

**EVALUATION OF CHAPTER 61,
61A & 61B PARCELS WITHIN
THE TOWN OF FRANKLIN**

MAY 2017

TOWN OF FRANKLIN

CHAPTER 61 PARCEL EVALUTATION

Property owners in Massachusetts can have their properties assessed in such a manner so as to reduce the tax burden if these properties are used for forestry, agriculture or recreational uses.

According to "Conservation and land Use Planning Under Massachusetts Chapter 61 Laws" ⁱ¹

During the past several decades, constitutional amendments approved by the citizens of Massachusetts have authorized three programs which require cities and towns to reduce assessments of farm, forest and open space lands, provided the owners make a commitment to keep their lands in one or more of those uses. These programs were motivated in large part by rising property values, which were forcing farmers and forest landowners to sell their land because of the increasing tax burden. These tax reduction programs are known as Chapter 61—the Forestland Act; Chapter 61A—the Farmland Assessment Act; and Chapter 61B—the Recreational Land Act. While most states have similar assessment programs to retain open space, typically referred to as "current use programs," only the three Massachusetts laws give municipalities a "right of first refusal" to acquire lands that have been enrolled in these programs. The three Chapter 61 laws also allow municipalities to assign the right of first refusal to a non-profit conservation organization or to the Commonwealth of Massachusetts and its political subdivisions. Assignment of the right of first refusal is a useful option when a municipality cannot act within the 120-day "right of first refusal period" to get the necessary town meeting or city council approvals required to buy and sell property.

As of May 1, 2017, there are 49 parcels in the town that have a Chapter 61A or 61B designation. The last Chapter 61 parcel, which was on Washington Street, was recently acquired by the Town but is shown on the map for informational purposes.

¹ Conservation and Land Use Planning under Massachusetts Chapter 61 Laws, 2nd ed. November 2007, Mount Grace Land Conservation Trust, p.1.

REASONS FOR THE EVALUATION

Concerned with increased development pressures and the loss of open space in the Town of Franklin, the Department of Planning and Community Development (DPCD) with the assistance of other Town staff has undertaken an assessment of these parcels, especially in light of the current housing market and the probability that several additional properties may be taken out of the Chapter 61 program in the near future and developed as residential subdivisions. This development is in fact occurring with two of the parcels listed in this assessment

Given that should the owner of any of these parcels decide to remove them from their current tax status, and offer them for sale, the town would have the right of first refusal, these parcels have been evaluated in order to gain a greater understanding of which might be more prudent for the town to acquire. In order to prevent over development of the community's remaining open space, the Town should be ready to take action when opportunities arise to protect a property from development. The intent of this process is to ensure that the Town gains the greatest benefit from its open space and recreation funds by objectively reviewing proposed land acquisition projects using established criteria.

Preservation of undeveloped parcels has a direct fiscal benefit on communities. Protected land does not need the same level of municipal services that developed land does. An increasingly recognized fact is that residential development can be more of a fiscal liability than an asset for towns, because of the increased impacts to a community's schools, roads, services, and budget. In the long term, land preservation helps control property taxes by limiting increased demand on municipal services.

Information regarding parcel size, land use code, ownership, parcel ID, address, zoning and current use is all from the assessor's data base.

RANKING CRITERIA

The parcels have been evaluated by ranking criteria which is outlined in Attachment C. Information regarding parcel size, land use code, ownership, parcel ID, address, zoning and current use is all from the assessor's data base. Additional data was gathered with on-line research and site visits. Attachments A and B contain information on location, ownership, current condition or use, developmental constraints, zoning, and fiscal impact, which is primarily a measurement of the number of housing units that can potentially be developed. Development related information in Attachment A is limited to

the number of housing units that can be developed on the specific Chapter parcel; Attachment B contains an assessment of potential development if the Chapter parcel is combined with one or more adjacent parcels.

Six ranking criteria were used and are outlined in more detail in Attachment C:

1. Proximity issues which dealt with the location of the parcel to other town, state, federal and other open space;
2. Trail linkages and linkage potential;
3. Developmental issues;
4. Percentage of large lots that could be developed;
5. Potential fiscal impacts of development; and
6. Active agricultural or recreation production and use.

It is important to note that this evaluation did not take into account "natural resources" per se. The definition of which can be very subjective and a value would thus be very difficult to develop. It also should be noted that none of the parcels contained any estimated or known priority habitat.

The attached spread sheets are sorted by parcel number and by grouping. The grouping component was developed so that parcels that are geographically contiguous could be easily identified. The mapping, Attachment D, outlines the parcels by Chapter 61A & B classification as well as by grouping and also depicts state and federally owned land and land owned by Metacomet Land Trust. This hopefully will give a visual representation of real or potential trail/open space linkages.

If warranted, any parcel can be studied more in depth e.g. a cost – revenue analysis to more accurately determine a more in-depth understanding of the fiscal impacts of purchase or non-purchase.

Also included as Attachment E is a copy of the most recent aerial of each Chapter 61A & 61B parcel with the parcel ID on the back.

EVALUATION RESULTS

Utilizing the criteria mentioned above and detailed in Attachment C, an evaluation of the 49 Chapter 61, 61A & 61B parcels was performed. Each parcel was graded by assigning specific numeric values to each of the six evaluation criteria, resulting in the aggregate point values shown in Attachment A. Fifteen of the 49 parcels had a rating of 18 points or more; the 15 parcels are listed in the table below.

During the evaluation several parcels were eliminated from becoming a priority because of their small size or zoning issues. For example six Chapter parcels (totaling 135.79+/- acres) being utilized as Maple Gate Country Club are zoned Industrial, and therefore housing development will not occur without rezoning. Please note if the six parcels were zoned Single Family Residential I the property could easily support 100 single family homes (with access from Bellingham). The 71+ acre Delea property (Parcel 208-009-000) and an additional Chapter property owned by the same family cannot develop their parcels because there are Agricultural Protection Restrictions on the property.

Parcel Size (Acres +/-)	Parcel ID	Description, Address	Total points	Potential Housing Units
68.46	234-012-000	Labastie Property, Maple Street, Nature Study	39	70
115.309	300-002-000	Franklin Country Club, 672 East Central	26	46
34.613	228-002-000	Calnan, Lincoln Street, Pasture	25	26
21.549	311-006-000	Cedar Hill Farm, 235 Grove Street	25	7
20.02	204-005-000	Koshivos Farm, Lincoln Street, Orchard	23	10
43.635	323-046-000	Wadsworth Farm, Spring Street (West Side)	22	23
114.474	325-003-000	Schmidts Farm, 215 Prospect Street	21	5
71.51	308-076-000	Woodcrest Farm, Prospect Street	20	20
24.644	323-041-000	Wadsworth Farm, Spring Street (East Side)	19	11
27.72	212-025-000	Country Day Camp Property, 1221 Pond Street	19	5
12.74	227-015-000	Calnan, Lincoln Street, Field Crops	18	0
13.999	222-063-000	Country Day Camp Property, Partridge Street	18	2
10.275	206-076-000	Lyon Property, Bent Street	18	3
16.385	242-012-000	Labaste Family, Approved Maple Preserve Subdivision	18	10
11.276	323-049-000	Hehn Property, 11 Spring Street, Limited Agriculture	18	3

Prioritization. The list of parcels above may be priorities for purchase should opportunities arise; however, additional evaluation is needed in order to refine the list of priorities. Additional considerations include the likelihood of development within the near future, the potential sale price of parcels proposed for development, and the likelihood of adjacent properties being used to develop a Chapter property.

During the evaluation DPCD staff did not believe Franklin Country Club would be developed in the near future so it is not considered a priority at this time. Two of the parcels in this evaluation, 242-012-000 (Maple Preserve Subdivision) and 325-003-000 (Schmidts Farm), have in fact been offered to the town under its right of first refusal, and Town Council voted to not pursue purchase of the properties.

Attachment B was a further assessment of the Chapter parcels taking into consideration the potential fiscal impact if the specific Chapter parcel was combined with one or more adjacent parcels. Because of this additional level of evaluation DPCD was able to calculate more accurately worst case scenarios, resulting in increases in potential fiscal impact for a few parcels. The most significant change was the Schmidts Farm parcel (325-003-000), where roughly 5 single family homes could be constructed if not combined with adjacent parcels. If combined with a relatively small developed lot, the parcel could yield as many as 75 housing units.

The nine (9) parcels owned by Gail Lembo and operated as Country Day Camp are not likely to be developed in the near future. However, even if portions of the Lembo property are developed the resulting fiscal impact would be minimal; if the 9 parcels were developed individually with existing zoning and subdivision regulations it would only result in roughly 9 housing units. Please note that development of all nine parcels with a substantial residential subdivision could result in approximately 50 to 55 additional housing units, but a development of that size would require bridging over Mine Brook and construction of roughly 2 miles of roadway.

Once DPCD's assessment was completed a list of priority parcels was developed; the priority parcels are listed below in the table, and shown on Map 2 in Attachment D.

Parcel Size (Acres +/-)	Parcel ID	Description, Address	Total points	Potential Housing Units
68.46	234-012-000	Labastie Property, Maple Street, Nature Study	39	72
34.613	228-002-000	Calnan, Lincoln Street, Pasture	25	26
21.549	311-006-000	Rossetti Property, Cedar Hill Farm, 235 Grove Street	25	7
20.02	204-005-000	Koshivos Farm, Lincoln Street, Orchard	23	10
43.635	323-046-000	Wadsworth Farm, Spring Street (West Side)	22	23
12.74	227-015-000	Calnan, Lincoln Street, Field Crops	20	5
71.51	308-076-000	Woodcrest Farm, Prospect Street	20	20
24.644	323-041-000	Wadsworth Farm, Spring Street (East Side)	19	11
10.275	206-076-000	Lyon Property, Bent Street	18	3
11.276	323-049-000	Hehn Property, 11 Spring Street, Limited Agriculture	18	3

The parcel found to be the top priority by far is the 68.46+/- Labastie Property (Parcel 234-012-000). The high prioritization is for two important reasons: the parcels potential for substantial residential development, and the parcels potential for passive recreation. The undeveloped parcel has access from three roadways as well as three Land Trust properties that abut nearby Town properties. Development of the property could yield subdivisions with as much as 70 single family homes. The parcel has potential for well over 2 miles of trails connecting several neighborhoods.

The next two highest priorities are the 34.6+ acre Calnan property on Lincoln Street (Parcel 228-002-000), and the Rossetti property (Cedar Hill Farm) on Grove Street (Parcel 311-006-000).

The Cedar Hill Farm property is adjacent to the Southern New England Trunkline Trail (SNETT) and has multiple dirt bike paths on site. The property is also across Grove Street from the parking lot the Town built at the end of the SNETT.

The Calnan property is just south of Dacey Field, and contains close to 17 acres of fields/pasture and a 2 acre pond. The potential for passive and active recreational facility development is substantial, and purchasing the property could keep 25 or more homes from being developed. An adjacent 12.74+/- acre parcel that is owned by the same family is also on the priority list in the table above.

ATTACHDEMENTS:

Attachment A: Parcel Information and Ranking

Attachment B: Parcel Information and Ranking if Combined with Other Parcels

Attachment C: Evaluation/Rankling Criteria

Attachment D: Mapping

Map 1: Chapter 61, 61A and 61B Parcels

Map 2: Priority Parcels

Attachment E: Aerial Photos of Parcels

ATTACHEMENT A

Parcel Information and ranking

ATTACHMENT A

Chapter 61, 61A & 61B Lands- Private

Total Acres=1095.308218

Group	Parcel Size (Acres)	Parcel ID	Address	Property Owner	Current Use	Condition/Notes	Development Potential	Utilities	Zoning	Land Use Code	Adjacent to private land trust, town, state, federal owned land	Trail & linkage potential	Easily developable	Lot ≥ 10 acres fully or partially developable	Fiscal Impact from development	No active agricultural recreational usage	Total points	Potential Housing Units
	20.02036	204-005-000	LINCOLN ST	KOSHVOS JOHN / KOSHVOS CATHERINE	Orchard	power lines on site	Power lines limit some of site, but development possible, little wetlands	S on site W on Lincoln St.	RR I	714	5	4	4	3	5	2	23	10
A	3.201342	206-020-000	LINCOLN ST	KOSHVOS CHARLES J / KOSHVOS ELIZABETH	Pasture	Buildings and power lines on site	Very limited due to power lines and wetlands	S/W on Lincoln	RR I	712	5	4	3		1	2	10	1
A	1.046971	206-032-000	6 KOSHVOS DR	KOSHVOS CHARLES J / KOSHVOS ELIZABETH	Pasture	Vacant with piles of rocks, wood, no use observed	High part of original subdivision	S/W on Koshivas Dr.	RR I	718		4	5		1	2	12	1
A	1.011775	206-033-000	10 KOSHVOS DR	KOSHVOS CHARLES J / KOSHVOS ELIZABETH	Pasture	Vacant with piles of rocks, wood, no use observed	High part of original subdivision	S/W on Koshivas Dr.	RR I	718		4	5		1	2	12	1
A	1.729487	206-034-000	14 KOSHVOS DR	KOSHVOS CHARLES J / KOSHVOS ELIZABETH	Pasture	Vacant with piles of rocks, wood, no use observed	High part of original subdivision	S/W on Koshivas Dr.	RR I	718		4	5		1	2	12	1
A	1.216953	206-035-000	18 KOSHVOS DR	KOSHVOS CHARLES J / KOSHVOS ELIZABETH	Pasture	Vacant with piles of rocks, wood, no use observed	High part of original subdivision	S/W on Koshivas Dr.	RR I	718		4	5		1	2	12	1
A	1.005948	206-052-000	17 KOSHVOS DR	KOSHVOS CHARLES J / KOSHVOS ELIZABETH	Orchard	Vacant with piles of rocks, wood, no use observed	High part of original subdivision	S/W on Koshivas Dr.	RR I	714		4	5		1	2	12	1
A	0.950972	206-053-000	9 KOSHVOS DR	KOSHVOS CHARLES J / KOSHVOS ELIZABETH	Pasture	Vacant with piles of rocks, wood, no use observed	High part of original subdivision	S/W on Koshivas Dr.	RR I	718		4	5		1	2	12	1
A	0.920734	206-054-000	5 KOSHVOS DR	KOSHVOS CHARLES J / KOSHVOS ELIZABETH	Pasture	Vacant with piles of rocks, wood, no use observed	High part of original subdivision	S/W on Koshivas Dr.	RR I	718		4	5		1	2	12	1
	10.275346	206-076-000	BENT ST	LYON REALTY LLC	Power Lines	Power lines/tree farm	Very limited due to power lines	S/W	RR I	715		Existing trails, Abuts Koshivas Dr and Lincoln St properties listed above - 4	3	3	1	2	13	3
	71.06587	208-009-000	ELM ST	DELLEA ANDREW J	Forest Land/ Orchard	Mostly vacant, some agricultural use	Very high, some wetlands issues	S	RR I	712		Existing trails, abutting Mill Brook - 3	0	0	0		3	0
	9.999466	208-012-000	ELM ST	DELLEA ANDREW J	Truck Crops- Vegetables	Some agriculture	Very high, some wetlands issues	S	RR I	712		Across the street from the property above, on Medway line, no trails - 3	0	0	0		3	0

ATTACHMENT A

Chapter 61, 61A & 61B Lands- Private

Total Acres=1095.308218

Group	Parcel Size (Acres)	Parcel ID	Address	Property Owner	Current Use	Condition/Notes	Development Potential	Utilities	Zoning	Land Use Code	Adjacent to private land trust, town, state, federal owned land	Trail & linkage potential	Easily developable	Lot ≥ 10 acres fully or partially developable	Fiscal Impact from development	No active agricultural recreational usage	Total points	Potential Housing Units
B	27.720004	212-025-000	1221 POND ST	LEMBO GAIL V /	Nature Study	Franklin Country Day Camp	Significant wetlands issues	S/W on Lincoln street; sidewalks on Lincoln	RR II	803	5	2	4	3	3	2	19	5
B	47.51599	212-026-000	POND ST	LEMBO GAIL V /	Nature Study	Land locked	Access issues; Significant wetlands issues, power line issues	Lincoln S/W on Lincoln street; sidewalks on Lincoln	RR I	803		3	1	1	1		6	2
B	9.611054	213-045-000	POND ST	LEMBO GAIL V /	Nature Study	Land locked	Access issues; Significant wetlands issues	Lincoln S/W on Lincoln street; sidewalks on Lincoln	RR I	803	5	3	1	1	1		11	0
B	48.090595	222-046-000	POND ST	LEMBO GAIL V /	Nature Study	Franklin Country Day Camp	Significant wetlands issues	Lincoln S/W on Lincoln street; sidewalks on Lincoln	RR I	803	5	Directly abutting Town Owned land -4	1	1	1		12	0
B	15.634522	222-047-000	POND ST	LEMBO GAIL V /	Nature Study	Land locked	Access issues; Significant wetlands issues	Lincoln S/W on Lincoln street; sidewalks on Lincoln	RR I	803		3	1	1	1		6	0
B	5.831303	222-049-000	POND ST	LEMBO GAIL V /	Nature Study	Land locked	Access issues; Significant wetlands issues	Lincoln S/W on Lincoln street; sidewalks on Lincoln	RR I	803		3	1	1	1		6	0
B	2.80374	222-050-000	POND ST	LEMBO GAIL V /	Nature Study	Franklin Country Day Camp		Lincoln S/W on Lincoln street; sidewalks on Lincoln	SINGLE-FAMILY III	803		3	1	1	1		6	0
B	11.4347	222-054-000	POND ST	LEMBO GAIL V /	Nature Study	Land Locked		Lincoln S/W on Lincoln street; sidewalks on Lincoln	RR I	803		3	1	1	1		6	0
B	13.995046	222-063-000	PARTRIDGE ST	LEMBO GAIL V /	Nature Study		Access on partridge	None	RR I	803	5	No existing trails. Directly abutting Town Owned land - 3	4	5	1		18	2

ATTACHMENT A

Chapter 61, 61A & 61B Lands- Private

Total Acres=1095.308218

Group	Parcel Size (Acres)	Parcel ID	Address	Property Owner	Current Use	Condition/Notes	Development Potential	Utilities	Zoning	Land Use Code	Adjacent to private land, trust, town, state, federal owned land	Trail & linkage potential	Easily developable	Lot > 10 acres fully or partially developable	Fiscal Impact from development	No active agricultural recreational usage	Total points	Potential Housing Units
C	12.739972	227-015-000	LINCOLN ST	CALMAN JOHN W JR / C/O CALMAN JASON	Field Crops- hay, wheat, etc.	Land locked	High with access thru 228-002: wetlands issues	None	RR II	720	5	No existing trails, but trails abutting this property at Dacey fields. 234-086 towned owned strip of land provides access to this site off Cranberry Drive abuts property listed below - 4	5	3	1		18	0
C	34.613347	228-002-000	LINCOLN ST	CALMAN JOHN W JR /	Pasture		High	S/W	RR II	718	5	No trails, Abuts Dacey Fields - 4	3	5	8		25	26
	15.510639	229-003-002	HOFFMANN FARM RD	HOFFMAN NICHOLAS F / HOFFMAN JEANNINE M	Active	Hoffman Farm	High	None	RR II	712	3	No existing trails nearby, 1	3	5	1		13	1
D	68.4598	234-012-000	MAPLE ST	LABASTIE STEVEN H / THE FRANKLIN LABASTIE FAMILY	Nature Study	Access off Bridal Path and Deer View, wooded, stream	High, some permitting issues	S/W	RR II	803	8	No existing trail, abuts Madison Ave which has trails. Abuts Town owned land and Metacommet Trust Land, no existing trails - 9	5	5	10	2	39	70
D	14.860117	235-142-000	469 MAPLE ST	LABASTIE STEVEN H / LABASTIE KATHLEEN A	Pasture	Homestead Acres	Wetlands issues	W only	RR II	718	3	3	3	3	1		13	7
E	19.484397	237-036-000	160 MAPLE ST	SMITH ROBERT E TR / MAPLE GATE COUNTRY CLUB	Golfing	Land locked	"in contention"	None	INDUS-TRIAL	805	3	On Bellingham line, golf course, abuts ACOE - 5	1		1		10	0
E	3.316784	239-009-000	MAPLE GATE	CARLUCCI ROBYN M TRUSTEE	Golfing	Golf Course/Maple Gate		S/W on Oak St. Ext	INDUS-TRIAL	805	3	on Bellingham line, golf course, abuts ACOE - 5	1	1	1		11	0

ATTACHMENT A

Chapter 61, 61A & 61B Lands- Private

Total Acres=1095.308218

Group	Parcel Size (Acres)	Parcel ID	Address	Property Owner	Current Use	Condition/Notes	Development Potential	Utilities	Zoning	Land Use Code	Adjacent to private land trust, town, state, federal owned land	Trail & linkage potential	Easily developable	Lot > 10 acres fully or partially developable	Fiscal Impact from development	No active agricultural recreational usage	Total points	Potential Housing Units
E	83.306633	239-010-000	MAPLE GATE	SMITH ROBERT E TRUSTEE / MAPLE GATE REALTY TRUST	Golfing	Golf Course property, originally ROW for Oak St		S/W on Oak St. Ext	INDUS-TRIAL & SINGLE-FAMILY III	805	3	on Bellingham line, golf course, abuts ACOE - 5	1	1	1		11	0
E	10.587873	239-012-000	MAPLE GATE	SMITH ROBERT E TR / MAPLE GATE REALTY TRUST	Golfing	Golf Course		S/W on Oak St. Ext	INDUS-TRIAL	805	3	on Bellingham line, golf course, abuts ACOE - 5	1	1	1		11	0
D	16.384925	242-012-000	MAPLE PRESERVE	MAPLE ST	LABASTIE STEVEN H / THE FRANKLIN LABASTIE FAMILY	Approved Subdivision	Wooded Hill	S/W on Oak St. Ext	RR II	803		3	5	3	5	2	18	10
E	16.75419	254-009-000	MAPLE GATE	SMITH ROBERT E TR / MAPLE GATE COUNTRY CLUB	Golfing	Golf Course		S/W on Oak St. Ext	INDUS-TRIAL	805	3	on Bellingham line, golf course, abuts ACOE - 5	1	1	1		11	0
E	2.342753	255-001-000	MAPLE GATE	SMITH R TR MAPLE GATE & K FULL / MAPLE GATE COUNTRY CLUB	Golfing	Golf Course		S/W on Oak St. Ext	INDUS-TRIAL	805	5	Abuts Town owned land, existing trails 4	1		1		11	0
F	13.759912	292-006-000	PROSPECT ST	HENO FLOYD	Woodland	Wooded/wet, wetlands permitting issues	Limited by permitting issues	S only	RR I	803	5	1	1	3	5		15	8
	115.308565	300-002-000	672 EAST CENTRAL ST	FRANKLIN COUNTRY CLUB INC	Golf Course	Golf Course		S/W	RR I & RR VII	805	3	No existing trails, abuts existing trails on Town owned property 5	5	3	10		26	46
F	71.510425	308-076-000	PROSPECT ST	HENO FLOYD	Wooded/ wet aka Woodcrest Farms, No production observed	Wooded/ wet aka Woodcrest Farms, No production observed	High, rolling terrain, few trees, multiple access points, wetlands permitting issues	S only	RR I	713	3	No existing trails, abuts state forest with trails - 5	3	1	8		20	20
	21.548711	311-006-000	235 GROVE ST	ROSSETTI STEVEN J & DALE M, TRS / CEDAR HILL FARM REALTY TRUST	Hiking- trails or paths	Adjacent to SNETT ; many dirt bike paths		W only	RR I	801	5	Existing trails - 5	3	5	5	2	25	7
G	24.643736	323-041-000	SPRING ST	MORSE PATRICIA L	Multiple agricultural uses	Wardsworth Farm	High, rolling terrain, few trees, multiple access points, wetlands permitting issues	None	RR I	712	3	Existing trails, abuts state land - 5	3	3	5		19	11

Chapter 61, 61A & 61B Lands- Private

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ATTACHEMENT B

**Parcel Information and ranking if Combined
with Other Parcels**

ATTACHEMENT B

Chapter 61, 61A & 61B Lands- Private

Total Acres=1095.308218

Group	Parcel Size (Acres)	Parcel ID	Address	Property Owner	Current Use	Adjacent to private land, trust, town, state, federal owned land	Trail & linkage potential	Easily developable	Lot > 10 acres fully or partially developable	Fiscal Impact from development	No active agricultural recreational usage	Total points	Potential Housing Units	Housing units if developed combining adjacent property	Notes	Total points if developed by combining adjacent property	Notes if adjoining properties are combined
	20.02036	204-005-000	LINCOLN ST	KOSHIVOS JOHN / KOSHIVOS CATHERINE	Orchard	5	4	4	3	5	2	23	10			23	
A	3.201342	206-020-000	LINCOLN ST	KOSHIVOS CHARLES J / KOSHIVOS ELIZABETH	Pasture	5	4	3		1	2	10	1	2		10	
A	1.046971	206-032-000	6 KOSHIVAS DR	KOSHIVAS CHARLES J / KOSHIVAS ELIZABETH	Pasture		4	5		1	2	12	1			12	
A	1.011775	206-033-000	10 KOSHIVAS DR	KOSHIVAS CHARLES J / KOSHIVAS ELIZABETH	Pasture		4	5		1	2	12	1			12	
A	1.729487	206-034-000	14 KOSHIVAS DR	KOSHIVAS CHARLES J / KOSHIVAS ELIZABETH	Pasture		4	5		1	2	12	1			12	
A	1.216953	206-035-000	18 KOSHIVAS DR	KOSHIVAS CHARLES J / KOSHIVAS ELIZABETH	Pasture		4	5		1	2	12	1			12	
A	1.005848	206-052-000	17 KOSHIVAS DR	KOSHIVAS CHARLES J / KOSHIVAS ELIZABETH	Orchard		4	5		1	2	12	1			12	
A	0.950972	206-053-000	9 KOSHIVAS DR	KOSHIVAS CHARLES J / KOSHIVAS ELIZABETH	Pasture		4	5		1	2	12	1			12	
A	0.920734	206-054-000	5 KOSHIVAS DR	KOSHIVAS CHARLES J / KOSHIVAS ELIZABETH	Pasture		4	5		1	2	12	1			12	
	10.275346	206-076-000	BENT ST	LYON REALTY LLC	Power Lines	5	Existing trails, Abuts Koshivas Dr and Lincoln St and properties listed above - 4	3	3	1	2	18	3		Town property across Bent Street. Development potential increases by combination with adjacent property (204-005-000). Additional housing construction possible in	18	

ATTACHEMENT B

Chapter 61, 61A & 61B Lands- Private

Total Acres=1095.308218

Total Acres = 1093.506218																	
Group	Parcel Size (Acres)	Parcel ID	Address	Property Owner	Current Use	Adjacent to private land trust, town, state, federal owned land	Trail & linkage potential	Easily developable	Lot ≥ 10 acres fully or partially developable	Fiscal Impact from development	No active agricultural recreational usage	Total points	Potential Housing Units	Housing units if developed combining adjacent property	Notes	Total points if developed by combining adjacent property	Notes if adjoining properties are combined
	71.06587	208-009-000	ELM ST	DELLEA ANDREW J	Forest Land/ Orchard		Existing trails, abutting Mill Brook -	0	0	0		3	0	0	Same owner as adjacent parcel 208-010-000, which increases size of potential development. Size of subdivisions in area could substantially increase by combining with adjacent parcels to south/southeast or north. Adjacent to Charles River.	3	
	9.999466	208-012-000	ELM ST	DELLEA ANDREW J	Truck Crops- Vegetables		Across the street from the property above, on Medway line, no trails - 3	0	0	0		3	0		Same owner as adjacent parcel 208-011-000, which increases size of potential development. Adjacent to Charles River. Andrew Dellea also owns parcel 208-019-000 (39 acres) adjacent to Charles River between Elm Street and Town owned properties, and parcel 207-014-000 (9.1+ acres) adjacent to Town property.	3	
B	27.720004	212-025-000	1221 POND ST	LEMBO GAIL V /	Nature Study	5	2	4	3	3	2	19	5		If combined with 222-046-000 and 222-063-000.	19	
B	47.51599	212-026-000	POND ST	LEMBO GAIL V /	Nature Study		3	1	1	1		6	2	6	If combined with 212-025-000, 222-046-000 and 222-063-000	9	
B	9.611054	213-045-000	POND ST	LEMBO GAIL V /	Nature Study	5	3	1	1	1		11	0	14		16	
B	48.090595	222-046-000	POND ST	LEMBO GAIL V /	Nature Study	5	Directly abutting Town Owned land - 4	1	1	1		12	0	10	If combined with 212-025-000 and 222-063-000	17	
B	15.634522	222-047-000	POND ST	LEMBO GAIL V /	Nature Study		3	1	1	1		6	0	10	If combined with 212-025-000, 222-046-000 and 222-063-000	11	

ATTACHEMENT B

Chapter 61, 61A & 61B Lands- Private

Total Acres=1095.308218

Group	Parcel Size (Acres)	Parcel ID	Address	Property Owner	Current Use	Adjacent to private land trust, town, state, federal owned land	Trail & linkage potential	Easily developable	Lot > 10 acres fully or partially developable	Fiscal Impact from development	No active agricultural recreational usage	Total points	Potential Housing Units	Housing units if developed combining adjacent property	Notes	Total points if developed by combining adjacent property	Notes if adjoining properties are combined
B	5.831303	222-049-000	POND ST	LEMBO GAIL V /	Nature Study		3	1	1	1		6	0	1	If combined with 212-025-000, 222-046-000, 222-054-000 and 222-063-000	6	
B	2.80374	222-050-000	POND ST	LEMBO GAIL V /	Nature Study		3	1	1	1		6	0			6	
B	11.4347	222-054-000	POND ST	LEMBO GAIL V /	Nature Study		3	1	1	1		6	0	4	If combined with 212-025-000, 222-046-000 and 222-063-000	9	
B	13.999046	222-063-000	PARTRIDGE ST	LEMBO GAIL V /	Nature Study	5	No existing trails, but trails abutting this property at Dacey fields. 234-086 town owned strip of land provides access to this site off Cranberry Drive abuts property listed below - 4	4	5	1		18	2	8	If combined with 212-025-000 and 222-046-000 - Development of Gail Lembo's property with a substantial residential subdivision would require construction of roadway and bridging over Mine Brook. If built out to current zoning and subdivision regulations the Lembo property could contain approximately 53 additional housing units.	23	If all Lembo parcels were combined, the total points would increase by 10.
C	12.739972	227-015-000	LINCOLN ST	CALVAN JOHN W JR / C/O CALVAN JASON	Field Crops- hay, wheat, etc.	5	No existing trails, but trails abutting this property at Dacey fields. 234-086 town owned strip of land provides access to this site off Cranberry Drive abuts property listed below - 4	5	3	3		20	0	5		20	
C	34.613347	228-002-000	LINCOLN ST	CALVAN JOHN W JR /	Pasture	5	No trails, Abuts Dacey Fields - 4	3	5	8		25	26			25	

ATTACHEMENT B

Chapter 61, 61A & 61B Lands- Private

Total Acres=1095.308218

Group	Parcel Size (Acres)	Parcel ID	Address	Property Owner	Current Use	Adjacent to private land trust, town, state, federal owned land	Trail & linkage potential	Easily developable	Lot ≥ 10 acres fully or partially developable	Fiscal Impact from development	No active agricultural recreational usage	Total points	Potential Housing Units	Housing units if developed combining adjacent property	Notes	Total points if developed by combining adjacent property	Notes if adjoining properties are combined
	15.510639	229-003-002	HOFFMANN FARM RD	HOFFMAN NICHOLAS F / HOFFMAN JEANNINE M	Active	3	No existing trails nearby. 1	3	5	1		13	1		Adjacent to Metacomet Land Trust	13	
D	68.4598	234-012-000	MAPLE ST	LABASTIE STEVEN H / THE FRANKLIN LABASTIE FAMILY	Nature Study	8	No existing trail, abuts Madison Ave which has trails. Abuts Town owned land and Metacomet Trust Land, no existing trails - 9	5	5	10	2	39	70	72	Access from three roadways and three Land Trust properties that abut Town properties. Combined potential for well over 2 miles of trails connecting several neighborhoods. Development potential increases by combination with adjacent property (235-142-000).	39	
D	14.860117	235-142-000	469 MAPLE ST	LABASTIE STEVEN H / LABASTIE KATHLEEN A	Pasture	3	3	3	3	5		17	7	10	Development potential increases by combination with adjacent property (234-012-000). Industrially zoned property. Residential development not permitted without rezoning. Maple Gate Country Club's 135.79 +/- acres could easily support 100+ single family homes. Access would be through Bellingham.	17	
E	19.484397	237-036-000	160 MAPLE ST	SMITH ROBERT E TR / MAPLE GATE COUNTRY CLUB	Golfing	3	On Bellingham line, golf course, abuts ACOE - 5	1		1		10	0			10	
E	3.316784	239-009-000	MAPLE GATE	CARLUCCI ROBYN M TRUSTEE	Golfing	3	on Bellingham line, golf course, abuts ACOE - 5	1	1	1		11	0			11	
E	83.306633	239-010-000	MAPLE GATE	SMITH ROBERT E TRUSTEE / MAPLE GATE REALTY TRUST	Golfing	3	on Bellingham line, golf course, abuts ACOE - 5	1	1	1		11	0			11	

ATTACHEMENT B

Chapter 61, 61A & 61B Lands- Private

Total Acres=1095.308218

Group	Parcel Size (Acres)	Parcel ID	Address	Property Owner	Current Use	Adjacent to private land trust, town, state, federal owned land	Trail & linkage potential	Easily developable	Lot ≥ 10 acres fully or partially developable	Fiscal Impact from development	No active agricultural recreational usage	Total points	Potential Housing Units	Housing units if developed combining adjacent property	Notes	Total points if developed by combining adjacent property	Notes if adjoining properties are combined
E	10.587873	239-012-000	MAPLE GATE	SMITH ROBERT E TR / MAPLE GATE REALTY TRUST	Golfing	3	on Bellingham line, golf course, abuts ACOE - 5	1	1	1		11	0			11	
D	16.384925	242-012-000	MAPLE PRESERVE	MAPLE ST	LABASTIE STEVEN H / THE FRANKLIN LABASTIE FAMILY		3	5	3	5	2	18	10		Approved 10 lot subdivision; currently being offered to town for sale	18	Approved 10 lot subdivision; currently being offered to town for sale
E	16.75419	254-009-000	MAPLE GATE	SMITH ROBERT E TR / MAPLE GATE COUNTRY CLUB	Golfing	3	on Bellingham line, golf course, abuts ACOE - 5	1	1	1		11	0			11	
E	2.342753	255-001-000	MAPLE GATE	SMITH R TR MAPLE GATE & K FULL / MAPLE GATE COUNTRY CLUB	Golfing	5	Abuts Town owned land, existing trails	1		1		11	0			11	
F	13.759912	292-006-000	PROSPECT ST	HENO FLOYD	Woodland	5	4	1	3	5		15	8			15	
	115.308565	300-002-000	672 EAST CENTRAL ST	FRANKLIN COUNTRY CLUB INC	Golf Course	3	No existing trails, abuts existing trails on Town owned property	5	3	10		26	46		Access on south end from Uncas Pond Road (private) and from north at Rt 140. Development of country club in both Franklin and Wrentham could result in xxx single family homes.	26	
F	71.510425	308-076-000	PROSPECT ST	HENO FLOYD		3	No existing trails, abuts state forest with trails - 5	3	1	8		20	20			20	
	21.548711	311-006-000	235 GROVE ST	ROSSETTI STEVEN J & DALE M, TRS / CEDAR HILL FARM REALTY TRUST	Hiking- trails or paths	5	Existing trails - 5	3	5	5	2	25	7			25	
G	24.643736	323-041-000	SPRING ST	MORSE PATRICIA L	Multiple agricultural uses	3	Existing trails, abuts State land - 5	3	3	5		19	11			19	
G	43.635084	323-046-000	SPRING ST	MORSE PATRICIA L	Multiple agricultural uses	3	No Existing Trails, abuts state land - 5	3	3	8		22	23			22	
G	11.2763	323-049-000	11 SPRING ST	HEHN SUSAN	Limited agricultural uses	5	Existing trails, abuts small parcel of town land - 4	3	3	3		18	3	5		18	

Chapter 61-61A & 61B Lands- Private

Chapter 61, 61A & 61B Lands- Private

Total Acres=1095.308218

[illegible]

ATTACHEMENT C

Evaluation/Ranking Criteria

ATTACHEMENT C

RANKING CRITERIA FOR CHAPTER 61, 61A & 61B PARCELS

Numerical Value

Each parcel will be assigned a numerical value based on the aggregate point values below;
the higher the point total, the greater impetus for purchase.

1. Proximity issues:

Adjacent to/Close to Town Property (Very Short Walk or Across Street)	5
Adjacent to or Near Other Public Open Space	3

2. Trail linkages:

Current or Potential Trails with Regional Significance	5
Current or Potential Trails with Local Connections	4
Current or Potential Trails on Site Only	3
Trail development not likely	1

3. Developmental issues:

Significant Developmental Problems with the Land and Permitting	1
Developmental Problems with Permitting Only	3
Easily developable. No Known Problems with Development	5

4. For lots over 10 acres:

≤30% Developable	1
31- 60% Developable	3
≥61% Developable	5

5. Fiscal Impact:

Potential for Severe Fiscal Impact (≥30 D. U.)	10
Potential for Significant Fiscal Impact (16-29 D. U.)	8
Potential for Moderate Fiscal Impact (6-15 D. U.)	5
Potential for Slight Fiscal Impact (3-5 D. U.)	3
Little to No Fiscal Impact (0-2 D.U.)	1

<u>6. If not in active agricultural/recreation production/use</u>	2
---	---

The fiscal impact is an estimation of the impact to the Town and is based on zoning and the potential development that could occur. E.g. one single family house would have little to no fiscal impact whereas a twenty lot single family home subdivision would have significant fiscal impact, thus the higher the number, the greater negative fiscal impact.

As an example: No impact (an impact number of 1) would be one that can easily be absorbed in the existing town budget. A moderate impact (a #5) would be one that may require additional funding to support. A severe impact (a #10) might be one that cannot be readily absorbed without considering cuts in other aspects of the town's overall budget.

Regarding the number of potential housing units and related fiscal impact, several parcels cannot be fully developed without utilization of adjacent parcels. In those cases, the last column in Attachment B shows the full potential impact should an adjoining parcel become available and is "joined" with the original Chapter parcel. This is most dramatically illustrated in parcel 325-003-000.

In some categories, the impact value will be cumulative of the numbers. For example, for proximity to town or other public space, if a parcel is close to town owned property AND other public open space, the impact value would be an 8 as opposed to either a 5 or a 3.

ATTACHEMENT D

Maps

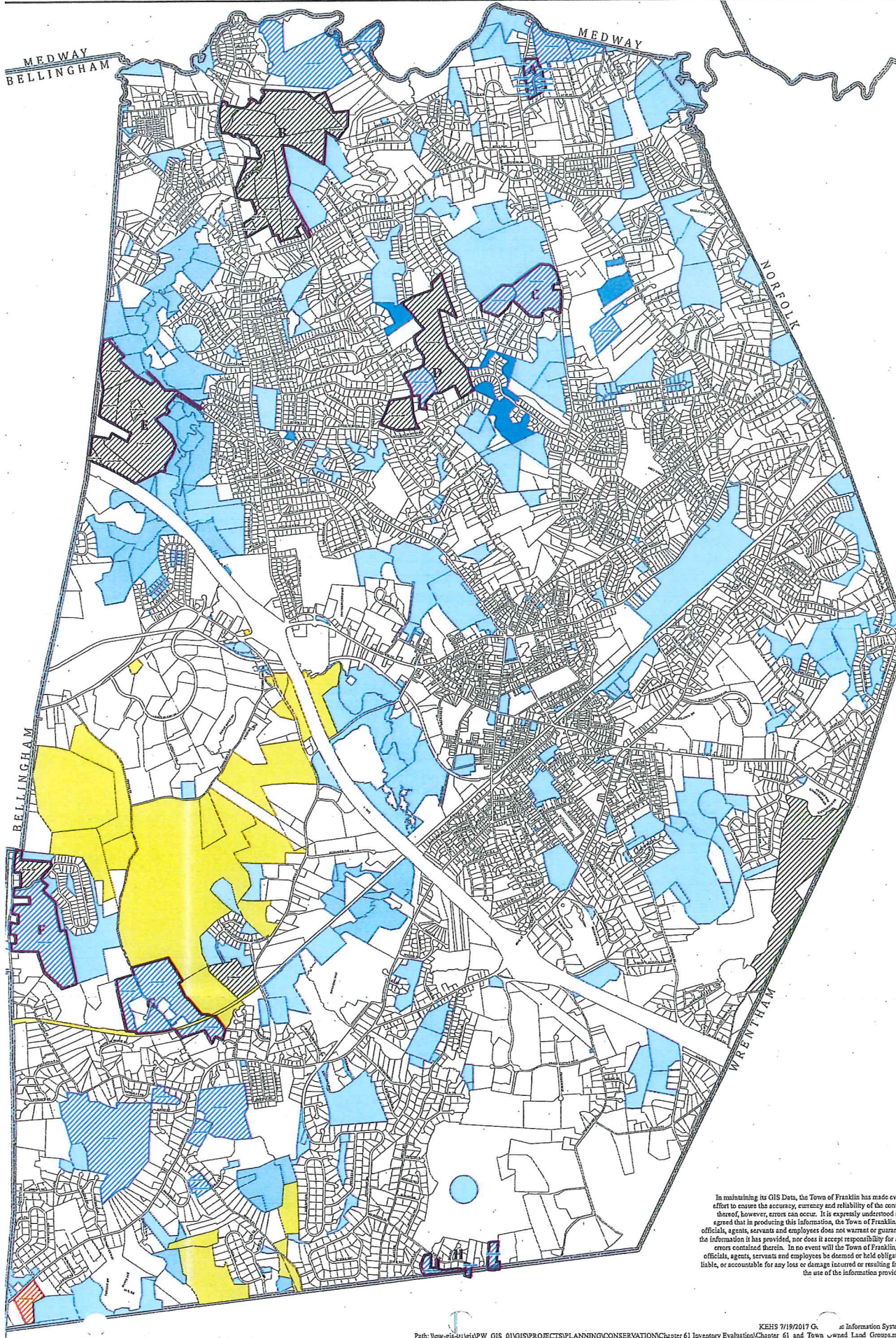
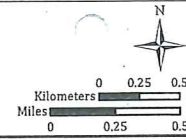


Franklin

MASSACHUSETTS

MAP 1

- Group
- Chapter 61
- Chapter 61A
- Chapter 61B
- Town Owned Property
- Federally Owned Land
- State Owned Land
- Metacomet Land Trust
- Parcel Line
- Municipal Boundary



In maintaining its GIS Data, the Town of Franklin has made every effort to ensure the accuracy, currency and reliability of the content thereof, however, errors can occur. It is expressly understood and agreed that in producing this information, the Town of Franklin, its officials, agents, servants and employees does not warrant or guarantee the information it has provided, nor does it accept responsibility for any errors contained therein. In no event will the Town of Franklin, its officials, agents, servants and employees be deemed or held obligated, liable, or accountable for any loss or damage incurred or resulting from the use of the information provided.



Franklin

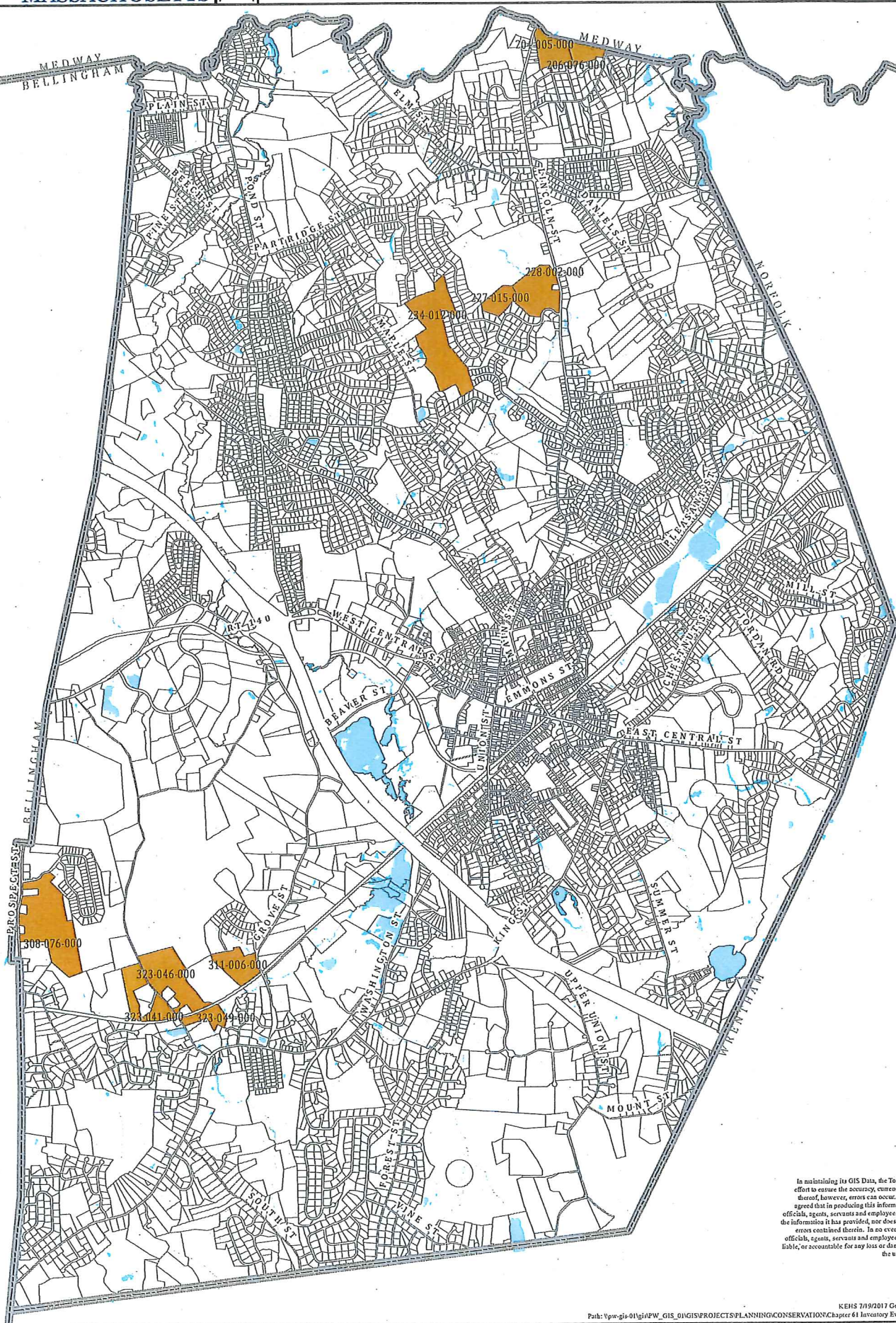
MASSACHUSETTS

MAP 2

- Priority Parcels
- Parcel Line
- Municipal Boundary

Water

Kilometers 0 0.25 0.5
Miles 0 0.25 0.5



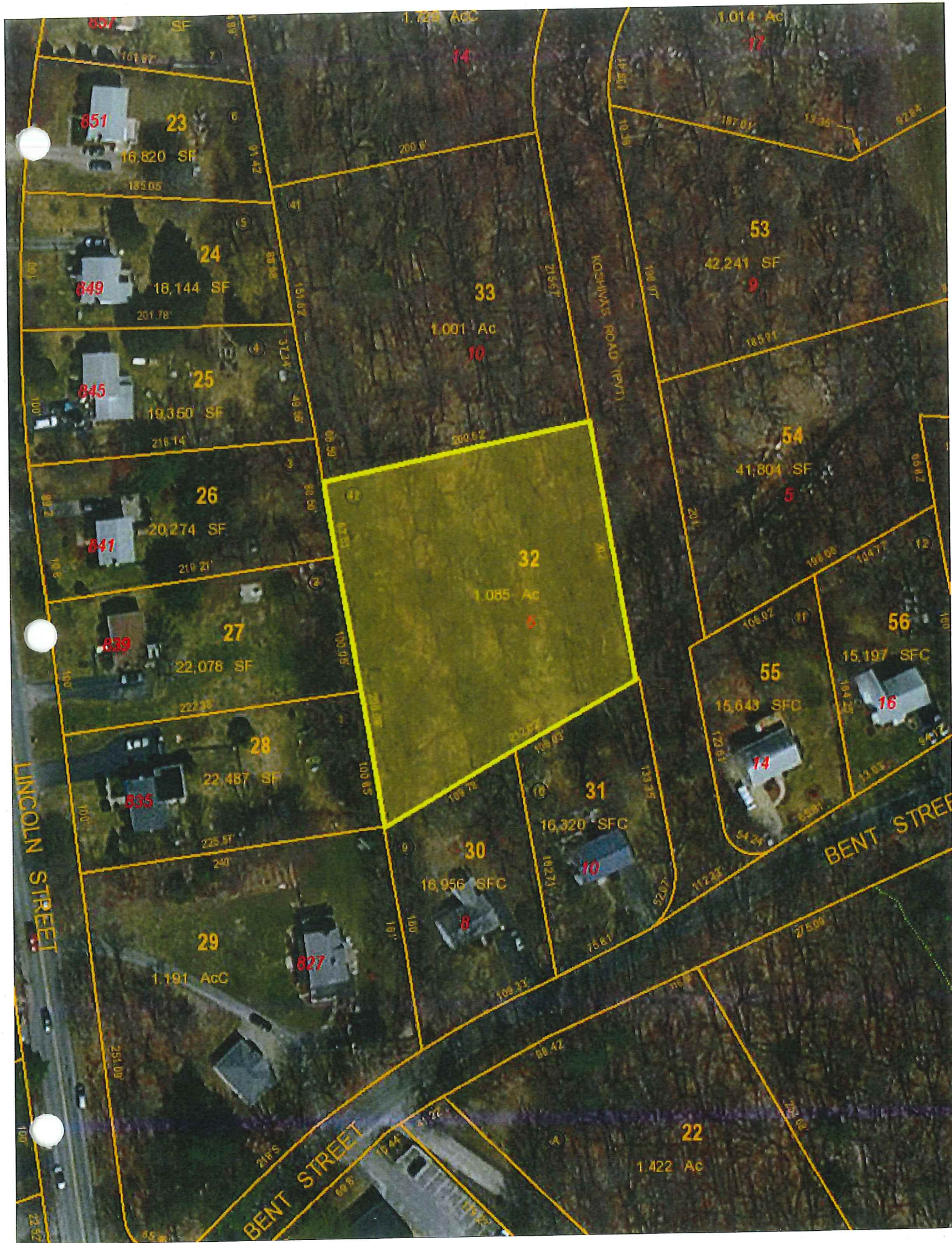
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ATTACHEMENT E

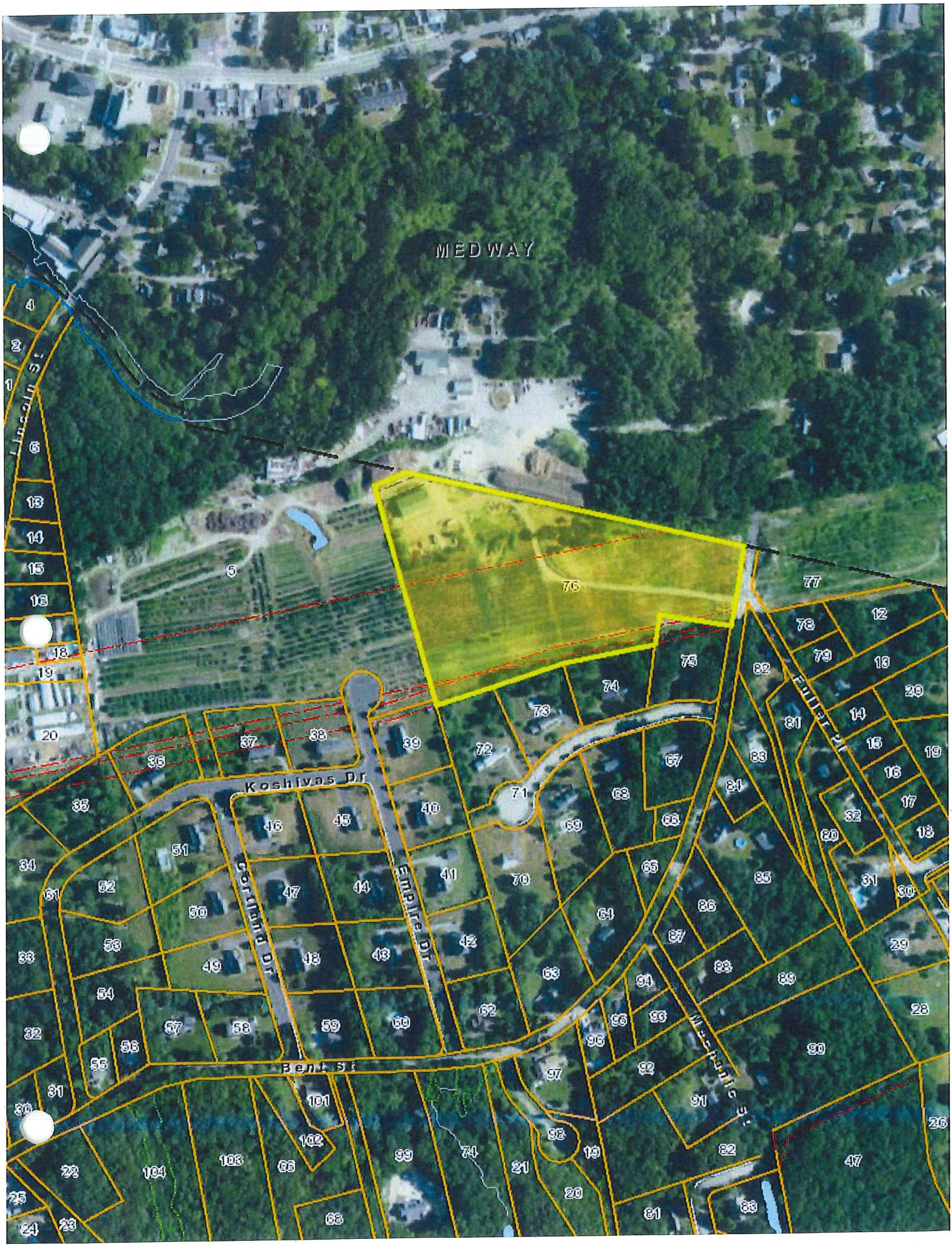
Aerial Photos











MEDWAY

Lincoln St.

Koshivas Dr.

Cortland Dr.

Empire Dr.

Ben St.

Fuller Pl.

Musgrave St.



MEDWAY

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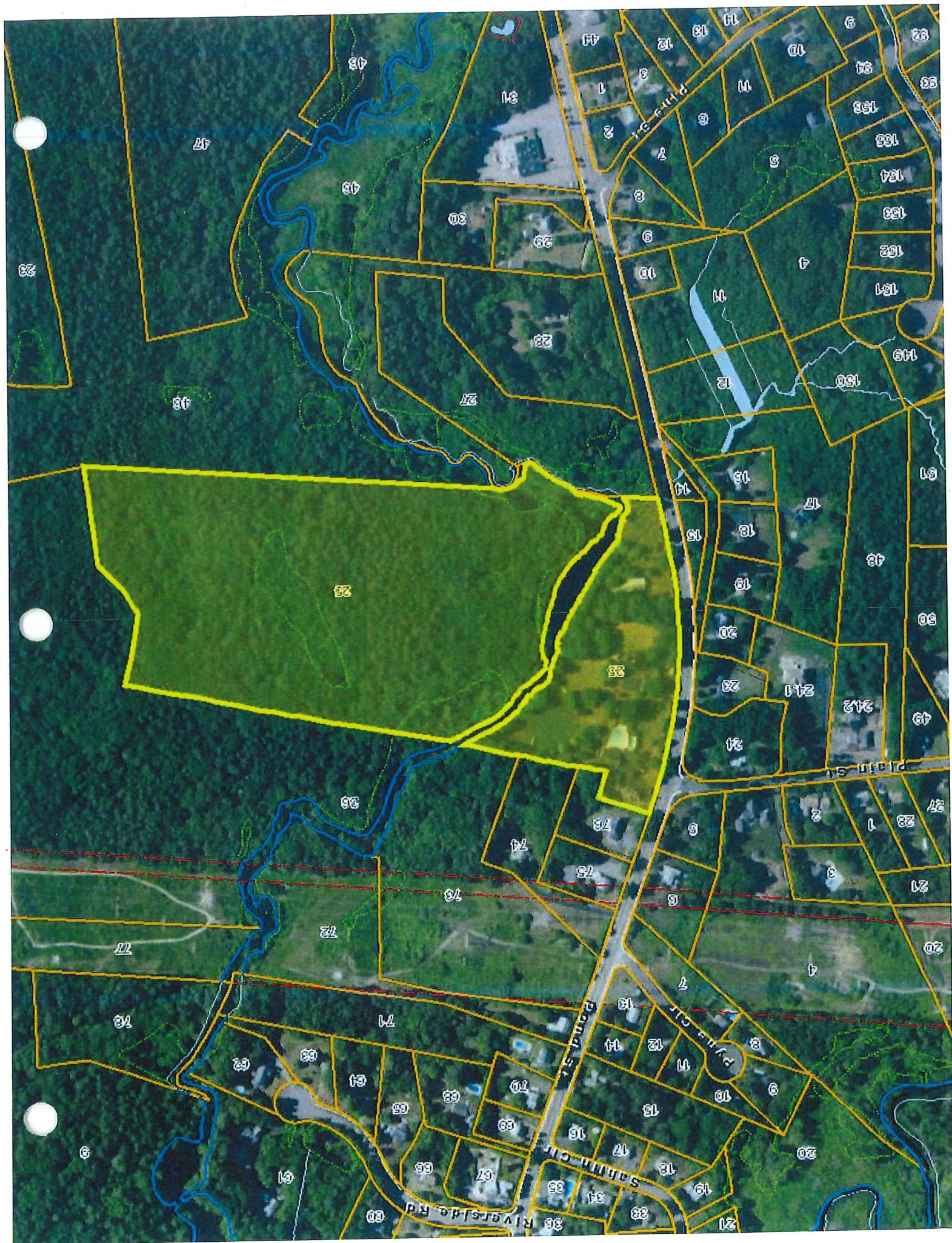
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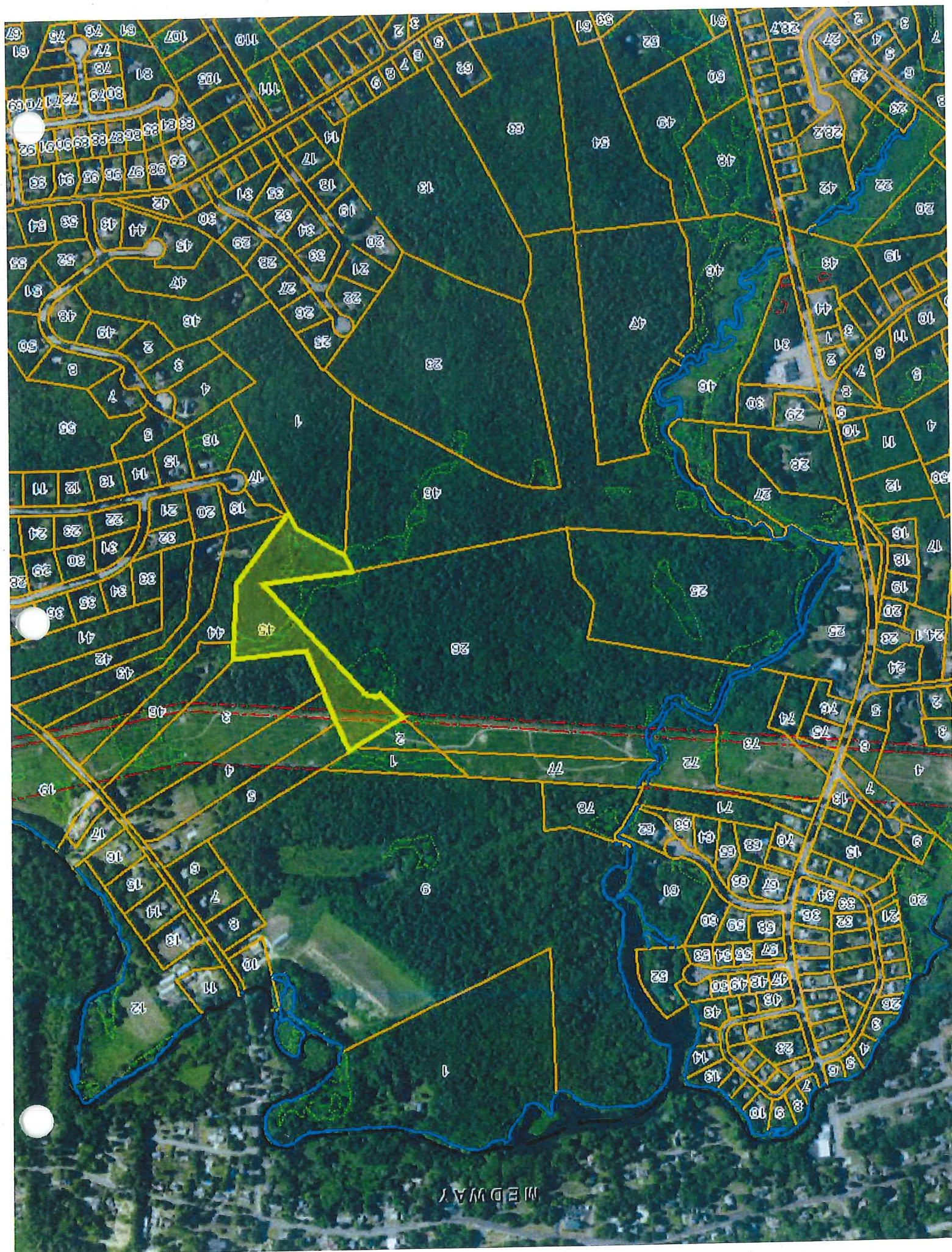
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MEDWAY





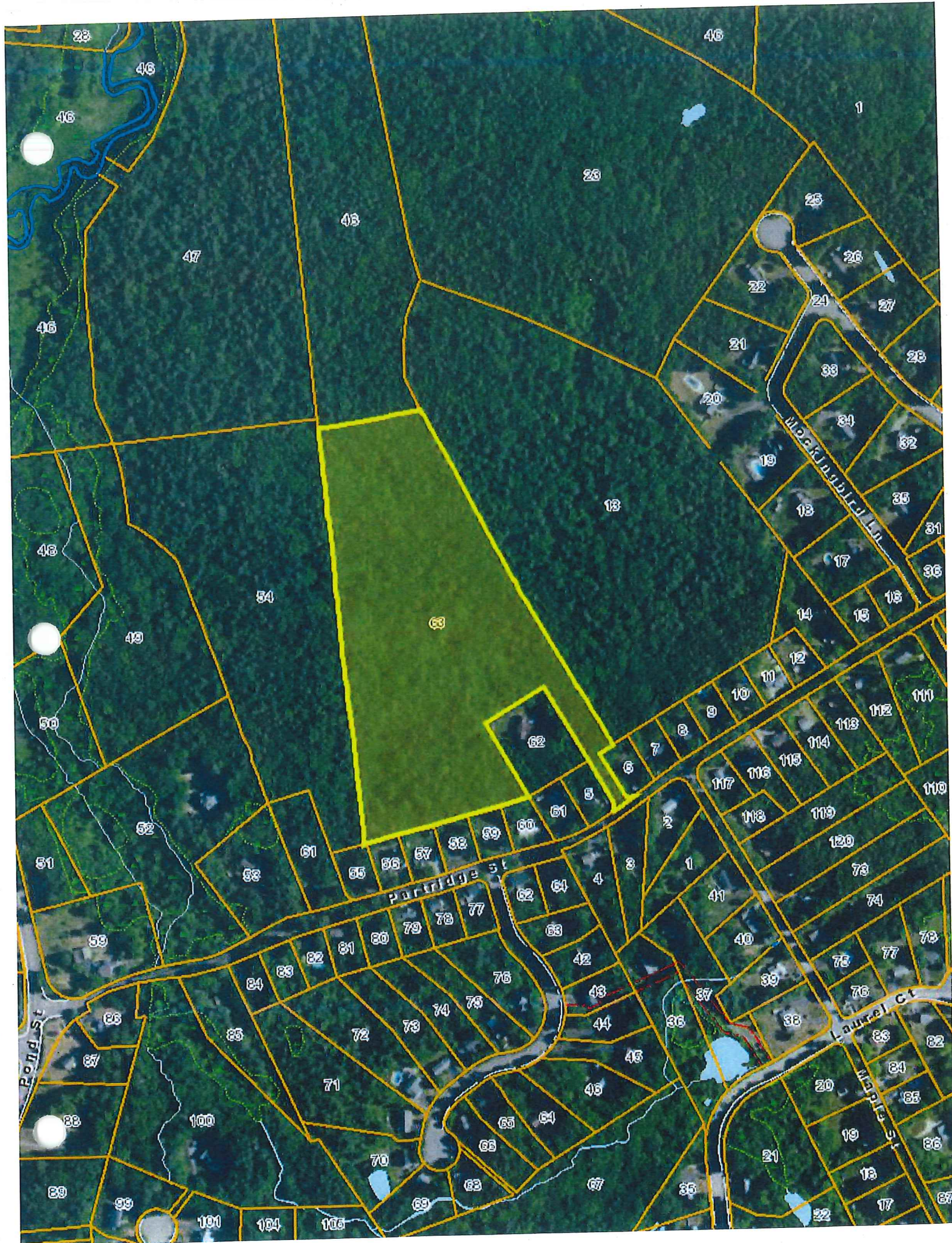




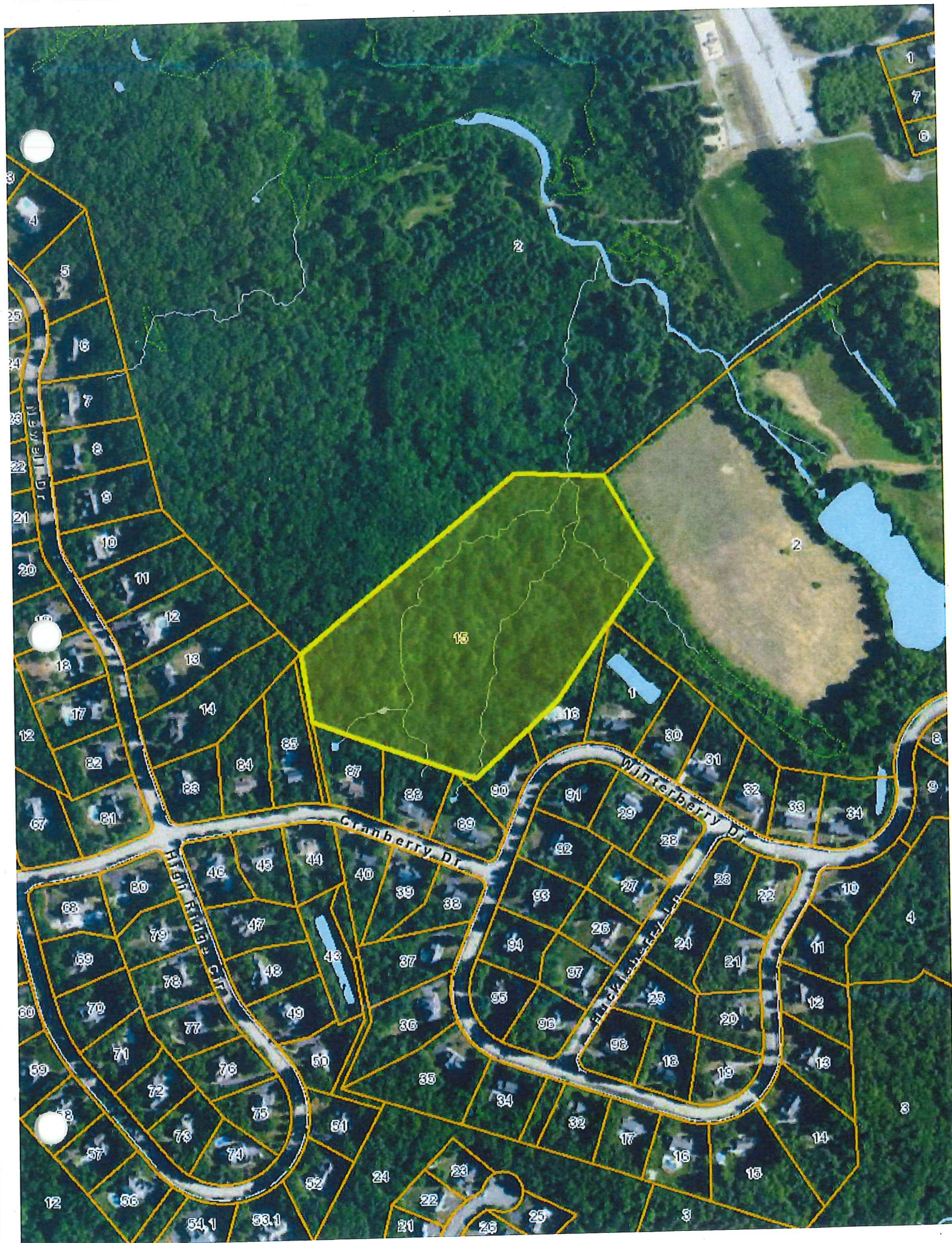






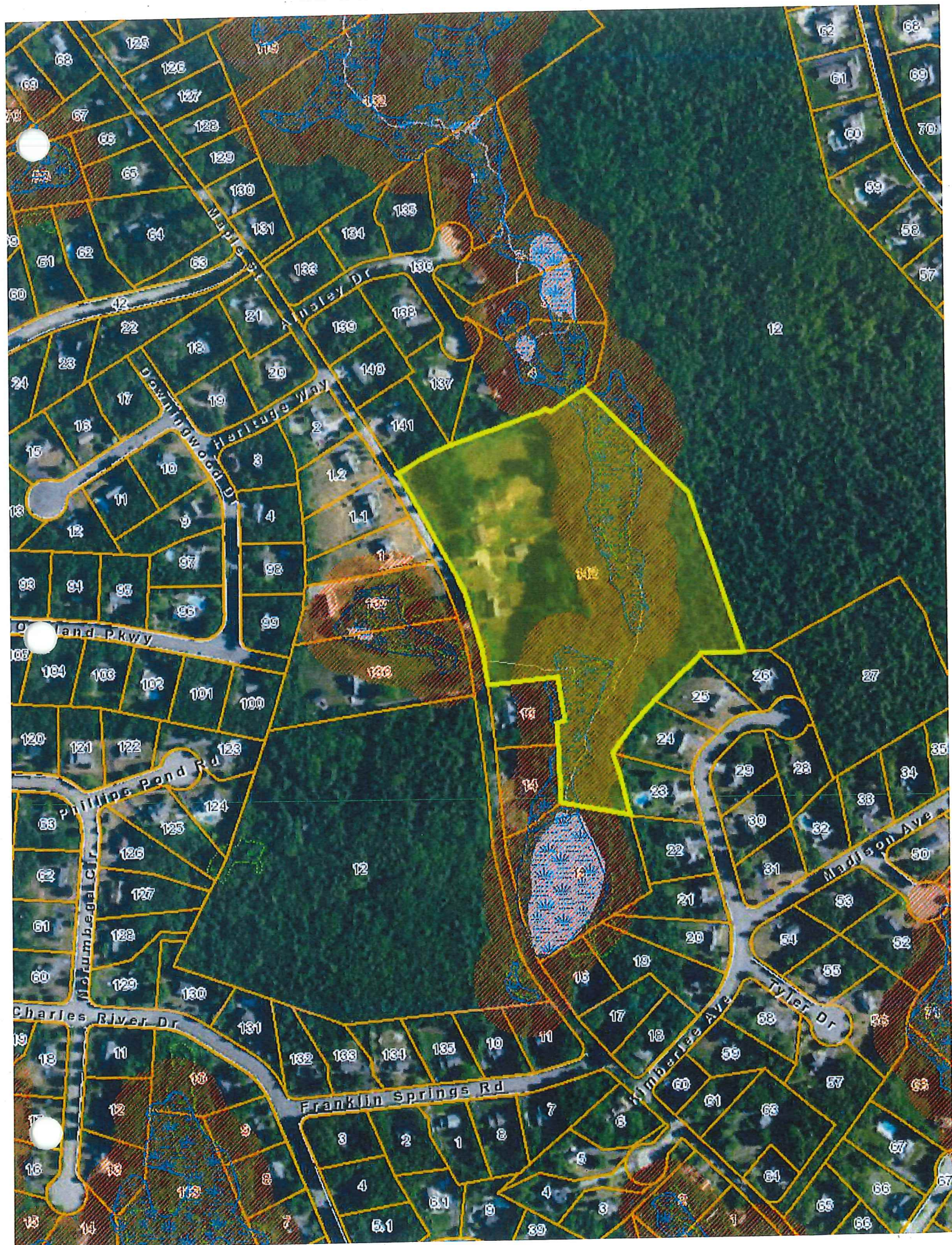


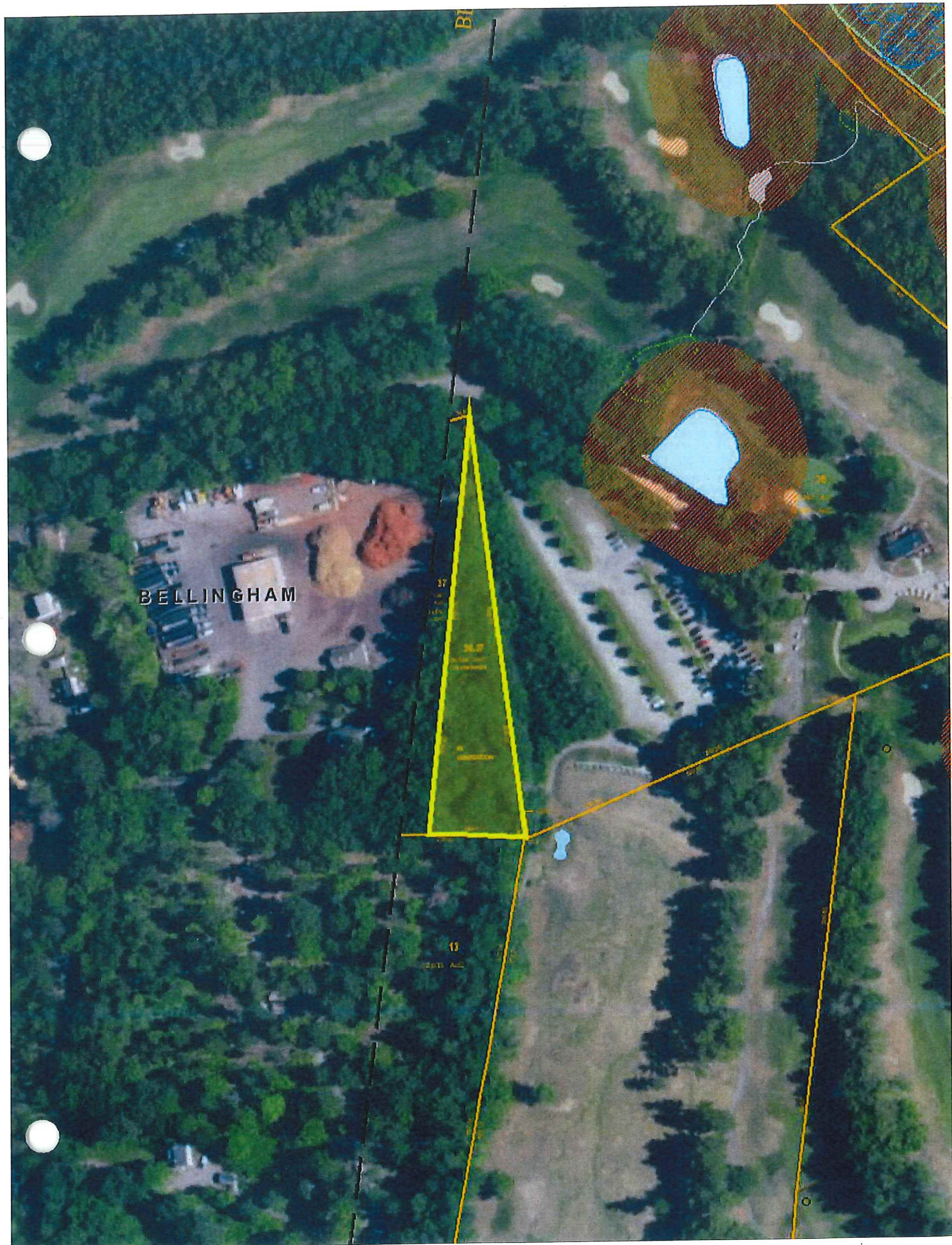






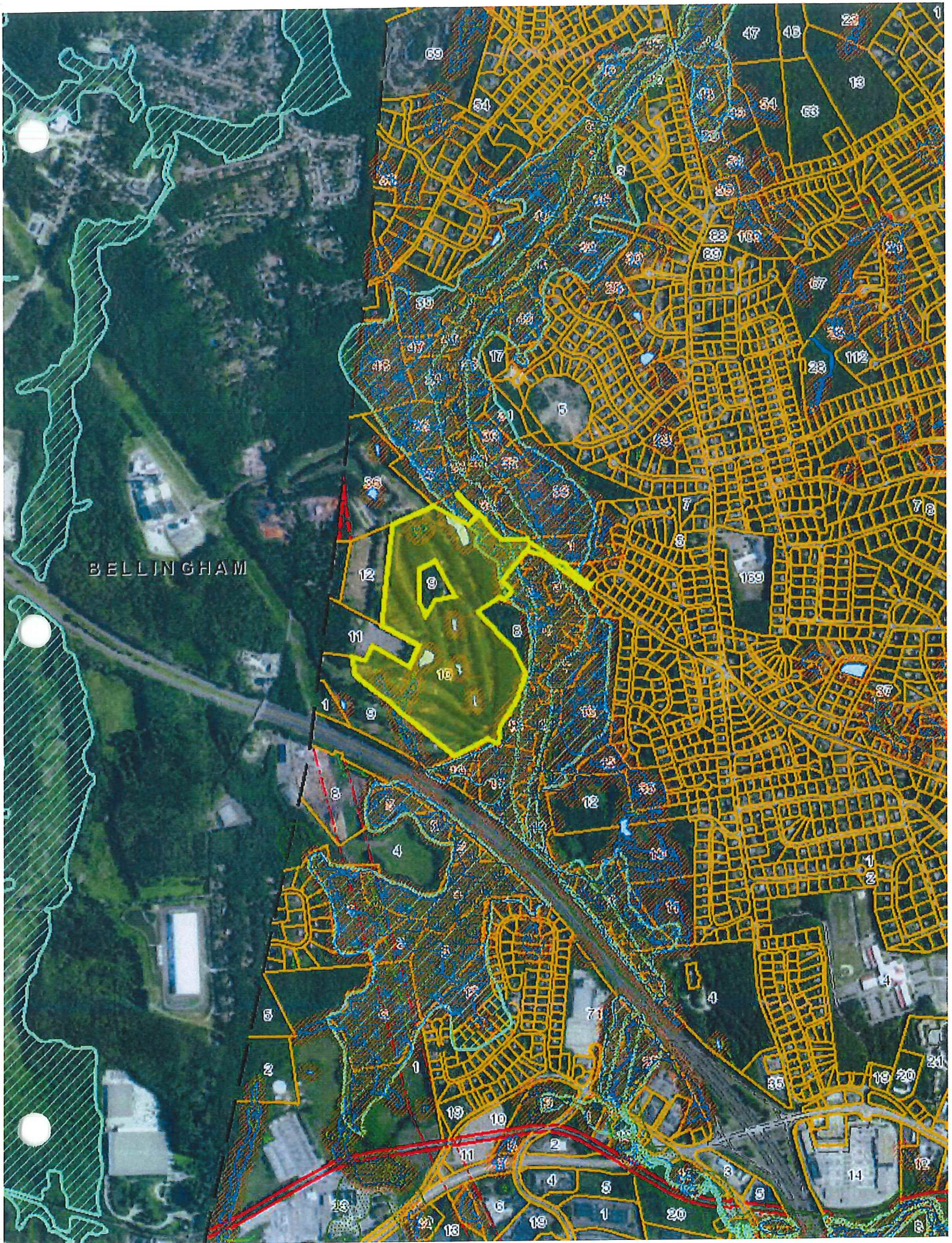


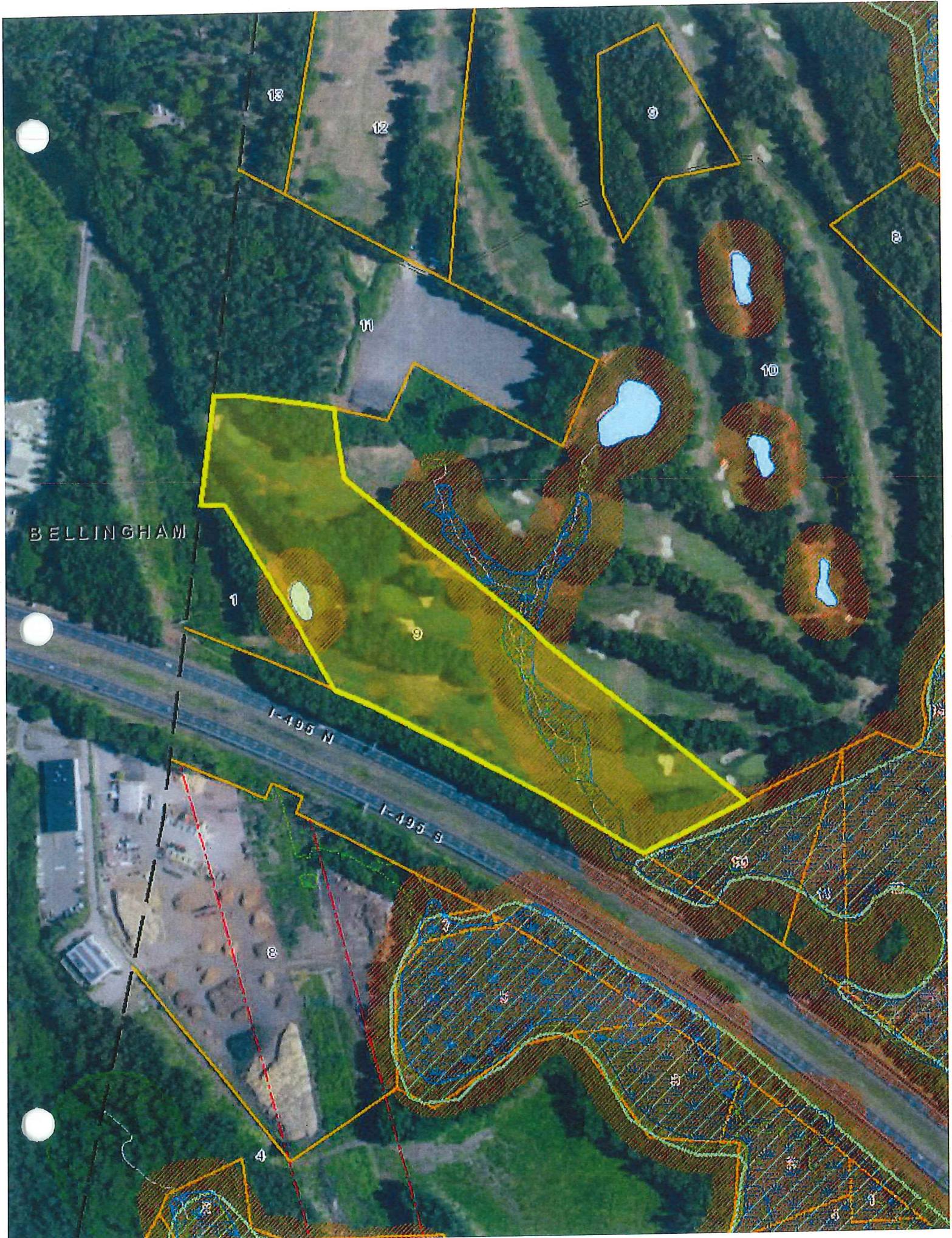


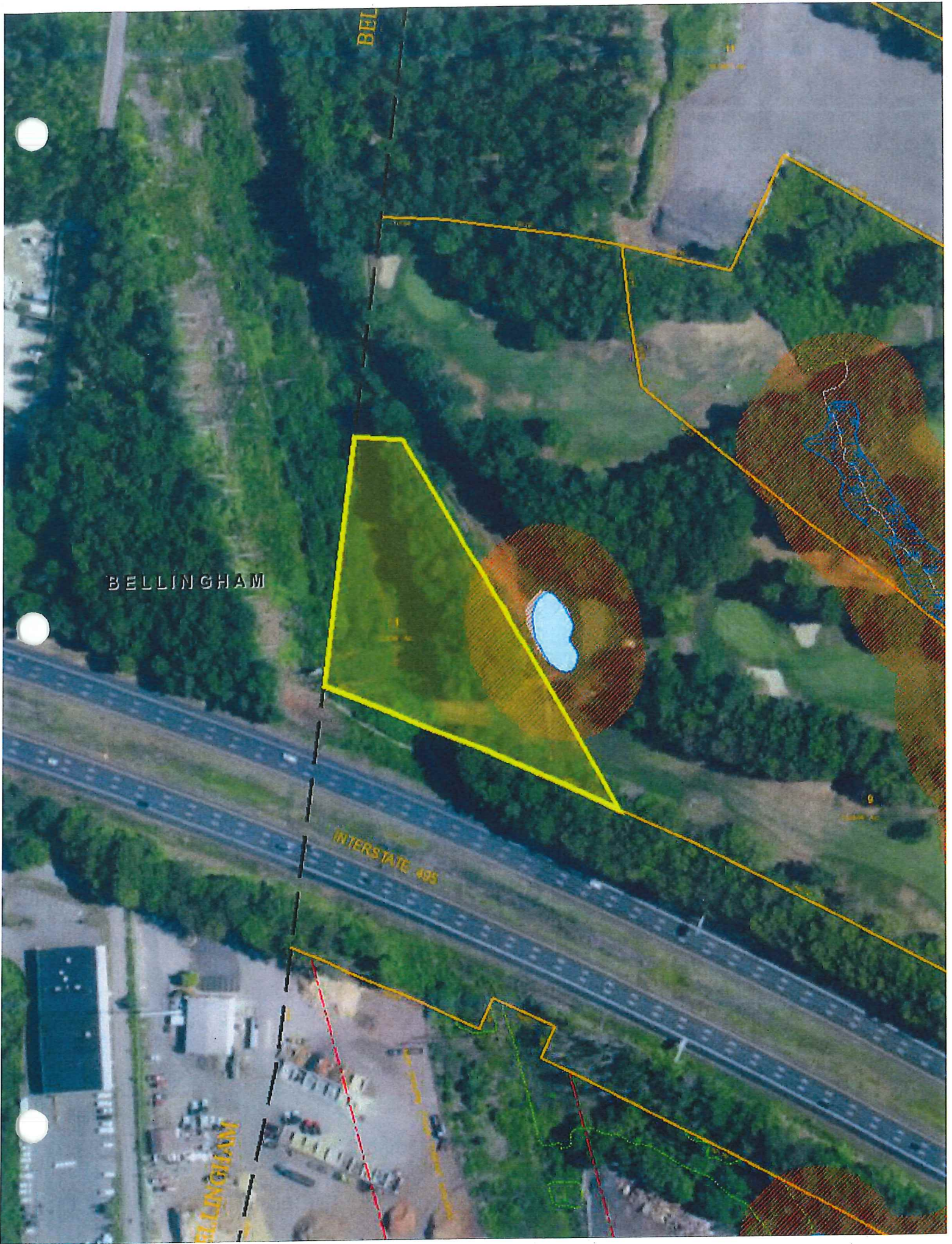












BELLINGHAM

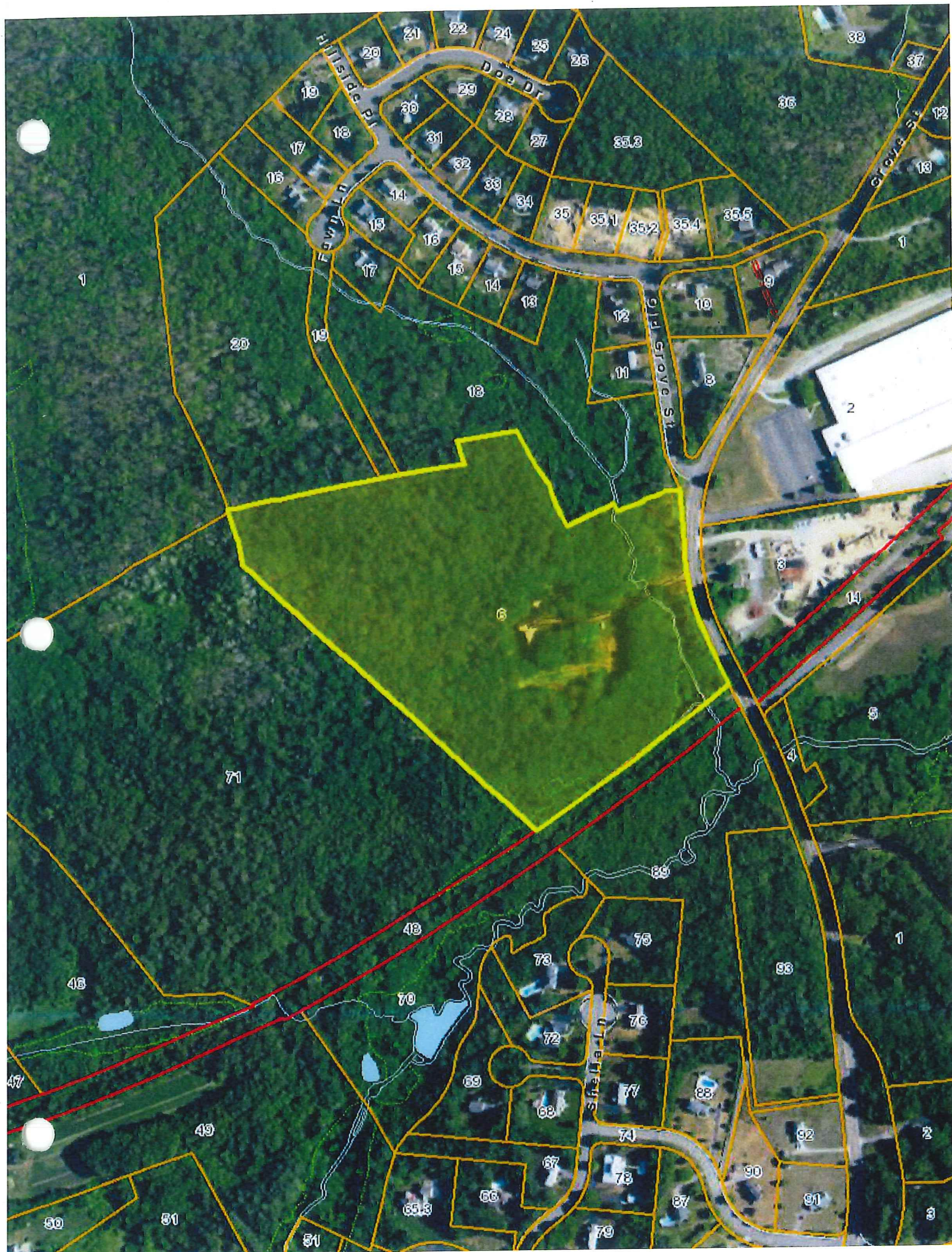
INTERSTATE 495

BELLINGHAM











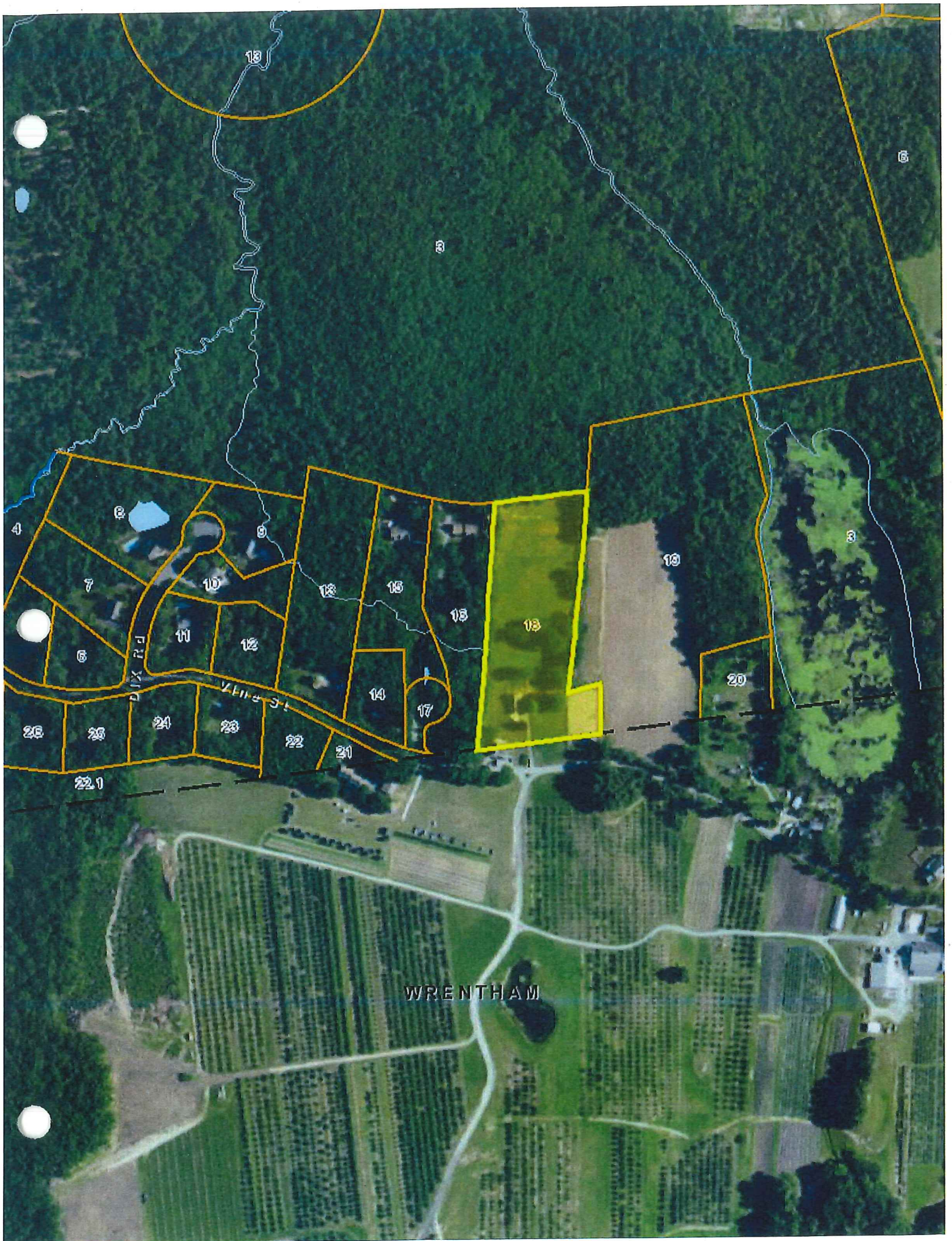


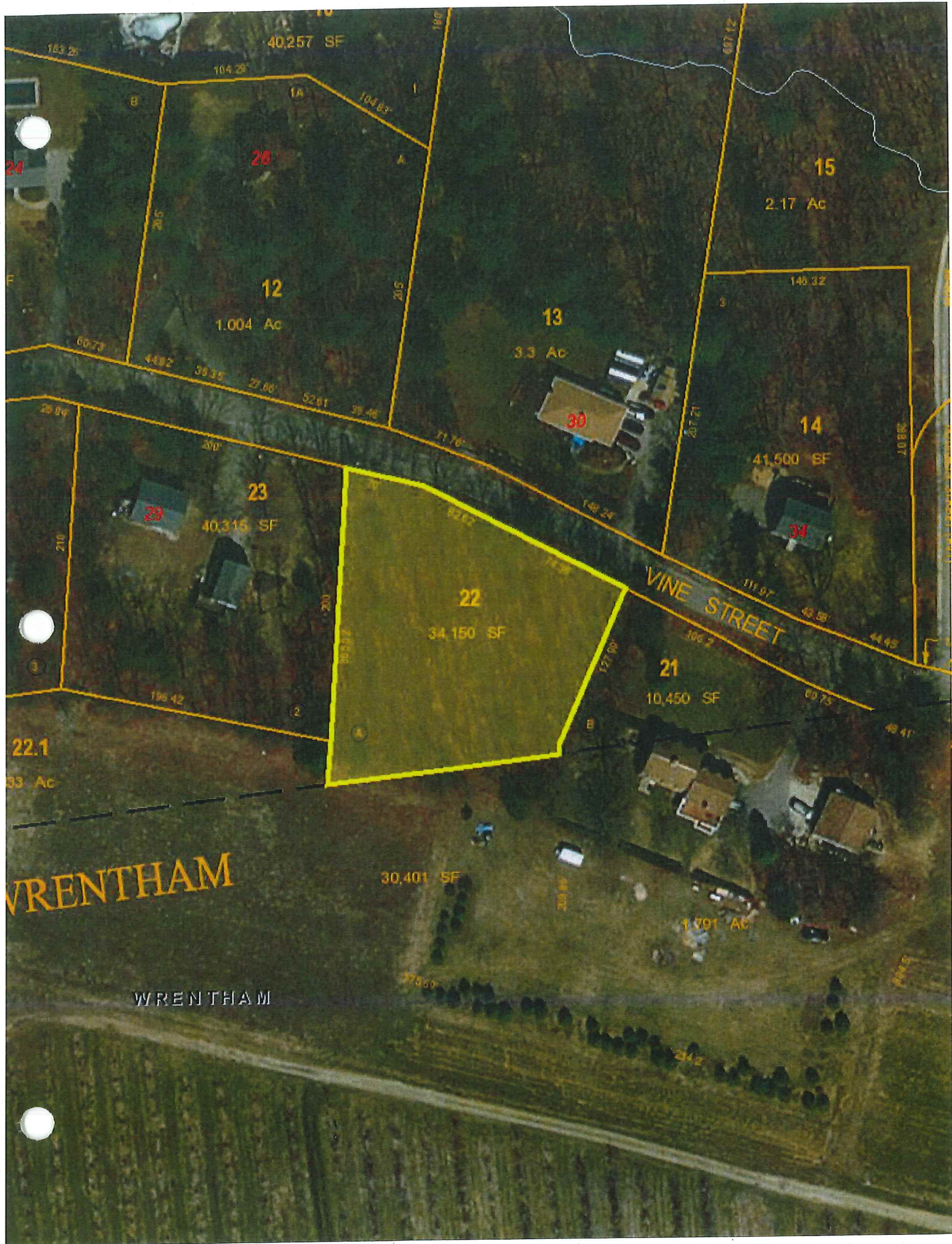


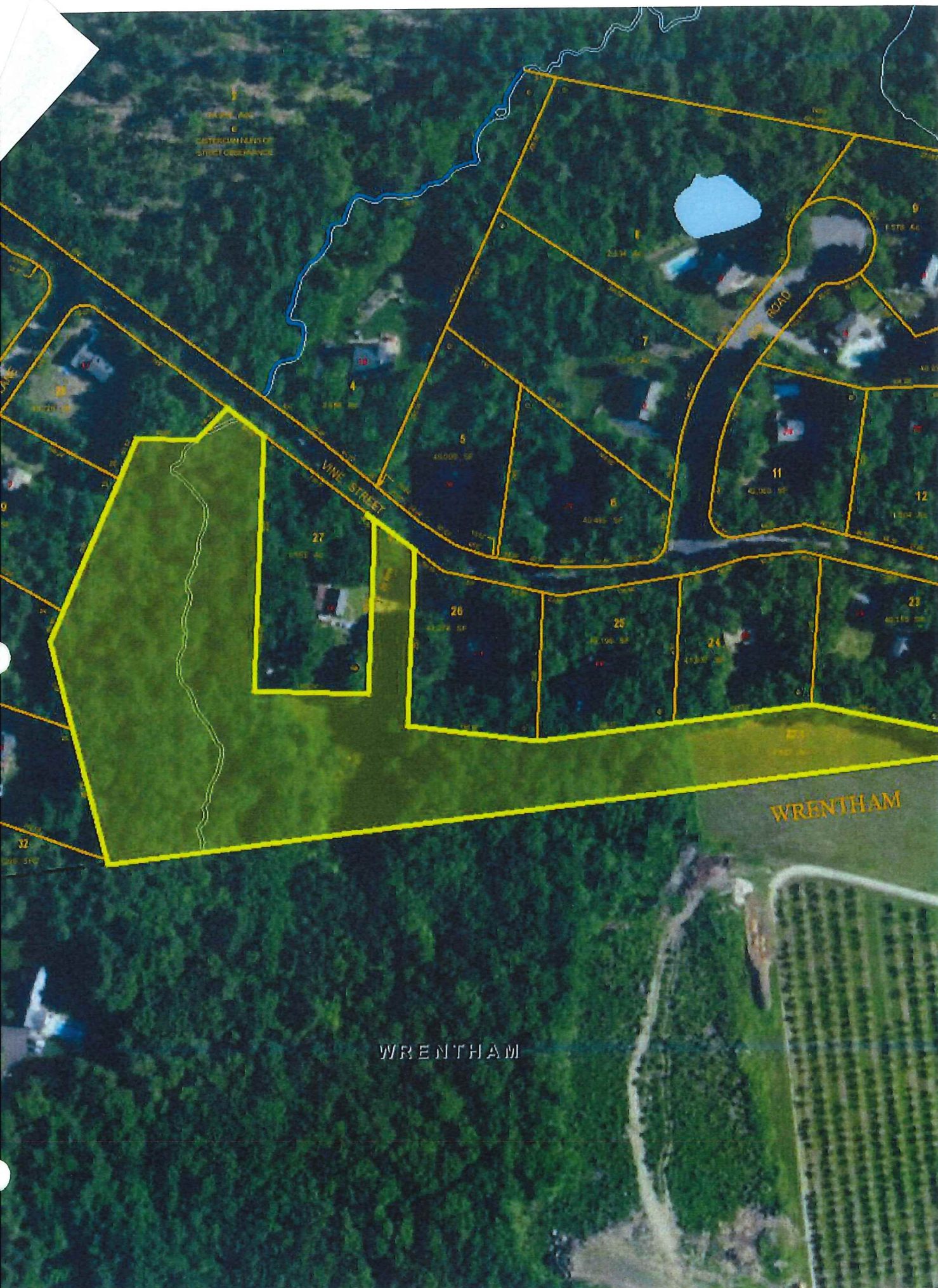














MEDWAY

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