



TOWN OF AYER

Determining Priority Preservation Areas



Prepared by the Montachusett Regional Planning Commission (MRPC)
Funded by the Massachusetts District Local Technical Assistance (DLTA) Program

December 2018





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INTRODUCTION

The Town of Ayer submitted a request for District Local Technical Assistance (DLTA) service from the Montachusett Regional Planning Commission (MRPC) requesting assistance to: Develop a List of Conservation and Chapter 61 Lands in the Town of Ayer and directly abutting Ayer in the surrounding communities, as well as a Prioritized List of Parcels for Future Purchase. John Hume, Planning & Development Manager and Karen Chapman, Principal Planner, both of MRPC, met with Town Planner Mark Archambault to discuss methods to accomplish the project. It was determined that MRPC would gather parcel data; research property deeds; evaluate parcels for priority resources; and provide maps and lists of conservation, Chapter 61 and priority purchase parcels. Throughout the project, Karen Chapman met with the Ayer Land Working Group to refine the project tasks and gain local knowledge of questionable properties.

PROCESS AND METHODOLOGY

Data Sourcing and Parcel Segregation:

An initial list of Town of Ayer-owned parcels was generated using the Town of Ayer's Assessor's Geographic Information System (GIS) Database (hereafter called "Database"), which MRPC maintains for the Town according to the State of Massachusetts Level III Parcel Data Standards. A separate parcel list was compiled using owner codes in the Database to segregate a list of any Commonwealth of Massachusetts, Federal or non-profit owned properties. An additional list of privately-owned undeveloped land and parcels in the Chapter 61 tax classification were established from the Database using land use codes. Massachusetts Bureau of Geographic Information ([MassGIS](https://www.mass.gov/orgs/massgis-bureau-of-geographic-information)¹) Data layers were used to identify open space parcels, as well as the natural resources each parcel contains. The MassGIS data layers also provided similar information for the abutting towns of Groton, Harvard, Littleton, and Shirley and Devens; as well as Chapter 61 parcels in the abutting Towns.

Conservation Parcels:

Using the Database, Registry of Deed book and page references were used to confirm the protection status and owner of Ayer open space and recreation parcels. Deeds were found on the Massachusetts Registry of Deeds Southern Middlesex [website](http://www.masslandrecords.com/middlesexsouth/)² and printed for reference. The MassGIS Protected and Recreational Open Space data layer was used to gather Town of Ayer data as well as the abutting communities of Groton, Harvard, Littleton, and Shirley and Devens. Level of protection for each open space parcel was extracted if available and confirmed via reading of the deed, if available. Spreadsheets of abutting towns open space and chapter lands can be found in Appendix C. Information regarding the Ayer board having care and custody of Town-owned parcels was also found in the deeds. The purpose of determining Town entity was to ensure the proper department is overseeing the properties. For example, if a parcel is

¹ <https://www.mass.gov/orgs/massgis-bureau-of-geographic-information>

² <http://www.masslandrecords.com/middlesexsouth/>

undevelopable because of wetlands or other natural resource and is under the care and custody of the Board of Selectmen, it may be prudent to transfer that ownership to the Conservation Commission or the Water Department if practical. Any Conservation Restrictions owned by Town entities were also documented.

Chapter 61 Parcels:

Massachusetts General Law (MGL) contains a tax reduction program for landowners under Chapter 61, Chapter 61A, and Chapter 61B. The landowner receives a reduced tax assessment from the Town on land that is voluntarily and temporarily preserved for forest, agricultural and/or open space and recreational use. The town reduces taxes and is granted the right to purchase the property if and when it is removed from Chapter 61, 61A or 61B classification to be converted or sold for residential, commercial or industrial use.

For this project, the Chapter 61, 61A and 61B parcels were determined using land use codes in the Database. The Chapter parcel list (See Appendix D) contains which tax class it is placed in and which use it is being kept in, for example, forestry, field crops, horticulture, etc. In order to obtain abutting town's Chapter 61 lands, a similar process was used. MassGIS data layers were accessed for parcel data in the Towns of Groton, Harvard, Littleton and Shirley to create a list and map of abutting Chapter 61 parcels. In addition, each individual abutting town's Assessor's Database was consulted for confirmation of protection status.

Undeveloped Parcels:

Using the Database, a list of all privately-owned vacant land in Ayer was created in order to evaluate their preservation value according to their natural resource characteristics. These parcels were the basis for the preservation area list.

Priority Preservation Areas:

Five (5) Priority Preservation Areas (PPA) were identified and mapped based on data gathered and Land Working Group input. Information for each data resource and PPA is discussed below. The MassGIS [Oliver](http://maps.massgis.state.ma.us/map_ol/oliver.php)³ mapping resource was used as well as Mass Audubon's Mapping and Prioritizing Parcels for Resilience ([MAPPR](https://www.massaudubon.org/our-conservation-work/advocacy/shaping-the-future-of-your-community/current-projects/mappr-project/mappr-tool)⁴) tool and the UMASS Amherst Conservation Assessment and Prioritization System ([CAPS](http://www.umasscaps.org/)⁵) system to determine natural resources present in areas of Ayer.

MAPPR "allows land conservationists to identify the parcels within an area of interest that are the highest priorities for protection based on habitat quality, climate change resilience, and other metrics such as parcel size and adjacency to existing protected parcels". Analyses are based on open space data and assessor parcel data available through MassGIS as of September 2016. An

³ http://maps.massgis.state.ma.us/map_ol/oliver.php

⁴ <https://www.massaudubon.org/our-conservation-work/advocacy/shaping-the-future-of-your-community/current-projects/mappr-project/mappr-tool>

⁵ <http://www.umasscaps.org/>

analysis of the Town of Ayer was conducted using MAPPR and the following categories: Resilient Sites for Conservation, Critical Linkages Priorities, BioMap2 Core Habitat, BioMap2 Critical Natural Landscape, Prime Farmland, Surface Water Protection Zones, Wellhead Protection Areas, Adjacent to Protection, Under-represented Setting. The program outputs a score based on the number of categories a parcel contains. See Appendix A for the output map from the MAPPR tool and definitions of the categories used to evaluate the Ayer parcels. See Appendix B for spreadsheets with a breakdown of parcels within each PPA and what each parcel's MAPPR score is.

UMASS Amherst's Conservation Assessment and Prioritization System (CAPS) was consulted to confirm MAPPR results. CAPS is an "ecosystem-based (coarse-filter) approach for assessing the ecological integrity of lands and waters and subsequently identifying and prioritizing land for habitat and biodiversity conservation"⁶. CAPS "combines principles of landscape ecology and conservation biology with the capacity of modern computers to compile spatial data and characterize landscape patterns". The CAPS output map for the Town of Ayer can be found in Appendix A.

Using all of the data collected from all of the sources and feedback from the Land Working Group, MRPC's GIS department created a Priority Preservation Areas Map showing areas and parcels important for protection of natural resources, as well as recreational opportunities. This map can be found in Appendix A.

FINAL ANALYSIS

Priority Preservation Area (PPA) #1:

All of the parcels within this PPA are within the Squannassit Area of Critical Environmental Concern (ACEC). An ACEC designation recognizes significant ecosystems and is intended to foster appreciation and stewardship of the unique natural and cultural resources in an area. There are 690 acres of land in Ayer contained in the Squannassit ACEC. Additionally, all of the parcels are within a Natural Heritage and Endangered Species Habitat (NHESP) Program Priority Habitat of Rare Species. The NHESP Rare Species by Town [Viewer](https://www.mass.gov/service-details/rare-species-by-town-viewer)⁷ lists 16 wildlife and plant species that are endangered, threatened or of special concern in the Town of Ayer.

The northern portion of PPA #1 is contained within an Interior Forest category which designates an interior forest habitat that is sensitive to the impacts of roads and development. These areas are high priorities for land protection since they provide important habitat for forest interior and other species. Small portions of PPA #1 surrounding Long Pond contain areas defined by FEMA as Zone A or the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. MassGIS layers also indicate several potential vernal pools

⁶ <http://www.umasscaps.org/>

⁷ <https://www.mass.gov/service-details/rare-species-by-town-viewer>

in PPA #1. Vernal pools are a unique habitat required for several species of plants and wildlife. PPA #1 abuts protected open space in the Town of Groton and protection of the land within PPA #1 is important for maintaining corridors of wildlife habitat and recreational opportunities.

Most of PPA #1 has parcels owned by one entity with a previously permitted subdivision development that was never constructed. The Town needs to evaluate the status of this permit to determine if the subdivision could be constructed or if the permit has officially expired.

Priority Preservation Area (PPA) #2:

All of PPA #2 is contained within the Squannassit ACEC and an NHESP Priority Habitat of Rare Species area. PPA #2 parcels are mostly in Chapter 61 status for forestry, agriculture or open space and recreation. The area also contains the Ayer Gun and Sportsmen's Club owned parcels. This PPA also abuts the Pine Meadow Conservation Area owned by the Ayer Conservation Commission and a Conservation Restriction at Autumn Ridge owned by the Conservation Commission.

Priority Preservation Area (PPA) #3:

The parcels in this PPA are completely within the Squannassit ACEC and partially within an NHESP Priority Habitat of Rare Species area. All of the PPA #2 parcels are classified in Chapter 61. This PPA also abuts the Pine Meadow Conservation Area owned by the Ayer Conservation Commission and a Conservation Restriction at Autumn Ridge owned by the Conservation Commission.

Priority Preservation Area (PPA) #4:

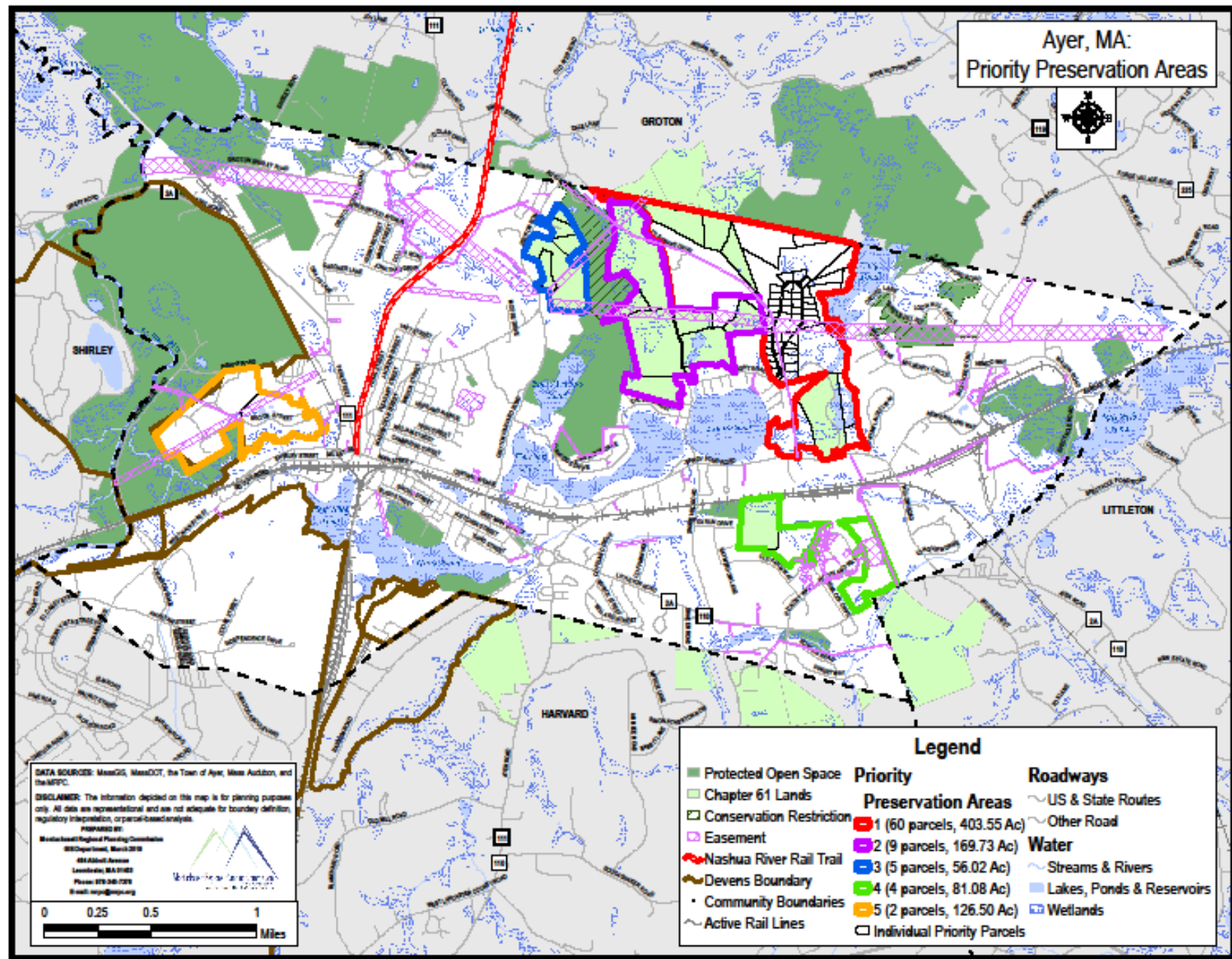
The four parcels in this PPA contain wetlands resources and the northern portion of this PPA is within the edge of a medium yield aquifer. These parcels also abut land already owned by the Town of Ayer and contains an easement to a water tank maintained by the Town of Ayer. There is a development in this location and protection of steep slopes, drainage areas and wetlands are important to this area.

Priority Preservation Area (PPA) #5:

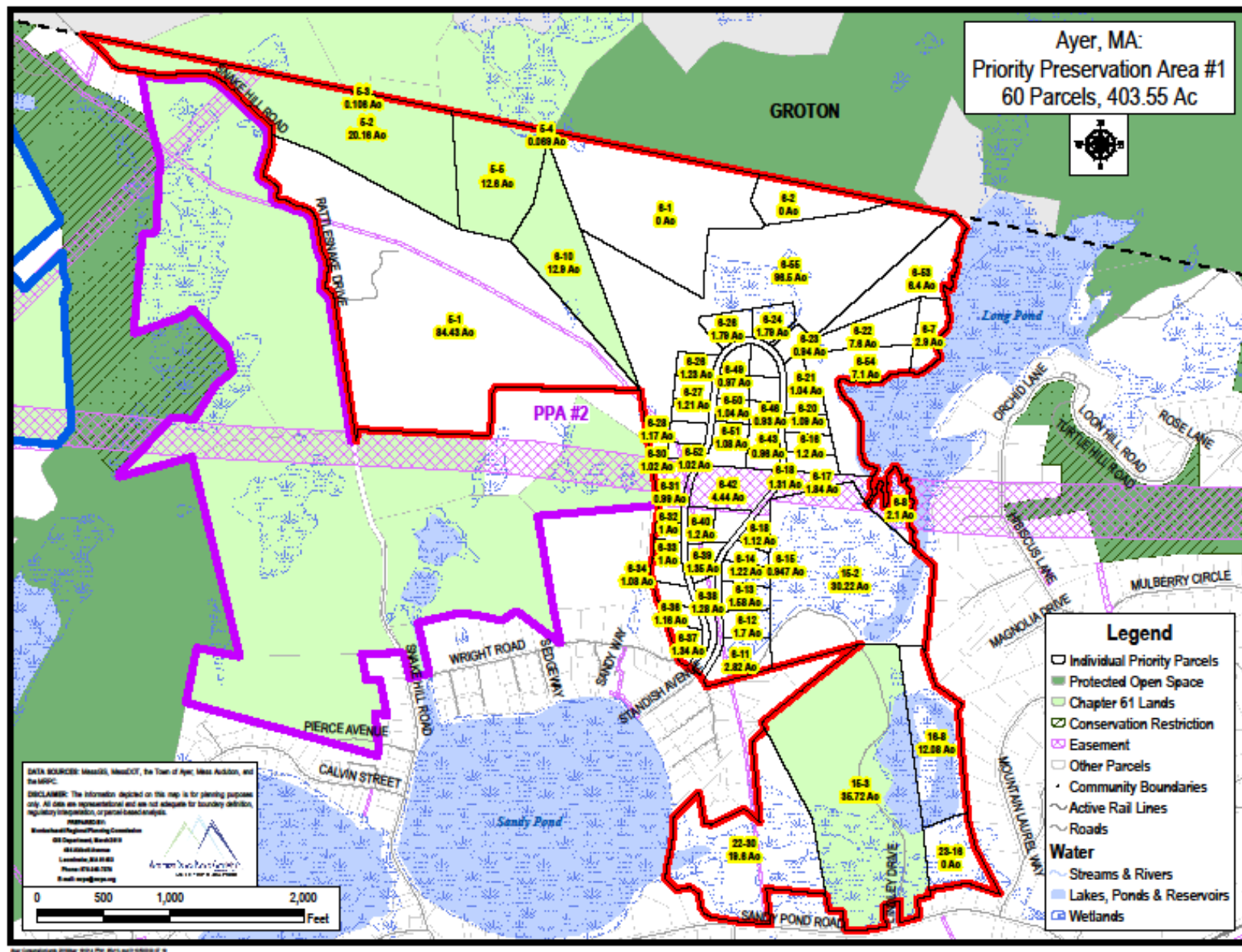
This PPA contains two Ayer owned parcels, one is the location of the Wastewater Treatment Plant and the other is the location of Ayer's Department of Public Works. In discussions with the Land Working Group these parcels, containing a total of 127 acres, were considered a possibility for trails or other recreational opportunities, as well as access to Nonacoicus Brook and the Nashua River through the Oxbow National Refuge property. Both parcels are within the Squannassit ACEC and an NHESP Priority Habitat of Rare Species area. More investigation and discussion of use of these properties should be undertaken by the Town. The DPW parcel abuts a parcel owned by the Town of Ayer on the Nonacoicus Brook.

APPENDIX A

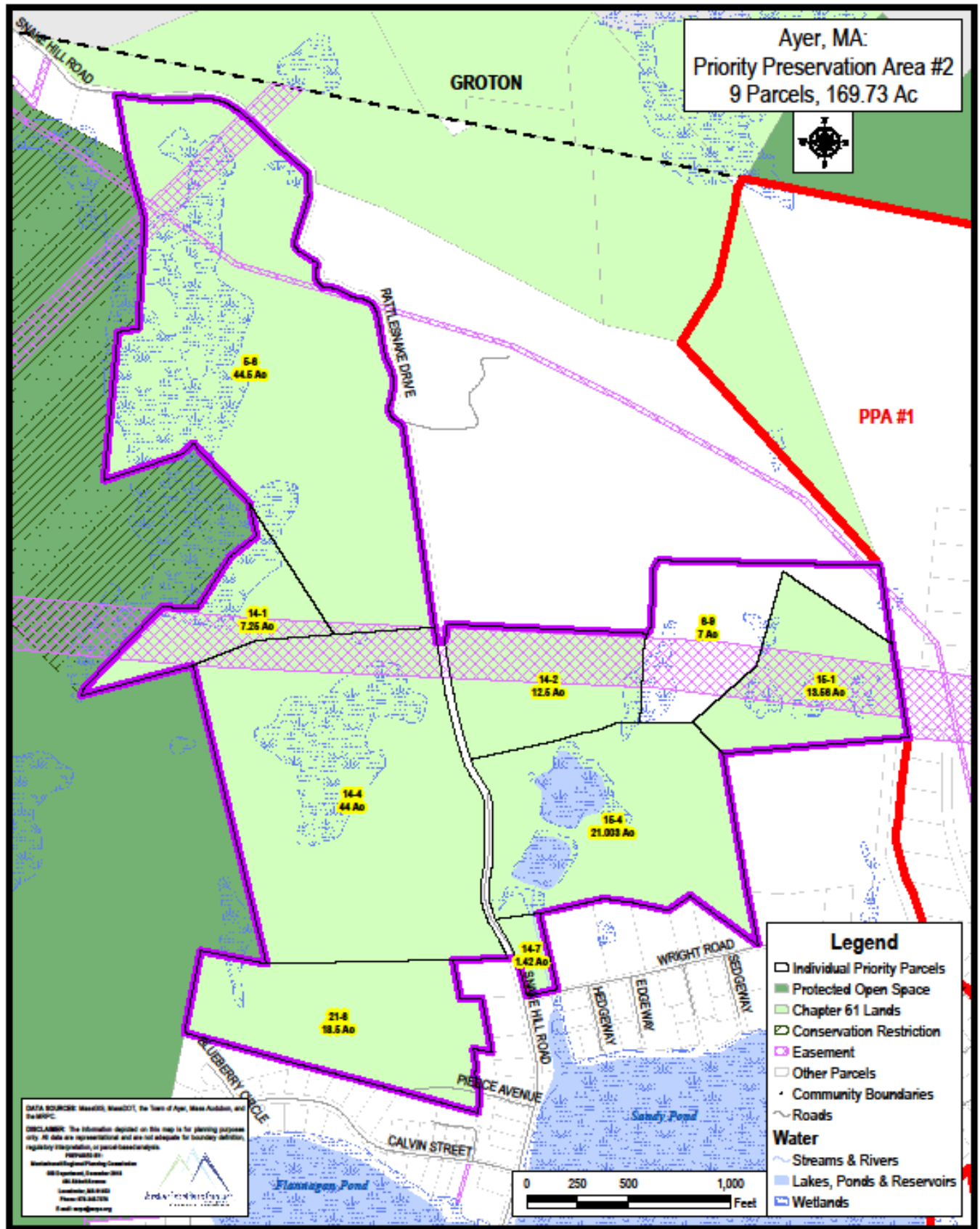
Priority Preservation Areas Maps



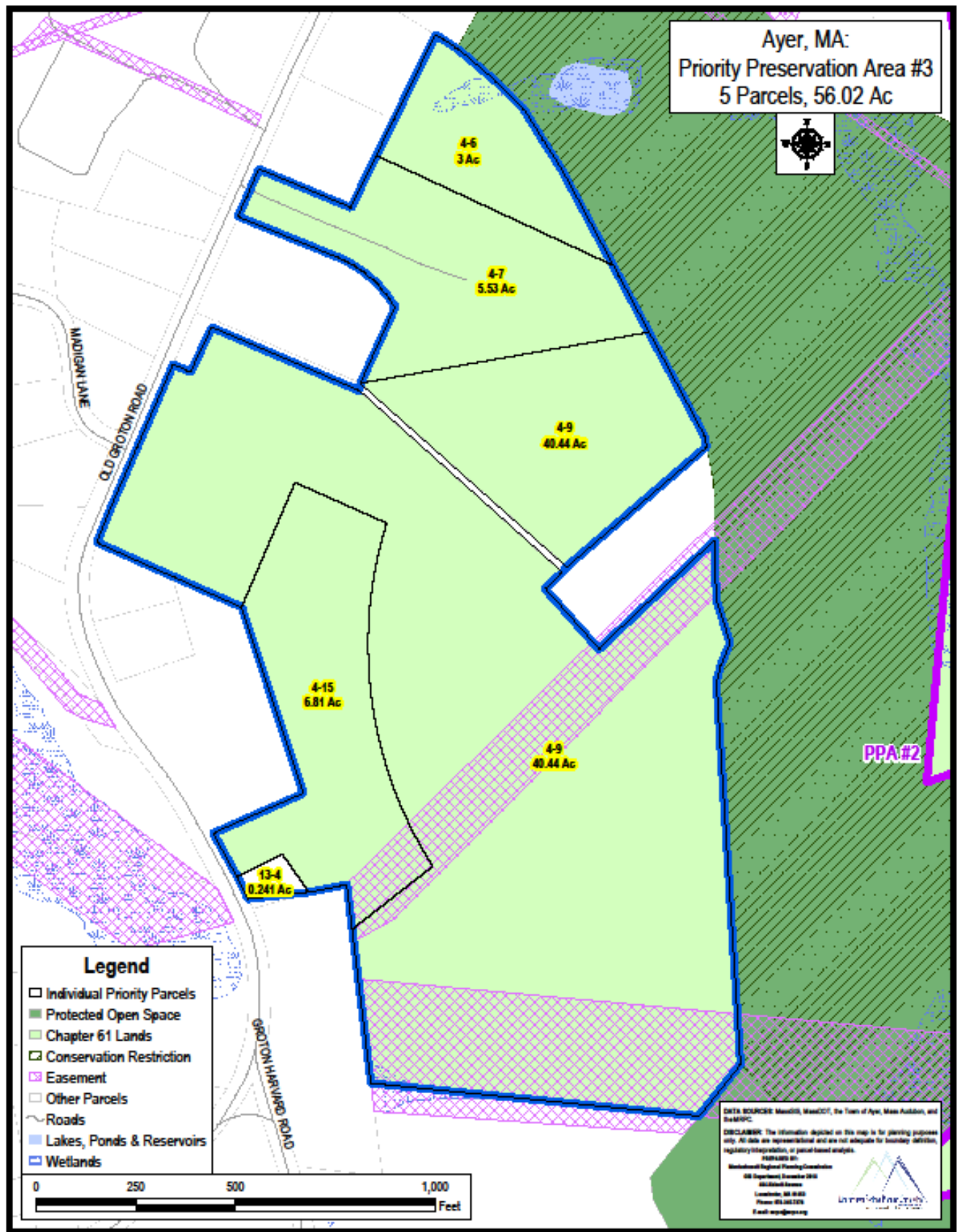
Map of PPA # 1



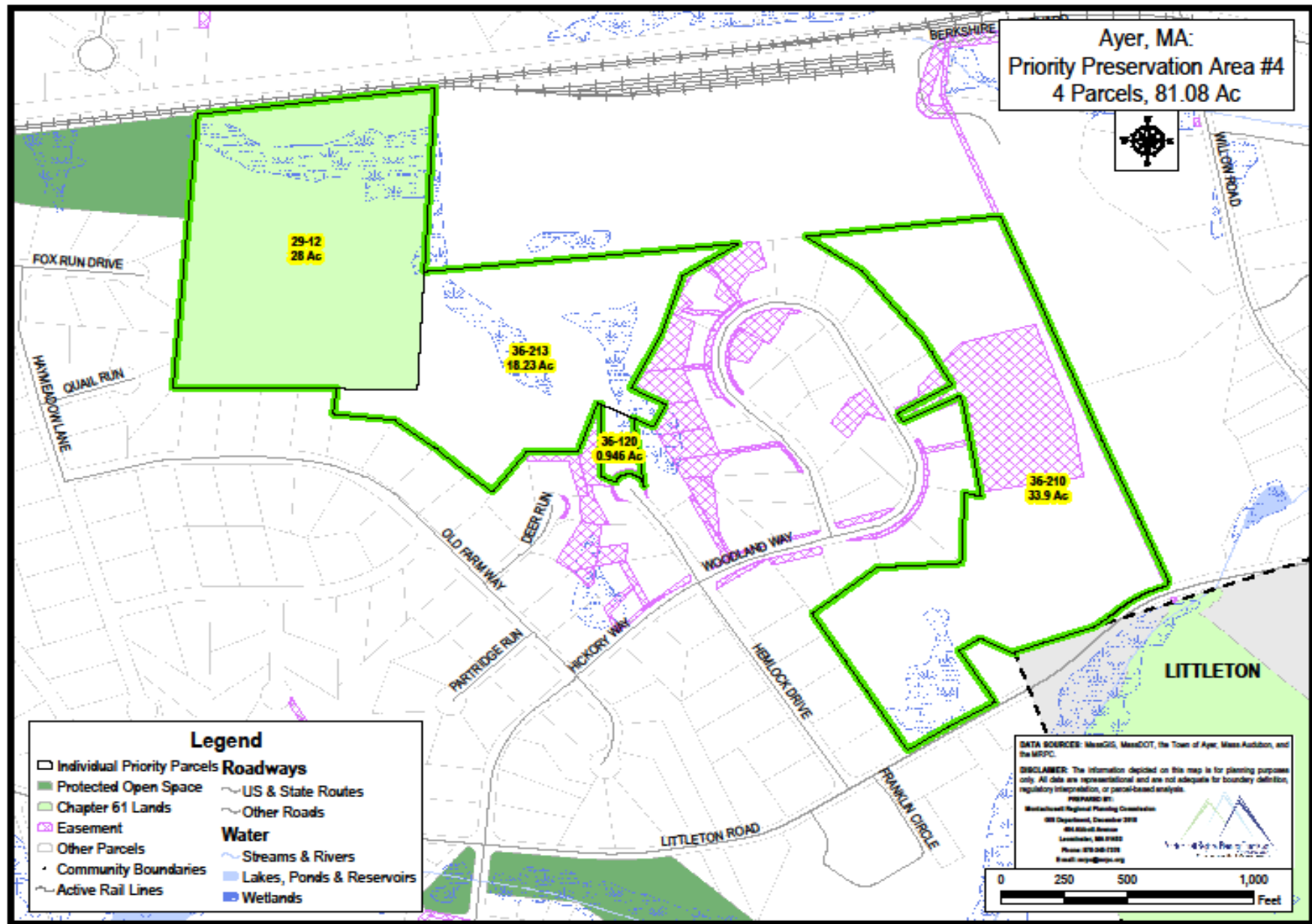
Map of PPA # 2



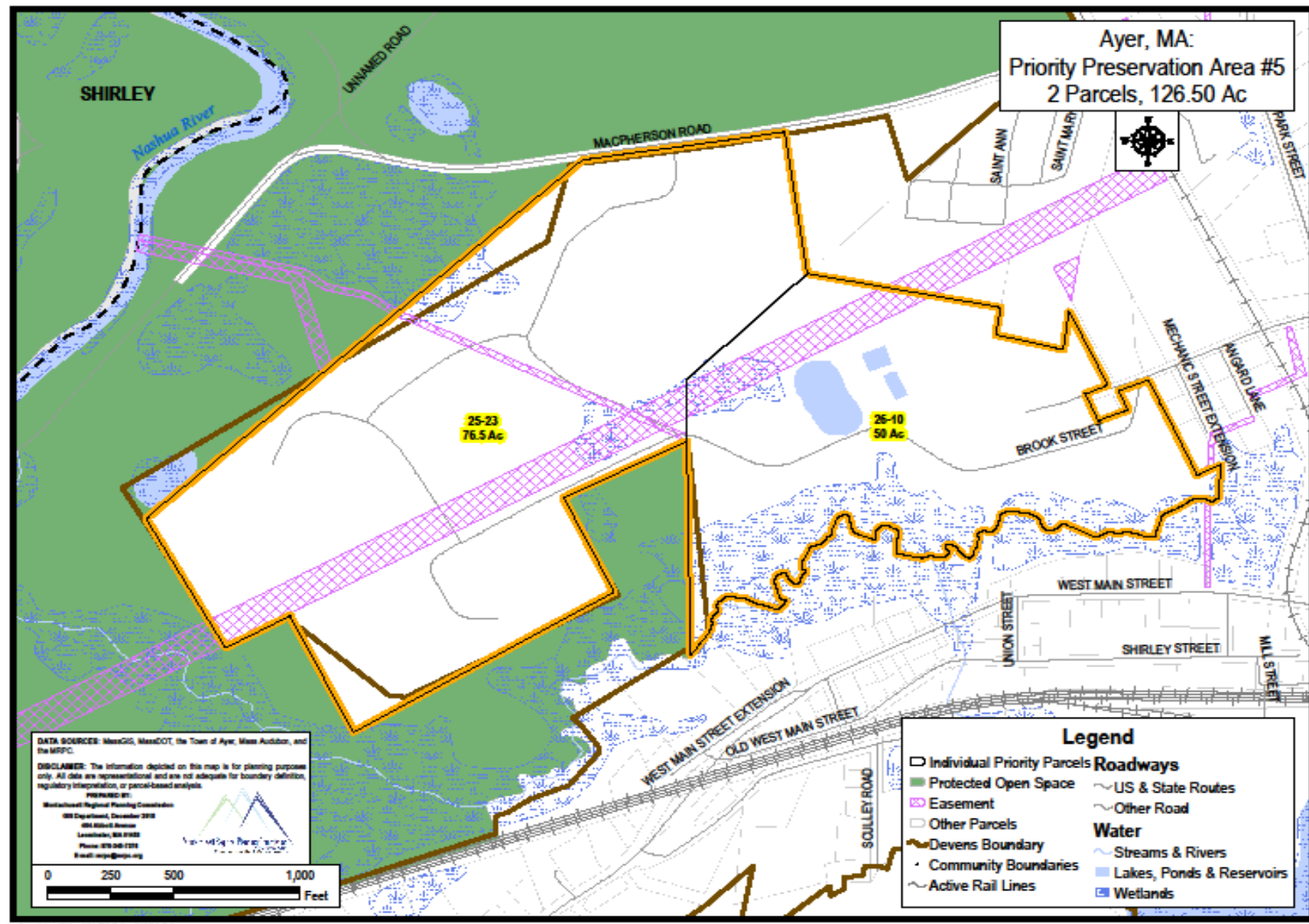
Map of PPA # 3



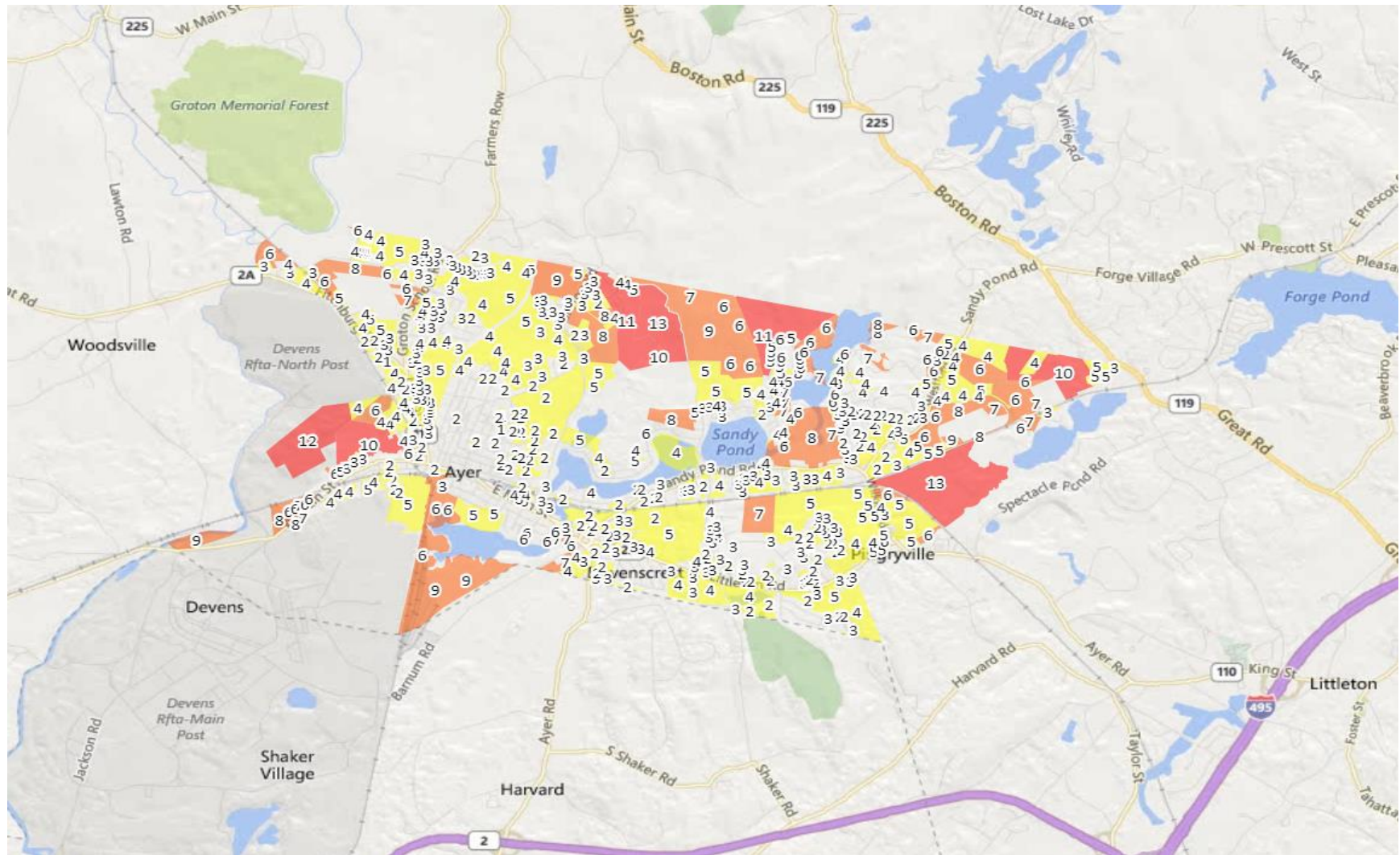
Map of PPA # 4



Map of PPA # 5



Audubon MAPRR Tool Map



Priority

- High Priority Parcels
- Medium Priority Parcels
- Lower Priority Parcels

The following are definitions of the categories selected when using the Audubon Mapping and Prioritizing Parcels for Resilience (MAPPR) tool to evaluate the Town of Ayer parcels.

Resilient Sites for Conservation: Places where the direct effects of climate change are moderated by complex topography and connected natural cover that provide species with options for survival in the face of climate change. Analysis by The Nature Conservancy.

Critical Linkages Priorities: Locations critical for connecting large, intact, high quality habitats.

BioMap2 Core Habitat: Specific areas necessary to promote the long-term persistence of Species of Conservation Concern, exemplary natural communities, and intact ecosystems. Core Habitat combines Priority Natural Communities, Forest Cores, Vernal Pool Cores, Wetland Cores, Aquatic Cores, and Species of Conservation Concern.

BioMap2 Critical Natural Landscape: Large intact landscapes able to support ecological processes and disturbance regimes, and a wide array of species and habitats over long time frames. Critical Natural Landscape is comprised of Landscape Blocks and buffers for wetland and aquatic cores.

Prime Farmland: A combination of Prime Farmland Soils, Farmland of Unique Importance and Farmland of Statewide Importance as mapped by NRCS. Together, these layers represent land that has the best combination of physical and chemical characteristics for economically producing sustained high yields of food, feed, forage, fiber, and oilseed crops, when treated and managed according to acceptable farming methods; and land that might be used for the production of specific high value food and fiber crops.

Surface Water Protection Zones: Areas included in 310 CMR 22.00, the Massachusetts Drinking Water Regulations, as Surface Water Supply Protection Zones.

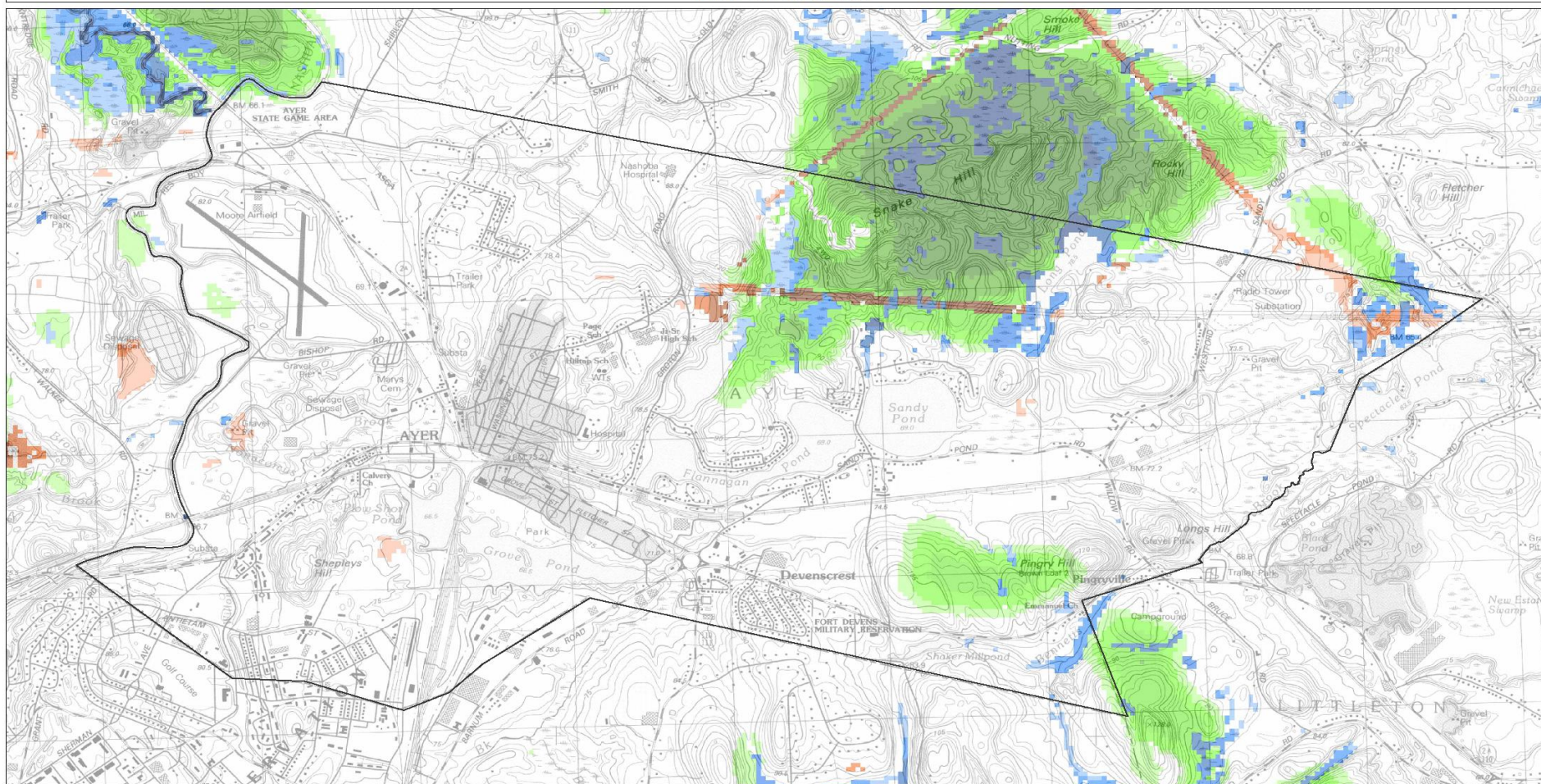
Wellhead Protection Areas: Areas are important for protecting the recharge area around public water supply groundwater sources.

Adjacent to Protection: Parcels that are located directly adjacent to existing protected land are given higher values.

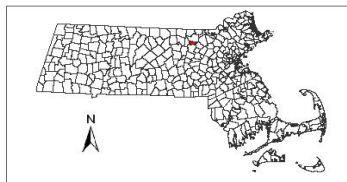
Under-represented Settings: Those geophysical setting that have lower amounts of protection (are underrepresented in Massachusetts' conservation portfolio) are given priority in this resource layer.

These definitions are copied directly from the Audubon website: <https://www.massaudubon.org/our-conservation-work/advocacy/shaping-the-future-of-your-community/current-projects/mappr-project/mappr-tool>

CAPS Index of Ecological Integrity (IEI) **Town of AYER, MA**



Updated November 2011



IEI, Index of Ecological Integrity **Top 50% of the Landscape**



The IEI, or Index of Ecological Integrity, delineates the relative wildlife habitat and biodiversity value of any point on the landscape based on landscape ecology principles and expert opinion. The IEI is calculated by the Conservation Assessment and Prioritization System (CAPS) computer program developed at the University of Massachusetts, Amherst. Depicted on this map are those areas representing 50% of the landscape with the highest IEI values; the darker the color the higher the integrity value. For more information see: <http://www.masscaps.org>.

Coastal beaches and rocky intertidal shores are included as Coastal Wetland and Aquatic.

These maps were funded by grants from The Nature Conservancy and the Federal Highway Administration via a grant administered by the Massachusetts Department of Transportation, the Massachusetts Department of Environmental Protection and the U.S. Environmental Protection Agency under section 104 (b) (3) of the U.S. Clean Water Act. Data sources include the Office of Geographic and Environmental Information (MassGIS).

Prepared in cooperation with the Massachusetts Department of Transportation Office of Transportation Planning, and the United States Department of Transportation, Federal Highway Administration. The contents of this report reflect the views of the author(s), who is (are) responsible for the facts and the accuracy of the data presented herein. The contents do not necessarily reflect the official view or policies of the Massachusetts Department of Transportation or the Federal Highway Administration. This report does not constitute a standard, specification, or regulation.



UMass Extension
 CENTER FOR AGRICULTURE

APPENDIX B

Priority Preservation Areas Spreadsheet

PARCEL ID	ACRES	ADDRESS	OWNER	CH 61	ZONING	MAPPR SCORE *	PPA #	COMMENTS
PRIORITY PRESERVATION AREA # 1								
5-1	84.43	0 Snake Hill Rd	Calvin Moore	N	A1	9	1	Abuts CR (4-1) and Ch. 61 (5-6)
5-2	20.16	325 Snake Hill Rd	Calvin Moore	Y	A1	7	1	Abuts other Ch. 61 land
5-3	0.11	0 Snake Hill Rd	Maple Sugar, LLC	N	A1	6	1	Undevelopable residential land.
5-4	0.07	0 Snake Hill Rd	Zelda Moore	N	A1	7	1	Undevelopable residential land.
5-5	12.60	0 Snake Hill Rd	Calvin Moore	Y	A1	6	1	Abuts undevelopable residential land and Ch. 61 land
6-1	96.50	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	11	1	Includes 6-2 and 6-55
6-2	96.50	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	11	1	Includes 6-1 and 6-55
6-7	2.90	0 Long Pond	Allisan Realty Corp	N	A1	6	1	Abuts Stratton Hill property and Long Pond.
6-8	2.10	0 Rear Snake Hill Rd	unknown	N	A1	7	1	Unknown owner. Abuts Long Pond & Town Dam property. Utility easement.
6-10	12.90	0 Snake Hill Rd	Cowfield Realty Trust II	Y	A1	6	1	Abuts Stratton Hill property.
6-11	2.82	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	7	1	Stratton Hill Development. Investigate status of expired subdivision permit. Utility easement.
6-12	1.70	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	7	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-13	1.58	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	7	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-14	1.22	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	5	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-15	0.95	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	5	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-16	1.20	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-17	1.84	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	8	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-18	1.12	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.

PARCEL ID	ACRES	ADDRESS	OWNER	CH 61	ZONING	MAPPR SCORE *	PPA #	COMMENTS
6-18	1.31	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	5	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-20	1.09	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-21	1.04	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-22	7.60	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-23	0.94	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	5	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-24	1.79	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	5	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-26	1.79	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-26	1.23	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	5	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-27	1.21	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	5	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-28	1.17	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	5	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-29	1.13	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	5	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-30	1.02	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	5	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-31	0.99	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	5	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-32	1.00	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	4	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-33	1.00	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	4	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-34	1.08	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	4	1	Stratton Hill Development. Investigate status of expired subdivision permit.

PARCEL ID	ACRES	ADDRESS	OWNER	CH 61	ZONING	MAPPR SCORE *	PPA #	COMMENTS
6-35	1.15	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	4	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-36	1.16	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	4	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-37	1.34	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	3	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-38	1.28	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	4	1	Stratton Hill Development. Investigate status of expired subdivision permit. Utility easement.
6-39	1.35	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	4	1	Stratton Hill Development. Investigate status of expired subdivision permit. Utility easement.
6-40	1.20	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	4	1	Stratton Hill Development. Investigate status of expired subdivision permit. Utility easement.
6-41	1.04	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	4	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-42	4.44	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	5	1	Stratton Hill Development. Investigate status of expired subdivision permit. Two utility easements.
6-43	0.96	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-44	0.98	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-45	0.93	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-46	0.93	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-47	1.02	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-48	0.96	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-49	0.97	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-50	1.04	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-51	1.08	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-52	1.02	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	5	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-53	6.40	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-54	7.10	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	6	1	Stratton Hill Development. Investigate status of expired subdivision permit.
6-55	96.50	0 Stratton Hill Rd	Fox Meadow Realty Co	N	A1	11	1	Includes 6-1 and 6-2. Two utility easements.

PARCEL ID	ACRES	ADDRESS	OWNER	CH 61	ZONING	MAPPR SCORE *	PPA #	COMMENTS
15-3	35.72	130 Sandy Pond Rd	Thomas Cowley	Y	A1	8	1	~34 acres 61A, also residential. Abuts Long Pond Dam TOA.
16-8	12.08	0 Westford Rd	Thomas Cowley	N	A1	7	1	Undevelopable residential land. Abuts Long Pond Dam property (15-2)
22-30	20.20	0 Sandy Pond Rd	Carol Cornellier	N	A1	6	1	Abuts Sandy Pond & Ch 61 (15-3). Will be CR with State. Utility easement.
23-16	?	0 Westford Rd (rear)	Thomas Cowley	N	A1	7	1	Part of 16-8. Assessor's show two parcels w/ ID 23-16
PRIORITY PRESERVATION AREA # 2								
5-6	44.50	0 Snake Hill Rd	Maple Sugar, LLC	Y	A1	13	2	42 acres Chapter 61, also residential, next to Autumn Ridge CR land (4-1) & Ayer Sportsman's Club. Two utility easements.
6-9	7.00	0 Snake Hill Rd	New England Power	N	A1	6	2	Power company land, possible extra land. Abuts Stratton Hill and Sportsman's Club
14-1	7.25	Snake Hill Rd	Ayer Gun & Sportsman Club	Y	A1	10	2	Recreation/hunting. No public access. Abuts Autumn Ridge CR (4-1), ConCom Pine Meadow (14-3) & other Ch 61 (5-6 & 14-4). Utility easement.
14-2	12.50	Snake Hill Rd	Ayer Gun & Sportsman Club	Y	A1	2	2	Recreation/hunting. No public access. Utility easement.
14-4	44.00	Snake Hill Rd	Ayer Gun & Sportsman Club	Y	A1	2	2	Recreation/hunting. No public access. Abuts ConCom land (14-3) & other Ch 61 (21-6). Utility easement
14-7	1.42	Snake Hill Rd	Ayer Gun & Sportsman Club	Y	A2	1	2	Recreation/hunting. No public access. Hydrologic connection from Sandy Pond to Ayer Sportsman's Club.
15-1	13.56	Wright Rd	Ayer Gun & Sportsman Club	Y	A2	6	2	Recreation/hunting. No public access. Abuts 6-55 Stratton Hill undevelopable land
15-4	21.00	Snake Hill Rd	Ayer Gun & Sportsman Club	Y	A1	3	2	Recreation. No public access. Sportsman's Club structures
21-6	18.50	4 Pierce Ave	David Rogers	Y	A1	8	2	Abuts 14-3 TOA ConCom land and 14-4 Ayer Sportsman's Club. Has single family house and extra Ch61 land.
PRIORITY PRESERVATION AREA # 3								
4-6	3.00	0 Old Groton Rd	David Eliades	Y	A1	3	3	Field Crops. Farm structure. Abuts Autumn Ridge.
4-7	5.53	0 Old Groton Rd	David Eliades	Y	A1	2	3	Pasture. Abuts Autumn Ridge.
4-9	40.44	0 Old Groton Rd	David Eliades	Y	A1	8	3	Field Crops, abuts ConCom Pine Meadow (14-3) & Autumn Ridge CR. Two utility easements.
4-15	6.81	0 Old Groton Rd	David Eliades	Y	A1	3	3	Field Crops. Abuts 4-9.
13-4	0.24	0 Washington St	David Eliades	N	A1	3	3	Abuts 4-15. Undevelopable residential land.

PARCEL ID	ACRES	ADDRESS	OWNER	CH 61	ZONING	MAPPR SCORE *	PPA #	COMMENTS
PRIORITY PRESERVATION AREA # 4								
29-12	28.00	0 Snake Hill Rd	Matheson Trust	Y	LI	7	4	Field crops. Abuts 36-218.
36-120	0.95	0 Hemlock Dr	Ridge View Realty	N	A1	2	4	Abuts 36-213. Steep slope easement.
36-210	33.90	0 Woodland Way	Ridge View Realty	N	A1	4	4	Contains easement to water tank. Undevelopable residential land.
36-213	18.23	0 Woodland Way	Sullivan & Co.	N	A1	4	4	Abuts Ch 61 land (12-2) that abuts ConCom land
PRIORITY PRESERVATION AREA # 5								
25-23	76.50	0 MacPherson Rd	TOA BOS	N	A1	12	5	Contains WWT facility, 125' wide utility easement, 25' wide outfall easement. See plan # 1520 of 1978. Must keep parcel in the same use for 30 years from 1985. Possible extra land for open space/recreation.
26-10	50.00	25 Brook St	TOA DPW	N	GR	10	5	DPW site. Possible extra land for open space/recreation.

APPENDIX C

Chapter 61, 61A and 61B Land in Ayer

TOWN OF AYER CHAPTER 61, 61A, 61B PARCELS

PARCEL ID	ACRES	TOWN	ADDRESS	OWNER	CATEGORY	COMMENTS
4-6	3.00	AYER	0 Rear Old Groton Rd	David Eliades	61A	Pasture
4-7	5.53	AYER	0 Old Groton Rd	David Eliades	61A	Field Crops
4-9	40.44	AYER	0 Old Groton Rd	David Eliades	61A	Field Crops
4-15	6.81	AYER	0 Old Groton Rd	David Eliades	61A	Field Crops
5-2	20.16	AYER	325 Snake Hill Rd	Calvin Moore	61	18.58 acres in Chapter 61 - forestry, resid.
5-5	12.60	AYER	0 Snake Hill Rd	Calvin Moore	61	Forestry.
5-6	44.50	AYER	0 Snake Hill Rd	Maple Sugar, LLC	61	42 acres in Chapter 61, also residential
6-10	12.90	AYER	0 Snake Hill Rd	Cowfield Realty Trust II	61	Forestry.
12-1	21.81	AYER	0 Jackson St Ext	Cowfield Realty Trust II	61	Forestry. Also residential
14-1	7.25	AYER	SNAKE HILL ROAD	Ayer Gun & Sportsman Club	61B	recreation/hunting. No public access.
14-2	12.50	AYER	SNAKE HILL ROAD	Ayer Gun & Sportsman Club	61B	recreation/hunting. No public access.
14-4	44.00	AYER	SNAKE HILL ROAD	Ayer Gun & Sportsman Club	61B	recreation/hunting. No public access.
14-7	1.42	AYER	SNAKE HILL ROAD	Ayer Gun & Sportsman Club	61B	recreation/hunting. No public access.
15-1	13.56	AYER	WRIGHT ROAD	Ayer Gun & Sportsman Club	61B	recreation/hunting. No public access.
15-4	21.00	AYER	SNAKE HILL ROAD	Ayer Gun & Sportsman Club	61B	recreation. No public access.
15-3	35.72	AYER	130 Sandy Pond Rd	Thomas Cowley	61A	~34 acres in 61A, also residential
21-6	18.50	AYER	4 Pierce Ave	Alan Rogers	61	17.4 acres in Ch 61, also residential

APPENDIX D

Ayer Owned Open Space and Select Vacant Lands

Ayer Owned Open Space and Select Vacant Lands

PARCEL ID	SIZE	ADDRESS	BOOK	PAGE	PROT?	DEED (Y/N)	ZONING	COMMENTS
4-1		AUTUMN RIDGE HOA	51404	467	Y	Y		Ayer ConCom owns CR
7-37	7.19	ORION PARK	53703	426	Y	Y		Ayer ConCom owns CR
7-68	47.06	POND VIEW ESTATES	52911	443	Y	Y		Ayer ConCom owns CR
8-16	15.22	0 LITTLETON ROAD	16417	318	Y	Y	HI	NEMCO Way land WATER DEPT (3/19/87), Water Supply Protection Article 97 in perpetuity. Limited
12-59	3.61	0 REAR VICTOR DRIVE	20752	507		Y	A2	Frontage on Mark St. & Doug Rd. 20' wide sewer easement. NHESP Habitat. FEMA Flood Zone A. Wooded marsh. Hydrologic connections to other parts of neighborhood.
14-3	121.50	0 GROTON HARVARD ROAD	13628	588	Y	Y	A1	Pine Meadow Conservation Area, Public Access, Self-Help Grant, Article 97. Plan #6 of 1979 says 135.5 acres. Deeded to ConCom under Ch 40, 8C. Abuts Ayer Gun & Sportsman Club.
15-2	30.22	0 WRIGHT ROAD	2051	257		Y	A1	Long Pond dam-MassGIS says water dept. manager. Acquired 1891-no mention of water. Need conf. deed to Water Dept. if supply.
17-5	28.50	0 NEMCO WAY (OFF)	13162	715	Y	Y	A1	Wet area near Spectacle Pond, Minnie French, Con Com manager, public access, Article 97 in perp.
17-6	0.96	0 NEMCO WAY (OFF)	14089	463		N	A1	Water dept. Spectacle Pond.
17-7	12.60	0 NEMCO WAY (OFF)	11776	124	Y	Y	A1	Spectacle Pond Well, Water Dept control, limited access.
17-11	3.37	0 NEMCO WAY (OFF)	44400	184		Y	HI	Within R.R. oval for general municipal use. Wetlands-transfer to ConCom?
17-13	30.50	0 NEMCO WAY (OFF)	14840	146	Y	Y	HI	Within R.R. oval NEMCO Way - Ch 40, 8C perpetuity.
18-4	1.00	0 REAR FITCHBURG ROAD	10849	251		Y	GB	Landlocked abutting rail line
20-50	2.43	0 WASHINGTON STREET	14097	430		Y	A1	behind water tank at ASRD school only access from school property
21-1	0.07	0 SNAKE HILL ROAD				N	A2	shoreline of Sandy Pond
21-16	0.16	0 OLD SANDY POND ROAD	8558	401		N	A2	Abuts Flanagan Pond

PARCEL ID	SIZE	ADDRESS	BOOK	PAGE	PROT?	DEED (Y/N)	ZONING	COMMENTS
21-46	5.53	0 OAK RIDGE DRIVE	53799	411	Y	Y	A2	Across the street from Flanagan Pond. Concom control under 40C, sec. 8C. BOS to convey conservation restriction under GL ch 184 according to ATM vote? Couldn't find CR.
22-16	0.01	0 SNAKE HILL ROAD	23170	265		Y	A2	shoreline of Sandy Pond, Tax taking
25-23	76.50	0 MACPHERSON ROAD	13524	646		Y	A1	Contains WWT facility, access from DPW site 125' wide utility easement, 25' wide outfall easement. see plan # 1520 of 1978. Must keep parcel in the same use for 30 years from 1985.
26-31	3.60	0 WEST MAIN STREET				N	GR	Nonacoicus Brook area - transfer to ConCom. Abuts DPW land.
27-137	0.61	0 GROTON HARVARD ROAD				N	LI	Shoreline of Balch's Pond - landlocked.
27-40	3.00	0 CAMBRIDGE STREET	2870	524		maybe	A2	deed says one acre-may be wrong deed reference. reserved for park or dower
28-135	0.40	0 SANDY POND ROAD				N	A2	Abuts Flanagan Pond - possible public access to Pond
32-1	3.75	0 REAR WEST MAIN STREET	747	91		TAX TITLE	GR	Abuts Oxbow National Wildlife Refuge. Transfer to ConCom?
32-42	1.10	0 WEST MAIN STREET				N	LI	open land along Scully St
33-24	0.65	0 BLIGH STREET	31118	61	Y	Y	LI	For Park & Recreation purposes GL ch. 45 Sec3, Next to entrance to Pirone Park. Felch obtained from Bennett (deed bk.3520 pg.143 excluded this piece in deed to town for 34-17) May be wet
34-17	27.03	0 BLIGH STREET	3520	143	Y	Y	A2	For public park under Ch. 28, Pirone Park
34-76	1.30	0 HARVARD RD/E MAIN ST				N	GB	Water Dept pumping station site
34-87	2.30	0 BARNUM RD, S. OF GROVE PD	1840	107		N	GB	Water Dept - Phelps?
36-27	0.86	0 BENNETTS CROSSING	24882	420		N	A2	Drainage off Bennett's Crossing. Bennett's Brook.

PARCEL ID	SIZE	ADDRESS	BOOK	PAGE	PROT?	DEED (Y/N)	ZONING	COMMENTS
36-218	7.62	0 SNAKE HILL ROAD	58485	524	Y	Y	A1	Under ConCom. MGL 40C, Section 8C Slope & stormwater easements, can only be used for outdoor recreation, observation, education. Water use prohibited. Adjacent to 61A 28 Ac.
37-11	7.38	0 BENNETTS CROSSING	24882	420		N	A2	Bennett's Brook. Transfer to ConCom?
37-26	1.47	28 PINGRY WAY	24882	420		N	A2	Drainage off Pingry way - culvert?
NONE	WATER	Corner of E. Main/Sandy Pond	1814	255		Y		Balch's Pond sold to inhabitants of Ayer

APPENDIX E

Abutting Towns Open Space and Chapter 61 Lands

ABUTTING OPEN SPACE & CHAPTER LAND

PARCEL ID	ACRES	TOWN	ADDRESS	OWNER	61	Prot	COMMENTS
220-35	159.70	GROTON	SHIRLEY ROAD	Town of Groton Conservation Commission	N	Y	MA DFG CR Surrenden Farm West, Agricultural purposes as well
220-33.2	14.51	GROTON	SHIRLEY ROAD	Town of Groton Conservation Commission	N	Y	
220-33.1	72.29	GROTON	SHIRLEY ROAD	Groton Cons Trust	N	Y	Surrenden Farm. Groton ConCom CR. Public Access, perpetuity. Plan 1614 of 2006
220-32	63.45	GROTON	FARMERS ROW	Groton Cons Trust	N	Y	Surrenden Farm CR
221-43.01	13.25	GROTON	PACER WAY	Town of Groton Conservation Commission	N	Y	Ch 40, 8C
210-4	513.00	GROTON	WEST MAIN STREET	Town of Groton	N	Y	Groton Town Forest. MA DFG CR
209-1	10.30	GROTON	WEST MAIN STREET	Town of Groton	N	Y	Nashua River Shore
221-28	11.20	GROTON	HALF MOON ROAD	ZLM Real Estate Trust	Y	N	Chapter 61
221-27	31.00	GROTON	OFF INDIAN HILL ROAD	Estate of George V. Moore	Y	N	Chapter 61
221-26	1.80	GROTON	HALF MOON ROAD	ZLM Real Estate Trust	Y	N	Chapter 61
221-25	23.30	GROTON	HALF MOON ROAD	Cowfield Trust	Y	N	Chapter 61
236-28	7.75	GROTON	HALF MOON ROAD	Zelda Moore	Y	N	Chapter 61
236-24	387.00	GROTON	SANDY POND ROAD	Mass Audubon Society	N	Y	Rocky Hill Wildlife Sanctuary. Groton CC
U45-3	95.50	LITTLETON	0 BRUCE STREET	Irving & Frank Matheson	Y	N	Chapter 61A - Productive Woodland
3-2	3.80	HARVARD	RT 2A PINGRYVILLE	Frank Matheson, Jr.	Y	N	Chapter 61A - Productive Woodland
3-1-1	39.02	HARVARD	SHAKER ROAD	Tefield Group LLC	Y	N	Chapter 61B - Recreation - Golf Course
6-3-1	115.48	HARVARD	SHEEHAN ROAD	Tefield Group LLC	Y	N	Chapter 61B - Recreation - Golf Course
2-43-2-1	8.91	HARVARD	SHAKER ROAD	Tefield Group LLC	Y	N	Chapter 61B - Recreation - Golf Course
2-40-2	19.90	HARVARD	SHAKER ROAD	Daniel & Melissa Tracey	Y	N	Chapter 61
2-8	18.81	HARVARD	AYER ROAD	Maxant & Delker	Y	N	Chapter 61A - Field Crops
1-2	63.01	HARVARD	AYER ROAD	LDPL LLC	Y	N	Chapter 61A - Orchards
28C-1	10.47	SHIRLEY	0 WALKER ROAD	COMM OF MASS-DFG	N	Y	Game Farm
28B-12.4	18.73	SHIRLEY	0 WALKER ROAD	COMM OF MASS-DFG	N	Y	Game Farm
29-B-3	140.00	DEVENS/SHIRLEY	0 WALKER ROAD	US DOI FWS	N	Y	Oxbow National Wildlife Refuge, public access, perpetuity.
47A-2.11	16.00	SHIRLEY	40 GREAT ROAD	COMM OF MASS-DFG	N	Y	Mulpus Brook Wildlife Management Area
47A-2.2	2.58	SHIRLEY	0 GREAT ROAD	Town of Shirley - BOS	N	Y	Mulpus Brook Area
84A-4	17.50	SHIRLEY	0 GREAT ROAD	James Farnsworth	N	Y	Comm of Mass Dept. of Fish & Game CR
DEVENS	228.00	DEVENS/AYER		US DOI FWS	N	Y	Oxbow National Wildlife Refuge, public access, perpetuity.

APPENDIX E

Sources

Audubon Mapping and Prioritizing Parcels for Resilience (MAPPR), <https://www.massaudubon.org/our-conservation-work/advocacy/shaping-the-future-of-your-community/current-projects/mappr-project/mappr-tool>. Accessed various dates.

Massachusetts Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services, *Protected and Recreational Open Space Data layer*, June 27, 2018.

Massachusetts Southern Middlesex Registry of Deeds, <http://www.masslandrecords.com/middlesexsouth/>, Accessed various dates.

MassWildlife's Natural Heritage and Endangered Species Program Rare Species by Town Viewer, <https://www.mass.gov/service-details/rare-species-by-town-viewer>, Accessed various dates.

OLIVER, MassGIS's Online Mapping Tool, http://maps.massgis.state.ma.us/map_ol/oliver.php, Accessed various dates.

Town of Ayer Property Record Information, <https://mrmapper.mrpc.org/webapps/v2.7/ayer-public/>. Accessed various dates.

UMASS Amherst's Landscape Ecology Lab's Conservation Assessment and Prioritization System, <http://www.umasscaps.org/>. Accessed various dates.