



# State of the Land

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LAND USE IN TOWNSEND OVERVIEW



# Land Use Office

Planning and  
Zoning



Conservation and  
Open Space





# Land Use Office

Planning and  
Zoning

Conservation and  
Open Space

Land Use Coordinator—35 hours

Planning and Zoning Board of Appeals

Admin. - 30 hours



# Land Use Office

## Planning and Zoning



Land Use Coordinator—35 hours

Planning and Zoning Board of Appeals

Admin. - 30 hours

## Conservation and Open Space



Conservation Agent - 15 hours

Conservation Administrative Assistant- 19 hours



# Land Use Office

## Planning and Zoning

## Conservation and Open Space

Land Use Coordinator—35 hours

Conservation Agent - 15 hours

Planning and Zoning Board of Appeals

Conservation Administrative Assistant- 19 hours

Admin. - 30 hours

\$5,005 in revenue  
\$15,533 in Grants



# State Open Space Land

DCR Massparks



MassWildlife





# State Open Space Land

DCR Massparks



MassWildlife



Willard Brook SF- 2,597 acres /36 mi. trails  
Pearl Hill SP – 1,000+ acres  
Townsend State Forest- 3,194 acres/23mi. trails



# State Open Space Land

## DCR Massparks



Willard Brook SF- 2,597 acres /36 mi. trails  
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## MassWildlife



Squannacook River WMA - 1306 acres /7 mi. trails  
Townsend Hill WMA - 521 acres/2.5mi. trails



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## MassWildlife



Squannacook River WMA - 1306 acres /7 mi. trails  
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\$205,000 annual PILOT  
revenue to Townsend



# Conservation Open Space Land

Water supply land



ConsCom land





# Conservation Open Space Land

Water supply land

ConsCom land

20 Parcels = 165 acres

Water supply and well protection



# Conservation Open Space Land

Water supply land



20 Parcels = 165 acres

Water supply and well protection

ConsCom land



30 Parcels = 492 acres

Open to recreation and hunting



# Conservation Open Space Land

Water supply land



20 Parcels = 165 acres

Water supply and well protection

ConsCom land



30 Parcels = 492 acres

Open to recreation and hunting

Supported by \$64,000 in  
Conservation Land Fund



# Recreational Open Space Land

Cemetery and Parks

Recreational Resources





# Recreational Open Space Land

## Cemetery and Parks

## Recreational Resources



12 Parcels = 85 acres

Town Common, Adams Dam, Howard  
Park, Kids Kountry Playground



# Recreational Open Space Land

## Cemetery and Parks



12 Parcels = 85 acres

Town Common, Adams Dam, Howard Park, Kids Kountry Playground

## Recreational Resources



TAYSA Soccer Fields

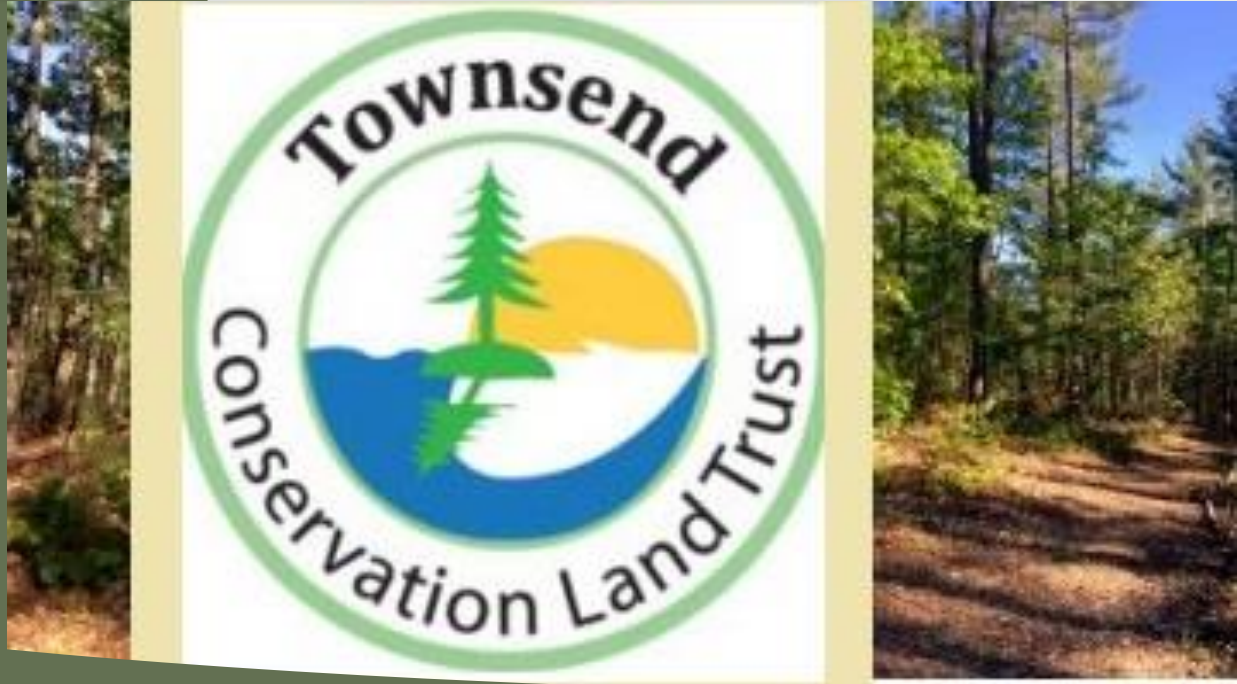
Tennis Courts at Hawthorne Brook Middle School

Running Track at North Middlesex Regional High



# Non-Profit Open Space Land

Townsend Conservation  
Land Trust, Inc.



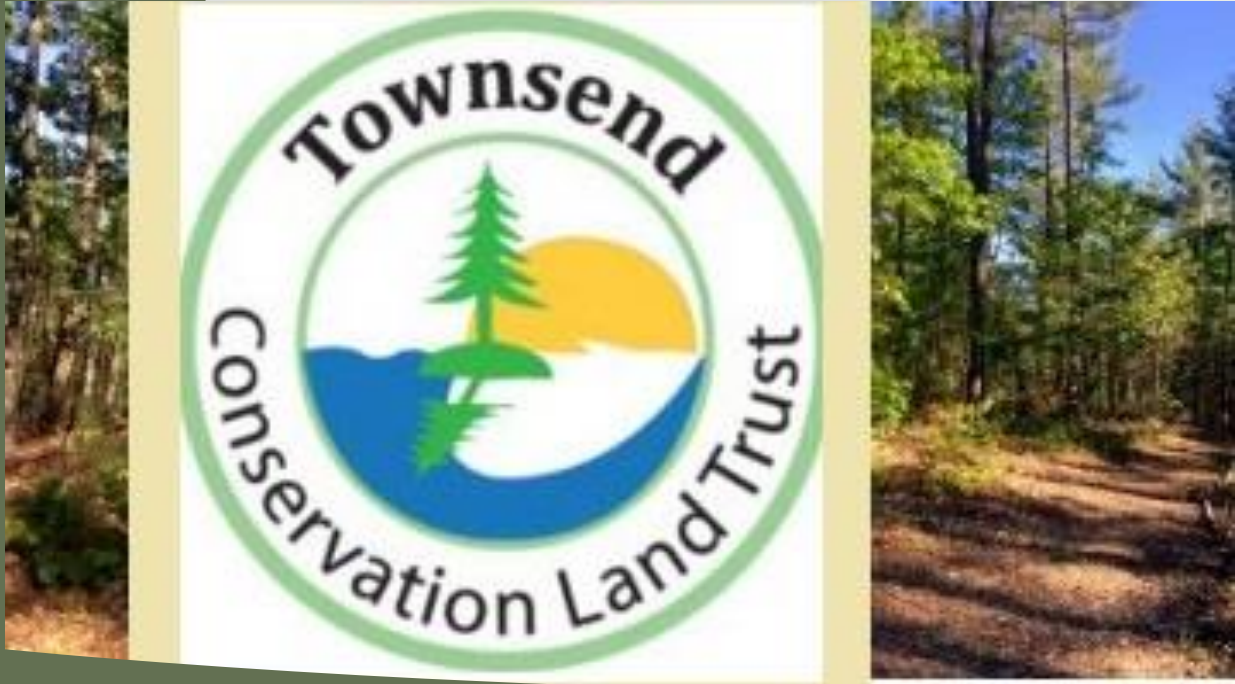
North County Land Trust, Inc





# Non-Profit Open Space Land

Townsend Conservation  
Land Trust, Inc.



200 Acres – Closing

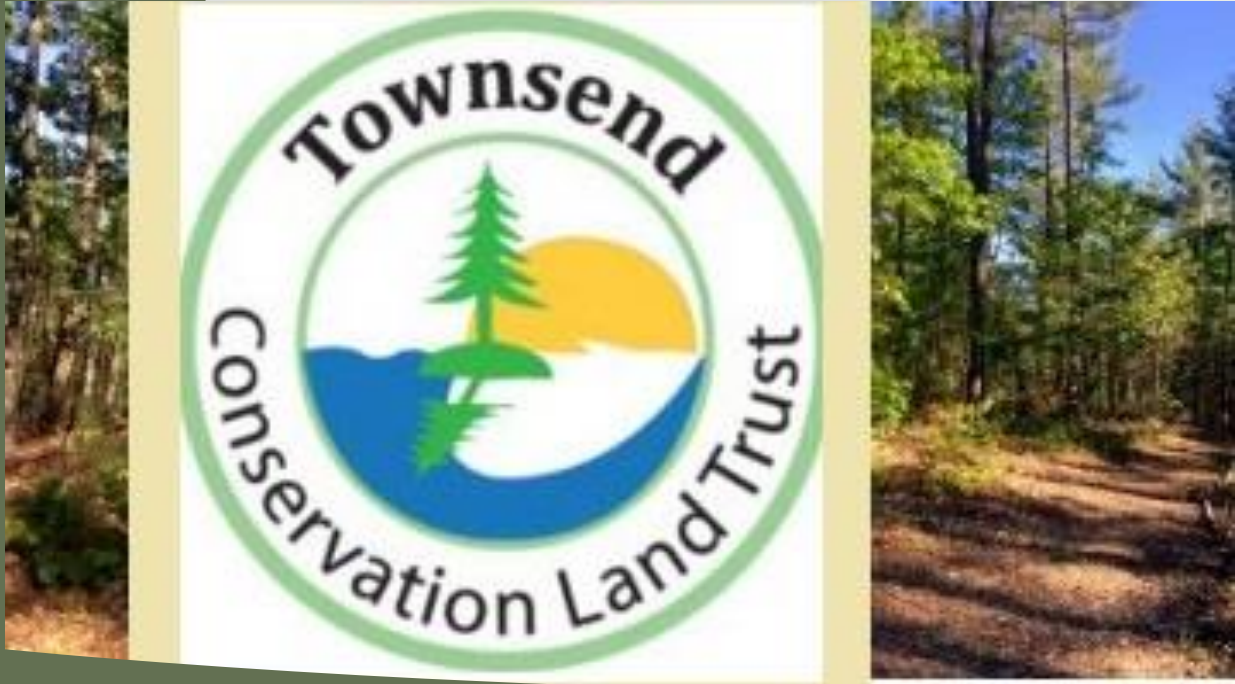
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# Non-Profit Open Space Land

Townsend Conservation  
Land Trust, Inc.



200 Acres – Closing

North County Land Trust, Inc



Taking on majority of TLT lands

Hiking, Dog Walking (carry in/carry out)



# Residential Open Space Land

## Chapter 61



## Conservation Restriction (CR)





# Residential Open Space Land

## Chapter 61



## Conservation Restriction (CR)

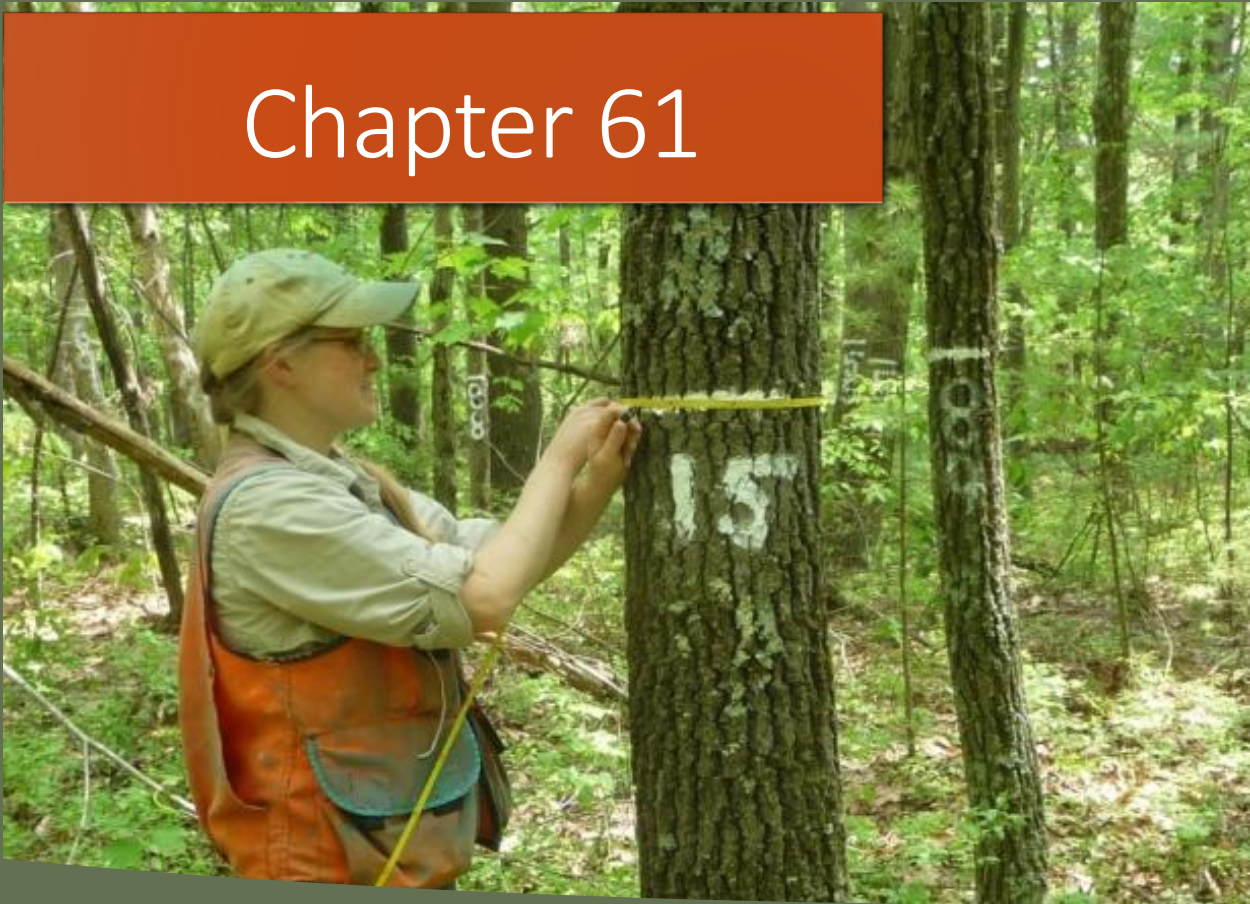


Property owner pays reduced  
property tax on designated land



# Residential Open Space Land

## Chapter 61



61 Forestry :

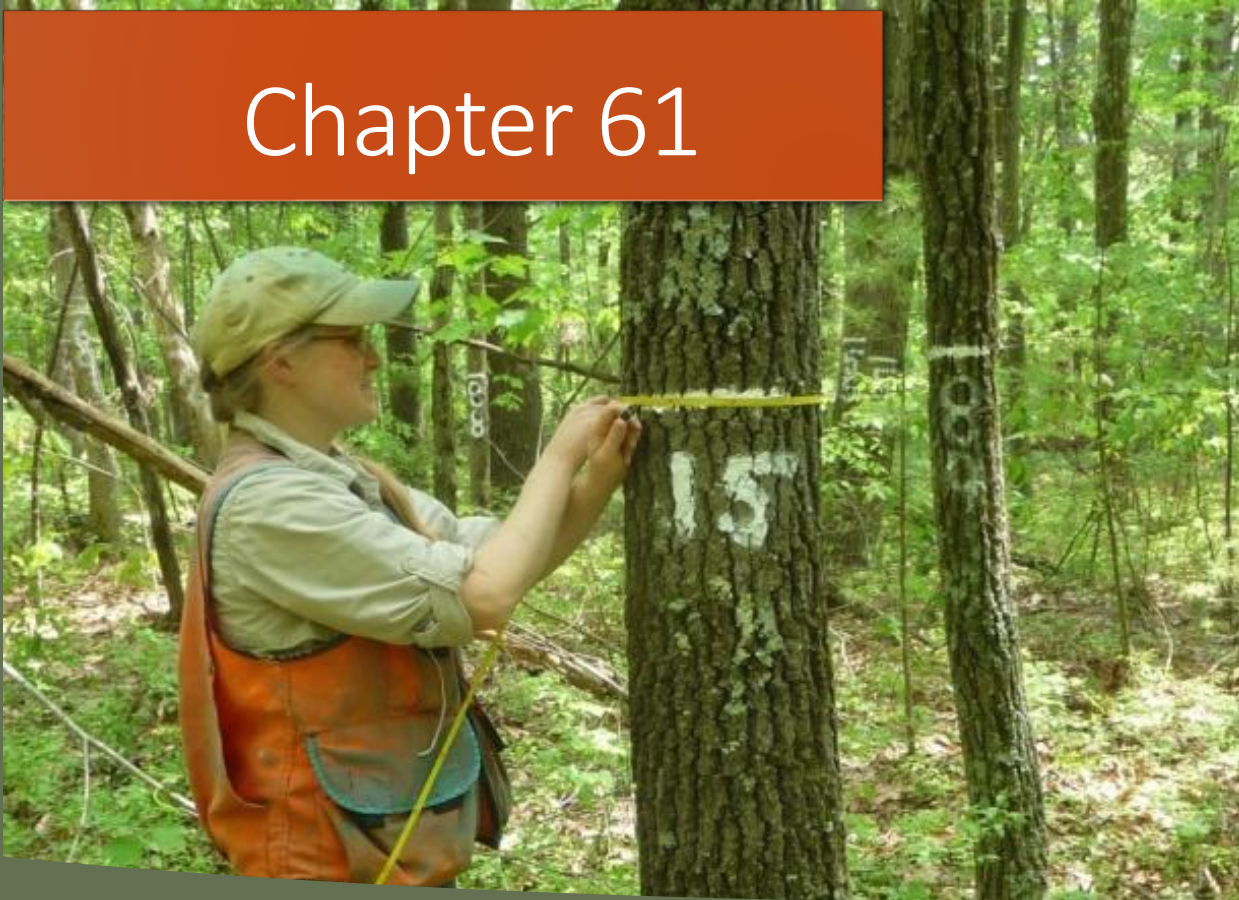
61A Agriculture:

61B Recreation:



# Residential Open Space Land

## Chapter 61



61 Forestry : 45 Parcels = 1,307 acres

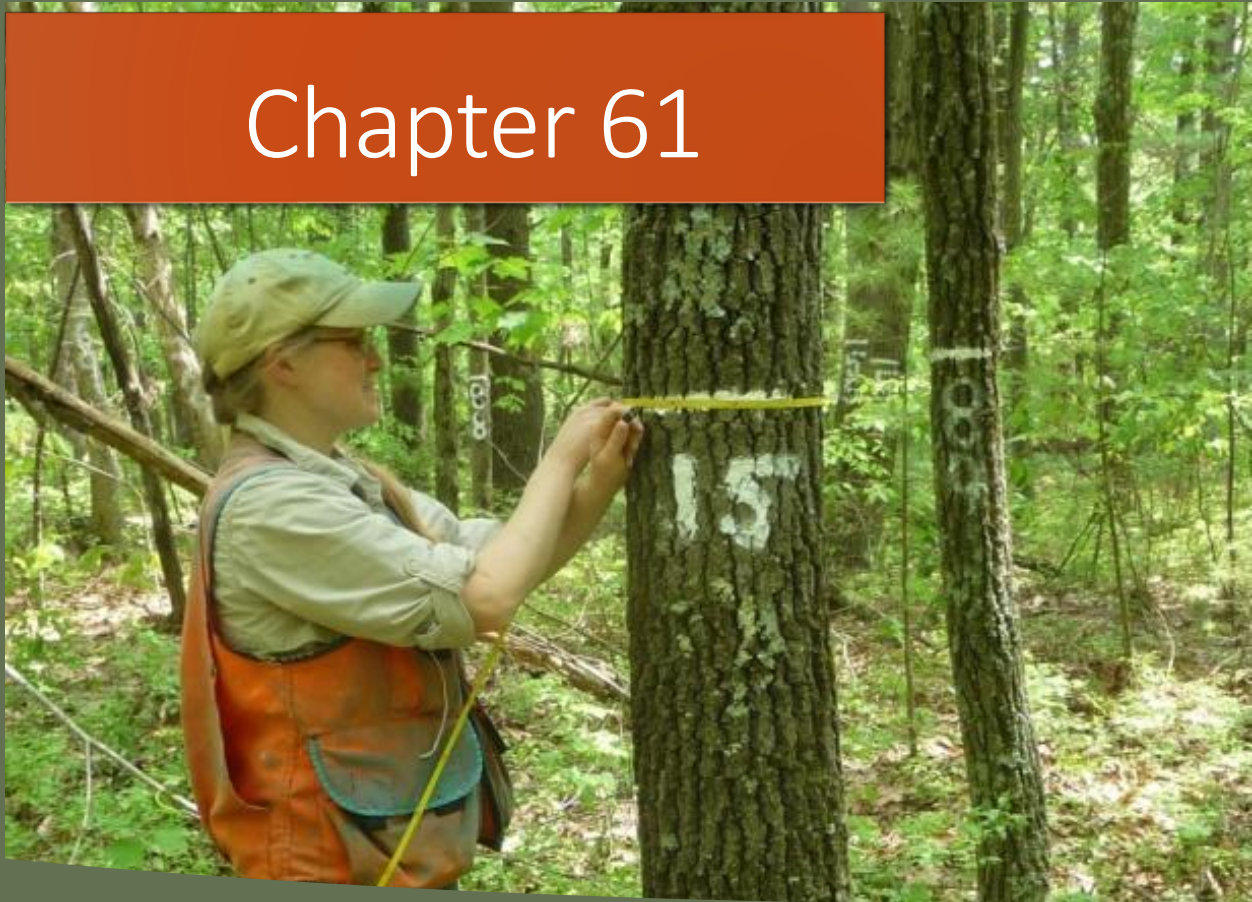
61A Agriculture: 39 Parcels = 895 acres

61B Recreation: 22 Parcels = 438 acres



# Residential Open Space Land

## Chapter 61



61 Forestry : 45 Parcels = 1,307 acres ↓

61A Agriculture: 39 Parcels = 895 acres ↓

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# Residential Open Space Land



Conservation Restriction (CR)



Permanent Restrictions-  
tied to land in perpetuity



# Residential Open Space Land



Conservation Restriction (CR)



CR held by 3<sup>rd</sup> party, commonly a Land Trust

Conducts baseline report, annual monitoring



# Residential Open Space Land



Conservation Restriction (CR)



Required by bylaw for *Age-Restricted Development*

Primary tool used in *Open Space Preservation Development (OSPD)*



# Residential Open Space Land



Conservation Restriction (CR)



Campbell Farm OSPD

90-acre parcel

50.71 in Conservation Restriction



# Residential Open Space Land

## Chapter 61



## Conservation Restriction (CR)



Property owner pays reduced  
property tax on designated land



# Additional Tools for Land Protection

Agricultural Preservation (APR)



Farmland of Local Importance





# Additional Tools for Land Protection

## Agricultural Preservation (APR)



Similar to Conservation Restriction,  
but for “prime” and “state  
important” soil agricultural land



# Additional Tools for Land Protection

Farmland of Local  
Importance

Priority parcels identified by  
Town, not state or federal.  
Does not have soil  
requirements



# Additional Tools for Land Protection

Agricultural Preservation (APR)

Farmland of Local  
Importance

Property owner pays reduced  
property tax on designated land



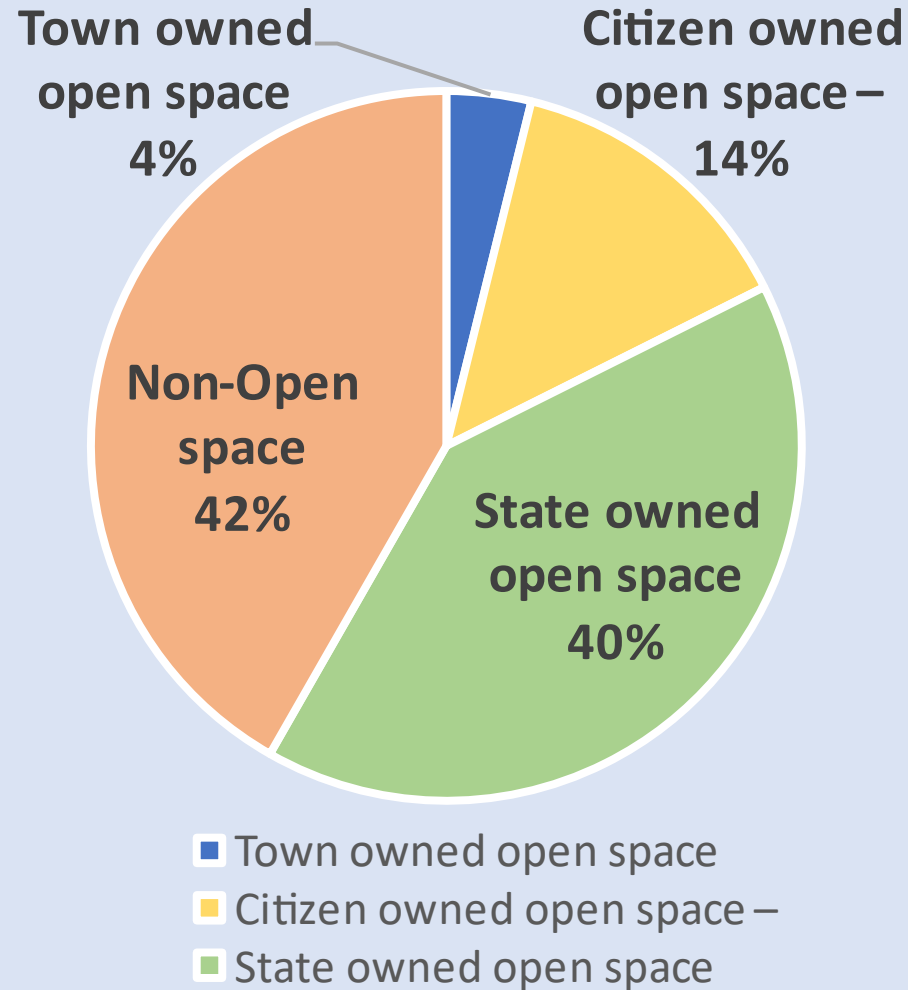
# Open Space in Townsend

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Townsend 21,201 acres



# Open Space in Townsend



Townsend 21,201 acres





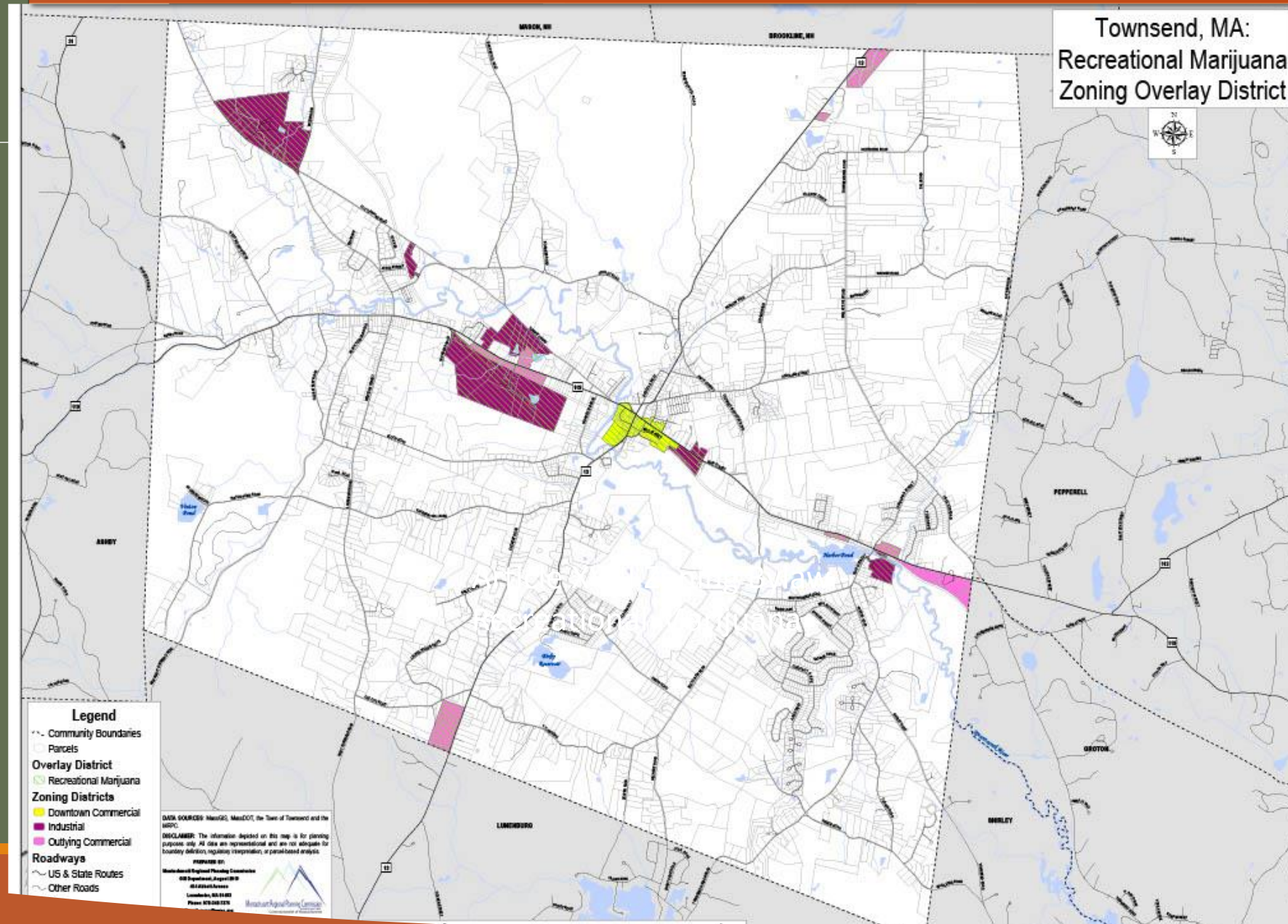
# Questions

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LAND USE IN TOWNSEND OVERVIEW



# Recreational Marijuana Zoning

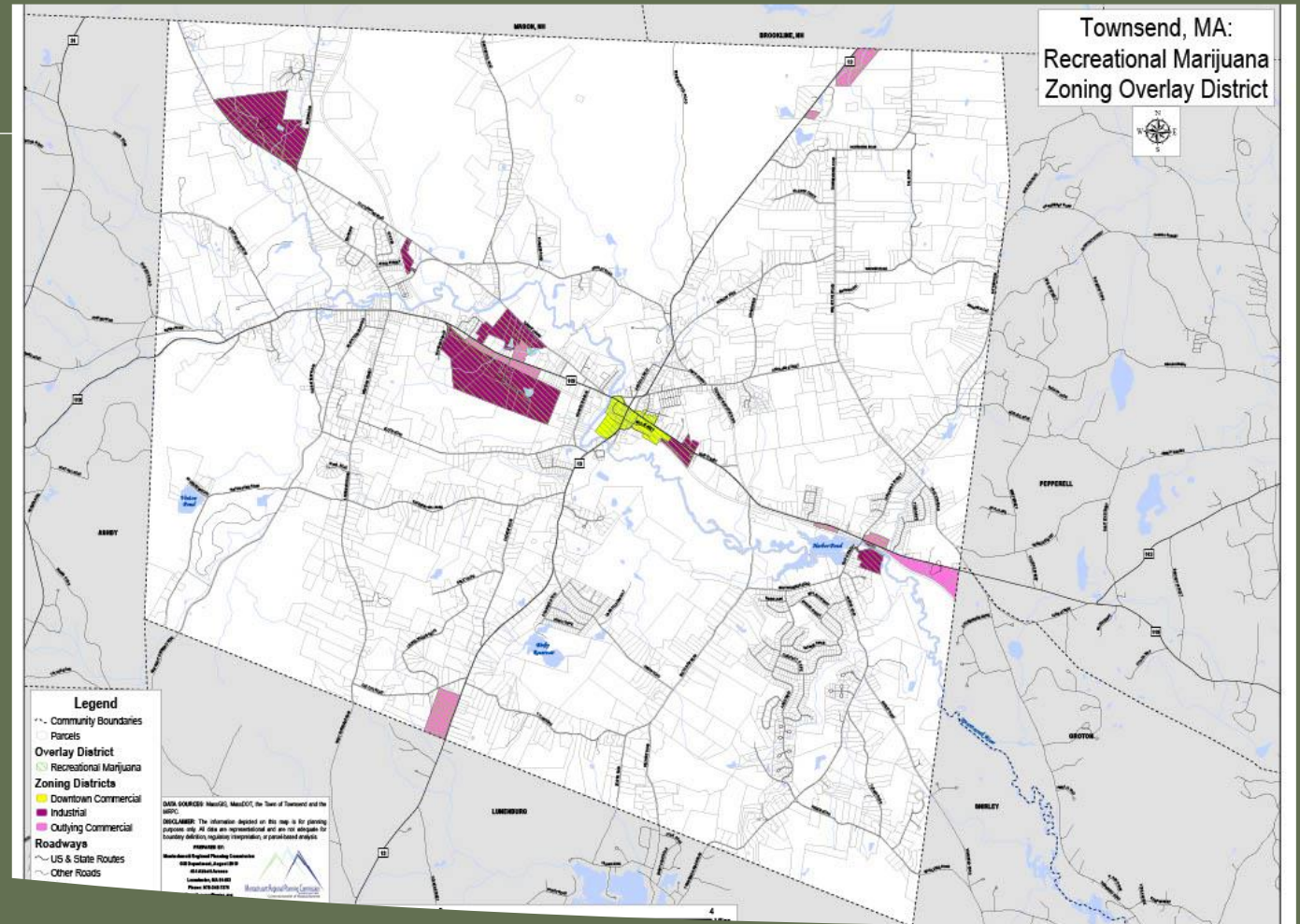




# Recreational Marijuana Zoning

## Article XVIII Zoning Bylaw - Recreational Marijuana

Downtown Commercial,  
Outlying Commercial and  
Industrial.



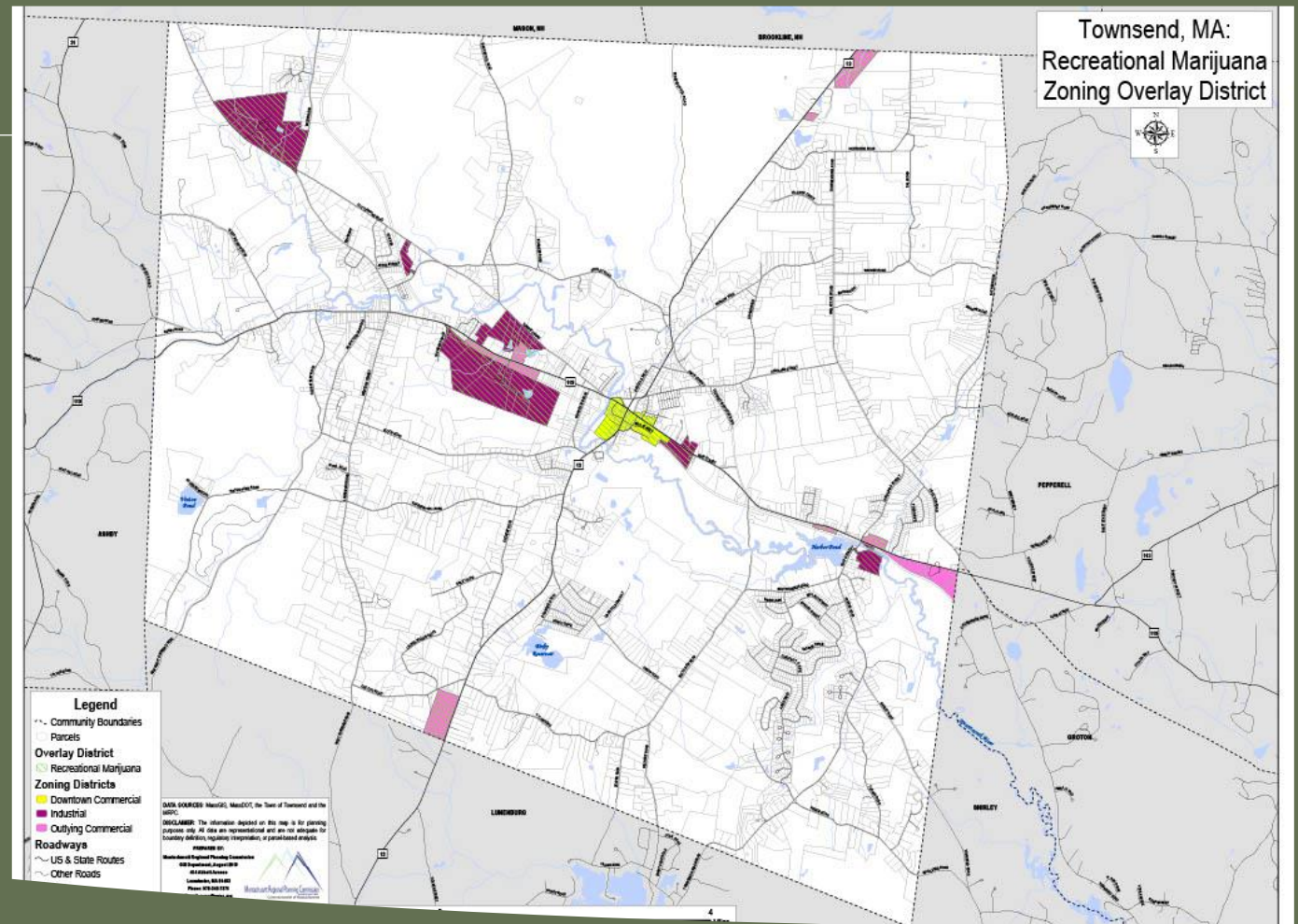


# Recreational Marijuana Zoning

## Article XVIII Zoning Bylaw - Recreational Marijuana

Downtown Commercial,  
Outlying Commercial and  
Industrial.

500-foot radius from: Any  
residential district;





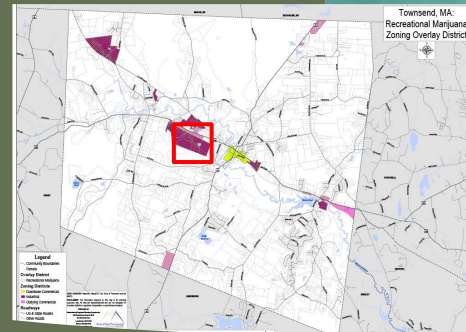
# Recreational Marijuana Zoning

## Article XVIII Zoning Bylaw - Recreational Marijuana

0 Scales Lane - 18-44-2

12 Scales Lane - 19-41-0

15 Scales Lane - 18-44-0





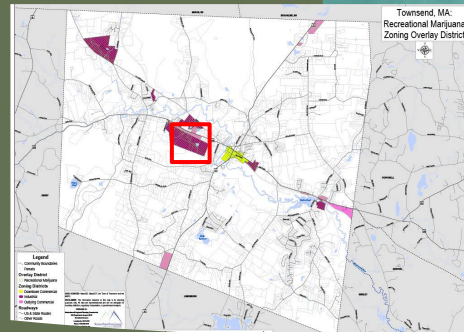
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500-foot radius from: Any residential district;



Interested in hiking and biking?  
Hunting and Fishing?  
Protecting waters and wildlife?



# Open Space and Recreation Survey

The public survey is now open for Townsend's open space and recreation plan.  
This is **YOUR** opportunity to shape the priorities of recreation, land protection,  
and open space in Townsend.

Follow the link or QR code to take the 15-minute survey →

