

Open Space Parcel Evaluation Checklist

Upton Open Space Subcommittee

Version 3 - June 2010

Natural Resources

Factor					Points
Parcel Size (acres)					
< 5	5-24	25-49	50-99	>100	
1	2	3	4	5	
Parcel links or abuts protected open space (acres)					
1-49	50-200	>200			
1	3	5			
Parcel contains active pasture, cropland or hayfields (acres)					
1-10	11-30	> 30			
1	3	5			
Parcel contains early successional upland or wetland habitat (acres)					
1-10	11-30	> 30			
1	3	5			
Parcel contains perennial stream. (2)					
Parcel contains USGS mapped intermittent stream (USGS). (1)					
Parcel contains certified or potential vernal pools: 1-3 (1); < 3 (2)					
Parcel contains MA NHESP Biomap Core Habitat. (2)					
Parcel contains MA NHESP Biomap Habitat. (1)					
Parcel contains MA NHESP Living Waters Core Habitat. (2)					
Parcel contains MA NHESP Living Waters Supporting Habitat. (1)					
Parcel contains NHESP mapped or known habitat for state listed rare species. (2)					
Parcel contains habitat for non-state listed rare species such as 4-toed salamander or spotted turtle. (1)					
Parcel includes a wildlife habitat corridor					
Parcel contains an unusual or rare plant community. (2)					
Parcel is part of an unfragmented forest area over 60 acres in extent. (2)					
Parcel contains areas mapped as 1830's forest. (1)					
Parcel contains cold water stream listed by MA DFW. (1)					
Parcel contains mapped medium or high yield aquifer. (2)					
Parcel contains a Zone I, II, or III of a public water supply well. (2)					
Parcel contains unusual geological features. (1)					
Parcel contains or abuts a pond < 1 acre in size. (1)					
Parcel contains farmland or pasture with prime farmland soils or soils of local significance. (2)					
Parcel within ACEC. (1)					
Total Points					

Maximum possible score: 70 points.

Historic/Cultural Resources

Factor	Points
Parcel contains important historic site or structure(s) identified by the Upton Historical Commission or Massachusetts Historical Commission. (5)	
Parcel contains important scenic views or vistas. (5)	
Parcel is included in potential or existing historic district. (3)	
Parcel contains an active farm such as a CSA (3)	
Parcel contains interior stone walls >100 - 500 ft (1); > 500 ft (2)	
Parcel contains exterior stone walls >100 - 500 ft (1); > 500 ft (2)	
Parcel contains stone features such as stone mounds, cut boulders (1)	
Parcel contains old stone cellar hole or foundations 1-3 (2); < 3 (4)	
Total Points	

Maximum possible score: 25 points

Recreational/Educational Value

Factor	Points
Parcel contains existing trails used by the public. (5)	
Parcel has been identified as possible link in a town-wide or regional trail system. (5)	
Parcel provides existing or potential public access to fishing site (1)	
Parcel provides existing or potential public access for boating. (1)	
Parcel has potential for use in environmental education (e.g. easily accessible vernal pool; community farm) (1)	
Adequate parking is available or could be provided (2).	
Parcel is suitable for hunting without (i.e. most of parcel is > 500 ft from nearest home). (2)	
Parcel is in the town center or in a well-traveled area. (1)	
Parcel accessible or potentially accessible to individuals with disabilities. (2)	
Total Points	

Maximum possible score: 20 points

Summary Score

	Points	Percent Score
Natural Resources	/70	
Cultural Historical	/25	
Recreational/Educational	/20	
Average Score		

Reference Locations

Location	Acres	Percent Score			
		Natural	Cultural/Hist.	Rec./Ed.	Average
Peppercorn Hill CA	290				
Warren Brook CA	230				
Former Stefans Farm	110				
Howarth Glen CA	27				
Chamber Park	7				

Level of Threat

- ☐ Parcel is temporarily protected by chapter 61, 61A or 61B.
- ☐ Parcel is not protected.
- ☐ Parcel is easily developable with frontage lots.
- ☐ Parcel is developable with a subdivision road.
- ☐ Parcel has significant constraints to development, including poor soils, bedrock, steep slopes, wetlands, limited road frontage, or difficult access.
- ☐ Current use of the parcel makes development or further subdivision unlikely.
- ☐ Development of the site, even for a single home, would likely cause extensive disturbance or habitat fragmentation in an important natural area.
- ☐ Development of the site would likely produce an unwelcome change in the existing character of an area, or create an eyesore in a prominent location.

Other pertinent information

- ☐ Size of the parcel: _____
- ☐ Number of potential house lots: _____
- ☐ Parcel has potential for other public uses.