp?		no	
Is the handgrip oval or round?		no	
Is the handgrip surface smooth?		no	
Is the diameter of the handgrip between 1¼ in and 1½ in.?		no	
Is there a clearance of 1½ in. between the handgrip and the wall?		no	

Town of Wakefield

<i>Comments:</i> The ground plane at this site is not level and site must be regarded with sidewalks installed at the appropriate slopes or ramps will be needed. As this park is currently being redesigned and new facilities are being installed, additional consideration of handicapped access issues is required.			
Stairs			
	yes	no	comment
Are there any stairs on the site?		no	
Are the risers open?			
Do the treads project beyond the riser?			
Are the handrails on both sides and 34 in. above the nosing?			
Do the handrails extend 1 ft. beyond the top and bottom riser?			
Are the handgrips oval or round and smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			
<i>Comments:</i> The ground plane at this site is not level and stairs may be needed to access some functional areas of the site.			
Signs			
	yes	no	comment
Are signs placed such that the centerline is 60 in. above the ground?		no	
Are the letters at least 1¼ in. high?		no	
Are the letters raised 1/32 in. above the surface of the		no	

sign?			
Does the letter color and the background contrast?		no	
Are the signs illuminated for visibility at dusk/night?		no	
<i>Comments:</i> Generally, there is a lack of signage at the site. There is no signage for handicapped parking spaces.			
Structures / Restrooms			
	yes	no	comment
Are there any structures on the site? Utility and maintenance structures are not considered.		no	
Are there any restrooms on the site?			
Do the restrooms comply with the handicapped code?			
<i>Comments:</i> None noted from field visit.			
Switches / Controls / Signals			
	yes	no	comment
Are all controls for lights, cross walks a min. of 36 in. and max. of 54 in. above the ground?			None
Are crosswalk signals visual as well as audible?			
<i>Comments:</i> There are no traffic signals at any of the intersections around the site.			

Drinking Fountains			
	yes	no	comment
Are there any drinking fountains at the site? Where provided at least one should comply.	yes		
Is the crest of the bubbler stream less than 36 in. above ground?			
Is it operated by a level control?			
Is the stream of water from the spout near the front and parallel to the front rim of the basin?			
Does the space below fountain allow approach by wheelchair?			
<i>Comments:</i> One fire hydrant has been modified with a bubbler. It does not meet code. 521 CMR 36.2.			
Public Telephones			
	yes	no	comment
Are there any public telephones at the site? Where provided at least one should comply.		no	
There are no operating parts higher than 54 in.?			
Is there a volume control for the headset?			
Are there any wheel chair obstructions ?			
Is the ground plane level & paved for wheelchairs?			
<i>Comments:</i> There are no public telephones at this site.			

Open Space & Recreation Plan

Survey for: Nasella Field

Site Access

	yes	no	comment
Does the entrance allow vehicles to disembark passengers?	yes		
Is the travelway from the disembarking and parking areas an accessible?	yes		
Is the surface evenly paved or hard-packed?	yes		
Does water pond on any pathways?		no	
Are the pathways at least 4 ft. wide?	yes		
Are all pathways slopes less than 1:20 (5%)?	yes		
Are all the surfaces in a common plane with no changes in level greater than ¼ in?	yes		
Are primary entrances accessible to a person in a wheelchair?	yes		
Is there a level pad extending at least 5 ft. from the top and bottom of all sloped pathways?			NA
Are there any objects protruding into the pathway between 27in. to 80 in. above the surface?		no	
Are there signs at non-accessible entrances indicating the location of accessible entrances?		no	below
Does the site have side-walk access with wheelchair ramps?	yes		
Are crosswalks signaled with accessible controls?		no	

Comments:

There are two (2) park entrances; one (1) is accessible. The Water Street stone gates mark the park's main entrance, but there is no signage as to wheelchair access.

See 521 CMR 19.7 & 20.2

Parking Areas

	yes	no	comment
What is the total number of parking spaces in the parking lot? <u>16</u>			
How many are assigned as handicapped? <u>0</u>			
Does this meet the standard?		no	below
Are the handicapped spaces adjacent to an accessible entrance?	yes		
If the handicapped spaces are not within 200 ft. of the entrance, is the drop-off area within 100 ft. of the entrance?			below
Are the spaces striped according to code?		no	
Does a sign bearing the international symbol designate the spaces?		no	
Is the sign placed above 5 ft. and below 8 ft.?		no	
Is the parking surface evenly paved or hard-paved with no cracks?	yes		
Does the surface of the parking space slope less than 1:50 (2%)?	yes		
If there is a sidewalk, is there a curbcut for the access aisles?			NA
Does the curbcut have a minimum width of 3 ft. and meet code?			NA

Comments:

A minor street, Melvin Street, functions as a parking lot. Parking spaces along the street are not striped. If striped, several handicapped spaces could be available adjacent to the entrance. See 521 CMR 23.6.

Ramps

	yes	no	comment
Are there any ramps on the site?		no	
Do they have a slope of 1:12 (1 ft. rise in 12 ft.)?			
Are there level platforms (4 ft. x 4 ft.) at every 30 ft., at the top, bottom and at every change in direction?			
Is there a non-slip surface?			
Are there handrails on both sides?			
Is there a min. clear space of 4 ft. between the handrails?			
Are handrails located at 34-38 in. and 18-20 in. above the surface?			
Do the handrails extend 12 in. beyond the top and bottom of the ramp?			
Is the handgrip oval or round?			
Is the handgrip surface smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

The ground plane at this site is level, and no ramps are needed.

Continued for: **Nasella Field**

Stairs

	yes	no	comment
Are there any stairs on the site?		<i>no</i>	
Are the risers open?			
Do the treads project beyond the riser?			
Are the handrails on both sides and 34 in. above the nosing?			
Do the handrails extend 1 ft. beyond the top and bottom riser?			
Are the handgrips oval or round and smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

The ground plane at this site is level, and no stairs are needed.

Signs

	yes	no	comment
Are signs placed such that the centerline is 60 in. above the ground?		<i>no</i>	
Are the letters at least 1¼ in. high?		<i>no</i>	
Are the letters raised 1/32 in. above the surface of the sign?		<i>no</i>	
Does the letter color and the background contrast?		<i>no</i>	
Are the signs illuminated for visibility at dusk/night?		<i>no</i>	

Comments:

Generally, there is a lack of signage at the site. There are no signs for handicapped parking spaces.

Structures / Restrooms

	yes	no	comment
Are there any structures on the site? Utility and maintenance structures are not considered.	<i>yes</i>		
Are there any restrooms on the site?			<i>below</i>
Do the restrooms comply with the handicapped code?			

Comments:

There is one unmarked structure at this site; it appears to be a concession booth. It also may or may not contain restrooms.

Switches / Controls / Signals

	yes	no	comment
Are all controls for lights, cross walks a min. of 36 in. and max. of 54 in. above the ground?			<i>None</i>
Are crosswalk signals visual as well as audible?			

Comments:

There are no traffic signals at any of the intersections around the site.

Drinking Fountains

	yes	no	comment
Are there any drinking fountains at the site? Where provided at least one should comply.	<i>yes</i>		<i>below</i>
Is the crest of the bubbler stream less than 36 in. above ground?		<i>no</i>	
Is it operated by a level control?		<i>no</i>	
Is the stream of water from the spout near the front and parallel to the front rim of the basin?		<i>no</i>	
Does the space below fountain allow approach by wheelchair?		<i>no</i>	

Comments:

One fire hydrant has been modified with a bubbler. Its does not meet code. 521 CMR 36.2.

Public Telephones

	yes	no	comment
Are there any public telephones at the site? Where provided at least one should comply.		<i>no</i>	
There are no operating parts higher than 54 in.?			
Is there a volume control for the headset?			
Are there any wheel chair obstructions ?			
Is the ground plane level & paved for wheelchairs?			

Comments:

There are no public telephones at this site.

Open Space & Recreation Plan

Survey for: Fernald Field

Site Access

	yes	no	comment
Does the entrance allow vehicles to disembark passengers?	yes		
Is the travelway from the disembarking and parking areas an accessible?	yes		
Is the surface evenly paved or hard-packed?	yes		
Does water pond on any pathways?		no	
Are the pathways at least 4 ft. wide?	yes		
Are all pathways slopes less than 1:20 (5%)?	yes		
Are all the surfaces in a common plane with no changes in level greater than ¼ in?	yes		
Are primary entrances accessible to a person in a wheelchair?	yes		
Is there a level pad extending at least 5 ft. from the top and bottom of all sloped pathways?			NA
Are there any objects protruding into the pathway between 27in. to 80 in. above the surface?		no	
Are there signs at non-accessible entrances indicating the location of accessible entrances?		no	
Does the site have side-walk access with wheel-chair ramps?	yes		
Are crosswalks signaled with accessible controls?		no	

Comments:

The parking lot is unpaved, but Del Carmine Street is fully paved.

Parking Areas

	yes	no	comment
What is the total number of parking spaces in the parking lot? <u>45</u>			
How many are assigned as handicapped? <u>0</u>			
Does this meet the standard?		no	below
Are the handicapped spaces adjacent to an accessible entrance?	yes		
If the handicapped spaces are not within 200 ft. of the entrance, is the drop-off area within 100 ft. of the entrance?			below
Are the spaces striped according to code?		no	
Does a sign bearing the international symbol designate the spaces?		no	
Is the sign placed above 5 ft. and below 8 ft.?		no	
Is the parking surface evenly paved or hard-paved with no cracks?	yes		
Does the surface of the parking space slope less than 1:50 (2%)?	yes		
If there is a sidewalk, is there a curbcut for the access aisles?			NA
Does the curbcut have a minimum width of 3 ft. and meet code?			NA

Comments:

All the parking for this site is located along Vinton and Del Carmine Streets. There are approximately 45 spaces, but none are designated as handicapped spaces. The placement of several signs along Del Carmine Street would resolve this issue. See 521 CMR 23.6

Ramps

	yes	no	comment
Are there any ramps on the site?		no	
Do they have a slope of 1:12 (1 ft. rise in 12 ft.)?			
Are there level platforms (4 ft. x 4 ft.) at every 30 ft., at the top, bottom and at every change in direction?			
Is there a non-slip surface?			
Are there handrails on both sides?			
Is there a min. clear space of 4 ft. between the handrails?			
Are handrails located at 34-38 in. and 18-20 in. above the surface?			
Do the handrails extend 12 in. beyond the top and bottom of the ramp?			
Is the handgrip oval or round?			
Is the handgrip surface smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

The ground plane at this site is level and no ramps are needed.

Continued for: **Fernald Field**

Stairs

	yes	no	comment
Are there any stairs on the site?		no	
Are the risers open?			
Do the treads project beyond the riser?			
Are the handrails on both sides and 34 in. above the nosing?			
Do the handrails extend 1 ft. beyond the top and bottom riser?			
Are the handgrips oval or round and smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

The ground plane at this site is level, and no stairs are needed.

Signs

	yes	no	comment
Are signs placed such that the centerline is 60 in. above the ground?		no	
Are the letters at least 1¼ in. high?		no	
Are the letters raised 1/32 in. above the surface of the sign?		no	
Does the letter color and the background contrast?		no	

Are the signs illuminated for visibility at dusk/night? *no*

Comments:

Generally, there is a lack of signage at the site. There are no signs for handicapped parking spaces.

Structures / Restrooms

	yes	no	comment
Are there any structures on the site? Utility and maintenance structures are not considered.	yes		
Are there any restrooms on the site?	yes		
Do the restrooms comply with the handicapped code?	yes		

Comments:

Switches / Controls / Signals

	yes	no	comment
Are all controls for lights, cross walks a min. of 36 in. and max. of 54 in. above the ground?			None
Are crosswalk signals visual as well as audible?			

Comments:

There are no traffic signals at any of the intersections around the site.

Drinking Fountains

	yes	no	comment
Are there any drinking fountains at the site? Where provided at least one should comply.	yes		below
Is the crest of the bubbler stream less than 36 in. above ground?		no	
Is it operated by a level control?		no	
Is the stream of water from the spout near the front and parallel to the front rim of the basin?		no	
Does the space below fountain allow approach by wheelchair?		no	

Comments:

One fire hydrant has been modified with a bubbler. Its does not meet code. 521

CMR 36.2.

Public Telephones

	yes	no	comment
Are there any public telephones at the site? Where provided at least one should comply.		no	
There are no operating parts higher than 54 in.?			
Is there a volume control for the headset?			
Are there any wheel chair obstructions ?			
Is the ground plane level & paved for wheelchairs?			

Comments:

There are no public telephones at this site.

Open Space & Recreation Plan

Survey for: Walsh Park

Site Access	yes	no	comment
Does the entrance allow vehicles to disembark passengers?	yes		
Is the travelway from the disembarking and parking areas an accessible?	yes		
Is the surface evenly paved or hard-packed?	yes		
Does water pond on any pathways?		no	
Are the pathways at least 4 ft. wide?	yes		
Are all pathways slopes less than 1:20 (5%)?	yes		
Are all the surfaces in a common plane with no changes in level greater than ¼ in?	yes		
Are primary entrances accessible to a person in a wheelchair?	yes		
Is there a level pad extending at least 5 ft. from the top and bottom of all sloped pathways?			NA
Are there any objects protruding into the pathway between 27in. to 80 in. above the surface?		no	
Are there signs at non-accessible entrances indicating the location of accessible entrances?		no	below
Does the site have side-walk access with wheel-chair ramps?	yes		
Are crosswalks signaled with accessible controls?		no	

Comments:

There one (1) park entrance, from Hemlock Street, and it has a ramp to the street.

Parking Areas

	yes	no	comment
What is the total number of parking spaces in the parking lot? <u>on-street</u>			
How many are assigned as handicapped? <u>0</u>			
Does this meet the standard?		no	below
Are the handicapped spaces adjacent to an accessible entrance?	yes		below
If the handicapped spaces are not within 200 ft. of the entrance, is the drop-off area within 100 ft. of the entrance?			below
Are the spaces striped according to code?		no	
Does a sign bearing the international symbol designate the spaces?		no	
Is the sign placed above 5 ft. and below 8 ft.?		no	
Is the parking surface evenly paved or hard-paved with no cracks?	yes		
Does the surface of the parking space slope less than 1:50 (2%)?	yes		
If there is a sidewalk, is there a curbcut for the access aisles?			NA
Does the curbcut have a minimum width of 3 ft. and meet code?			NA

Comments:

An appropriate number of handicapped parking spaces could be assigned along Hemlock Street. If striped and signed, the spaces would meet code. See 521 CMR 23.6.

Ramps

	yes	no	comment
Are there any ramps on the site?		no	
Do they have a slope of 1:12 (1 ft. rise in 12 ft.)?			
Are there level platforms (4 ft. x 4 ft.) at every 30 ft., at the top, bottom and at every change in direction?			
Is there a non-slip surface?			
Are there handrails on both sides?			
Is there a min. clear space of 4 ft. between the handrails?			
Are handrails located at 34-38 in. and 18-20 in. above the surface?			
Do the handrails extend 12 in. beyond the top and bottom of the ramp?			
Is the handgrip oval or round?			
Is the handgrip surface smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

The ground plane at this site is generally level and no ramps are needed.

Continued for: **Walsh Park**

Stairs

	yes	no	comment
Are there any stairs on the site?		no	
Are the risers open?			
Do the treads project beyond the riser?			
Are the handrails on both sides and 34 in. above the nosing?			
Do the handrails extend 1 ft. beyond the top and bottom riser?			
Are the handgrips oval or round and smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

The ground plane at this site is level, and no stairs are needed.

Signs

	yes	no	comment
Are signs placed such that the centerline is 60 in. above the ground?		no	
Are the letters at least 1¼ in. high?		no	
Are the letters raised 1/32 in. above the surface of the sign?		no	
Does the letter color and the background contrast?		no	
Are the signs illuminated for visibility at dusk/night?		no	

Comments:

Generally, there is a lack of signage at the site. There are no signs for handicapped parking spaces.

Structures / Restrooms

	yes	no	comment
Are there any structures on the site? Utility and maintenance structures are not considered.		no	
Are there any restrooms on the site?			
Do the restrooms comply with the handicapped code?			

Switches / Controls / Signals

	yes	no	comment
Are all controls for lights, cross walks a min. of 36 in. and max. of 54 in. above the ground?			None
Are crosswalk signals visual as well as audible?			

Comments:

There are no traffic signals at any of the intersections around the site.

Drinking Fountains

	yes	no	comment
Are there any drinking fountains at the site? Where provided at least one should comply.		no	below
Is the crest of the bubbler stream less than 36 in. above ground?		no	
Is it operated by a level control?		no	
		no	

Is the stream of water from the spout near the front and parallel to the front rim of the basin?

Does the space below fountain allow approach by wheelchair? no

Comments:

No fountains were observed at the site.

Public Telephones

	yes	no	comment
Are there any public telephones at the site? Where provided at least one should comply.	yes		below
There any operating parts higher than 54 in.?		no	
Is there a volume control for the headset?			
Are there any wheel chair obstructions ?		no	
Is the ground plane level & paved for wheelchairs?	yes		

Comments:

There is one public telephone across the street from the park.

Open Space & Recreation Plan

Survey for: Blatz Field			
Site Access	yes	no	comment
Does the entrance allow vehicles to disembark passengers?	yes		
Is the travelway from the disembarking and parking areas an accessible?	yes		
Is the surface evenly paved or hard-packed?	yes		
Does water pond on any pathways?		no	
Are the pathways at least 4 ft. wide?	yes		
Are all pathways slopes less than 1:20 (5%)?		no	
Are all the surfaces in a common plane with no changes in level greater than ¼ in?		no	below
Are primary entrances accessible to a person in a wheelchair?		no	
Is there a level pad extending at least 5 ft. from the top and bottom of all sloped pathways?			NA
Are there any objects protruding into the pathway between 27in. to 80 in. above the surface?		no	
Are there signs at non-accessible entrances indicating the location of accessible entrances?			NA
Does the site have side-walk access with wheelchair ramps?		no	
Are crosswalks signaled with accessible controls?			NA

Comments:

There is one (1) park entrance; it is from the high school parking lot (some slopes exceed handicapped parameters). Persons with disabilities can disembark at the park's gate, but the travelway to the spectator area does not include a paved wheelchair path.

See 521 CMR 19.7 & 20.2

Parking Areas			
	yes	no	comment
What is the total number of parking spaces in the parking lot? <u>62</u>			
How many are assigned as handicapped? <u>0</u>			
Does this meet the standard?		no	below
Are the handicapped spaces adjacent to an accessible entrance?		no	
If the handicapped spaces are not within 200 ft. of the entrance, is the drop-off area within 100 ft. of the entrance?			below
Are the spaces striped according to code?		no	
Does a sign bearing the international symbol designate the spaces?		no	
Is the sign placed above 5 ft. and below 8 ft.?		no	
Is the parking surface evenly paved or hard-paved with no cracks?	yes		
Does the surface of the parking space slope less than 1:50 (2%)?		no	
If there is a sidewalk, is there a curbcut for the access aisles?			NA
Does the curbcut have a			NA

minimum width of 3 ft. and meet code?

Comments:

Three handicapped spaces need to be created adjacent to the park's gate where the grade is relatively level. Spaces that are now marked as #'s 91 & 92 may be converted for this purpose. Appropriate signage should be added to the site. See 521 CMR 23.

Ramps

	yes	no	comment
Are there any ramps on the site?		no	below
Do they have a slope of 1:12 (1 ft. rise in 12 ft.)?			
Are there level platforms (4 ft. x 4 ft.) at every 30 ft., at the top, bottom and at every change in direction?			
Is there a non-slip surface?			
Are there handrails on both sides?			
Is there a min. clear space of 4 ft. between the handrails?			
Are handrails located at 34-38 in. and 18-20 in. above the surface?			
Do the handrails extend 12 in. beyond the top and bottom of the ramp?			
Is the handgrip oval or round?			
Is the handgrip surface smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

While several areas of the park have steep slopes, handicapped ramps will not be required if the attention is given to the location of parking spaces and the travelway to the spectator area. See 521 CMR 20.

Continued for: Blatz Field

Stairs

	yes	no	comment
Are there any stairs on the site?		no	
Are the risers open?			
Do the treads project beyond the riser?			
Are the handrails on both sides and 34 in. above the nosing?			
Do the handrails extend 1 ft. beyond the top and bottom riser?			
Are the handgrips oval or round and smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

The location of facilities at this site does not necessitate stairs.

Signs

	yes	no	comment
Are signs placed such that the centerline is 60 in. above the ground?		no	
Are the letters at least 1¼ in. high?		no	

Are the letters raised 1/32 in. above the surface of the sign? no

Does the letter color and the background contrast? no

Are the signs illuminated for visibility at dusk/night? no

Comments:

Generally, there is a lack of signage at the site. There are no signs for handicapped parking spaces.

Structures / Restrooms

	yes	no	comment
Are there any structures on the site? Utility and maintenance structures are not considered.		no	
Are there any restrooms on the site?			
Do the restrooms comply with the handicapped code?			

Switches / Controls / Signals

	yes	no	comment
Are all controls for lights, cross walks a min. of 36 in. and max. of 54 in. above the ground?			None
Are crosswalk signals visual as well as audible?			

Comments:

There are no traffic signals at any of the intersections around the site.

Drinking Fountains

	yes	no	comment
Are there any drinking fountains at the site? Where provided at least one should comply.		no	
Is the crest of the bubbler stream less than 36 in. above ground?			
Is it operated by a level control?			
Is the stream of water from the spout near the front and parallel to the front rim of the basin?			
Does the space below fountain allow approach by wheelchair?			

Public Telephones

	yes	no	comment
Are there any public telephones at the site? Where provided at least one should comply.		no	
There are no operating parts higher than 54 in.?			
Is there a volume control for the headset?			
Are there any wheel chair obstructions ?			
Is the ground plane level & paved for wheelchairs?			

Comments:

There are no public telephones at this site.

Open Space & Recreation Plan

Survey for: Landrigan Field

Site Access	yes	no	comment
Does the entrance allow vehicles to disembark passengers?	yes		
Is the travelway from the disembarking and parking areas an accessible?		no	
Is the surface evenly paved or hard-packed?	yes		
Does water pond on any pathways?		no	
Are the pathways at least 4 ft. wide?	yes		
Are all pathways slopes less than 1:20 (5%)?		no	
Are all the surfaces in a common plane with no changes in level greater than ¼ in?		no	below
Are primary entrances accessible to a person in a wheelchair?		no	
Is there a level pad extending at least 5 ft. from the top and bottom of all sloped pathways?		no	
Are there any objects protruding into the pathway between 27in. to 80 in. above the surface?		no	
Are there signs at non-accessible entrances indicating the location of accessible entrances?			NA
Does the site have side-walk access with wheelchair ramps?		no	
Are crosswalks signalized with accessible controls?			NA

Comments:

The football field and bleachers are on a hill approximately 25 ft. above Hemlock Street. Persons with disabilities can disembark at the top of the hill, inside the park and next to the concession stand, but there are no designated handicapped spaces in this area.

See 521 CMR 19.7 & 20.2

Parking Areas

	yes	no	comment
What is the total number of parking spaces in the parking lot? <u>62</u>			
How many are assigned as handicapped? <u>0</u>			
Does this meet the standard?		no	below
Are the handicapped spaces adjacent to an accessible entrance?		no	
If the handicapped spaces are not within 200 ft. of the entrance, is the drop-off area within 100 ft. of the entrance?			below
Are the spaces striped according to code?		no	
Does a sign bearing the international symbol designate the spaces?		no	
Is the sign placed above 5 ft. and below 8 ft.?		no	
Is the parking surface evenly paved or hard-packed with no cracks?	yes		
Does the surface of the parking space slope less than 1:50 (2%)?		no	
If there is a sidewalk, is there a curbcut for the access aisles?			NA

Does the curbcut have a minimum width of 3 ft. and meet code?

NA

Comments:

Handicapped spaces need to be created in an area above the street and near the park's gate. Appropriate signage should be added to the site. See 521 CMR 23.

Ramps

	yes	no	comment
Are there any ramps on the site?		no	below
Do they have a slope of 1:12 (1 ft. rise in 12 ft.)?			
Are there level platforms (4 ft. x 4 ft.) at every 30 ft., at the top, bottom and at every change in direction?			
Is there a non-slip surface?			
Are there handrails on both sides?			
Is there a min. clear space of 4 ft. between the handrails?			
Are handrails located at 34-38 in. and 18-20 in. above the surface?			
Do the handrails extend 12 in. beyond the top and bottom of the ramp?			
Is the handgrip oval or round?			
Is the handgrip surface smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Town of Wakefield

Comments:
Sensitive design changes could permit access to this site without the construction of ramps. See 521 CMR 20.

Continued for: Landrigan Field

Stairs

	yes	no	comment
Are there any stairs on the site?		no	
Are the risers open?			
Do the treads project beyond the riser?			
Are the handrails on both sides and 34 in. above the nosing?			
Do the handrails extend 1 ft. beyond the top and bottom riser?			
Are the handgrips oval or round and smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:
The location of facilities at this site does not necessitate stairs.

Signs

	yes	no	comment
Are signs placed such that the centerline is 60 in. above the ground?		no	

Are the letters at least 1¼ in. high?	no
Are the letters raised 1/32 in. above the surface of the sign?	no
Does the letter color and the background contrast?	no
Are the signs illuminated for visibility at dusk/night?	no

Comments:
Generally, there is a lack of signage at the site. There are no signs for handicapped parking spaces.

Structures / Restrooms

	yes	no	comment
Are there any structures on the site? Utility and maintenance structures are not considered.		no	
Are there any restrooms on the site?			
Do the restrooms comply with the handicapped code?			

Comments:
There is a concession structure and perhaps a restroom building at this site. These facilities were not open. Arrangements will have to be made to view them.

Switches / Controls / Signals

	yes	no	comment
Are all controls for lights, cross walks a min. of 36 in. and max. of 54 in. above the ground?			None
Are crosswalk signals visual as well as audible?			

Comments:
There are no traffic signals at any of the intersections around the site.

Drinking Fountains

	yes	no	comment
Are there any drinking fountains at the site?		no	below
Where provided at least one should comply.			
Is the crest of the bubbler stream less than 36 in. above ground?			
Is it operated by a level control?			
Is the stream of water from the spout near the front and parallel to the front rim of the basin?			
Does the space below fountain allow approach by wheelchair?			

Comments:
No drinking fountains were noted during this site visit.

Public Telephones

	yes	no	comment
Are there any public telephones at the site?		no	
Where provided at least one should comply.			
There are no operating parts higher than 54 in.?			
Is there a volume control for the headset?			
Are there any wheel chair obstructions ?			
Is the ground plane level & paved for wheelchairs?			

Comments:
No telephones were noted during this site visit.

Open Space & Recreation Plan

Survey for: Hall Park

Site Access

	yes	no	comment
Does the entrance allow vehicles to disembark passengers?	yes		
Is the travelway from the disembarking and parking areas an accessible?	yes		
Is the surface evenly paved or hard-packed?	yes		
Does water pond on any pathways?	yes		
Are the pathways at least 4 ft. wide?	yes		
Are all pathways slopes less than 1:20 (5%)?	yes		
Are all the surfaces in a common plane with no changes in level greater than ¼ in?	yes		
Are primary entrances accessible to a person in a wheelchair?	yes		
Is there a level pad extending at least 5 ft. from the top and bottom of all sloped pathways?			NA
Are there any objects protruding into the pathway between 27in. to 80 in. above the surface?		no	
Are there signs at non-accessible entrances indicating the location of accessible entrances?		no	below
Does the site have side-walk access with wheelchair ramps?			NA
Are crosswalks signalized with accessible controls?			NA

Comments

This is a passive botanical, park with two entrances. There are two parking lots at either end of the park. Handicapped drop-offs are available.

Parking Areas

	yes	no	comment
What is the total number of parking spaces in the parking lot? <u>18</u>			
How many are assigned as handicapped? <u>0</u>			
Does this meet the standard?		no	
Are the handicapped spaces adjacent to an accessible entrance?			below
If the handicapped spaces are not within 200 ft. of the entrance, is the drop-off area within 100 ft. of the entrance?			below
Are the spaces striped according to code?		no	
Does a sign bearing the international symbol designate the spaces?		no	
Is the sign placed above 5 ft. and below 8 ft.?		no	
Is the parking surface evenly paved or hard-paved with no cracks?	yes		
Does the surface of the parking space slope less than 1:50 (2%)?	yes		
If there is a sidewalk, is there a curbcut for the access aisles?			NA
Does the curbcut have a minimum width of 3 ft. and meet code?			NA

Comments:

Handicapped parking needs to be designated at the drop-off area with proper signage. See 521 CMR 23.6.

Ramps

	yes	no	comment
Are there any ramps on the site?		no	
Do they have a slope of 1:12 (1 ft. rise in 12 ft.)?			
Are there level platforms (4 ft. x 4 ft.) at every 30 ft., at the top, bottom and at every change in direction?			
Is there a non-slip surface?			
Are there handrails on both sides?			
Is there a min. clear space of 4 ft. between the handrails?			
Are handrails located at 34-38 in. and 18-20 in. above the surface?			
Do the handrails extend 12 in. beyond the top and bottom of the ramp?			
Is the handgrip oval or round?			
Is the handgrip surface smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			
Comments:			
<i>The ground plane at this site is level, and no ramps are needed.</i>			

Continued for: **Hall Park**

Stairs

	yes	no	comment
Are there any stairs on the site?		<i>no</i>	
Are the risers open?			
Do the treads project beyond the riser?			
Are the handrails on both sides and 34 in. above the nosing?			
Do the handrails extend 1 ft. beyond the top and bottom riser?			
Are the handgrips oval or round and smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

The ground plane at this site is level, and no stairs are needed.

Signs

	yes	no	comment
Are signs placed such that the centerline is 60 in. above the ground?		<i>no</i>	
Are the letters at least 1¼ in. high?		<i>no</i>	
Are the letters raised 1/32 in. above the surface of the sign?		<i>no</i>	
Does the letter color and the background contrast?		<i>no</i>	
Are the signs illuminated for visibility at dusk/night?		<i>no</i>	

Comments:

Generally, there is a lack of signage at the site. The signage for handicapped parking spaces does not meet code.

Structures / Restrooms

	yes	no	comment
Are there any structures on the site? Utility and maintenance structures are not considered.		<i>no</i>	
Are there any restrooms on the site?			
Do the restrooms comply with the handicapped code?			

Comments:

There are no structures at this site.

Switches / Controls / Signals

	yes	no	comment
Are all controls for lights, cross walks a min. of 36 in. and max. of 54 in. above the ground?			<i>None</i>
Are crosswalk signals visual as well as audible?			

Comments:

There are no traffic signals at any of the intersections around the site.

Drinking Fountains

	yes	no	comment
Are there any drinking fountains at the site?		<i>no</i>	

Where provided at least one should comply.

Is the crest of the bubbler stream less than 36 in. above ground?

Is it operated by a level control?

Is the stream of water from the spout near the front and parallel to the front rim of the basin?

Does the space below fountain allow approach by wheelchair?

Comments:

There are no drinking fountains at this site.

Public Telephones

	yes	no	comment
Are there any public telephones at the site?		<i>no</i>	
Where provided at least one should comply.			
There are no operating parts higher than 54 in.?			
Is there a volume control for the headset?			
Are there any wheel chair obstructions ?			
Is the ground plane level & paved for wheelchairs?			

Comments:

There are no public telephones at this site.

Open Space & Recreation Plan

Survey for: Veteran's Field

Site Access

	yes	no	comment
Does the entrance allow vehicles to disembark passengers?	yes		
Is the travelway from the disembarking and parking areas an accessible?	yes		
Is the surface evenly paved or hard-packed?	yes		
Does water pond on any pathways?	yes		
Are the pathways at least 4 ft. wide?	yes		
Are all pathways slopes less than 1:20 (5%)?	yes		
Are all the surfaces in a common plane with no changes in level greater than ¼ in?	yes		
Are primary entrances accessible to a person in a wheelchair?	yes		
Is there a level pad extending at least 5 ft. from the top and bottom of all sloped pathways?			NA
Are there any objects protruding into the pathway between 27in. to 80 in. above the surface?		no	
Are there signs at non-accessible entrances indicating the location of accessible entrances?			below
Does the site have side-walk access with wheel-chair ramps?	yes		
Are crosswalks signaled with accessible controls?		yes	

Comments:

There are three (3) park entrances. The Church St. entrance is a steep grass slope; however, two (2) accessible entrances are highly visible from Church Street. Crosswalk push buttons are between 38" and 42" from the ground.

Parking Areas

	yes	no	comment
What is the total number of parking spaces in the parking lot? <u>73</u>			
How many are assigned as handicapped? <u>3</u>			
Does this meet the standard?		no	below
Are the handicapped spaces adjacent to an accessible entrance?	yes		
If the handicapped spaces are not within 200 ft. of the entrance, is the drop-off area within 100 ft. of the entrance?	yes		below
Are the spaces striped according to code?		no	
Does a sign bearing the international symbol designate the spaces?	yes		
Is the sign placed above 5 ft. and below 8 ft.?	yes		
Is the parking surface evenly paved or hard-paved with no cracks?	yes		
Does the surface of the parking space slope less than 1:50 (2%)?	yes		
If there is a sidewalk, is there a curbcut for the access aisles?	yes		
Does the curbcut have a minimum width of 3 ft. and meet code?			NA

Comments:

All spaces need to be re-striped. The sign posts need to be straightened. See 521 CMR 23.6.

Ramps

	yes	no	comment
Are there any ramps on the site?		no	
Do they have a slope of 1:12 (1 ft. rise in 12 ft.)?			
Are there level platforms (4 ft. x 4 ft.) at every 30 ft., at the top, bottom and at every change in direction?			
Is there a non-slip surface?			
Are there handrails on both sides?			
Is there a min. clear space of 4 ft. between the handrails?			
Are handrails located at 34-38 in. and 18-20 in. above the surface?			
Do the handrails extend 12 in. beyond the top and bottom of the ramp?			
Is the handgrip oval or round?			
Is the handgrip surface smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

The ground plane at this site is level, and no ramps are needed.

Continued for: Veteran's Field Stairs

	yes	no	comment
Are there any stairs on the site?		no	
Are the risers open?			
Do the treads project beyond the riser?			
Are the handrails on both sides and 34 in. above the nosing?			
Do the handrails extend 1 ft. beyond the top and bottom riser?			
Are the handgrips oval or round and smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			
<i>Comments:</i> <i>The ground plane at this site is level, and no stairs are needed.</i>			
Signs			
	yes	no	comment
Are signs placed such that the centerline is 60 in. above the ground?		no	
Are the letters at least 1¼ in. high?		no	
Are the letters raised 1/32 in. above the surface of the sign?		no	
Does the letter color and the background contrast?		no	
Are the signs illuminated for visibility at dusk/night?		no	

Comments:

The signage for handicapped parking spaces needs to be straightened.

Structures / Restrooms

	yes	no	comment
Are there any structures on the site? Utility and maintenance structures are not considered.		no	
Are there any restrooms on the site?			
Do the restrooms comply with the handicapped code?			

Comments:

Switches / Controls / Signals

	yes	no	comment
Are all controls for lights, cross walks a min. of 36 in. and max. of 54 in. above the ground?	yes		
Are crosswalk signals visual as well as audible?		no	

Comments:

Most crosswalks controls are at 38" high. Several at 42"

Drinking Fountains

	yes	no	comment
Are there any drinking fountains at the site? Where provided at least one should comply.	yes		below

Is the crest of the bubbler stream less than 36 in. above ground? *no*

Is it operated by a level control? *no*

Is the stream of water from the spout near the front and parallel to the front rim of the basin? *no*

Does the space below fountain allow approach by wheelchair? *no*

Comments:

Three fire hydrant has been modified with a bubbler. None meet code. 521 CMR 36.2.

Public Telephones

	yes	no	comment
Are there any public telephones at the site? Where provided at least one should comply.	yes		
There are no operating parts higher than 54 in.?	yes		below
Is there a volume control for the headset?	yes		
Are there any wheel chair obstructions ?	yes		
Is the ground plane level & paved for wheelchairs?		no	

Comments: See photograph, Fig. 12.2.

There are two (2) public telephones at this site. Access is blocked the phone that uses credit cards. The second phone's coin slot is 55" from the ground. Pavement is broken.

Open Space & Recreation Plan

Survey for: Spaulding Playground

Site Access

	yes	no	comment
Does the entrance allow vehicles to disembark passengers?	yes		
Is the travelway from the disembarking and parking areas an accessible?	yes		
Is the surface evenly paved or hard-packed?	yes		
Does water pond on any pathways?	yes		
Are the pathways at least 4 ft. wide?		no	
Are all pathways slopes less than 1:20 (5%)?		no	
Are all the surfaces in a common plane with no changes in level greater than ¼ in?		no	
Are primary entrances accessible to a person in a wheelchair?	yes		
Is there a level pad extending at least 5 ft. from the top and bottom of all sloped pathways?		no	
Are there any objects protruding into the pathway between 27in. to 80 in. above the surface?	yes		
Are there signs at non-accessible entrances indicating the location of accessible entrances?		no	below
Does the site have side-walk access with wheel-chair ramps?	yes		
Are crosswalks signalized with accessible controls?	yes		below

Comments

An ice cream truck parks in the handicapped area. The water's edge trail squeezes through fence posts on an unpaved, steeply sloping path. Crosswalk push buttons are at the top of the height-range allowed by code. Two were at 43" and 44" above the ground.

Parking Areas

	yes	no	comment
What is the total number of parking spaces in the parking lot? <u>66</u>			
How many are assigned as handicapped? <u>4</u>			
Does this meet the standard?	yes		
Are the handicapped spaces adjacent to an accessible entrance?			below
If the handicapped spaces are not within 200 ft. of the entrance, is the drop-off area within 100 ft. of the entrance?			below
Are the spaces striped according to code?	yes		
Does a sign bearing the international symbol designate the spaces?		no	
Is the sign placed above 5 ft. and below 8 ft.?		no	
Is the parking surface evenly paved or hard-paved with no cracks?	yes		
Does the surface of the parking space slope less than 1:50 (2%)?	yes		
If there is a sidewalk, is there a curbcut for the access aisles?			NA
Does the curbcut have a minimum width of 3 ft. and meet code?			NA

Comments:

Handicapped parking needs to be designated at the drop-off area with proper signage. See 521 CMR 23.6.

Ramps

	yes	no	comment
Are there any ramps on the site?		no	
Do they have a slope of 1:12 (1 ft. rise in 12 ft.)?			
Are there level platforms (4 ft. x 4 ft.) at every 30 ft., at the top, bottom and at every change in direction?			
Is there a non-slip surface?			
Are there handrails on both sides?			
Is there a min. clear space of 4 ft. between the handrails?			
Are handrails located at 34-38 in. and 18-20 in. above the surface?			
Do the handrails extend 12 in. beyond the top and bottom of the ramp?			
Is the handgrip oval or round?			
Is the handgrip surface smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

The ground plane at this site is generally level, and no ramps are needed if the paths are properly redesigned.

Continued for: **Spaulding Playground**

Stairs

	yes	no	comment
Are there any stairs on the site?		no	
Are the risers open?			
Do the treads project beyond the riser?			
Are the handrails on both sides and 34 in. above the nosing?			
Do the handrails extend 1 ft. beyond the top and bottom riser?			
Are the handgrips oval or round and smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

The ground plane at this site is level, and no stairs are needed.

Signs

	yes	no	comment
Are signs placed such that the centerline is 60 in. above the ground?		no	
Are the letters at least 1¼ in. high?		no	
Are the letters raised 1/32 in. above the surface of the sign?		no	
Does the letter color and the background contrast?		no	

Are the signs illuminated for visibility at dusk/night?

Comments:

Generally, there is a lack of signage at the site. The signage for handicapped parking spaces does not meet code.

Structures / Restrooms

	yes	no	comment
Are there any structures on the site? Utility and maintenance structures are not considered.		no	
Are there any restrooms on the site?			
Do the restrooms comply with the handicapped code?			

Comments:

There are no structures at this site.

Switches / Controls / Signals

	yes	no	comment
Are all controls for lights, cross walks a min. of 36 in. and max. of 54 in. above the ground?	yes		
Are crosswalk signals visual as well as audible?		no	

Comments:

The traffic signal is located approximately 800 ft. from the park's entrance. Crosswalk push buttons are at the top of the height-range allowed by code for front access. Two were at 43" and 44" above the ground.

Drinking Fountains

	yes	no	comment
Are there any drinking fountains at the site? Where provided at least one should comply.	yes		
Is the crest of the bubbler stream less than 36 in. above ground?			
Is it operated by a level control?			
Is the stream of water from the spout near the front and parallel to the front rim of the basin?			
Does the space below fountain allow approach by wheelchair?			
<i>Comments:</i>			
There is one drinking fountains at this site.			

Public Telephones

	yes	no	comment
Are there any public telephones at the site? Where provided at least one should comply.	yes		
There are no operating parts higher than 54 in.?		no	below
Is there a volume control for the headset?	yes		
Are there any wheel chair obstructions ?	yes		
Is the ground plane level & paved for wheelchairs?	yes		

Comments:

Bollards to protect the telephone from cars may block wheelchair access. The coin slot is 55" above the ground.

Open Space & Recreation Plan

Survey for: Col. Connolly Beach

Site Access

	yes	no	comment
Does the entrance allow vehicles to disembark passengers?	yes		
Is the travelway from the disembarking and parking areas accessible?	yes		
Is the surface evenly paved or hard-packed?	yes		
Does water pond on any pathways?		no	
Are the pathways at least 4 ft. wide?		no	
Are all pathways slopes less than 1:20 (5%)?		no	
Are all the surfaces in a common plane with no changes in level greater than ¼ in?		no	
Are primary entrances accessible to a person in a wheelchair?	yes		
Is there a level pad extending at least 5 ft. from the top and bottom of all sloped pathways?			NA
Are there any objects protruding into the pathway between 27in. to 80 in. above the surface?	yes		
Are there signs at non-accessible entrances indicating the location of accessible entrances?			NA
Does the site have side-walk access with wheel-chair ramps?	yes		
Are crosswalks signalized with accessible controls?		no	

Comments:

The site has wheelchair access. There is a traffic signal nearly 1000 ft. from the site at the intersection of Main and Lowell Streets. The intersection is not signalized.

Parking Areas

	yes	no	comment
What is the total number of parking spaces in the parking lot? <u>20</u>			
How many are assigned as handicapped? <u>0</u>			
Does this meet the standard?		no	below
Are the handicapped spaces adjacent to an accessible entrance?			below
If the handicapped spaces are not within 200 ft. of the entrance, is the drop-off area within 100 ft. of the entrance?		no	below
Are the spaces striped according to code?		no	
Does a sign bearing the international symbol designate the spaces?		no	
Is the sign placed above 5 ft. and below 8 ft.?		no	
Is the parking surface evenly paved or hard-packed with no cracks?	yes		
Does the surface of the parking space slope less than 1:50 (2%)?	yes		
If there is a sidewalk, is there a curbcut for the access aisles?			NA
Does the curbcut have a minimum width of 3 ft. and meet code?		NA	

Comments:

Handicapped parking needs to be designated along the street with proper signage. See 521 CMR 23.6.

Ramps

	yes	no	comment
Are there any ramps on the site?		no	
Do they have a slope of 1:12 (1 ft. rise in 12 ft.)?			
Are there level platforms (4 ft. x 4 ft.) at every 30 ft., at the top, bottom and at every change in direction?			
Is there a non-slip surface?			
Are there handrails on both sides?			
Is there a min. clear space of 4 ft. between the handrails?			
Are handrails located at 34-38 in. and 18-20 in. above the surface?			
Do the handrails extend 12 in. beyond the top and bottom of the ramp?			
Is the handgrip oval or round?			
Is the handgrip surface smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			
Comments:			
The ground plane at this site is level, and no ramps are needed.			

Continued for: **Col. Connolly Beach**

Stairs

	yes	no	comment
Are there any stairs on the site?		<i>no</i>	
Are the risers open?			
Do the treads project beyond the riser?			
Are the handrails on both sides and 34 in. above the nosing?			
Do the handrails extend 1 ft. beyond the top and bottom riser?			
Are the handgrips oval or round and smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:
The ground plane at this site is level, and no stairs are needed.

Signs

	yes	no	comment
Are signs placed such that the centerline is 60 in. above the ground?		<i>no</i>	
Are the letters at least 1¼ in. high?		<i>no</i>	
Are the letters raised 1/32 in. above the surface of the sign?		<i>no</i>	
Does the letter color and the background contrast?		<i>no</i>	

Are the signs illuminated for visibility at dusk/night?	<i>no</i>
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Comments:
Generally, there is a lack of signage at the site.

Structures / Restrooms

	yes	no	comment
Are there any structures on the site? Utility and maintenance structures are not considered.	<i>yes</i>		
Are there any restrooms on the site?	<i>yes</i>		
Do the restrooms comply with the handicapped code?		<i>below</i>	

Comments:
The structures were unavailable during the site visit and must be rechecked.

Switches / Controls / Signals

	yes	no	comment
Are all controls for lights, crosswalks a min. of 36 in. and max. of 54 in. above the ground?		<i>NA</i>	
Are crosswalk signals audible as well as visual?			

Comments:
There is a traffic signal nearly 1000 ft. from the site at the intersection of Main and Lowell Streets. The intersection is not signalized.

Drinking Fountains

	yes	no	comment
Are there any drinking fountains at the site? Where provided at least one should comply.			<i>recheck</i>
Is the crest of the bubbler stream less than 36 in. above ground?			
Is it operated by a level control?			
Is the stream of water from the spout near the front and parallel to the front rim of the basin?			
Does the space below fountain allow approach by wheelchair?			

Comments:
An additional site visit is required.

Public Telephones

	yes	no	comment
Are there any public telephones at the site? Where provided at least one should comply.	<i>yes</i>		
There are no operating parts higher than 54 in.?			<i>below</i>
Is there a volume control for the headset?	<i>yes</i>		
Are there any wheel chair obstructions ?	<i>yes</i>		<i>below</i>
Is the ground plane level & paved for wheelchairs?			<i>below</i>

Comments:
The coin slot is 55" above the ground. A small concrete pad and telephone pole may partially restrict wheelchair access.

ADA Accessibility Improvements since 2000

Moulton Playground

1. Installed accessible drinking fountain.

Mapleway Playground

1. Added accessible walkways to playing fields;
2. Installed accessible drinking fountain;
3. Brought bituminous concrete to existing bleachers from parking lot;
4. added 2 handicap parking spaces;
5. Repaved and striped handicap parking spaces;
6. Added handicap signs to accessible parking spaces.

J.J. Round Playground

1. Repaved and added 2 handicap parking spaces;
2. Striped and signed the handicap parking spaces;
3. Brought bituminous concrete path from parking area to basketball court and on to newly-installed accessible drinking fountain and then on to the back field;
4. Installed an accessible drinking fountain;
5. Installed a stone dust walkway to the back field between the concrete out to pad near baseball field and the furthest playing field.

Sullivan Playground

1. Added 2 handicap parking spaces;
2. Striped and posted handicap parking spaces;
3. Installed a bituminous concrete path from lot to the far side of the bleachers;
4. Added an accessible drinking fountain (removed the old one).

Nasella Field

1. Installed an accessible drinking fountain;
2. Added a walkway from the existing walkway to the drinking fountain (which is on Water Street);
3. On Melvin Street, added 4 foot wide opening in the chain link fence;
4. Brought a bituminous concrete walkway to the bleachers near the playing field;
5. Added a couple of handicap signs;
6. Developer working adjacent to this field will be doing further work on this park for the Town.

Walsh Park

1. Added an accessible drinking fountain;
2. There was an existing ramp from the street but they fixed some bumps in the walkway at the opening in the fence and made the entryway accessible;
3. Paved from the entrance to the new drinking fountain;
4. Installed a concrete pad from which one can see the field and tennis courts.
5. The only parking available for this park lot is at the school across the street and that remains the case.

Blatz Field

1. A new school was recently built at this site. An accessible ramp was extended from the rear of the school to an accessible pathway, allowing access to the playing fields.

Landrigan Field

1. Excavated and paved a flat area of ground at the top of the field to create 4 handicap parking spaces;
2. Made level path access from the handicap parking area to the playing fields and across an area that was gravel onto an existing pad;
3. Added a viewing pad adjacent to the existing bleachers.

Hall Park

1. Added 2 handicap parking spaces;
2. Added signs to designate the new handicap parking spaces;
3. Redid the walkway from the parking spaces to the existing paved area; leveled the slopes.

Veteran's Field

1. Added lines, stripes, and appropriate signs to the existing handicap parking spaces;
2. Added 2 accessible drinking fountains;
3. Made a path from the parking area to the bleachers and installed a viewing pad at the side of the bleachers.

Spaulding Playground

1. Added 2 handicap parking signs;
2. Added an accessible drinking fountain;
3. Added a 4 foot wide stone dust walkway that goes about 4 feet from the existing paved area and becomes a concrete path; as a result, handicap access is possible from the sidewalk to the drinking fountain or from the parking spaces to the drinking fountain.

In addition, the Gertrude Spaulding Park site was inventoried in 2004 (see following page)

Open Space & Recreation Plan

Survey for: Gertrude Spaulding Park

Site Access			
	yes	no	comment
Does the entrance allow vehicles to disembark passengers?	yes		
Is the travelway from the disembarking and parking areas an accessible?	yes		
Is the surface evenly paved or hard-packed?	yes		
Does water pond on any pathways?		no	
Are the pathways at least 4 ft. wide?	yes		
Are all pathways slopes less than 1:20 (5%)?			
Are all the surfaces in a common plane with no changes in level greater than ¼ in?			
Are primary entrances accessible to a person in a wheelchair?	yes		
Is there a level pad extending at least 5 ft. from the top and bottom of all sloped pathways?	yes		
Are there any objects protruding into the pathway between 27in. to 80 in. above the surface?		no	
Are there signs at non-accessible entrances indicating the location of accessible entrances?			NA
Does the site have side-walk access with wheel-chair ramps?	yes		
Are crosswalks signaled with accessible controls?			NA

Parking Areas

	yes	no	comment
What is the total number of parking spaces in the parking lot? <u>7</u>			
How many are assigned as handicapped? <u>2</u>			
Does this meet the standard?	yes		
Are the handicapped spaces adjacent to an accessible entrance?	yes		
If the handicapped spaces are not within 200 ft. of the entrance, is the drop-off area within 100 ft. of the entrance?			NA
Are the spaces striped according to code?	yes		
Does a sign bearing the international symbol designate the spaces?	yes		
Is the sign placed above 5 ft. and below 8 ft.?		no	below
Is the parking surface evenly paved or hard-packed with no cracks?	yes		
Does the surface of the parking space slope less than 1:50 (2%)?	yes		
If there is a sidewalk, is there a curbcut for the access aisles?	yes		
Does the curbcut have a minimum width of 3 ft. and meet code?	yes		

Comments:

Both signs are taller than 6ft. but one sign was posted at 9' 10" (measuring from the ground to the top of the sign).

Ramps

	yes	no	comment
Are there any ramps on the site?		no	below
Do they have a slope of 1:12 (1 ft. rise in 12 ft.)?			
Are there level platforms (4 ft. x 4 ft.) at every 30 ft., at the top, bottom and at every change in direction?			
Is there a non-slip surface?			
Are there handrails on both sides?			
Is there a min. clear space of 4 ft. between the handrails?			
Are handrails located at 34-38 in. and 18-20 in. above the surface?			
Do the handrails extend 12 in. beyond the top and bottom of the ramp?			
Is the handgrip oval or round?			
Is the handgrip surface smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:

Most of the site is very level. Where there are grade changes, the pathways have gentle slopes that are accessible.

Continued for: **Gertrude Spaulding Park**

Stairs

	yes	no	comment
Are there any stairs on the site?	yes		below
Are the risers open?			
Do the treads project beyond the riser?			
Are the handrails on both sides and 34 in. above the nosing?			
Do the handrails extend 1 ft. beyond the top and bottom riser?			
Are the handgrips oval or round and smooth?			
Is the diameter of the handgrip between 1¼ in and 1½ in.?			
Is there a clearance of 1½ in. between the handgrip and the wall?			

Comments:
Stone steps leading down to the water.
Sitting/viewing area.

Signs

	yes	no	comment
Are signs placed such that the centerline is 60 in. above the ground?			
Are the letters at least 1¼ in. high?			
Are the letters raised 1/32 in. above the surface of the sign?			
Does the letter color and the background contrast?			

Are the signs illuminated for visibility at dusk/night?

Comments:
There are no signs at this site.

Structures / Restrooms

	yes	no	comment
Are there any structures on the site? Utility and maintenance structures are not considered.		no	
Are there any restrooms on the site?			
Do the restrooms comply with the handicapped code?			

Comments:
There are no structures at this site.

Switches / Controls / Signals

	yes	no	comment
Are all controls for lights, cross walks a min. of 36 in. and max. of 54 in. above the ground?			None
Are crosswalk signals visual as well as audible?			

Comments:
There are no traffic signals at any of the intersections around the site.

Drinking Fountains

	yes	no	comment
Are there any drinking fountains at the site? Where provided at least one should comply.		no	
Is the crest of the bubbler stream less than 36 in. above ground?			
Is it operated by a level control?			
Is the stream of water from the spout near the front and parallel to the front rim of the basin?			
Does the space below fountain allow approach by wheelchair?			

Comments:
No drinking fountains were observed at this site.

Public Telephones

	yes	no	comment
Are there any public telephones at the site? Where provided at least one should comply.		no	
There are no operating parts higher than 54 in.?			
Is there a volume control for the headset?			
Are there any wheel chair obstructions ?			
Is the ground plane level & paved for wheelchairs?			

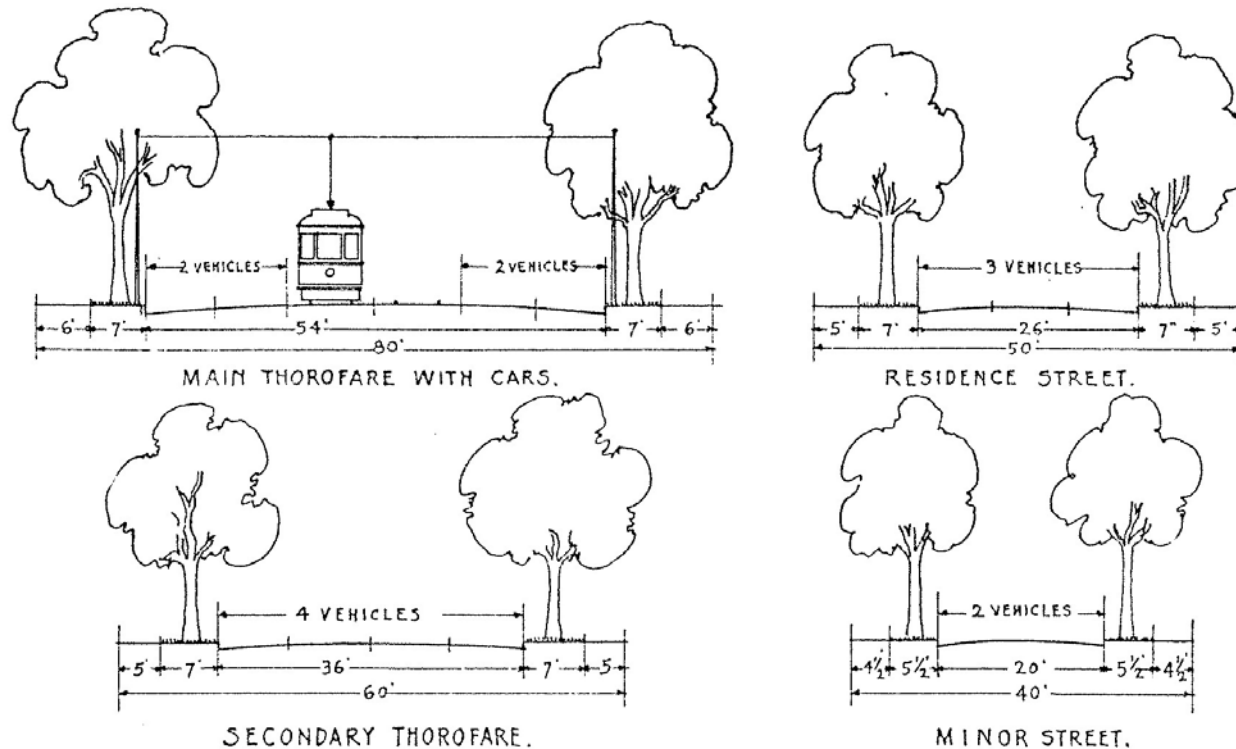
Comments:
There are no public telephones at this site.

PART III: Employment Practices

1. Recruitment/Job Announcements
2. Personnel Actions
3. Leave Administration
4. Training
5. Tests
6. Medical Exams/Questionnaires
7. Social and Recreational Programs
8. Fringe Benefits
9. Collective Bargaining Agreements
10. Wage and Salary Administration

APPENDIX III

Streetscape Design Concept from 1925 Wakefield Master Plan



TYPICAL CROSS SECTIONS PROPOSED FOR STREETS.

PREPARED FOR THE TOWN PLANNING BOARD BY A.C. COMEY CITY PLANNER.

DEC. 1924.

APPENDIX IV

Lake Quannapowitt Utilization Study August, 1998 Prepared by A.J. Dwyer-Heidkamp

During the month of August, 1998 a survey was conducted to determine the number of people that use Lake Quannapowitt and its surrounding parks. The results of the survey show that the lake is used by almost 24,000 people each week.

It was very quickly apparent that the largest group of people is made up of those who walk, jog, run, rollerblade or bicycle around the lake. This group is made up of people of all ages, from all walks of life. There are people walking alone, couples, parents pushing babies in carriages, youngsters on tricycles, groups of teenagers and seniors using canes and even walkers. There are people on rollerblades, roller skates, skate boards, wheel chairs and bicycles. There are also large numbers of runners, joggers and power walkers.

In order to quantify this group, a count was taken of the people who passed a point on the Main Street side of the lake near the intersection with Lowell Street. The survey is based on thirty six sample periods, each twenty minutes long. Samples were taken throughout the month at various times during the day, seven days a week.

The samples show that on weekdays the busiest times are in the morning and early evening. On Saturday and Sunday, activity is spread fairly evenly throughout the day. The peak period overall is from 7:00pm to 8:00pm Monday through Thursday, when over 500 people per hour were counted.

In addition to the people circling the lake, there are large numbers of people who sail or windsurf on the lake, swim, play in one of the parks, or take advantage of the sports facilities. At least 2 samples were taken of each of these populations.

	Daily rate Mon-Fri	Daily rate Sat-Sun	Weekly Total
Walkers, joggers, etc. (see detail in charts below)	3,000	2,800	19,600
Spaulding Playground	150	300	1,350
Vets Field	100	100	700

	Daily rate Mon-Fri	Daily rate Sat-Sun	Weekly Total
Col. Connelly Park	50	100	450
Tennis Courts	20	50	200
Common	25	100	325
Boats and Windsurfers	25	100	325
Total	3,370	3,550	23,950

Walkers, Joggers, Bicyclists, Etc.

Twenty Minute Observations Monday through Friday

DAY TIME	Mon	Tue	Wed	Thu	Fri	Rate per 20 minutes	Rate per Hour
7:00am						30	90
8:00am		48	45	47		45	135
9:00am	55		70			60	180
10:00am	41					40	120
11:00am		52				50	150
12:00pm						20	60
1:00pm						20	60
2:00pm						20	60
3:00pm						20	60
4:00pm						50	150

DAY TIME	Mon	Tue	Wed	Thu	Fri	Rate per 20 minutes	Rate per Hour
5:00pm						50	150
6:00pm	127	99	138			120	360
7:00pm	187		160			170	510
8:00pm	172	174	145		110	160	480
9:00pm	98	122			57	90	270
10:00pm	18	102				50	150
Total							2,985

Twenty Minute Observations - Saturday and Sunday

Time	Sat	Sun	Rate per 20 minutes	Rate per Hour
7:00am			30	90
8:00am		52	50	150
9:00am		77	75	225
10:00am		91	90	270
11:00am		90	90	270
12:00pm	54	65	60	180
1:00pm			55	165
2:00pm	45	51	50	150
3:00pm	51	63	55	165

Time	Sat	Sun	Rate per 20 minutes	Rate per Hour
4:00pm	48		50	150
5:00pm	51		50	150
6:00pm	56		55	165
7:00pm	62		60	180
8:00pm		73	75	225
9:00pm			50	150
10:00pm			25	75
Total				2,760