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# Town of Yarmouth Open Space and Recreation Plan

December 2007



Prepared for:  
**Town of Yarmouth**  
Open Space Committee and Recreation Division  
1146 Route 28  
South Yarmouth, MA 02664

Submitted by:  
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## SECTION 1 PLAN SUMMARY

This updated 2007 Open Space and Recreation Plan (OSRP) is a complete revision of the Town of Yarmouth's 2001 Open Space Plan, in order to meet the State of Massachusetts 2001 Open Space and Recreation Plan Requirements. This OSRP has been revised to reflect the current conditions and concerns in Yarmouth. The update builds upon the earlier plan by continuing to inventory recreational and natural resources of the community, and incorporating the goals of protecting these unique resources for both its citizens and visitors, and protecting and acquiring open spaces. The updated OSRP seeks to address these goals simultaneously, where possible, by encouraging preservation of open space and allowing opportunities for its enjoyment through modest improvements and access for recreation. Pursuant to the guidance provided by the Massachusetts Division of Conservation Services (DCS), the OSRP will serve the community as a whole as a detailed reference for various information critical to the proper protection of open space and recreational resources.

This Plan presents some new ideas for management of open space areas, and incorporates new goals for increased availability and accessibility of both recreation and open space facilities. Several of the objectives identified in the plan are focused on increasing Yarmouth's planning capacity through better inter-departmental communication and increasing and optimizing the use of planning technologies such as Geographic Information Systems (GIS). Other strategies identified by the Town include the implementation of regulatory tools designed to redirect growth or provide higher levels of protection to natural resources. Examples of these tools include Transfer of Development Rights (TDR) and the use of conservation easements to increase pocket parks and greenway land.

Key recommendations of this Plan include the following:

### ***Regulatory/Zoning Changes***

- Revise local zoning and/or Subdivision Rules and Regulations to include Low Impact Development techniques.
- Identify village centers where density can be increased through the use of zoning revisions including, but not limited to, Chapter 40R and 40S, and/or Transfer of Development Rights.
- Develop hypothetical buildout analyses for the town center under different zoning change scenarios.
- Identify impediments to higher density or mixed use in the existing Zoning Bylaw and propose zoning changes to areas suited to higher densities.
- Pass stronger bylaw for enforcing proper use of recreational lands.

### *Non-regulatory*

- Evaluate properties for purchase of conservation easements from private property owners to prevent large or well-located tracts of open space from being developed.
- Plan, develop, and expand existing bike paths and walking trails linking various conservation and recreational facilities.
- Apply for grant money toward the acquisition of privately held open space areas through the Self-Help program.
- Develop a recreation master plan that anticipates demographic changes and potentially changes primary use of existing facilities.
- Educate the public regarding the illegal use of motorized recreational vehicles (e.g., ATVs and Jet-Skis) on conservation land.
- Provide barriers where appropriate to limit access of vehicles to conservation area trails, including motorized recreational vehicles (e.g., ATVs and Jet-Skis).

As shown on the Action Plan Map (Map 6), competitive land uses have created some obstacles in Yarmouth for protecting and acquiring open space lands. In a Town as dense as Yarmouth, it can be difficult to create greenways and pathways, particularly if there are regulatory impediments. This plan discusses those issues and provides solutions to overcoming these challenges.

## SECTION 2 INTRODUCTION

### 2.1 Statement of Purpose

The purpose of this Open Space and Recreation Plan is to serve as a guide to responsible action to conserve the Town of Yarmouth's natural resources, preserve its open space, provide ample opportunities for recreation for Yarmouth's citizens, and to provide a framework for decision-making by Yarmouth's residents, Town officials, and staff.

### 2.2 Planning Process and Public Participation

The 2007 Yarmouth Open Space and Recreation Plan (OSRP) was developed through a planning effort by several local boards and Town staff in conjunction with a public participation process.

The update of the Yarmouth OSRP was developed under the guidance of an advisory Working Group, The Open Space and Recreation Plan Committee, which included members of the Conservation Commission, the Open Space Committee, the Recreation Commission, and the Recreation Department. In accordance with the State Uniform Procurement Act (M.G.L. Chapter 30B), Horsley Witten Group, Inc. (HW) was hired by the Town to provide technical assistance to the Town. *The Open Space Planner's Workbook: Companion to the Open Space and Recreation Plan Requirements* (EOEA, 2001) was used as a guide in preparing this Plan.

The Goals and Objectives of this Plan were developed based on the results of a Community Open Space Survey, conducted by the Town in 2007 in conjunction with interviews of Town officials. The OSRP Committee also held public working meetings on May 15, July 17, and September 13 of 2007, and a public forum on October 16, 2007 to receive public comments on the draft Plan. All of these meetings were publicized in the local media, and posted on the Town's webpage. Comments from these meetings have been incorporated in the Plan.

### Acknowledgements

In addition to the members of the Town of Yarmouth Open Space Committee, the Recreation Division, the Conservation Administrator (Project Manager), Information Technology Department, Community Development Department, Public Works Department, and other Town departments all contributed significantly to both the data collection and planning analysis contained in this document. In addition, the Town acknowledges Mark Robinson of the Compact of Cape Cod Conservation Trusts, Inc., for his work on the previous plan and for his contributions to this plan.

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## SECTION 3                    COMMUNITY SETTING

### 3.1      Regional Context

Yarmouth is located in the middle of Cape Cod, commonly referred to the “bicep” of Thoreau’s famous description of Cape Cod shaped like a bended arm (see Map 0: Regional Locus). By way of land, it is located 70 miles from Boston and 250 miles from New York City. Yarmouth encompasses 28.2 square miles of land area, or 18,047 acres, and is bounded on the north by Cape Cod Bay, on the east by the Town of Dennis, on the south by Nantucket Sound, and on the west by the Town on Barnstable. The significance of having two shorelines lies in the diversity offered by the two distinctly different marine ecosystems, which ultimately results in different recreational activities.

Three villages make up the Town of Yarmouth: West Yarmouth, Yarmouthport, and South Yarmouth. Each village has a distinguishing character formed by over 350 years of history, which is shaped by the Town’s seaside heritage. To gain a true perspective of the historic charm of Yarmouth, one must stray from the major roadways of Route 6 and Route 28 that traverse the Town from Hyannis to the west to Dennis in the east.

Yarmouth participates in regional natural resource planning with surrounding Cape Cod communities, the Cape Cod Commission, Massachusetts Coastal Zone Management Advisory Committee, Barnstable County Health Department, Shellfish Task Force, and other regional organizations. In addition, protection of the Bass River and Chase Garden wetland ecosystems require a close partnership with the Town on Dennis. Yarmouth has also worked directly with the Town of Barnstable on several planning issues, including wellfield protection, airport expansion, and coastal plain pondshore preservation.

The Town of Yarmouth is made up of a fairly homogenous population that is primarily engaged in professional and managerial occupations. The Town’s largest employment sector is made up of sales and office occupations (32% of the population). The second largest employment sector is in management and professional businesses. Primarily, these professionals work within the arts, entertainment, recreation, accommodation, and food service sectors. These factors account for the great extent of hotels, motels, and restaurants along Route 28 in Yarmouth’s Central Business District. Yarmouth’s working population is industrious, business savvy, and entrepreneurial.

The villages of Yarmouth: West Yarmouth, South Yarmouth, and Yarmouthport are included in the United States Census as separate population centers. The median household incomes for South and West Yarmouth range from \$40,038 to \$42,139 per year, respectively. The community of Yarmouthport has a slightly higher median income of \$60,685, which is closer to, and slightly higher than, the Commonwealth’s median household income of \$50,502. Yarmouthport, the most historic village in town, is known for its stately sea captain homes, which have become exclusive residential homes for current residents and some summer tourists.

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**Map 0: Regional Locus**



Although the average annual unemployment rate fluctuates between winter and summer (approximately 10% to 5%, respectively), owing to its tourist economy, these overall unemployment rates were slightly higher in 2000 (5.9%) than the rest of Cape Cod (5.3%).

Occupation of homes in Yarmouth is still predominantly by home owners. Owner-occupation increased slightly from 1990 to 2000: from 73.1% to 75.6%. Renter occupation declined slightly from 1990 to 2000: from 26.9% to 24.4% (-2.5% decrease). The number of residents in Yarmouth is increasing; thereby also increasing the Town's need for housing. In 1990 the number of occupied units was 9,594, increasing to 11,520 in 2000, an increase of 9.1% over this ten year period. Only three other Cape towns have had higher growth rates than Yarmouth: Bourne, Mashpee, and its adjacent neighbor, Dennis.

The Town of Yarmouth is listed at number seven on the Commonwealth's top twenty oldest communities. The median age of Yarmouth residents is 48.7 years of age, while the median age of Massachusetts residents is 36.5 years and 35.3 years for the nation. Over 30% of Yarmouth's population is age 65 years and older. The implications of the age of this population for open space and recreational services are that, all else being equal, the Town should perhaps emphasize more leisure activities oriented towards older citizens, such as walking paths, sidewalks, benches, and handicapped access. It is also important to note that the Town's affordable housing goal for this population is to develop a mixture of rental and ownership types, choice in housing styles, and price ranges. Therefore, it becomes increasingly important for the Town to secure and protect its open space resources prior to the allowance of new housing development.

In contrast, the Town's population rate for persons under the age of 17 has increased by 15% from 1990 to 2000. With this slight rise in children living in town, Yarmouth can not ignore the recreation needs of this younger age group. Furthermore, the total population of this age group is 3,692 persons. Of this age group, 2,090 are elementary school-aged children (grades 1-8, approximately age 4-14).

### **3.2 History of the Community**

The Town of Yarmouth is rich in history beginning with English settlers from the Mayflower arrival. The Town is broken into five historic districts to protect and manage the Town's historic resources: 1) Taylor Bray Farm; 2) Northside Historic District; 3) Bray, Thomas Farm Historic District; 4) Yarmouth Campground Historic District, and 5) the South Yarmouth – Bass River Historic District. There are also three National Register Sites in town: the Judah Baker Windmill, Taylor Bray Farm, and the Baxter Gristmill. In addition, Yarmouth shares a regional historic district, Old Kings Highway Regional Historic District; with its neighbors, which encompasses the entire north side of town, north of Route 6.

English settlers first arrived in the 1630s when many generations of Native Americans (the Wampanoag Nation) lived here. At that time, Yarmouth was known as

“Mattacheese”, meaning planting lands by the sea. In 1638, a Mayflower passenger, Stephen Hopkins, was granted a leave of Plymouth Colony to erect a house in Mattacheese, and cut hay to winter his cattle, provided he did not withdraw himself from the Town of Plymouth. By 1639, three farmers (Anthony Thacher, John Crowe, and Thomas Howes), were responsible for the first permanent settlement of Mattacheese. In 1640, Mattacheese had been renamed Yarmouth, possibly after a seaside town in England, and by this time, 28 families made their home here. Most were farmers, but others worked trades serving the new colonial outpost, including that of a tailor, cobbler, goldsmith, and carriage maker. Many descendants of the Town's first settlers still live in Yarmouth today.

*The infant settlement at Mattacheese,  
Ere it became a town, desired a name,  
An English name, to soothe the half-owned pain.  
Among the settlers, some from Yarmouth came,  
From Yarmouth by the sea. "We'll build," they said,  
Another Yarmouth on this wave-washed shore;..."*  
"Poem" by Mary M. Bray, 1889

According to folk lore, within the boundaries of Mattacheese were specific regional areas, which carried into names still in use today in the area: Quivet and Sesuit are names of two necks of land in Dennis, and Nobscusset is a street name in Dennis. Parts of Yarmouth that frame Cape Cod Bay are still called Hockanom.

Like the rest of early Cape Codders, Yarmouth settlers were farmers first and fishermen on the side. But, as the population grew, and the soils became depleted by forest clearing and windborne erosion; therefore, more and more Yarmouth citizens looked to the sea for sustenance and profit. In the 1700s, Yarmouth citizens helped to develop the whale fishing industry, first alongshore and then far offshore. In the 1800s, a full scale, multi-faceted maritime economy developed in Yarmouth: North-side sailing fleets communicated daily with Boston, ferrying Cape Cod livestock and produce, and four wharves were built along the Bass River where boatbuilding commenced.

The Bass River, along with Hyannis and Chatham were the major south side ports of Cape Cod in this early 1800s period (MHC 1987). Trading brigs sailed between Yarmouth and the British West Indies. Captain Asa Eldridge of Yarmouth was renowned worldwide when he established the record for fastest sailing time in 1854 (dock to dock in 13 days) from New York to Liverpool in the clipper ship “Red Jacket.” Ebenezer Sears, a Yarmouth native, was the first captain to round the Cape of Good Hope in an American vessel (Snow 1946).

By 1840, Massachusetts provided half of the fishery products of the United States and Yarmouth was part of that effort, particularly in the cod and mackerel fisheries. By 1863, however, changes in fishing technology favored large cities with packing plants and the last of the Yarmouth offshore fishing fleet had been sold. Except for an inshore fishery, Yarmouth retired from the sea, in league with other Cape Cod towns, whose economy and populations declined through the latter half of the nineteenth century. Downturns in

coastal trade, collapse of the whaling industry, and post-Civil War recession were responsible for emigration.

Yarmouth turned back to the land for economic pursuits. Cranberrying, a labor-intensive enterprise capable of employing displaced sailors and Civil War veterans, became the primary agricultural venture. The 1850s and 1860s were a time of "Cranberry Fever" in Massachusetts, and Yarmouth's five acres of planted bogs in 1854 grew rapidly to as many as 165 acres planted by 1889. Cranberrying altered the environment in many ways: cedar swamps and other wetlands were displaced to make working bogs, dikes were used to impound streams (Plashes Pond is one such manmade reservoir), adjacent embankments were mined for sand, and isolated ponds were given artificial outlets and their water levels manipulated with flumes.

Yarmouthport continued to serve as the Town's primary business core at 1900, with grocery stores, printing shops, a tailor, a meat market, a bank and an insurance company. The Cape Cod railroad extended to Willow Street at the western edge of Town by 1854, and ten years later, the railroad was extended through Town to Orleans, supplanting sailing as the primary means of regional transport.

The advent of the automobile brought about subtle but inevitable change. By 1920, Yarmouth's population began its rebound from the nineteenth century decline, as the idea of Cape Cod as a summer resort took firm hold. Men found jobs building homes in developments along the southern coastal areas and the foundation of the tourist economy took shape. Yarmouth's character as a seaside resort was entrenched by the 1950s, spurred by the post-World War II boom. Beachfront motels blanketed the south side where warm waters and sandy shores providing excellent swimming and sunning conditions. Route 28 supplanted Route 6A as the Town's new linear commercial core, since there was more room for businesses to grow there and it was proximate to the resorts.

Over the past 50 years, many of the former summer tourists have purchased homes and retired to Yarmouth, producing the largest user group of the Cape's service economy (CCC 1994). This large and still growing retirement community has produced a greater awareness about "quality of life" issues in Yarmouth and on Cape Cod.

### **3.3 Population Characteristics**

Yarmouth's year-round population has steadily grown through the decades. The largest growth occurred between 1970 and 1980 where there was an increase in population of approximately 35% (from 12,033 to 18,449). Based on the US Census 2000, the Town's year-round population is approximately 24,807. Population density of the entire Town was 1,023 persons per square mile in 2000. This calculation is based on the total population (24,807 people) divided by the total land mass of the Town (24.2 square miles). Although population data has not been collected since 2000, the U.S. Census projected that population in 2006 declined by approximately -1.86%.

Table 3.1. Population Characteristics

Year	1970	1980	1990	2000	2006*
Population	12,033	18,449	21,174	24,807	24,354
% Change	NA	34.8%	12.9%	14.6%	-1.86%

\*Source: U.S. Census Bureau, 2006 Population Estimates, Census 2000, 1990 Census.

Yarmouth's year-round population is predominantly middle-aged and older with a median age of 48.7 years of age. There has been a fairly dramatic shift to a larger retiring age population (ages 45-65), with a 32% increase in this age group over the last decade. The largest population group in the Town is the over-65 years age group comprising 30% of the total population. Yarmouth has the third largest population of over-65 years age group in Massachusetts.

A predominant feature of the Town's population is that it is fairly homogeneous by race. In 2000 only 3.76% of the population was non-white; by 2006 the percentage had risen to 5%, but was still below the nation-wide and State-wide levels. The racial makeup of the Town is approximately 95% White, 1.4% Hispanic or Latino (of any race), 1.3% African American, 0.5% Asian, 0.33%, and 0.9% and 1.6% from other races and two or more races, respectively.

In 2000, 11,520 households were counted, out of which 19.1% had children under the age of 18 living with them, 47.3% were married couples living together, 9.7% had a female head of household with no male present, and 40.1% were non-families. Thirty-four percent of all households were made up of individuals rather than families, and 19.8% had someone living alone who was 65 years of age or older. The average household size was 2.11 persons and the average family size was 2.68 persons. Table 3.2 summarizes the changes between the 1990 and 2000 U.S. census data for the Town of Yarmouth.

Table 3.2. Yarmouth Demographics (U.S. Census)

Age Group	1990	% of Total	2000	% of Total	% Change
Under 5	1,142	5.4%	1,084	4.4%	-5.4%
5-14 years	1,981	9.4%	2,484	10.0%	20.2%
15-24 years	2,120	10.0%	1,842	7.4%	-15.1%
25-44 years	5,285	25.0%	5,789	23.3%	8.7%
45-64 years	4,158	19.6%	6,139	24.7%	32.2%
65 years & over	6,488	30.6%	7,469	30.1%	13.1%
Total	21,174	100%	24,807	100%	14.6%
Median Age	45.3		48.7		

The Town of Yarmouth conducted a population survey in 2006 with approximately a 60% response rate (Table 3.3). Although the data set is incomplete and does not mesh with the Census data projection for 2006 total population, this data does confirm the trends described above regarding the Town's aging population and the decline of the number of children living in Town. The data indicates a decline in persons aged under 5 to 24 of approximately 11% from 2000.

Table 3.3. Yarmouth Demographics in 2006 (Town of Yarmouth Population Survey)

<b>Ages</b>	<b>2000 Population*</b>	<b>2006 Population</b>	<b>% Change</b>
Under 5	1,084	271	-300.00
5-24 years	4,326	3,910	-10.64
25-44 years	5,789	4,125	-40.34
45-64 years	6,139	6,160	0.34
65 years & over	7,469	7,143	-4.56

\* U.S. Census 2000.

The year-round permanent population of Yarmouth is also economically poorer than other Cape Cod communities. According to the 2000 Census, Yarmouth ranked 14<sup>th</sup> out of the Cape's 15 communities for median household income: \$39,808; topped only by the Town of Yarmouth (median income of \$32,716). Median household income in 2000 was \$39,679 for Yarmouth, and is the lowest on Cape Cod (Barnstable County median household income is \$47,853). Table 3.4 summarizes the income statistics for Yarmouth from 1980 to 2000, as compared to the State of Massachusetts. The Town's median household income lags behind the State's figure by approximately \$10,000 (Massachusetts median income in 2000 was \$50,502). Though fluctuating dramatically between winter and summer, owing to its tourist economy, the average annual unemployment rate is currently 5.4%. The lowest unemployment rate was 3.5% in 2000 and the highest at 11.0% in 1992. In 2000, more 5.2 percent of Yarmouth residents lived below the poverty level, compared to 6.7 for Massachusetts and 9.2% for the nation.

Table 3.4. Income Statistics for Yarmouth

<b>Income Year</b>	<b>1980</b>		<b>1990</b>		<b>2000</b>	
	<b>Yarmouth</b>	<b>State</b>	<b>Yarmouth</b>	<b>State</b>	<b>Yarmouth</b>	<b>State</b>
Median Family Income	N/A	\$21,166	\$33,282	\$44,367	\$48,148	\$61,664
% Change	N/A	NA	NA	109.6%	30.9%	39.0%
	N/A					
Per Capita Income	N/A	\$7,458	\$15,042	\$17,224	\$22,731	\$25,952
% Change	N/A	NA		131.0%	33.8%	50.7%

The implication of these data indicate that, while most types of recreational facilities should be expanded to serve all residents, much of that recreation should perhaps

emphasize more inexpensive opportunities. Walking trails, scenic lookouts and sidewalks may be more appropriate than active recreation facilities (such as tennis or basketball) or private health clubs.

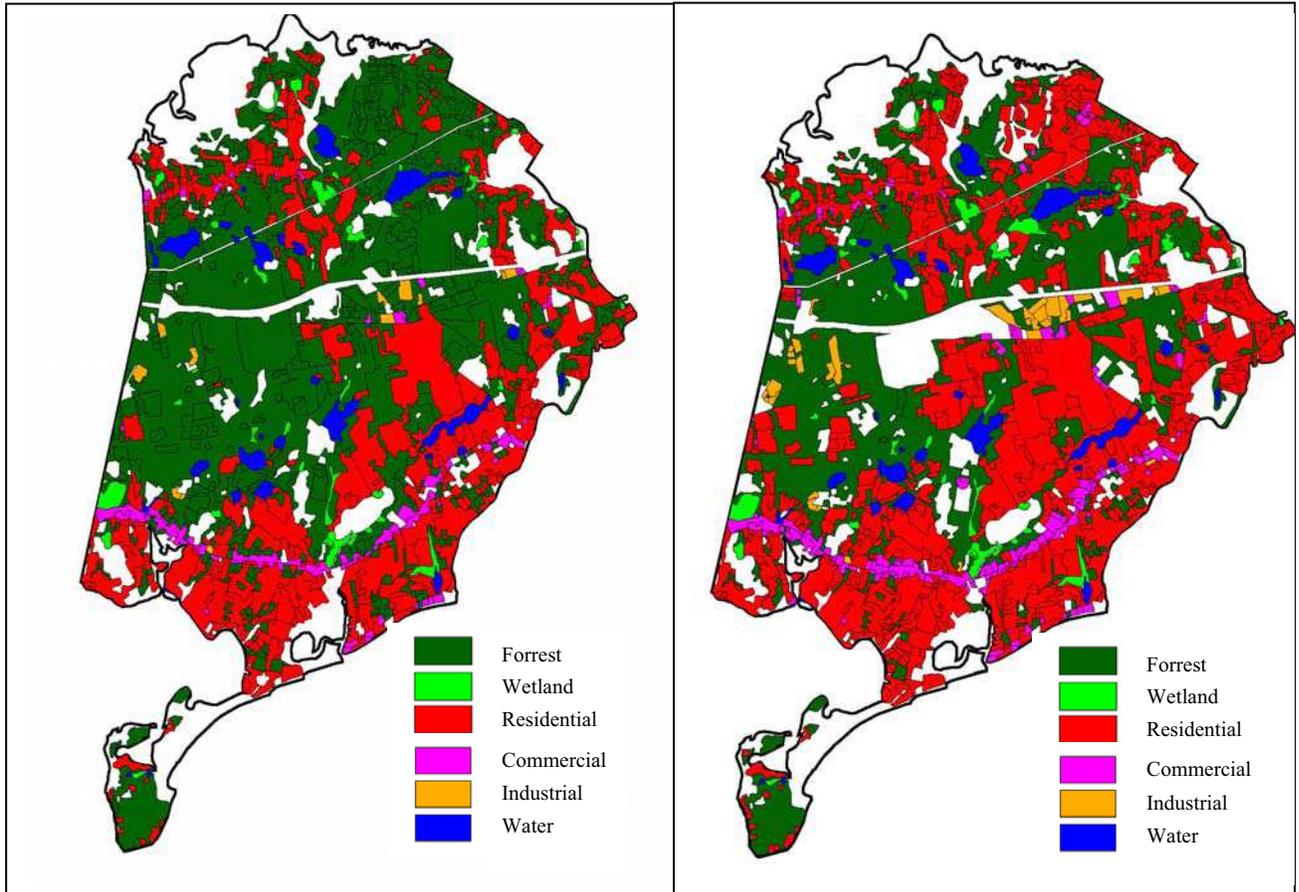
Population projections were completed for the Town of Yarmouth and documented in the Yarmouth Comprehensive Plan, Land Use/Growth Management Chapter. According to the Plan, an increase of approximately 7,800 people was projected between the years of 1990 and 2015. Broken down by year, this averages to approximately 312 people per year; therefore, the Town can expect an increase of approximately 2,184 people within the next 7 years.

### **3.4 Growth and Development Patterns**

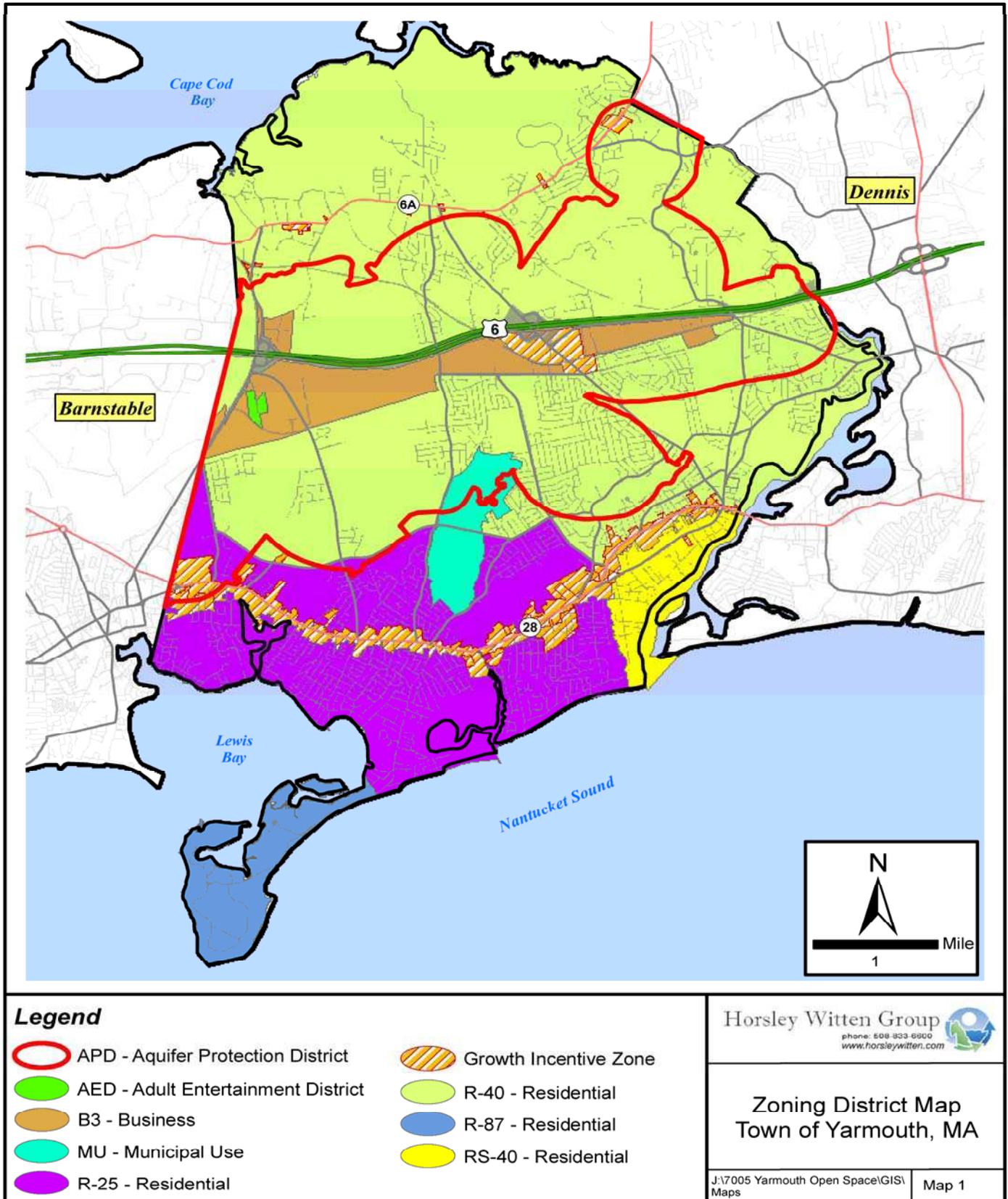
In the past forty years, Yarmouth has lost more than half of its forested acreage, as shown in Figures 3.1 and 3.2. (See Map 1: Zoning Districts.) These maps depict the increase in residential land use within the town. With the increase in overall population, additional housing will be required. According to the Comprehensive Plan, substantial growth of the retail and office industries is expected as well. The Plan estimated that there are approximately 1335 undeveloped, buildable acres remain Yarmouth. It was also estimated that senior housing will need to be accommodated due to the increase in this population sector. These factors will increase competition between development and land conservation interests, unless the existing housing stock is refurbished, and infill and redevelopment possibilities are explored.

Figure 3.1. 1971 Land Use

Figure 3.2. 1999 Land Use



**Map 1: Zoning Districts**



## SECTION 4 ENVIRONMENTAL INVENTORY and ANALYSIS

All of Yarmouth's surface water bodies, including its harbors, ponds, wetlands, and the shoreline, are sensitive resources. The Town's natural resources, physical development, and social structure create unique problems and opportunities for open space/conservation and recreation planning. This section examines how these features influence policy.

### 4.1 Geology, Soils, and Topography

The major features of the landscape of Yarmouth were formed during the retreat of the Wisconsin glacier about 15,000 years ago. Coinciding approximately with what is now Route 6, the glacier's final southern migration is marked by the terminal moraine. The morainal hills include the Town's high spots (German Hill and Prospect Hill), steep slopes, and pockets of clay soils. Large boulders (glacial erratics) are strewn across the moraine. This is Yarmouth's most rugged landscape, and not surprisingly, its last frontier for development. Prospect Hill is situated in what is now the Boy Scout Camp, while a town water tower dominates German Hill. (See Map 2A.)

Most of West and South Yarmouth is comprised of outwash plain deposits, sands and gravels sorted by melt water running south off the glacier. The generally flat surface is pitted in places where blocks of ice became separated from the main mass of the glacier, were buried in the drift and later melted, leaving steep sided depressions, known locally as kettle holes. The deeper depressions extend below the water table and now contain ponds.

Great Island is a kame deposit of mostly medium to very coarse sand and gravel with a few thin, discontinuous layers of till (unsorted soils). Large to very large boulders are present, including soakers found along the rim of the island, a hazard to inshore boaters. The unique stone lighthouse (light abandoned in 1859) at Point Gammon, the only one of its kind on the Cape, was built in 1816 with local kame granite boulders.

Glacial lake and lake bottom deposits are found inside the Cape Cod Bay shoreline. The high moraine acted as a giant earth dam, causing a temporary lake to form, with silts and clays settling out as well as sands and gravel. One of the outlets for this lake ran through the moraine from White's Brook to Parker's River, accounting for the discontinuous moraine ridge. The richest soils are found in this north part of Town.

Different soils result from complex interactions among surficial geological forces, topography, climate, and plant and animal decomposition. The U.S. Natural Resources Conservation Service (NRCS) classifies soils by type and three general associations are found in Yarmouth (see Map 2B), as follows:

1. *Carver Coarse Sands*. Carver coarse sands comprise about three-quarters of the Town's area. These porous, nutrient poor soils, typically associated with the outwash plain, are usually found on level or gently sloping land. Most of

Yarmouth's freshwater ponds are found here. Carver soils have few limitations for development, but, ironically, the readily permeability of the soils allow potential contaminants to reach the water table.

2. *Plymouth/Barnstable Till Series.* Another upland soil type is the Plymouth/Barnstable till series. Primarily associated with the hilly moraine areas near Route 6, these porous soils are very stony and boulder-strewn and comprise about ten percent of the Town's area. Steep slopes and exposed boulders and occasional clay layers can pose development issues. These areas were neglected by development throughout Yarmouth's history and much of it now has been acquired by the Town as conservation areas.
3. *Nantucket Class Soils.* An upland soil which comprises only two percent of the Town's area, but which is an important agricultural soil is the Nantucket class, found on the north side, north of Route 6A near Hallett's Millpond. Perhaps not surprisingly, this locale coincides with the first colonial settlement in Yarmouth, where small farmsteads benefited from the relatively rich soil. Another pocket of Nantucket loam is located at the southern end of Great Island (Point Gammon) overlying a kame deposit. None of this soil type supports any commercial agriculture in Yarmouth now. The northern pocket is fully developed with residential units.

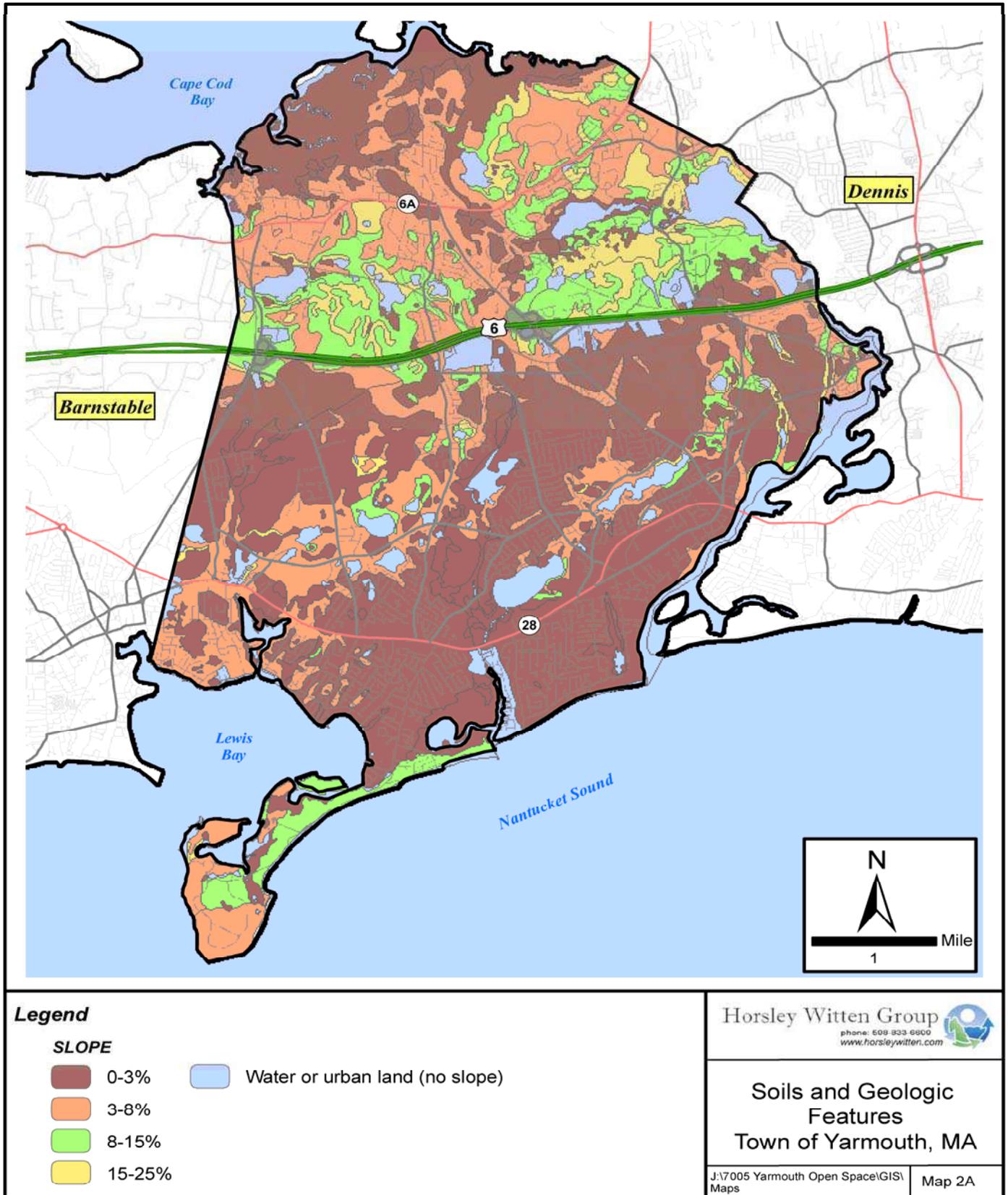
To date, neither soils nor topography, with the exception of wetlands, has proven to be an effective impediment to development. Thus, retaining open space by relying on natural development constraints (e.g., soils) is not a realistic approach in Yarmouth.

## **4.2 Landscape Character**

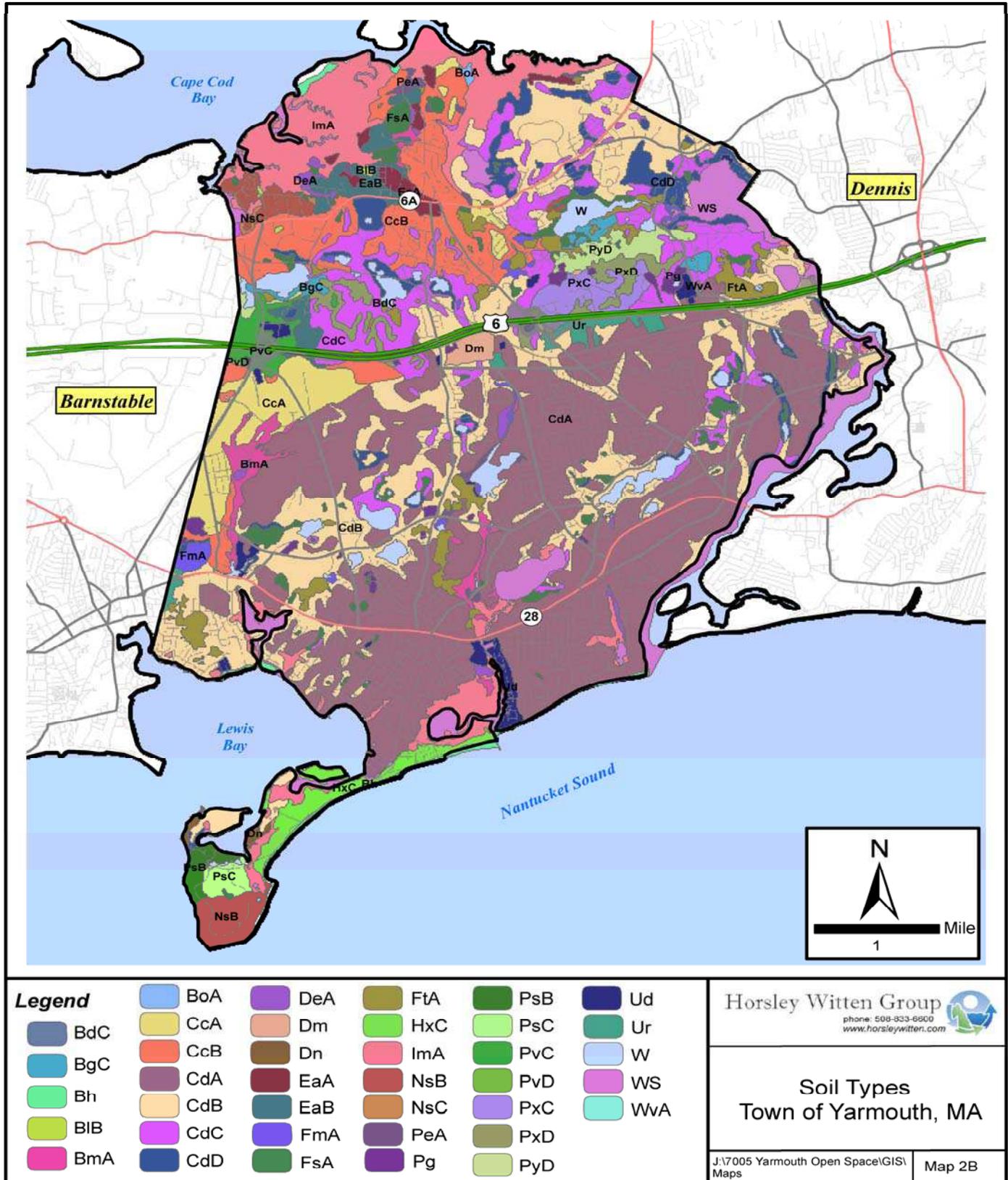
The most appealing aspect of Yarmouth's landscape is its 39 miles of coastal shoreline. Yarmouth has approximately 1,230 acres of salt marsh, and the broad sweeping views of these "meadows," as the colonists knew them, is breathtaking from the Bass Hole Boardwalk. The large tidal range (ten feet on Cape Cod Bay, three feet on Nantucket Sound) presents different perspectives even at the same location during various times of day.

Scenic vistas such as the Bass River bridge crossings at Route 28 (historically, the Lower Bridge), Highbank Road (the Upper Bridge), and Route 6 (the Mid-Cape Highway) are cherished by Yarmouth residents and visitors. Bass River flows north-south, almost dividing Cape Cod in half, and is the first location on the Cape's major highway where motoring arrivals first view salt water. Numerous ponds and cranberry bogs provide inland vistas in the absence of open pastures and meadows. The primary pond views comprise the Town's largest freshwater bodies: Dennis Pond from the heavily-traveled Willow Street (Exit 7 off the Mid-Cape Highway) and Long Pond from Station Avenue (Exit 8).

Map 2A: Soils and Geologic Features



Map 2B: Soil Types



(See Soil Type Key in Appendix D)

Visually-accessible cranberry bogs are found along Route 28 in West Yarmouth, West Yarmouth and Buck Island Roads, Route 6, and the Beaton Bog at the intersection of White Rock Lane and Union Street (purchased by the Town Land Bank in 2001).

Culturally, the Main Street of Yarmouthport village is a visually distinctive part of Massachusetts. In fact, the Old Kings Highway (Route 6A) was chosen as one of the ten Most Outstanding Scenic Byways in America in 1993 by Scenic America. The Cape Cod Commission classified Old Kings Highway west of Union Street in Yarmouthport as having a top-rated High Concentration of Scenic Elements and two major open scenic views.

While popularly-scorned for its relative lack of scenic beauty, Route 28 is currently receiving the attention of Yarmouth citizens and businesses. In the past decade, the Yarmouth Conservation Trust has provided leadership in restoring two sites on Route 28: Anniversary Park at Bass River Corners, and the Sea Holly Motel demolition. The Town also purchased a dilapidated, abandoned gas station and created a red-bricked, gaslight sitting park on a tenth of an acre with donations raised by the Trust. In addition, a dilapidated motel, which blocked a scenic view of upstream Parkers River from thousands of daily motorists, was removed and a Town fishing/observation deck was installed under the Trust's sponsorship.

In the past two years, the Town has acquired the former Rascal's Saloon site on Route 28 for another waterfront strolling park (Chase Brook Park) and has submitted plans for re-use of the Crowe's Purchase site into an attractive marine park on Parker's River off Route 28. Another park is planned at Packet Landing on Bass River. The Town intends to acquire the property with earmarked Federal funds. The design of Packet Landing Park is complete with construction scheduled within the near future. Construction will include renovation of the parking lot with stormwater management improvements and a boat pump-out system. Construction plans for the Cellar house at Packet Landing are being prepared. The building will include public restrooms, a small office, and multi-purpose space for meetings and other uses.

Golf has always played a big part in Yarmouth's visual character, and its several current golf courses now lend some vivid green to the more muted colors of the natural landscape. In fact, Yarmouth can boast the first golf course in Cape Cod history, the Wayside Golf Links in Yarmouthport, stretching between White Rock Lane and Dennis Pond, designed between 1870 and the late 1880s (Semprini, 1998). The oldest, still-active course documented on the Cape is the Cummaquid Golf Club, chartered in 1895.

The mix of historical architecture and natural splendor is what attracts many tourists to Yarmouth. Yarmouth wears its colors proudly: the gold of its marshes, the silver of its beaches, the blues of its ponds, the greens of its woods, and the reds of its bogs.

### 4.3 Water Resources

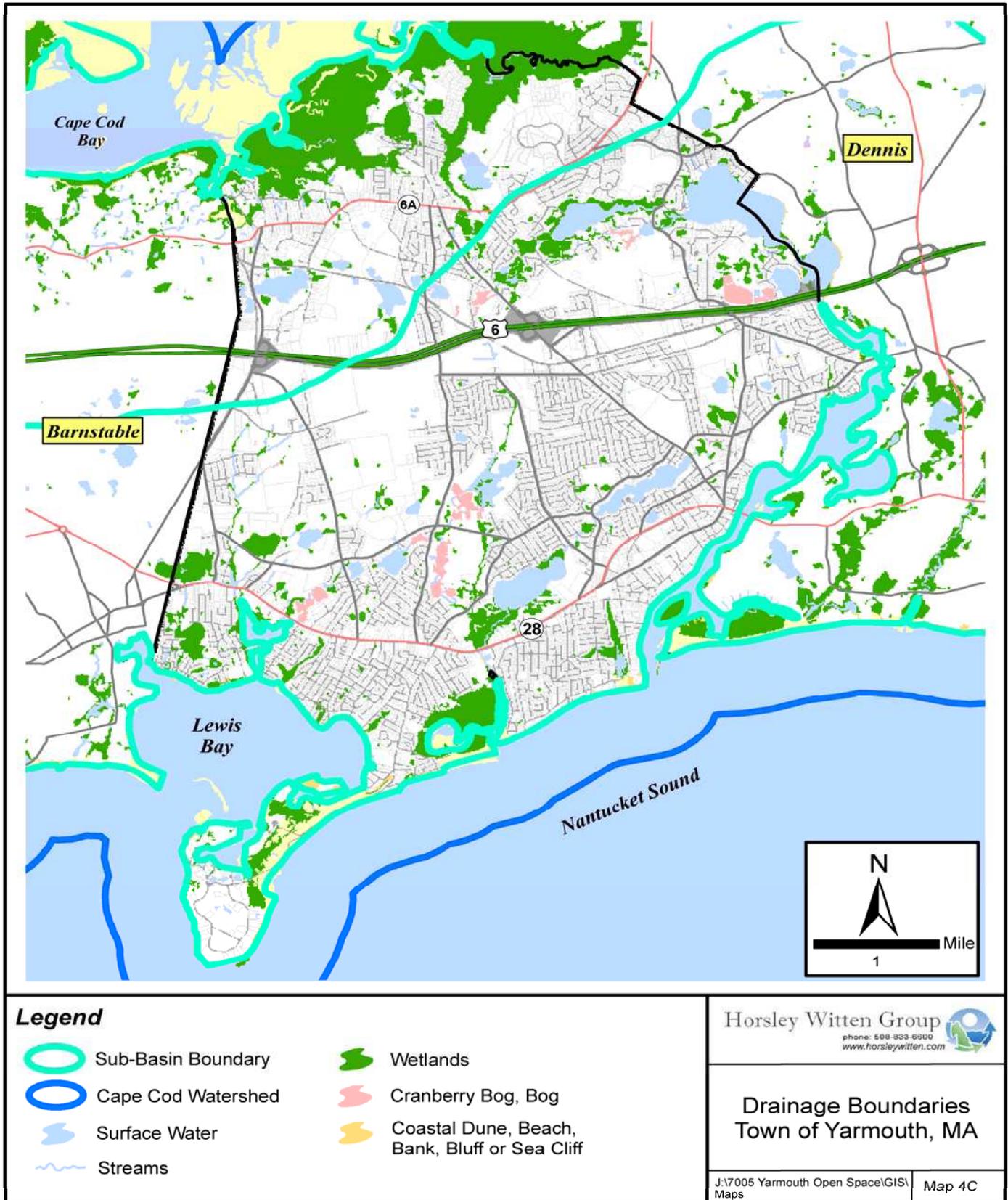
The Town of Yarmouth is located in the Mid-Cape area, within the Cape Cod Watershed. The Cape Cod Watershed is a coastal river drainage area lacking the characteristic, large, mainstem rivers and associated tributary systems common to the other watersheds of Massachusetts. Larger coastal embayment segments are fed by smaller freshwater and estuarine recharge areas comprising tidal creek and marsh systems (DeCesare 2002). Yarmouth has five subwatersheds including the Bass River, Parkers River, Lewis Bay, Mill Creek and Chase Garden Creek. The Bass River, the most prominent subwatershed in the Town, drains over 10,000 acres of land. Yarmouth contains a wealth of water resources with over 39 miles of salt water shoreline and 29 freshwater ponds. It is no surprise that Yarmouth's water resources are the primary focus for its recreation activities with a mix of swimming, fishing, shellfishing, hunting and boating available.

Access to the water is available through the Town's 13 salt and fresh water beaches as well as the Town's 4 marinas. Of the 29 freshwater ponds in Yarmouth, ten are over ten acres in size which entitles public ownership and access. The majority of the ponds in Yarmouth are kettlehole ponds, formed by the last glacial recession. The surface level of most of the ponds in Yarmouth is equivalent the water table, thus when the water table is low in the summer months the ponds shrink to expose a wide shore. The ponds serve as habitat for a diverse array of wildlife including eight different fish species: yellow perch, pumpkinseed sunfish, brown bullhead, chain pickerel, largemouth bass, alewife, golden shiner and American eel.

Overall, the surface water in Yarmouth is considered high quality as reported by the Massachusetts Department of Environmental Protection. Of some concern is the finding that non-point sources of bacterial contamination have contributed to high counts of bacteria during the summer season. Additionally, Long Pond and Miss Thacher's Pond has been documented to suffer from eutrophication, a process that deteriorates pond quality. Yarmouth has been very active in protecting its wetland resources, as evidenced by the adoption of a wetland bylaw that goes above and beyond the minimum state standards and buffers. The Town can not afford to let its wetland supply diminish or deteriorate as they serve as the primary habitat and food source for the majority of wildlife in the area.

Yarmouth's groundwater is served by the Sagamore Lens, with the Bass River as its easterly discharge point. It is important to note that the freshwater lens in Yarmouth is particularly thin relative to other areas, thus Yarmouth is more vulnerable to potential contamination. As a result the Town voted in 1989 to adopt a Water Resource District to protect its ground water from potentially hazardous uses. Yarmouth has also addressed concerns over development in flood zones by participating in the Federal Flood Insurance Program. Several of Yarmouth's existing buildings lie in its flood plain consisting of salt marches and upland areas of lower elevation near the shoreline. This particularly alarming due to a report by the Massachusetts Office of Coastal Zone Management that predicts a shoreline retreat in Yarmouth—as a result of global warming—that will exceed that of any other town in Cape Cod.

Map 4C: Drainage Boundaries



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### **4.3.1 Salt Water Bodies**

As previously discussed, the Town's landscape character and 39 miles of salt water shorefront are the primary focus of informal outdoor activities and form the background for the Town's tourist-based economy, including swimming, fishing, shellfishing, hunting, and boating. These activities are spread throughout the Town's marine areas: Lewis Bay, Bass River, Parker's River, Nantucket Sound, Bass Hole, and Cape Cod Bay. Major public bathing beaches are at Gray's Beach on Cape Cod Bay and numerous sandy beaches along Lewis Bay and the Sound, the largest and most popular of which are Seagull Beach at the mouth of Parkers River, and Smuggler's Beach, at the mouth of Bass River. The primary boat anchorages are found in Lewis Bay, Bass River, and a small town dock in Bass Hole.

Surfcasting for bluefish and striped bass is a popular pastime along the beaches on the north and south sides. Baitfishing is frequently conducted from the Bass River Bridge (Route 28.) No beaches are open to Off Road Vehicles (ORVs), as it is inappropriate on the north side, with its extensive marshes, and unnecessary on the south side, with its frequent town landings and beaches.

### **4.3.2 Fresh Water Bodies**

The Town's primary freshwater resources are its ponds, totaling 400 acres of surface area. These ponds are scattered throughout the Town, primarily in the geologic areas of outwash plain and glacial lake deposit; none occur in the rugged moraine (see Maps 2 and 3) Ten of the 29 ponds are greater than or equal to ten acres in size, which classifies them as Great Ponds of the Commonwealth, and means the public owns them and is entitled to access, whereas smaller ponds can be owned privately by surrounding landowners and public access can be prohibited. Only two of Yarmouth's Great Ponds (Long Pond and Flax Pond) have been officially surveyed as greater than ten acres in area by State engineers, but clearly others meet the test (MWRC, 1970). Eight of the smaller ponds are privately owned, but have public access through publicly-owned land around their shores. Nine ponds are completely private, being smaller than ten acres, and have shorelines owned wholly by private landowners. At least four ponds have been enhanced by manmade diking or dredging, including Tom Matthews Pond, Plashes Pond, Reservoir Pond, and Baxter's Millpond. A summary of all four ponds is provided in Table 4.1.

Table 4.1. Pond Characteristics

Pond Name	Surface Acreage*	Max. Depth (ft.)*	Shore Length (miles) Activities	Public Access
<b>Official Great Ponds:</b> (public; surveyed by state engineers)				
Long Pond, S.Y.	57	30	23	Town ramp, beach
Flax Pond, S.Y.	9.5	20	0.4	Flax Pond Rec. Area
<b>Presumed Great Ponds:</b> (public; surface area greater than 10 acres)				
Dennis Pond, Y.P.	47.8	18	1.2 (undeveloped)	Town beach, trails
Horse Pond, W.Y.	30.3	19	0.85	Through wellfield
Big Sandy Pond, W.Y.	19.4	20	0.66	Poor, through subdivision
Greenough Pond, W.Y.	26.4	25	1.2	Through Boy Scout Camp
Little Sandy Pond, W.Y.	14	26	0.6	Through wellfield
Bassetts Lot Pond, W.Y.	7.2	20	0.4	Through wellfield
<b>Private Ponds with Public Access:</b> (less than 10 acres, but publicly-owned frontage or access)				
Elishas Pond, Y.P.	10.2	20	0.52	Town land, Elisha Pond Rd.
James Pond, S.Y.	4.7	30	0.29	Through State Police HQ
Jabez Neds Pond, W.Y.	7.5	20	0.43	Through YCT land
Miss Thachers Pond, YP	5.0	8	0.28	Town land off Starbuck Ln.
Perch Pond, Y.P.	4.5	20	0.28	Town cons. land on Ridgewood Dr.
Turtle Pond, S.Y.	4			Bass River Golf Course
Tar Pond, W.Y.	1			Through Middle School
Crow Pond, W.Y.	0.7			Through wellfield
<b>Private Ponds:</b> (less than 10 acres; no public access; surrounded by private property)				
Miller Pond, Y.P.	5.8	20	0.38	Through Botanic Trails
Long Pond, Y.P.	8.3	25	0.63	From Willow Street
Little Greenough Pond, Y.P.	4.5	20		In Boy Scout Camp
Muddy Pond, Y.P.	5			In Boy Scout Camp
Great Island Pond, W.Y.	5			Subdivision open space
Halfway Pond, W.Y.	3.9		0.28	Private, multi-owners
Lily Pond, S.Y.	3.1	24	0.23	Private, subdivision park
Cat Swamp Pond, S.Y.	2.5			Blue Rock Golf Course
Howes Pond, Y.P.	2.2	15		Private, one owner
<b>Manmade Ponds:</b> (private ponds, no access unless by deed or unless publicly owned)				
Plashes Pond, W.Y.	44		1.6	Wholly town-owned
Tom Mathews Pond, W.Y.	35.6	5	0.95	Through Rod & Gun Club
Baxter Millpond, W.Y.	4.4	5	0.87	Rt. 28 town mill site
Reservoir Pond, Y.P.	7		0.38	Wholly town-owned

\* Information from the Cape Cod Commission 2002 Pond and Lake Atlas.

Recreationally, the most important swimming ponds are Dennis Pond, Long Pond (S. Yarmouth), Flax Pond, and Little Sandy Pond, all of which have important Town conservation/recreation land abutting them. Long Pond (S. Yarmouth) is the only one available for trailered boats (Town bylaw prohibits outboards greater than three horsepower), and most pond boating is limited to canoes, rowboats, and other small craft. Dennis Pond and Long Pond (S. Yarmouth) are the major freshwater fishing ponds. The Massachusetts Division of Fisheries and Wildlife (DFW) inventoried Dennis Pond and classified it as a 50-acre, warm water pond located one mile southwest of Yarmouthport,

off Route 6A. Six fish species were observed. Listed in order of abundance these include yellow perch, largemouth bass, chain pickerel, pumpkinseed, brown bullhead and golden shiner. The DFW report continued to describe the pond's attributes as follows:

- Bottom sand near shore and muck in deeper water and covered with *Myriophyllum* species and the shore line with *Nuphar*, *Nympaea* and *Myriophyllum*;
- Clear water with a transparency of 10.0 feet, and mean and maximum depths of 11.0 feet and 18.0 feet, respectively;
- 1.2 miles of undeveloped shoreline; and
- Good chain pickerel and yellow perch populations, which appear to be in balance.

The DFW also inventoried Long Pond, which was classified as a 57-acre natural kettlehole pond with an average depth of 14 feet and a maximum depth of 30 feet. The shoreline is developed with residential homes and Town beaches. The pond was reclaimed for warm water fisheries management in 1961. Seven species were recorded in 1992: yellow perch, pumpkinseed sunfish, brown bullhead, chain pickerel, largemouth bass, alewife, and American eel. White perch and golden shiners were also reported in a 1985 fisheries survey and are presumably still present as well. In 1992 and 1993, Long Pond was stocked with trout (rainbow, brook, and brown trout) on an experimental basis. Initial reports indicate that the stocking of these commercially important fish species was received favorably. According to DFW, the pond's primary attributes include:

- Good transparency, extending to 15 feet;
- Common aquatic vegetation limited primarily to the southern end and scattered locations near the shoreline;
- Bottom is composed of rubble, gravel and sand; and
- Fed by swamps and cranberry bogs and drains to Parker River.

Anadromous fish runs for blueback herring and alewife species extend into Baxter's Millpond (West Yarmouth) Long Pond (South Yarmouth), Labans Pond, (South Yarmouth), Miss Thacher's Pond (Yarmouthport) and Tom Matthews Pond (Yarmouthport), where spawning occurs.

Most of the ponds in Yarmouth are classic kettlehole ponds, formed on the Cape as deep depressions in the glacial outwash left by stagnant ice blocks. Most are isolated; that is, they do not have an input or an output. These ponds, dependent solely on the fluctuation in the aquifer's water table for their own surface level, often expose a broad shoreline during the summer when the water table is low. These exposed shorelines comprise the unique habitat called "Coastal Plain Pond Shores," which often harbor rare and endangered plants, such as Plymouth gentian, golden club and long-beaked bald rush, and rare animals, such as the comet darner and New England bluet (damselflies) (APCC, 1990) (see also, Section 4.4 on Vegetation).

The significance of Yarmouth's ponds lies not in their importance for boating, as is the case in other Cape Cod towns, but rather the fact that they are the town's primary sites for rare plant and animal species and should be protected as sensitive habitat. In fact, the Dennis Pond Complex (composed of Dennis Pond, Miller Pond, Muddy Pond, Big and Little Greenough Ponds, Elishas Pond, and Perch Pond) is identified by The Nature Conservancy and the Massachusetts Natural Heritage and Endangered Species Program (NHESP) as one of the most important coastal plain pondshore complexes in the State, owing to the abundance and diversity of rare species there. In Addition, very few landowners still control major portions of those pond shorelines. These pond fronts should be considered a top priority for protection by the community. (See photo, "North Shore, Dennis Pond, Yarmouthport").

### 4.3.3 Surface Water Quality

All of Yarmouth's waters are generally of high quality, though problem spots exist. The Massachusetts Department of Environmental Protection (DEP) lists all of the marine (salt) waters of Yarmouth as Class SA, the top salt water ranking, meaning they are an "outstanding resource" whose purity should be suitable for all types of water recreation, including swimming and shellfishing. All freshwater ponds are included in Class B, the top freshwater ranking for ponds not used as a source of a public drinking water supply. These ponds must be maintained at a high level of purity and shall not be degraded by point source discharges, such as sewage outfalls. In fact, it is non-point sources of pollution (road runoff, septic systems, lawn maintenance, etc.) that comprise the more immediate threat to water quality of ponds and bays in Yarmouth.

One of the two most significant ponds in Town described previously, Dennis Pond and Long Pond, were sampled by the Cape Cod Commission through its Pond and Lake Atlas program (PALS). Dennis Pond was sampled for surface water quality parameters in 1948, 2001, and 2002. In 1948, the July 12 temperature and dissolved oxygen (DO) readings indicated a well-mixed lake with similar readings at the surface and near the bottom. In 2001, similar conditions existed. All of the 2001 PALS concentrations for *chlorophyll a*, Total Phosphorous (TP) and Total Nitrogen (TN) were less than the current Cape Cod "impacted" thresholds. Comparison of Dennis Pond nutrient and Secchi readings (whether one can see the instrument on the Bottom of the pond, measuring water clarity) to the other ponds sampled during the 2001 PALS season placed Dennis Pond among the 34 least impacted ponds on Cape Cod in 2001.

The 2001 and 2002 PALS sampling events appear to be the first water quality samples collected from Long Pond. The conditions in Long Pond during this sampling season indicate a more degraded pond system. Dissolved Oxygen (DO) readings shows well mixed conditions to approximately 6 meters, but deeper than 6 meters DO concentrations become anoxic (<1 ppm). All of the *chlorophyll a*, TP, and TN concentrations measured in Long Pond exceed the current Cape Cod "impacted" thresholds. High nutrient concentrations observed in the deepest samples are likely mixing into the epilimnion (top-most layer in a thermally stratified water body) and creating opportunities for occasional algal blooms. The deep portions of the pond are impaired by the lack of

oxygen, prompting nutrient release from sediments. Review of historic information by the Cape Cod Commission from other ponds reviewed in the PALS program suggest that the current conditions are a reflection of impacts from shoreline development over the last 50 years. The Cape Cod Commission recommends that the town consider a water quality assessment of the Long Pond, including a more refined monitoring program to evaluate DO, nutrient, and *chlorophyll a* concentrations throughout the summer, a sediment characterization, a land use assessment of shoreline and watershed properties, and a forecast of whether water quality is likely to continue to worsen.

Eutrophication is the process by which a pond experiences algal blooms, oxygen depletion, fish kills, noxious odors and visual deterioration as a result of excessive nutrient inputs (usually from runoff and septic systems). Some of Yarmouth's smaller ponds are (anecdotally) presumed to suffer from eutrophication, similar to conditions that have occurred in Long Pond (S. Yarmouth) and Miss Thacher's Pond over the past decade.

A recreation survey conducted by the Town in 1994 found that many people perceive Long Pond, parts of Bass River, and Dennis Pond as being "polluted." These perceptions are important, whether or not they are true, because these are the Town's most important interior water bodies and the focus of public recreation.

The Town's Water Resources Protection Study documented the recharge areas to major ponds and coastal embayments and estuaries. Recharge areas are land areas that contribute ground water flow to surface water bodies, such as ponds, streams and bays. Recharge areas are much more relevant on Cape Cod, where sandy soils readily transmit groundwater, rather than land surface watersheds that contribute most water to ponds and bays off-Cape. Land uses within recharge areas significantly influence surface water quality. The report found that non-point sources of bacterial contamination have been responsible for excessively high counts of bacteria in ponds and tidal streams off and on during the summer season. Shellfish beds have been closed periodically as a result, and occasionally even public swimming beaches (freshwater Long Pond, South Yarmouth, and saltwater Colonial Acres) have been closed due to bacterial contamination. In 2001, for the first time, public bathing beaches were closed in August along Lewis Bay, owing to high bacteria counts, though it is unclear whether the closures were related to increased contamination or simply due to more testing required by the Beaches Bill approved by the state in 2000.

Freshwater ponds on the Cape tend to be naturally acidic due to a lack of alkaline materials in the soils, and accelerated acidification seems apparent in several ponds. Between 1983 and 1985, the Acid Rain Monitoring Project (ARM), coordinated by the University of Massachusetts at Amherst, sampled 3,370 surface waters throughout the State and found that 5.5 percent were acidified, 16.8 percent were critical, 20 percent were endangered, and 21.7 percent were highly sensitive (in descending order of degradation.) Yarmouth was one of only 25 towns throughout the State (one of seven on the Cape) that ARM considered to be the most highly acidic (EOEA, 1990). Ironically,

the high acidity keeps the pond waters attractive for swimming because the water looks very clear and feels "soft".

In the past five years, measures have been taken to restore some fresh and brackish ponds. Experimental windmills have been installed by the Town Natural Resources Department at Run Pond and Swan Pond on the south side to pump oxygen into the lower depths to decrease stagnation. The Army Corps of Engineers is conducting a reconnaissance study to determine flow upgrades at Miss Thacher's Pond. The Cummaquid Long Pond Association has secured permit approval to remove exotics and dredge Long Pond off Willow Street, but no action has yet been taken (Hall, 2001).

#### **4.3.4 Floodplains**

Yarmouth participates in the Federal Flood Insurance Program, which requires that new shorefront development meet engineering standards for flood proofing, but does not prohibit development. Flood velocity zones, or V-Zones, are land areas where storm surge or direct wave action occurs. A 1988 analysis by the Massachusetts Coastal Zone Management Office (CZM) found that in the 1970s Yarmouth had 35 buildings clearly located in the V-Zone, primarily near Englewood Beach and Hyannis Park (also at the mouth of Parkers River). Hurricane Bob and the 1991 Halloween Storm damaged some houses near Seagull Beach. State and local wetlands protection legislation should help prevent future development in this high hazard area.

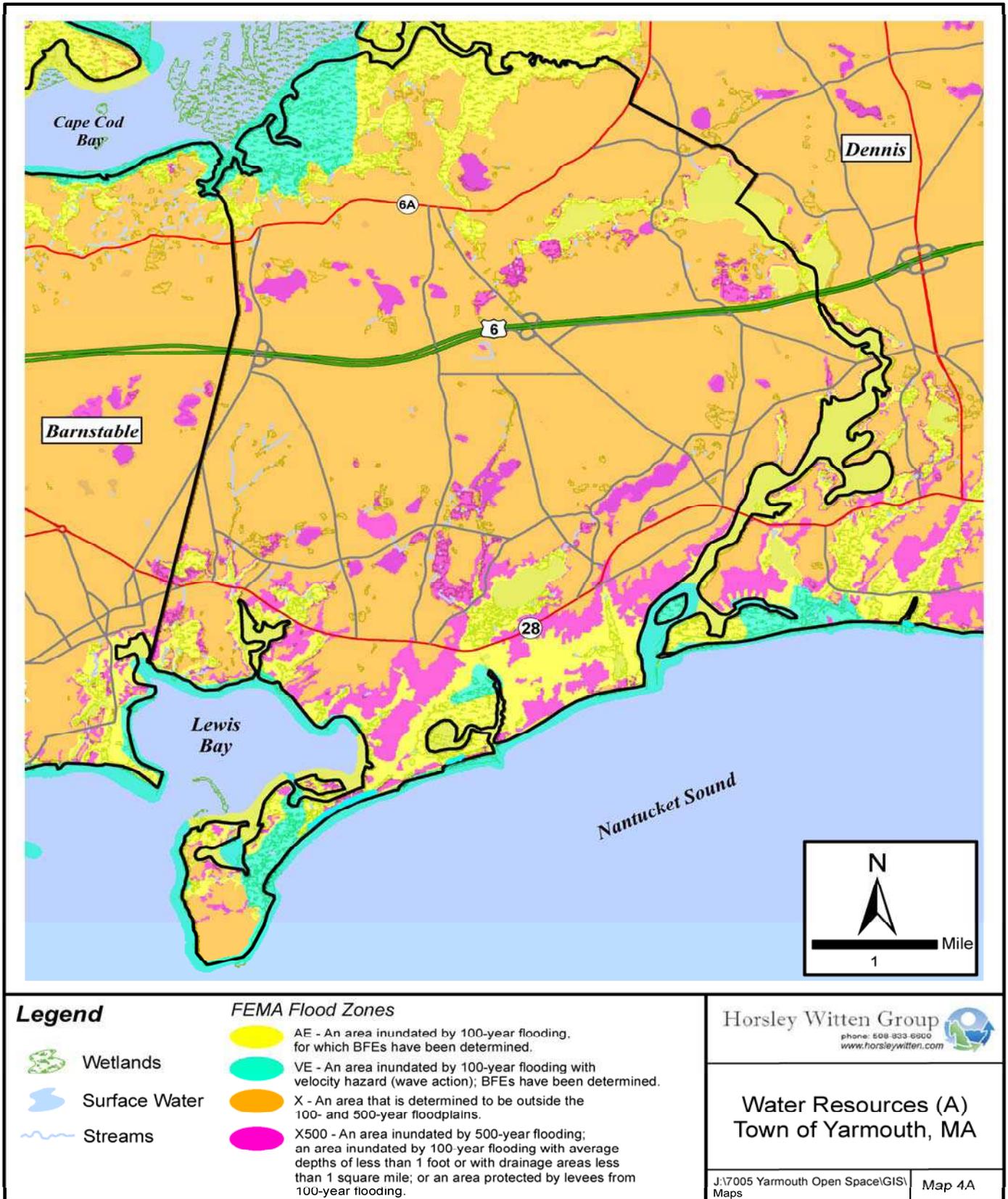
Landward of the velocity zones are other flood-prone areas (A-Zones) in which standing waters can be expected during 100-year storm events. These areas consist mostly of salt marshes and shorefront uplands up to about the 13-foot contour. Both commercial and residential developed areas, including portions of Route 28, occur in the A-Zone (see Map 4A). According to CZM, Yarmouth can expect to experience a shoreline retreat (as a percentage of its land mass) worse than any other Cape Cod town due to its low-lying coastline that intrudes far inland.

#### **4.3.5 Wetlands**

Wetlands, both fresh and salt water types, are the food factory and habitat for most of Yarmouth's wild animals. Fortunately, Yarmouth is blessed with a diversity of wetland, in type, size and distribution, scattered evenly throughout the Town.

A 1990 University of Massachusetts study found that Yarmouth had 290 acres of freshwater wetlands, 324 acres of cranberry bogs and 1,115 acres of saltwater wetlands. A 1985 CZM report on barrier beaches identified 1,230 acres of salt marsh in Yarmouth, located primarily along the north side, but also along Parker's River, fringing Bass River, and elsewhere. (This difference in salt marsh acreage figures is due to differences in survey/study methodology, not loss of habitat.) A salt marsh's high biomass makes it excellent habitat for birds, shellfish, and finfish nurseries. About two-thirds of commercially-important finfish spend a portion of their life cycles feeding or spawning in or near salt marshes.

Map 4A: Water Resources A



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As with Yarmouth's ponds, most freshwater wetlands are dependent on water table fluctuations, rather than surface runoff, to ensure the soil saturation necessary for wetland plants. Most wetlands are at low elevations, close to the water table and the sand and gravel soils readily transmit groundwater through wetlands. Wetlands play an important role in filtering out contaminants from freshwater and reducing flooding during major storms.

In addition to the Town's administration of the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, S.40), the Town simultaneously administers a local wetlands protection bylaw (adopted 1980) that strengthens the minimum State performance standards, such as adding a 100-foot jurisdictional area to land subject to flooding, and asserting jurisdiction over the first 300 feet of coastal and pond recharge areas. In addition, wetlands replication as a mitigative strategy is not allowed under the Town bylaw, as it is under State law under some circumstances. In addition, septic system leaching fields must be located over 100 feet from wetlands, rather than the 50-foot state Title V standard. No structure may be built within 50 feet of a wetland edge and a 35-foot vegetated upland buffer to wetlands must be maintained. In 1990 the Conservation Commission adopted its first set of comprehensive wetlands regulations. Established in 1961, the Yarmouth Conservation Commission is one of the oldest in Massachusetts.

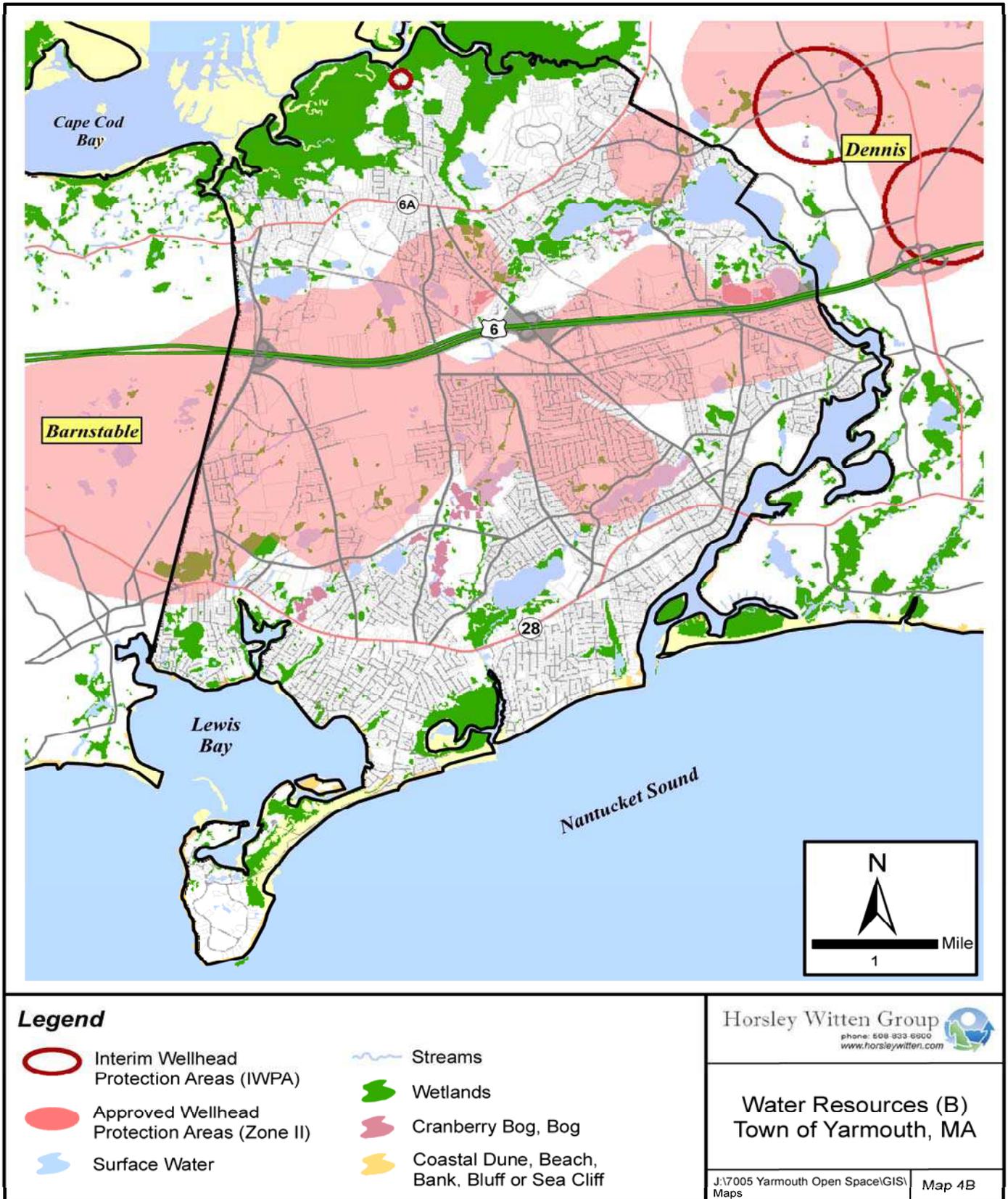
#### **4.3.6 Groundwater Resources**

In 1982, the US EPA designated all of Barnstable County as a Sole Source Aquifer in recognition of the region's complete reliance on groundwater as its potable water supply. Yarmouth is served by the Sagamore Lens, the largest of six discrete components of the aquifer. This lens provides water for all of the Cape towns from Bourne to Yarmouth; Bass River serves as its easterly discharge point. Acknowledging that inter-town cooperation is needed to manage the quantity and quality of this aquifer, Yarmouth has participated with these towns and county agencies on groundwater plans, such as the 1987 *State of the Aquifer Report* by the Cape Cod Planning and Economic Development Commission.

Of the 46 inches of precipitation that fall on the Cape in a typical year, about 16 inches reach the water table underground to replenish or "recharge" the aquifer. The freshwater lens in Yarmouth is thin (less than 20 feet in water table depth through most of the Town) relative to other towns in the Sagamore Lens, which can make it relatively more vulnerable to potential contamination. The 1988, Town Water Resources Protection Study identified several groundwater issues needing resolution. Road salt contamination (from a state highway department stockpile off Higgins Crowell Road and Route 6 runoff) closed a Town well in 1972. Other Town wells near Route 6 experience moderately elevated sodium levels from runoff. Town wells north of Long Pond are located in an area of "near-saturation development" of small lots with septic systems and the wells "have shown a dramatic trend of increasing nitrogen levels over their 27-year history" (IEP, 1988).

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Map 4B: Water Resources B



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Each year the Water Department conducts more than 1,000 water quality tests on public supply well samples taken Town-wide. In 1999 no samples exceeded the allowable limits for any one potential contaminant.

In 1989, Yarmouth Town Meeting adopted a Water Resource District to protect land within recharge areas to the 24 wellfields from potentially hazardous uses, such as underground fuel tanks and hazardous materials storage. In 2001, the District was modified to conform to DEP-approved Zones of Contribution boundaries (See Map 4B). A 1994 study by the US Geological Survey found that only about 5.6 percent of the Sagamore Lens land area was useful for siting new public supply wells. While exact acreage for Yarmouth is not available, the report's map shows only limited areas near the West Yarmouth ponds and near Greenough Pond as potentially suitable. In all, the Town Water Department controls 963 acres of land around its 24 wells, which are critical areas for open space protection due to their extreme importance to maintaining water quality.

#### **4.4 Vegetation**

In 1620, the *Mayflower* Pilgrims described Cape Cod's vegetation as primarily forests of oaks, pines, sassafras, juniper, birch and holly. As the population developed, residents decimated the woods to build wharfs, ships, houses, salt vats, fences, windmills and firewood consumed by the colonists' open fireplaces. By the 1800s, much of the settled parts of the Town was denuded of woodland, which Thoreau remarked left a "barren and desolate country...such a surface, perhaps, as the bottom of the sea made dry land day before yesterday" (Thoreau, 1951). Unchecked forest fires claimed some of the remaining forest stands, notably in May 1843 when 4,000 acres of woodland in South Yarmouth burned and in June 1873 when a square mile of northeast Yarmouthport was charred.

By 1890, as the Town's population dwindled and farms collapsed, the forest crept back and an observer reported that the "intervening region of land [between the Yarmouth villages] of four or five miles is densely covered with oak, pine, birch, cedar and other woods" (Deyo, 1890). This type of forest community is ascendant yet today. By 1916, State and local forestry officials had cultivated white pine plantations on parts of Cape Cod, including Yarmouth. By 1928, they proposed creating nine new State forests, (including one of 500 acres of Yarmouth, the only one on the Cape), "where land is cheap or unsuited for other purposes," though this recommendation was not followed up (Commonwealth, 1929).

Because the opportunistic species of pitch pine and oak are not of millable quality (and pitch pine is essentially ignored as a fuel wood), the new forest of Yarmouth does not face the same commercial threat that the original one did. Today, the threat to forestland is primarily from displacement by residential development. If Yarmouth can be said now to exhibit a suburban pattern of development, perhaps the pivot point was around 1984, when urbanized acreage (land used for residential, commercial, industrial, transportation, and waste purposes) finally outstripped forest land.

Despite its paucity of rich and varied soils, Yarmouth still supports some interesting plant communities in addition to the typical pitch pine and oak (red, black, scrub, scarlet oaks) association found throughout Cape Cod. There are areas where white pine (*Pinus strobus*) predominates and even some small plantations of red pine (*Pinus rubus*). Yarmouthport's Main Street once was shaded by a mile of arching elm trees, planted by historian Amos Otis and others in the middle 1800s (Snow, 1946), but they have all fallen victim to Dutch Elm disease and hurricanes in the past 50 years. A new disease-resistant American elm, developed by the Elm Research Institute of Westmoreland, NH, is being introduced around Cape Cod.

Other tree species found scattered throughout Town include red maple (*Acer rubrum*), black cherry (*Prunus serotina*), sassafras (*Sassafras albidum*), gray birch (*Betula populifolia*), tupelo (*Nyssa sylvatica*), and American beech (*Fagus grandiflora*). The pine/oak forests, by themselves, are of limited value from a wildlife standpoint because of their short height, crown density and the poor quality of the dominant soil association. When a wetland, cranberry bog or power line plant community occurs adjacent to the woodlands, the wildlife value of both the open and wooded areas is greatly enhanced.

The habitat significance of the woodlands of Yarmouth primarily lies in its ability to provide migratory corridors and refuge for wildlife from the heat and openness of the beaches, marshes, and developed lands. The recreational value of these wooded areas for humans is remarkably similar. For much of the off-season, the great recreation areas of the beaches are not as popular as one might expect because of the exacerbated cold there. Woodlands offer important shelter and relief from the bitter winds off the Bay and Sound.

Rare plants in Yarmouth protected under the 1991 Massachusetts Endangered Species Act include those listed as Endangered, Threatened, and Species of Special Concern, in descending order of rarity. Pondshore species comprise the primary rarities, including Threatened golden club (*Orontium aquaticum*), inundated horned-sedge (*Rhynchospora inundata*), and adder's tongue fern (*Ophioglossum vulgatum*), and Special Concern species, such as Plymouth gentian (*Sabatia kennedyana*), long-beaked bald-sedge (*Rhynchospora scirpoides*), pondshore knotweed (*Polygonum puritanorum*), redroot (*Lachnanthes caroliana*), and terete arrowhead (*Sagittaria teres*). A cedar swamp plant, the heartleaf twayblade (*Listera cordata*), is an Endangered species. Open field or sandplain grassland plants include the Endangered Mattamuskeet panic-grass (*Dichanthelium mattamuskeetense*) and four Special Concern species: common's panic-grass (*Dichanthelium commonsianum*) and Wright's panic-grass (*Dichanthelium wrightianum*), bushy rockrose (*Helianthemum dumosum*) and New England blazing star (*Liatris scariosa* var.).

Coastal or brackish plants include three Special Concern species: saltpond pennywort (*Hydrocotyle verticillata*) and bristly foxtail (*Setaria geniculata*) and American sea-blite (*Suaeda calceoliformis*) (see Appendix A). State regulations prohibit the taking or habit alteration of these species without a State permit.

## 4.5 Fisheries and Wildlife

Yarmouth is located at the juncture of two major wildlife zones: the Virginian and the Acadian biogeographic regions. Cape Cod separates the warm Gulf Stream waters of Nantucket Sound (northern edge of the Virginian zone) from the cold Labrador Current coursing down through the Gulf of Maine into Cape Cod Bay (southern edge of the Acadian zone.) Marine species composition, from seaweed to squid to marine mammals, is different between these two sides of Yarmouth. In many ways, it is the marine life of Yarmouth which is more diverse and interesting than its terrestrial fauna. Yarmouth's Cape Cod Bay shoreline is the innermost area proposed by the National Marine Fisheries Service as critical habitat for the endangered North American right whale (*Eubalaena glacialis*).

The waters of Yarmouth also support a wide array of pelagic birds, such as fulmars, gannets, shearwaters and alcids (guillemot, murre, razorbill) all attracted to the abundant baitfish. The north side marshes are one of only five Cape embayments identified as important wintering areas for black ducks, a National Species of Special Emphasis (US EPA, 1987). Shore birds include terns (common, least and an occasional roseate) and piping plovers, all listed as protected rare species in Massachusetts. The Massachusetts Audubon Society's (Audubon) Coastal Waterbird Program notes that the barrier beaches at the mouth of Bass Hole are a "very important nesting colony" for shorebirds, though predators, such as raccoons and gulls, have disrupted the colony in recent years. In addition, Seagull Beach and Great Island, on Yarmouth's south side, have recently been colonized by piping plovers, the latter spot having become perhaps more attractive due to dredge spoil deposition.

While a complete inventory of birds is not available for Yarmouth, other important or interesting breeding birds include osprey, northern parula (warbler), pine warbler, orchard oriole, eastern bluebird, savannah sparrow, sharp-tailed sparrow, eastern meadowlark, red-tailed hawk, killdeer, woodcock, horned lark, ruby-throated hummingbird, eastern phoebe, great horned owl, willet, and mute swan (Veit & Petersen, 1993). The osprey in particular is a success story, as it has flourished on the Cape and in Yarmouth since its reintroduction in the 1980s. In fact, Mill Pond is no longer listed as Estimated Habitat under the State Endangered Species Act because the osprey has become so common there (Hall, 2001). Please see Appendix A for a complete list of Rare Species, as identified by the Natural Heritage and Endangered Species Program.

According to NHESP, rare animal species found in Yarmouth include the Eastern box turtle, which prefers woodlands with access to water, and rare invertebrates, such as dragonflies (comet darner), damselflies (New England bluet, barrens bluet) and moths (water willow stem borer). The Hawes Run wetland in West Yarmouth is particularly important for rare dragonflies. Significant new conservation land around the Run has been acquired by the Town.

Mammals in Yarmouth include the common assemblage: red and gray squirrel, white-tailed deer, raccoon, red fox, rabbit, skunk, otter, opossum, shrew, muskrat, bat, weasel,

mice and voles. In recent years, a top-of-the-food-chain predator, the eastern coyote, has extended its range throughout all of Cape Cod and is seen throughout Yarmouth, particularly along salt marsh edges, where they stalk mice and voles.

In 1973, the U.S. Department of Agriculture conducted a natural resource inventory and reported that "the major wildlife area in Yarmouth is the marsh along the north coast". Lewis Pond and Parkers River also serve as a prime wildlife site. Wetland areas [such as Hawes Run and Town Brook] contain a high wildlife potential. A prime wildlife area can be found around Mill Pond (USDA, 1973). The 1980 Yarmouth Conservation-Recreation Plan identified prime wildlife habitats north of Route 6A, the Dennis Pond Complex, between Higgins Crowell Road and West Yarmouth Road, north of Swan Pond, Great Island, and woodlands between Mill Pond and the high school.

In 2001, The Compact of Cape Cod Conservation Trusts, Inc. (the "Compact") completed a four-year inventory of Cape Cod wildlife habitats, including individual parcel data for each town, using a Geographic Information System (GIS) computerized mapping program. The results found seven critical large wildlife habitats on the Cape outside of the National Seashore. One of these seven is the extensive marsh-shrub thicket area of Yarmouthport north of Route 6A. Thus, this area can be considered regionally significant as well as locally important. The Yarmouth Local Comprehensive Plan Chapter on Plants and Wildlife expressed the significance of this north side area:

*A not so well known but common vegetative association occurs along the margins of many salt and brackish marshes. Dense thickets of Arrowwood Viburnum, Highbush Blueberry, Honeysuckle, Shadbush and Winterberry offer excellent wildlife habitat and buffer the fragile marsh areas. The thickets often display a tree canopy of Choke Cherry and Black Locust... The excellent wildlife habitat value is created by the contrasting physical properties of marsh and thicket and is commonly known as the "edge effect". These thickets are most common along Yarmouth's north shore.*

Other local priority areas found in The Compact's analysis were the Dennis Pond Complex, German Hill woodlands, north of Mill Pond, Pine Street (partly purchased by Land Bank in 2000), Higgins Crowell Road wellfields, Great Island, Flax Pond, Hawes Run, and Town Brook.

Wildlife corridors enable animals, particularly upland mammals, to migrate to new territories in search of food or breeding grounds. Wildlife corridors also provide open space and cover so that animals can travel often undetected and uninhibited. Biologists estimate that undisturbed linear areas of a minimum of 300 feet in width are necessary for many species to feel comfortable moving through an area. Despite the presence of residential development throughout the Town and its continuing saturation, wildlife corridors in Yarmouth are impressive. Yarmouth's wildlife corridors are configured so as to allow travel in all directions. It is equally important to note that most wildlife in Yarmouth can and will readily tolerate human contact. It is entirely possible to observe deer, fox, and coyote in most residential yards. A white-tailed deer could easily travel

from the boardwalk at Bass Hole to the lighthouse at the southern tip of Great Island. Similarly, a coyote could walk from Independence Park in Barnstable to the Dennis Conservation Area along Setucket Road without human detection.

Yarmouth has about 500 acres of productive shellfish beds (Marine Research 1981). Species harvested recreationally include soft-shell clam, quahog, sea clam, blue mussels, oysters and, intermittently, bay scallops. Commercial permits are issued only for quahogs, soft-shell clams and scallops. The Town issued as many as 870 recreational permits in the mid-1990s; that number jumped to 1,100 in the year 2000.

Because shellfishing is a popular pastime, there is constant demand on the shellfish supply. The Town has tried to enhance natural sets of shellfish by broadcasting quahog and scallop seed purchased from private growers elsewhere. In addition, commercial aquacultural operations on marine beds leased from the Town have risen from four to six in the past five years.

Shellfishing areas which are currently closed due to bacterial contamination include upper Mill Creek in West Yarmouth, Mill Pond and Crab Creek at the head of Bass River, and the marshes on the North side (except for Bass Hole itself). Other areas are closed during the summer or immediately after rainstorms which wash pollutants into the waters. Stormwater runoff remediation continues to be implemented to correct some of the non-point pollution problems.

Anadromous fish runs (species which live in saltwater but spawn in freshwater) are a large part of Yarmouth's history. Weir Village was a major settlement in town along the upper reaches of the Bass River (Follins Pond and Mill Pond). From 1640 to 1841, fish traps or weirs were employed in this area to harvest the abundant fishery, including small striped bass, in addition to blueback herring and alewives, anadromous fish species that migrated up the length of Bass River to spawn in the fresh headwaters. The "tremendous gale" of October 3, 1841 silted up the Bass River to such an extent that the commercial fishery here was extinguished and the village was essentially abandoned.

Today, the major "herring run" exists in the Parker River watershed, running up through brackish Swan (Seine) Pond to fresh Long Pond. The major collection point for the recreational taking of herring during the spring run is at the recently renovated ditch connecting the two ponds, which may be reached by way of unimproved road west of Forest Road. Low pond water levels in recent years have hampered this run. Additional fish runs are found in Bass River where it empties into Miss Thacher's Pond and Labans [aka Turtle] Pond. The latter runs under a fairway of the Bass River Golf Course. An enclosed culvert was installed to connect the pond to the river, but Town officials determined that the run was suffering because the fish would not penetrate the long, dark tunnel. Therefore, openings in the pipe, or grate bridges, were installed to allow light and "reassure" the fish that the flow of water led somewhere. The only north side run stretches from Chase Garden Creek to Whites Brook and into Tom Matthews Pond.

Besides the direct catch of anadromous fish by persons using them for bait or food, herring and alewives are significant as the primary forage fish for other important sport and commercial species, such as striped bass and bluefish, which enter estuarine and nearshore waters. The Town of Yarmouth has made attempts to restore and enhance fish runs. The latest efforts include extending the Bass River run farther upstream to Miss Thacher's [aka Miss Nancy's] Pond, and reopening the Mill Creek run from Mill Pond to Little Sandy Pond. Please see Appendix A for a complete list of Rare Species, as identified by the Natural Heritage and Endangered Species Program.

#### **4.6 Scenic Resources and Unique Areas**

Though environmental educators and activists are trying to increase public appreciation of the complex ecological relationships among soils, water, plants, and animals, many people still approach the environment from primarily an aesthetic viewpoint. If it is an attractive landscape, it is valuable, according to this perspective. Fortunately, Yarmouth abounds in beautiful natural scenes that are also environmentally sensitive areas, such as: saltwater and freshwater beaches, salt marshes, forested uplands and kettleponds. Specifically, the Town is proud of the following resources, areas and features of the Town (see Map 3A):

- 1. *Scenic Landscapes.*** Yarmouth's extensive coastline, bountiful salt marshes, and scattered kettleponds offer a plethora of breathtaking views (see Map 3B). In fact, Yarmouth boasts 15 of Cape Cod's finest fresh and saltwater beaches. Among these is Gray's Beach, also referred to as Bass Hole. One of the greatest attributes of this beach is the long, meandering boardwalk that crosses the saltmarsh and spills out to the small, crescent-shaped sandy beach; however, the view of the sun disappearing into the horizon of Cape Cod Bay is what makes Gray's Beach exceptional, and one of the Cape's greatest sunset spots. In addition to Gray's Beach, Seagull Beach offers terrific views out towards Nantucket Sound with an inland view of the picturesque Lewis Pond and Parkers River marshes. Yarmouth's eastern border is made up of the Bass River and its tributaries. A boat ride through this meandering river and connected lakes reveal a mix of cottage houses and forested banks.

Aside from the Town's remarkable coastal and river scenery, Yarmouth also prides itself on its 1,500 acres of upland forests. A trail system beginning at the Yarmouth Historic Society allows hikers to view the rich variety of vegetation that exists here including: eastern red cedars, eastern white pines, pitch pines, apple trees, bayberry, cherry, sumac, and honeysuckle. Finally, Yarmouth contains one of Cape Cod's most traditional cultural landscapes, the long-established cranberry bog. Although the man-power required to maintain this 66-acre producing cranberry bog is beyond the Town's resources, it has been leased to a private grower at cost to preserve this venerable and charming setting.

- 2. *Cultural and Historic Areas.*** Established in 1639, Yarmouth is one of the oldest towns on Cape Cod. With numerous historic buildings concentrated along Route

6A, in the village of Yarmouthport, the setting of colonial houses with the weathered shingles creates a visual attraction that is reinforced through the community's strong connection to its past. The Town's most significant historic structures include: the Kelley Chapel, Baxter Gristmill, Captain Bangs Hallet House, Judah Baker Windmill, Thatcher House, and Crocker House. Several of these structures have been restored and in some cases relocated. Of note, the Judah Baker Windmill—built in 1791 in South Dennis—has been moved twice before eventually landing in its current location at the Windmill Park near the Bass River. This park provides visitors with an opportunity to gaze on two of the Town's most visually arresting historic and natural resources in one place. The Kelley Chapel, also moved from its original location where it previously served as a seaman's bethel in South Yarmouth, has been restored, and offers an excellent example of the colonial architecture that characterizes the village of Yarmouthport.

In addition to historic resources, Yarmouth also has several significant cultural resources that add to the visual appeal of the built environment. The Town has registered twelve (12) of its streets as Scenic Roadways. Nine (9) of these streets can be found in Yarmouthport. The Scenic Roadway designations were largely established through Town Meeting votes, an indication of the citizen's strong relationship with their cultural and historic landscape. Additionally, the Town operates four marinas: Packet Landing on the Bass River, Englewood Beach on Lewis Bay, Colonial Acres on Mill Creek, and Bass Hole on Chase Garden Creek. These marinas are often used by residents and visitors alike as scenic outlooks. Not only do the marinas facilitate Yarmouth's enduring connection to its waterways, they also add to the Town's scenic qualities by providing a nautical backdrop to the village landscape.

3. ***Unusual Geologic Features.*** Yarmouth, like most of Cape Cod, was shaped by the last great glaciations of North America approximately 75,000 to 100,000 year ago. Outwash plain surfaces are commonly pocked and pitted by kettleholes. The majority of Yarmouth's ponds are an intersection between deep pitted kettleholes and the existing water table. Streams and rivers on the Cape, such as the Bass River, currently occupy giant valleys within the outwash plains. These valleys were created by ground water springs contacting the land surface when a large proglacial lake supported higher water tables.

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Map 3B: Scenic Resources

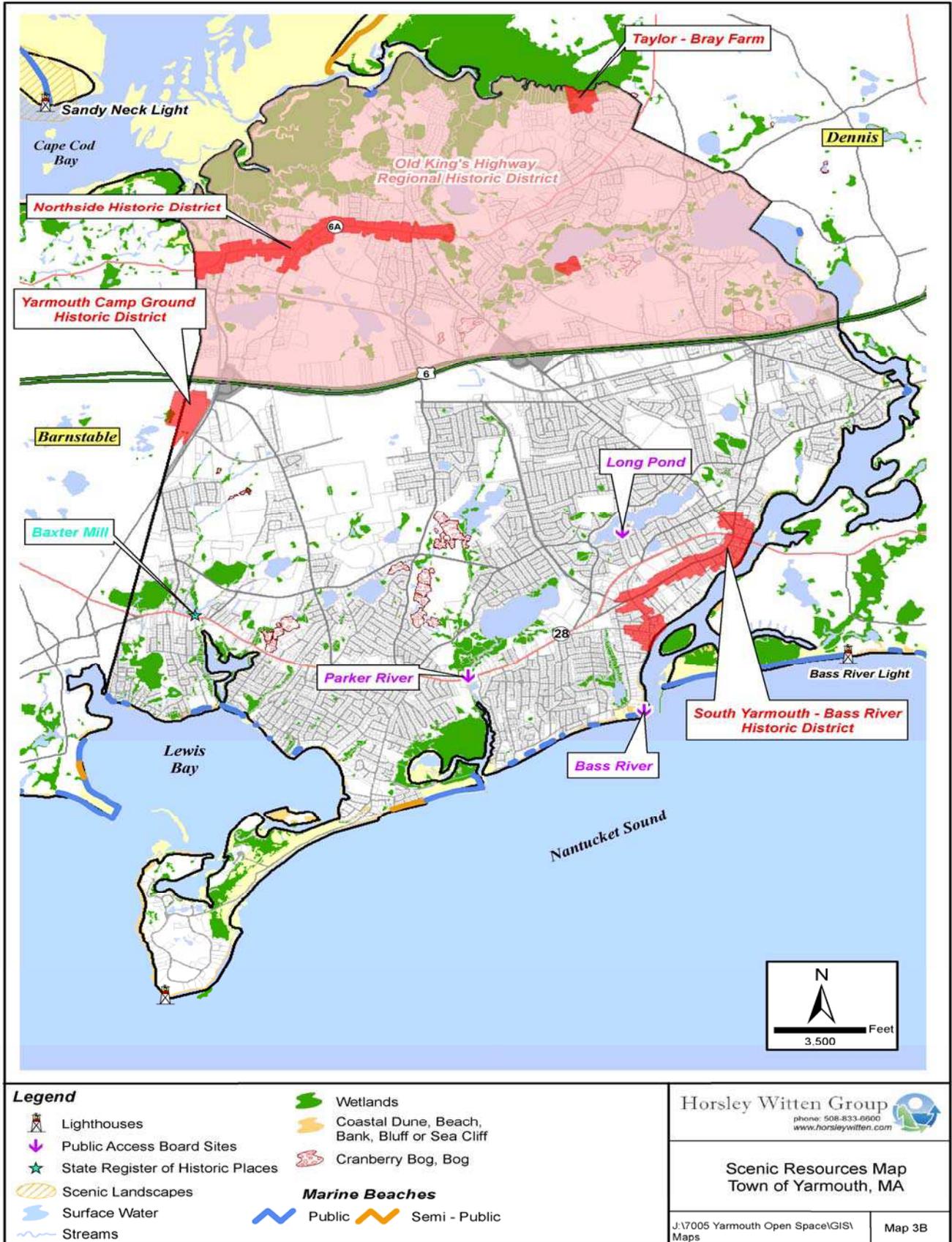
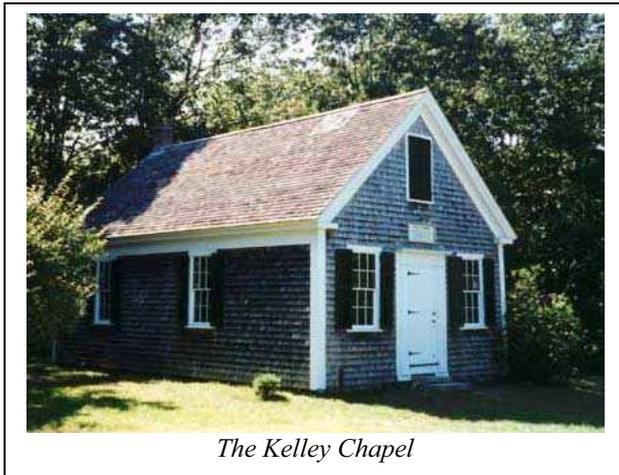
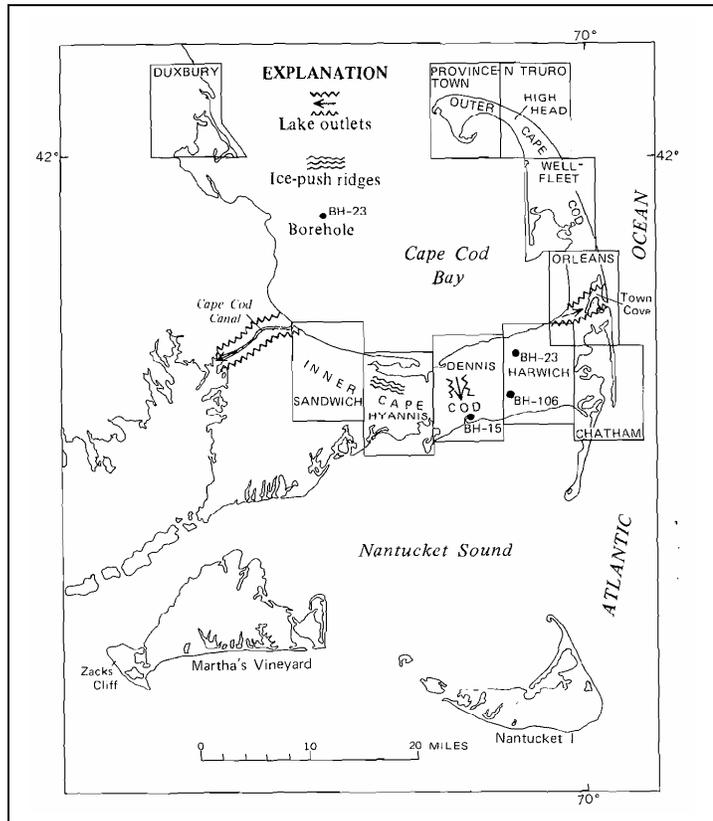


Figure 4.1. Scenic Resources



Based on the Geologic Map of the Dennis Quadrangle, published by the United States Geological Survey (USGS), the Yarmouth and Dennis area is one of the proglacial lake outlets on Cape Cod (see Figure 4.2). This unique feature contributed to the deposit of the Harwich outwash plain. The Harwich outwash plain was deposited by streams that drained southward through low areas in the Sandwich moraine and the kames. Till and large boulders in the northern part of the outwash plain indicate that some deposition was directly from stagnant ice or partly buried ice block. Clayey silt within the fluvial sand and gravel was deposited by slow flowing melt water streams or in ponds caused by melting buried ice blocks.

Figure 4.2. Geologic Index of Cape Cod (Source: USGS Geologic Map of the Dennis Quadrangle)

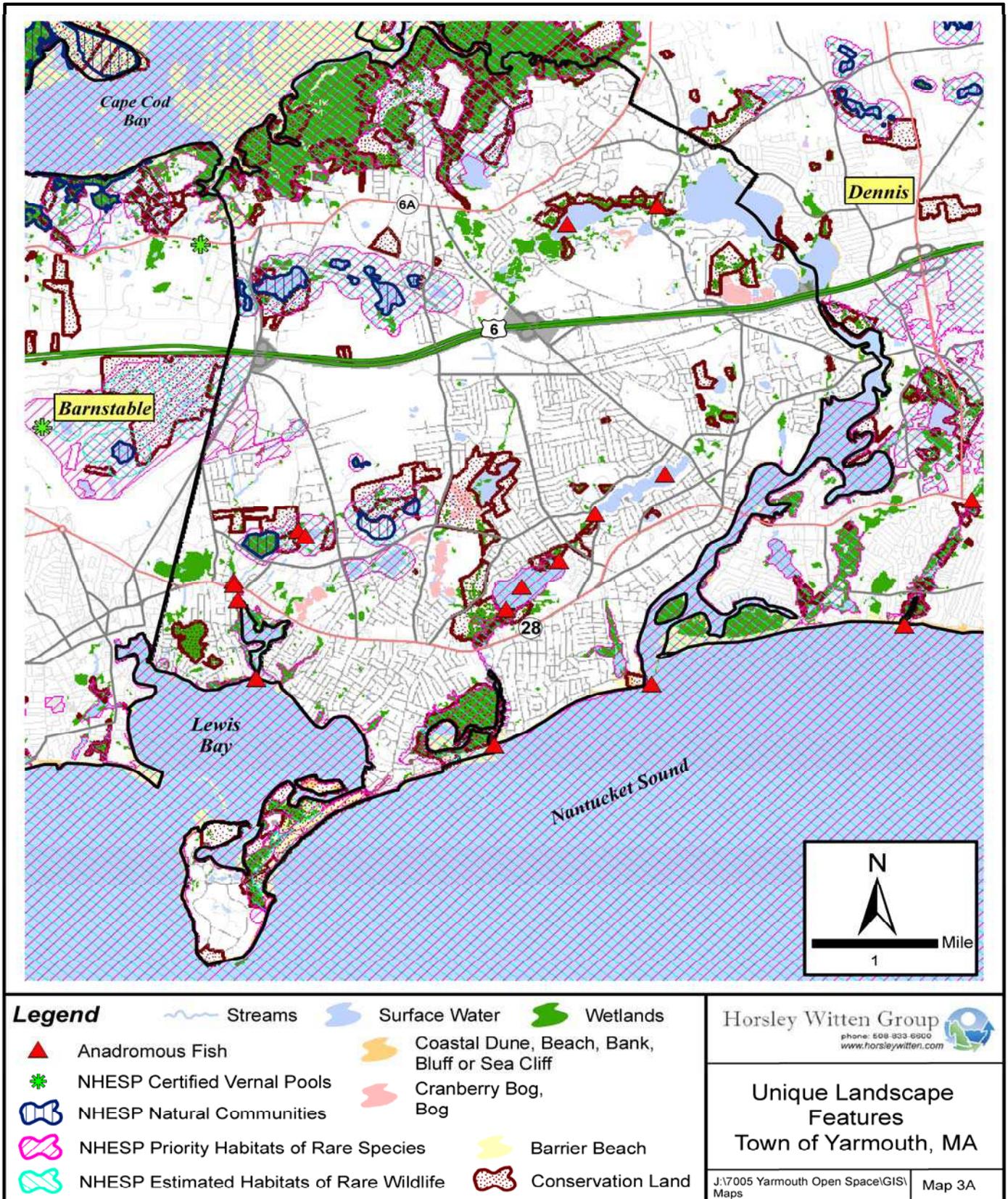


#### 4.7 Environmental Challenges

Many challenges exist in protecting and preserving Yarmouth's unique and natural resources. Residential and commercial development pressures as well as tourism and recreation can cause detrimental adverse impacts to Yarmouth's natural environment. For example, septic systems associated with development along the coastline can contribute excess nutrient loading to Yarmouth's embayments and estuaries. Pollution and runoff from abandoned industrial sites can also impact vital groundwater and surface water resources. In addition, habitat for rare species, such as the box turtle, which thrives in wooded areas surrounding freshwater ponds, is threatened by increased development. Most of the environmental challenges that Yarmouth faces are a direct result of its development pace and pattern over the past three hundred years. The following section provides a more detailed discussion of some of the environmental challenges in Yarmouth.

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Map 3A: Unique Landscape Features



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In January of 2007, The Town conducted a Nitrogen Loading Study that outlines impacts of nitrate on Yarmouth groundwater supplies. Inputs developed using GIS and water records were used to model nitrate as nitrogen concentrations for each Zone II drinking water resource area. Each Zone II was modeled separately using the following inputs:

- Existing Residential: Single family houses and multi-family units (no. housing units), average occupancy (people/unit), total nitrogen waste per person (lbs/person/yr), lawn area per house (feet squared), lawn fertilizer rate (pounds total nitrogen/1000 feet squared/year, and percent leached).
- Commercial: Total land area (acres) all business water (gallons/day), all municipal water (gal/day), septic nitrogen concentration (milligrams/liter)
- Agriculture: Cranberry bogs (acres) and fertilizer rate (% leached)
- Hydrologic Data: Zone II Area (acres), pumping rate (million gallons/day), potential surface water percentage, surface water total nitrogen concentration (mg/L), precipitation total nitrogen concentration (mg/L).
- Future Development: Single family houses and multi-family units (no. of housing units), business water use (gal/day).
- Results: Existing nitrogen concentration (mg/L), buildout nitrogen concentration (mg/L)

Build out conditions were modeled as one house per vacant lot.

The analyses indicated that three of the Town's Zone II areas fall under the category of "No Current Groundwater Concern Identified" and three of the Zone II areas are in the category of "Potential Groundwater Concern" (See Figure 4.3). Only one area; Zone II 173, which includes supply wells 4 and 5, was identified as a "Current Groundwater Concern."

Figure 4.4 shows modeled concentrations based on current and build-out conditions. Concentrations predicted based on build-out conditions are similar to concentrations based on current conditions.

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Figure 4.3. Nitrogen Loading Analysis – Mapped Results (Source: CDM, 2007)

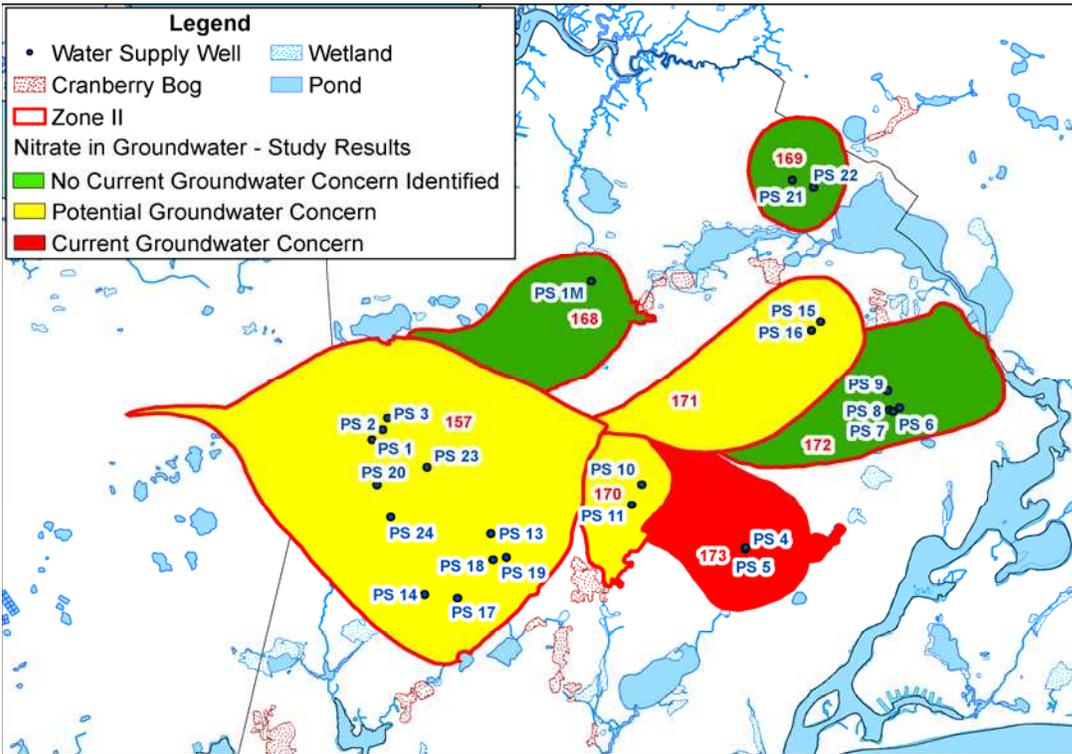
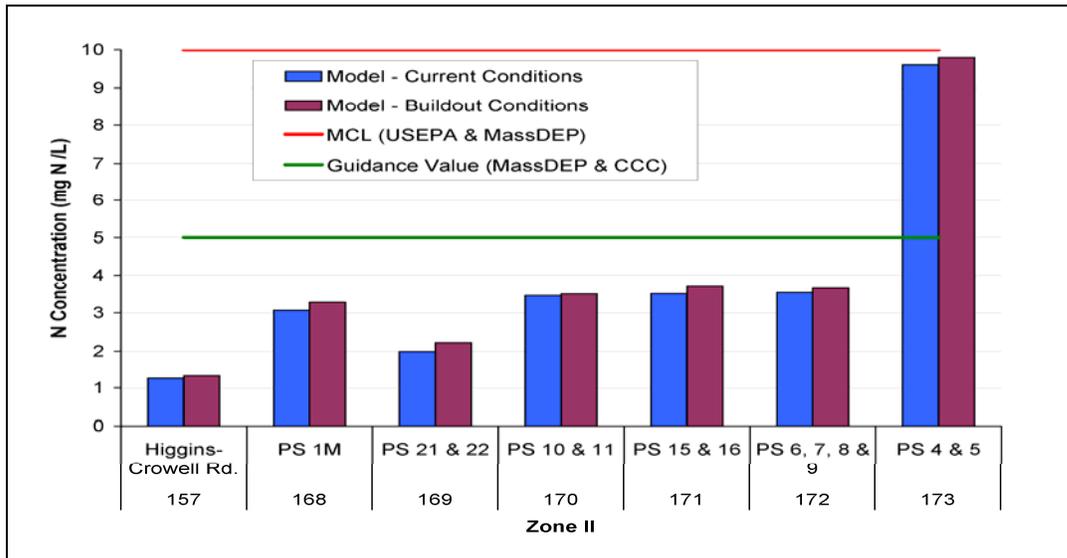


Figure 4.4. Modeled Nitrogen Concentrations (Source: CDM, 2007)



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Land use in Zone II 173 is primarily residential. As indicated in Figure 4.4, the model predicted concentration is 9.62 mg/L for current conditions and 9.79 mg/L for build-out conditions. Of the current concentration measurement, 7.1 mg/L is simulated from septic system effluent and an additional 2.31 mg/L from lawn fertilization. Nitrate has been detected in supply well 4 at 8.5 mg/L, near the model predicted concentration. Based on the model predicted concentration, as well as occasional high concentrations detected in wells, levels of nitrate are likely to exceed the 5 mg/L guidance value and could exceed the MCL in individual wells in this Zone II. This Zone II is therefore categorized as a “Current Groundwater Concern”, an area recommended for sewerage and other nitrate reduction measures such as land conservation/preservation.

#### **4.7.1 Contamination Sites**

According to MA DEP, there have been a total of 107 reported oil and/or hazardous materials releases within Yarmouth. These include releases at many different levels, including those that have been completely remediated, those that are undergoing remediation, and those that have required no further action by DEP. The list also includes multiple releases at a single site. Clean-up, environmental monitoring, and redevelopment of these sites is a top priority for ensuring public health.

A former site of significant environmental concern was Yarmouth’s 57-acre Town landfill, located at 600 Forest Road in South Yarmouth, which was closed and capped in 1991, after 40 years of use. The Town was planning for a typical landfill; however, it was decided to reuse the land for a Town recreation area including a public golf course, athletic fields, a playground, and other recreational features. The Town expanded the existing recycling and solid waste drop-off area, and built a construction and demolition transfer station to accommodate Yarmouth’s household waste.

#### **4.7.2 Water Resources**

As mentioned previously, Yarmouth maintains 39 miles of coastal shoreline. A significant environmental challenge is protecting the sandy dunes, which provide a natural barrier to dangerous storm surges and provide valuable habitat to many species of birds and reptiles, including those that are rare. Development pressures that creep onto the shoreline threaten to erode the coastal dunes and barrier beaches. Providing an adequate buffer around these coastal resources, as required by the Massachusetts Wetlands Protection Act, is vital to the longevity of Yarmouth’s coastline.

Other coastal and freshwater resource areas such as ponds, estuaries, cranberry bogs, salt marshes, and vegetated wetlands offer a natural buffer to flood waters, afford many recreational opportunities, and provide extremely valuable habitat for the wildlife that reside there including many rare species. It is important to preserve and protect these natural resource areas from development pressures and potential contamination.

The use of the navigable waterways is another problem. Space conflicts, lack of adequate shorefront access, inadequate mooring supply, and commercial versus recreational

disputes all need to be addressed in addition to water quality problems. A harbor management plan has been developed and should serve as a blueprint for resolving some of these issues.

#### **4.7.3 Wastewater Impacts**

One of the largest, most persistent environmental concerns throughout the Town's history and up until the time of this report is the fact that Yarmouth has relied on on-site individual septic systems for wastewater treatment. Though most of the Town's soils are highly permeable, there are still failed systems due to overloading, particularly during the summer. Because the soils are highly permeable, nitrates and viruses are readily transmitted off-site to surface waters, particularly ponds and streams, and into groundwater. There is insufficient depth to groundwater on many lots, leading to the design of "mounded" systems, which can be aesthetically displeasing to many people as well as enabling development to go where it otherwise should not.

The Town does anticipate constructing a sewer system within the next 3-5 years within the Route 28 corridor. In response to the magnifying issue of proper wastewater treatment and management, the Town has implemented an Integrated Water Resource Planning Committee. This Committee has organized and supported studies that address the current wastewater management needs within Yarmouth and Cape Cod. One of the primary studies has been the Massachusetts Estuaries Project (MEP) being conducted by the University of Massachusetts at Dartmouth School for Marine Science and Technology (SMAST) that has been ongoing for several years. The decision to include sewer infrastructure for other sections of Yarmouth, besides the Route 28 corridor, are dependent upon the results of the study, which are expected by the end of 2008.

#### **4.7.4 Stormwater Impacts**

Yarmouth has experienced, and continues to experience a great amount of new development and redevelopment. Increased development results in an increase in impervious area, which thereby generates a larger amount of stormwater runoff. This stormwater runoff can contain many harmful contaminants, such as nutrients from fertilizers and gasoline from parking lots and roadways. Stormwater management is of particular importance in Yarmouth to protect its groundwater and surface water resources from contaminants associated with stormwater.

The Massachusetts Highway Department (MHD) has many drainage outlet pipes along Routes 28 and 6A that do not have stormwater pretreatment systems and are likely the largest remaining source of stormwater pollution in Yarmouth. These roads are not within the town's jurisdiction; therefore, the town must depend upon MHD's efforts, and thus far, upgrades to the stormwater management system along these routes have not been discussed. The town is particularly concerned with stormwater runoff along Rt. 28 at Parkers River due to potential impacts on shellfish.

#### **4.7.5 Chapter 40B**

Exempt from the purview of the Cape Cod Commission and Town zoning and development regulations are residential projects using Massachusetts General Law Chapter 40B (comprehensive permits for affordable housing.) These projects intended to meet a State law for providing affordable housing and elevate the Town's percentage of subsidized housing stock towards the 10% goal mandated by the State, can have significant impacts on the Town's natural resources and infrastructure.

#### **4.7.6 Other Environmental Concerns**

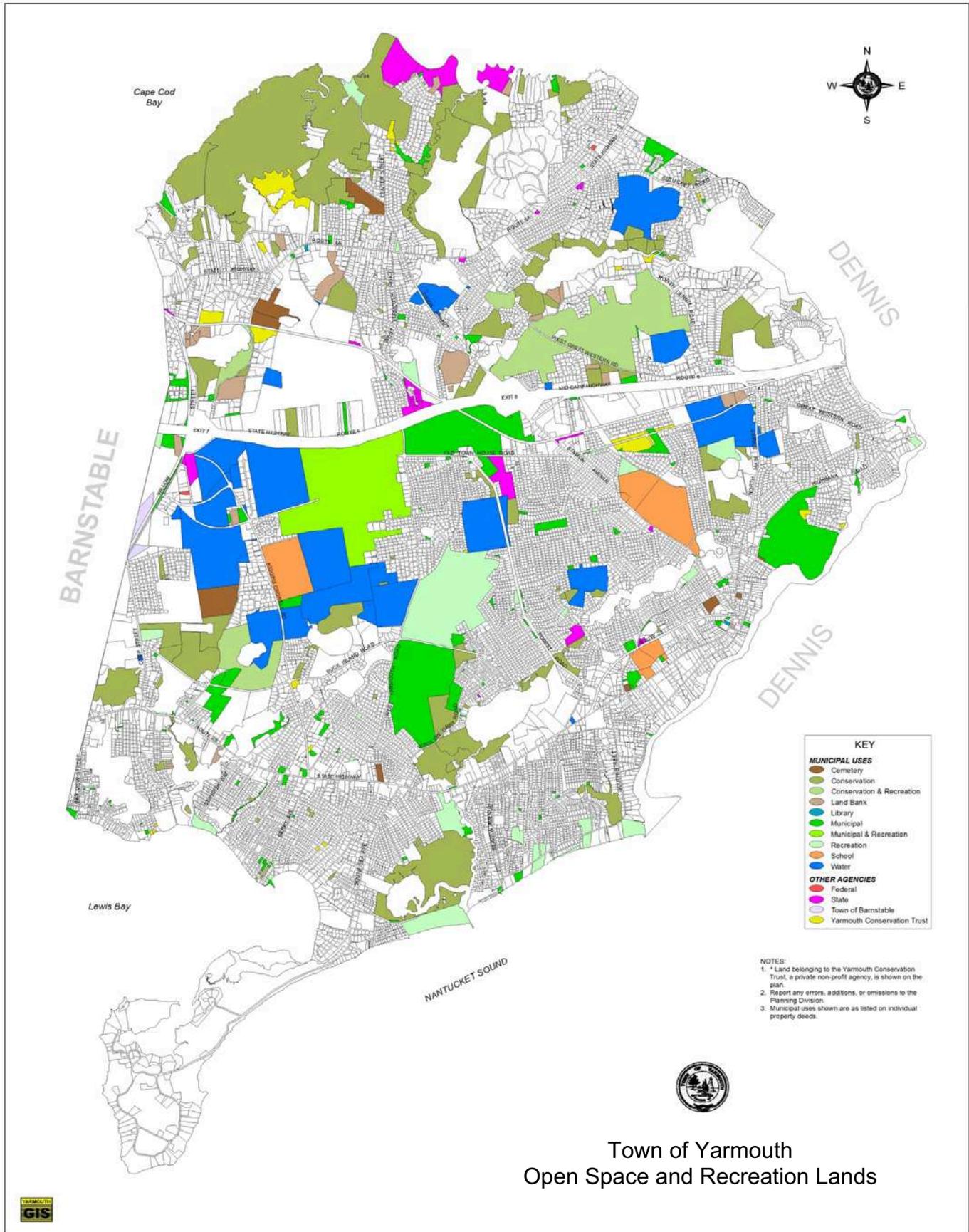
General resource management problems include illegal trash dumping in conservation areas (cleaned up with help from county prisoners and DYS juveniles); unauthorized off-road vehicle use in conservation areas; upgrading specific facilities; invasive plant species; deer crossing roadway conflicts; and, resident Canada geese fouling golf courses throughout the year.

## SECTION 5 INVENTORY OF LANDS OF CONSERVATION and RECREATION INTEREST

The purpose of this section of the Plan is to provide an inventory of all lands in Yarmouth that are significant to open space and recreational use. Conservation areas and other notable land holdings are depicted in Map 5. Open space lands can be grouped into four major classifications: protected, permanently protected, partially protected, and unprotected lands.

- **Protected Parcels** – Land is considered protected, at the basic level, if it is municipally owned and managed. In addition, if a nonprofit entity, with a mission similar to the above local organizations (i.e., the protection of land for conservation and open space interests), owns the land, it is considered “protected” by the Town. However, these lands do not have management agreements or deed restrictions that specify the use of the property (e.g., as conservation land or open space land rather than another use).
- **Permanently Protected** - Land is considered permanently protected if the Town of Yarmouth (e.g., Conservation Commission, Recreation Division, Public Works Department including the Water or Sewer Departments), Community Preservation Committee, Yarmouth Conservation Trust or other public or private entity owns the land *and* a deed/conservation restriction has been filed at the County Registry of Deeds specifying that the land has been reserved in perpetuity as open space and devoted to conservation purposes. Specifically, the Conservation Commission manages all “Article 97” lands (referring to the Articles of Amendment to the Massachusetts Constitution), which cannot be converted to any other use without receiving a vote from the Conservation Commission, 2/3 Town Meeting and Massachusetts Legislature vote, as well as approval from the Massachusetts Secretary of Energy and Environmental Affairs (EOEEA).
- **Partially Protected** – Private land areas regulated under Massachusetts General Law, Chapter 61, 61A and 61B: State-assessed recreational, agricultural, and forested lands, respectively, are considered partially protected. These lands have been designated by their owners for recreational, agricultural or forest land uses; and therefore, are protected as open space. However, these programs are voluntary whereby land can be sold by land owners at any time. The Town of Yarmouth thereby classifies these lands as having partial protection.
- **Unprotected Parcels** – Land is considered unprotected if it is owned by a private entity other than the private nonprofit entities listed above, and does not include a deed/conservation restriction, filed at the County Registry of Deeds, specifying that the land has been reserved in perpetuity as open space and devoted to conservation purposes.

**Map 5: Open Space and Recreation Land**



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Each of these land types can be owned privately or publicly, as described in the following sections. Appendix B provides a comprehensive list of for a list of Town-owned, protected land.

## 5.1 Private Lands

There are a handful of privately-owned, protected parcels of land in Town. These parcels have permanent deed restrictions placed on the land prohibiting development, as shown in Table 5.1.

Table 5.1. Protected Private Yarmouth Lands

Map/Lot	Acres	Location	Protection
1/25	14.73	Great Island Rd.	Permanent conservation restriction to The Trustees of Reservations (TTR).
2/5	7.11	Great Island Rd.	Permanent conservation restriction to TTR.
5/52	31.97	Great Island Rd.	Permanent conservation restriction to TTR.
5/66	59.27	Great Island Rd.	Permanent conservation restriction to TTR.
7/54	10.89	Great Island Rd.	Permanent conservation restriction to TTR.
7/56	88.73	Great Island Rd.	Permanent conservation restriction to TTR.
8/55	22.58	Pine Island	Permanent conservation restriction to TTR.
4/108	35.98	Smith's Point Rd.	Permanent conservation restriction to TTR.
109/2	37.4	Off Strawberry Ln.	Permanent conservation restriction to Town.
112/1	140	Off Route 6A	Permanent conservation restriction to Town.

Table 5.2 lists the largest and/or significant parcels of developable, unprotected land remaining in Yarmouth. These lands are the most susceptible land areas when it comes to development, since land is relatively scarce on Cape Cod and the competition for this land is strong. These parcels represent the last opportunity for Yarmouth to preserve significant blocks of open space.

Table 5.2. Unprotected Private Yarmouth Lands  
(For purchase or conservation restrictions or easements)

Map/Lot	Acres	Location	Protection Status
33/151	0.12	Winslow Gray Road	Access easement to town for Long Pond.
33/73	0.3	Cottage Drive	Homeowners' assoc. beach on Sandy Pond.
66/108	0.25	Colburn Path	Homeowners' assoc. parking.
57/75	0.28	Nicole Avenue	Homeowners' assoc. beach on Halfway Pond.
81/13	0.25	Grandview Drive	Homeowners assoc. beach on Bass R.
90/13	0.6	Mooring Lane	Homeowners assoc. beach on Bass R.
36/9	0.74	Willow Street	Deed restriction limited to cemetery use.
101/4,5,1,2,3	20.67	Summer Street	Deed restrictions limited to cemetery use.
73/4,3,A1,P1	230	Off White Rock Rd.	Deed clause to Conserv. Commiss.
73/P1,E2,K8,	41	Off White Rock Rd.	None
68/1	8.08	Route 6 North	Deed clause to donor.
94/1	40.77	White Rock Rd.	None
80/98	37.96	Great Western Rd.	None

<b>Map/Lot</b>	<b>Acres</b>	<b>Location</b>	<b>Protection Status</b>
40/49,50	4.75	Barn Board Lane	Common area of cluster subdivision, special permit covenant.
64/39	5.11	Lumber Jack Trail	Common area of cluster subdivis., special permit covenant.
120/1	99.76	Kings Way Circuit	Common area of cluster subdivis., special permit covenant.
1/33	19.11	Great Island Rd.	Common area of cluster subdivis., special permit covenant.
2/13	25.02	Great Island Rd.	Common area of cluster subdivis., special permit covenant.
2/18	1.99	Great Island Rd.	Common area of cluster subdivis., special permit covenant.
2/22	1.68	Great Island Rd.	Common area of cluster subdivis., special permit covenant.
2/38	65.93	Great Island Rd.	Common area of cluster subdivis., special permit covenant.
3/44	2.47	Great Island Rd.	Common area of cluster subdivis., special permit covenant.
4/70	0.41	Wood Duck Road	Common area of cluster subdivis., special permit covenant.
4/73	7.24	Great Island Rd.	Common area of cluster subdivis., special permit covenant.
4/75	2.24	Great Island Rd.	Common area of cluster subdivis., special permit covenant.
4/82	1.22	Great Island Rd.	Common area of cluster subdivis., special permit covenant.
5/53	0.74	Great Island Rd.	Common area of cluster subdivis., special permit covenant.
5/67	0.95	Great Island Rd.	Common area of cluster subdivis., special permit covenant.
7/57	5.86	White Cedar Road	Common area of cluster subdivis., special permit covenant.
122/91 & 91.1	57.26	11 Strawberry Ln.	No protection/no restrictions.

### 5.1.1 State-Assessed Agricultural and Forested Land

The Town of Yarmouth has a number privately owned agricultural and forested land areas as outlined in Table 5.3. Most of these land areas are fall under Massachusetts 61A: Assessment and Taxation of Agricultural and Horticultural Land, or Chapter 61B: Classification and Taxation of Recreational Land. Yarmouth does not have any land areas classified under Chapter 61: Classification and Taxation of Forested Land. These laws describe land management incentive programs where land owners can preserve these lands for their designated uses in exchange for reduced property taxes. However, these are voluntary programs whereby the land owner can opt out at any time.

All private cranberry bogs, a nursery on Union Street, as well as the Blue Rock golf course, are presently enrolled under the MGL Chapter 61A & 61B current use assessment programs.

Table 5.3. Chapter 61A and B Lands

<b>Program</b>	<b>Map/Lot</b>	<b>Acres</b>	<b>Location</b>	<b>Use</b>
Chapter 61A	126/42	15.43	Weir Road	Working Cranberry Bog
Chapter 61A	38/4	36.92	Route 28	Working Cranberry Bog
Chapter 61A	19/1	56.10	Knob Hill Road	Working Cranberry Bog
Chapter 61A	107/13	9.9	Union Street	Holbrook Farms
Chapter 61B	100/57	44.32	North Main St.	Blue Rock Golf Course
Chapter 61B	127/71	159.51	Off Main St.	Bass River Rod & Gun Club

### **5.1.2 Areas Significant for Water Resource Protection**

Protecting fresh and salt water resources from potential groundwater contamination is of extreme importance in Yarmouth for the purposes of safe drinking water, adequate wildlife habitat, and sustainable recreational opportunities. In order to protect Yarmouth's sole source aquifer from contamination sources, such as underground fuel tanks and hazardous materials storage, an Aquifer Protection Overlay District was established based upon a delineation of the zones of contribution to the public water supply wells. A 1994 study by the US Geological Survey found only limited areas near the West Yarmouth ponds and near Greenough Pond as potentially suitable for siting new public water supply wells. These areas should be protected in the event that a new public water supply well is needed in the Town.

### **5.1.3 Priority Areas for Protection of Rare Species and Exemplary Natural Communities**

The unique and fragile environments in Yarmouth, at the center of Cape Cod, provide for exceptional habitat to many rare species. The NHESP has recorded occurrences in Yarmouth of three Endangered species, eleven Threatened species, and nineteen Species of Special Concern. (See Appendix A for a complete list of Rare Species). Yarmouth's Cape Cod Bay shoreline is the innermost area proposed by the National Marine Fisheries Service as critical habitat for the endangered North American right whale. The shores of Yarmouth's freshwater ponds provide suitable habitat to many State-listed rare species as well, including three Threatened plants, five Special Concern plants and one Endangered plant. Open field or sandplain grasslands also provide habitat to State-listed rare plants. (See Appendix A.)

According to the Massachusetts NHESP, rare wildlife species found in Yarmouth include the Eastern box turtle, which prefers woodlands with access to water, and threatened and rare invertebrates, such as dragonflies (comet darter), damselflies (New England bluet, barrens bluet) and moths (water willow stem borer). The Hawes Run wetland in West Yarmouth is particularly important for rare dragonflies. Significant new conservation land around the Run has been acquired by the Town.

### **5.1.4 Private Recreation Lands**

Yarmouth has a number of private, commercial recreational facilities. South Yarmouth hosts the Blue Rock Golf Course, Mid-Cape Racquet Club, TRC-Cape Bowl, South Yarmouth Tennis Club, Bass River Sports World, Ship Shops Marina, and Pirates Cove Miniature Golf. West Yarmouth contains three miniature golf courses, Skippy's Marina and Hyannis Marina. Yarmouthport does not have any private recreational facilities open to the public (other than King's Way golf course), though there are plenty of outdoor walking opportunities on the many large conservation areas.

## 5.2 Public and Nonprofit Lands

### 5.2.1 Public Open Space Land

The Town of Yarmouth currently holds 4,271 acres of open space land, of which more than 1,800 acres are devoted to conservation. Another major portion (961 acres) consists of large blocks of woodland held for public water supply wells and wellfield protection. With close to 4,300 acres under its control, the Town of Yarmouth is the largest landowner in Yarmouth. As a community, Yarmouth has made a strong commitment to the setting aside of lands for public use and natural resource protection. However, a combination of factors, historical, geographical and political, has resulted in a less than perfect distribution of these lands. For example, wellfields were purchased where wells would yield (but also where land was less expensive) in the West Yarmouth hinterlands.

Conservation areas were assembled where land was unbuildable, primarily, due to wetland soils (Yarmouthport) or lack of access for development (along the moraine). This opportunistic pattern, repeated through many Cape Cod towns, reveals the *ad hoc* decision making by local officials in the past.

The Commonwealth of Massachusetts owns the Route 6 right of way in Yarmouth, running as a double-barreled, limited access highway from the Barnstable to the Dennis Town lines. The right of way varies in width, but averages 300 feet, though the actual road bed rarely exceeds 100 feet wide. The wide shoulders, therefore, provide a natural greenbelt to the highway. The Massachusetts Highway Department (or Mass Highway) also maintains garaging and salt sheds on seven acres off Camp Street, West Yarmouth. A highway rest area, including pine-shaded picnic tables overlooking Follins Pond and Dinah's Pond, is located at Taylor's Point on Route 6 westbound.

The Cape Cod Open Space Land Acquisition Act (the "Land Bank") was adopted by Yarmouth voters in November 1998. Under the Land Bank, voters adopted a three percent surcharge on property tax bills to manage a diversity of important open space resources for the use and enjoyment by the general public. The Land Bank acquired more than 135 acres of land in Yarmouth prior to its replacement program, the Community Preservation Act, in 2005.

The Community Preservation Act (CPA) was adopted by the Town of Yarmouth in January 2005. At that time, the Town also approved the withdrawal of funds from the Cape Cod Land Bank for the acquisition of land. In addition, the CPA allowed the Town to generate revenue from existing local property taxes and acquire State matching funds for projects that qualify for funding the under the following target areas:

- The creation, preservation, and support of community housing;
- The acquisition, preservation, rehabilitation, and restoration of historic resources;

- The acquisition, creation and preservation of open space; and
- The acquisition, creation, and preservation of land for recreational use.

Table 5.4 lists the purchase of open space and recreation lands through the Land Bank/CPA programs.

Table 5.4. Land Bank/CPA Open Space Acquisitions

<b>Name</b>	<b>Map</b>	<b>Lot</b>	<b>Management</b>	<b>Funds*</b>	<b>Acres</b>	<b>Date Acq.</b>
Connecticut Avenue	16	30; 34	Selectmen	LB	1.15	1/11/2000
Englewood Beach	16	56.1	Recreation	LB/CPA	0.29	10/5/2005
86 Gleason Avenue	29	65	Selectmen	LB	0.49	11/27/2001
90 Gleason Avenue	29	66	Selectmen	LB	0.68	11/27/2001
96 Gleason Avenue	29	67	Selectmen	LB	0.60	11/27/2001
25 Prince Road	29	92	Selectmen	LB	0.42	4/11/2000
261 Route 28, WY (Rascals)	37	61	Selectmen	LB	2.59	4/13/1999
1377 Bridge Street, SY	61	78	Selectmen	LB	0.28	4/13/1999
311 Old Main Street	61	84	Selectmen	LB	0.53	4/11/2000
Old Town House Road & Industrial Park Road	74	9	Selectmen	LB	0.33	4/13/2004
Old Town House Road & Industrial Park Road	74	14	Selectmen	LB	3.16	4/13/2004
Off Willow Street (Future Rail Trail)	83	3	Selectmen	CPA	2.48	9/13/2006
Off Willow Street	83	6	Selectmen	LB	4.62	1/11/2000
Old Hyannis Road	94	4	Selectmen	LB	2.30	4/13/2004
Old Town House Road, East	100	10	Selectmen	LB	5.47	1/11/2000
Laban Lane	100	11	Selectmen	LB	3.52	1/11/2000
South Sandyside Lane and 250 Summer Street	103	30.1.1	Selectmen	LB	16.22	3/8/2004
Union Street	106	84.1	Selectmen	LB	24.67	2/6/2001
Union Street	106	122	Selectmen	LB	1.00	N/A
Off Great Western Rd	108	33	Selectmen	LB	2.93	4/11/2000
Off Great Western Rd	108	37	Selectmen	LB	2.16	4/11/2000
Knob Hill Road	110	19.2	Cons Com	LB	13.76	4/9/2002
South Sandyside Lane, Dennis Pond	112	73; 75; 76; & 71.1.1	Cons Com	LB	8.58	4/8/2003
South Sandyside Lane, Dennis Pond	112	74	Cons Com	LB	2.69	4/13/2004
Weir Road	116	56	Selectmen	LB	1.90	4/13/2004
Weir Road (262 & 270)	117	1.2, 1.3	Selectmen	LB	7.05	2/6/2001
Thacher Shore Rd	122	69	Selectmen	LB	4.25	4/11/2000
280 White Rock Road	123	153.1	Selectmen	LB	17.65	4/11/2000
Pheasant Cove Circle (Chase Garden Creek)	149	44	Cons Com	CPA	0.38	4/10/2007
Pheasant Cove Circle (Chase Garden Creek)	149	46	Selectmen	LB	0.39	1/11/2000
Pheasant Cove Circle (Chase Garden Creek)	149	49	Cons Com	LB	3.60	1/11/2001
8 Windswept Path (Chase Garden Creek)	149	10	Selectmen	LB	0.29	11/27/2001
Hockanom Road	150	34	Selectmen	LB	3.00	1/11/2000
30 Windswept Path (Chase Garden Creek)	154	1	Selectmen	LB	0.59	4/9/2002

<b>Subtotal Acreage</b>						<b>140.02</b>
<b>PLANNED OPEN SPACE</b>						
<b>ACQUISITIONS</b>						
281 Route 28 (1750 House)	38	1	Cons Com	CPA	1.73	4/10/2007
South Sandyside Lane Lot 5	112	72	Cons Com	CPA	2.76	4/10/2007
<b>Subtotal Acreage</b>					<b>4.49</b>	
<b>TOTAL ACREAGE</b>					<b>144.51</b>	

The following is a brief description of the different parcels that make up the Town's most popular Town conservation and recreation areas, in terms of frequent use, and/or habitat value.

***Sandy Pond Recreation Area***

Overview: This is one of the most popular and well-used recreation areas in town. The recreation area and playing fields are located upland OF Little Sandy Pond, one of Yarmouth's freshwater ponds.

Acreage: Approx. 69.3 acres.

Access: Access and parking for the ball fields is available opposite of the Park Department Building on Buck Island Road.

Uses: Softball field, soccer/utility field, tennis courts, basketball courts, playground, restrooms, picnic area, hiking/walking trails, access to freshwater pond with small beach.

Recreational

Potential: High potential for active and passive recreation.

***Flax Pond Recreation Area***

Overview: Another one of Yarmouth's most popular and well-used recreation areas. The recreation area and playing fields are located upland of Flax Pond, one of Yarmouth's freshwater ponds. This recreation area is handicapped accessible.

Acreage: Approx. 16.8 acres.

Access: Access and parking for the ball fields is available off of North Main Street.

Uses: Volleyball court, basketball court, picnic area, restrooms, hiking/walking trails, access to freshwater pond and beach.

Recreational

Potential: High potential for active and passive recreation.

### ***Bass Hole Beach/Recreation Area***

Overview: One of Yarmouthport's most beautiful areas is Bass Hole. The Bass Hole Boardwalk extends over long stretches of salt marsh, vegetated wetlands, and upland woods towards the 2½-mile Callery-Darling nature trails. Gray's Beach is located within this area. At the end of the boardwalk, benches provide a place to rest and look out over the salt marsh and the sandy shores of Dennis' Chapin Beach. At low tide you can walk out on the flats for almost a mile.

Acreage: Approx. 8.63 acres.

Access: Access and parking for the recreation area and beach is available off of Center Street.

Uses: Salt water beach, walking trail/boardwalk, gazebo, picnic area, and restrooms.

#### Recreational

Potential: High potential for passive recreation.

### ***Taylor Bray Farm***

Overview: Taylor-Bray Farm, listed on the National Register of Historic Places, is located in Yarmouthport. The farm was originally owned and settled by Richard Taylor in 1639 and was sustained as a prosperous working farm until 1941, primarily by the Taylor and then Bray families.

Acreage: Approx. 22 acres.

Access: Access and parking for the farm is available at 108 Bray Farm Road North.

Uses: Picnic area, woodland walking trails, working farm, community garden, educational programs for elementary school children. Farm buildings are not open to the public, yet farm events are sponsored by the Taylor-Bray Farm Preservation Association and the Yarmouth Historical Commission.

#### Recreational

Potential: High potential for active and passive recreation.

## 5.2.2 Public Recreation Areas

The Recreation Division was created in 1979 and governs 212 acres of parks, 13 Town beaches, and more than 40 annual programs serving both youth and adults. Over the past twenty years the Division has grown to a full-time staff of three, a seasonal staff of 130, and provides more than 40 annual programs. During this time, the Town acquired and/or developed the Flax Pond Recreation Area, the Sandy Pond Recreation Area, and the Old Town House Park.

According to the Town Recreation Division, there are approximately 20.5 playing fields in town, most owned by the Dennis-Yarmouth School District, but available for Town recreational use. Table 5.5 lists the Town's recreation lands.

Table 5.5. Town of Yarmouth Recreation Lands

Parcel	Map/Lot	Management	Current Use	Recreation Potential	Degree of Protection	Acres
Summer St.	104.2	Conservation & Recreation	E. portion of Dennis Pond Cons. Area	Passive	Permanent (Ch 40 8C)	19.83
110 Weir Rd.	116.35	Conservation & Recreation	Open Space Bog	Passive	Permanent (Ch 40 8C)	7.25
W. Great Western Rd.	108.14	Conservation & Recreation	Large gravel pit area	Passive	Protected (basic level)	216.31
off North Main St.	100.1	Public Works	Flax Pond Recreation Area (Portion)	Active	Conservation Restriction	16.8
16 New Hampshire Ave	16.55	Public Works	Englewood Beach & Parking	Active	Permanent (Ch 40 8C)	0.82
Sea Gull Beach Rd.	15.23	Public Works	Sea Gull Beach	Active	Protected (basic level)	34.4
Bayview & Windmill	20.55	Public Works	Bayview Beach/Parking	Active	Protected (basic level)	0.16
Standish Way	21.49	Public Works	Colonial Acres Beach	Passive	Protected (basic level)	3.65
Standish Way	21.50	Public Works	Parking	Active	Protected (basic level)	0.23
Ocean Ave.	25.124	Public Works	Vacant	Passive	Protected (basic level)	5.54
Pine Grove Rd.	25.264	Public Works	Park	Passive	Protected (basic level)	1.96
Pine Grove Rd.	25.265	Public Works	Park	Passive	Protected (basic level)	3.26
Beachwood Rd.	25.287	Public Works	Ocean Beach	Passive	Protected (basic level)	1.18
Pine Grove Rd.	25.297	Public Works	Parkers River Beach/Parking	Active	Protected (basic level)	4.14
220 South Shore Dr	26.116	Public Works	Bass River Beach	Active	Protected (basic level)	10.65
265 South Shore Dr.	26.128	Public Works	South Middle Beach	Passive	Protected (basic level)	3
268 South Shore Dr.	26.88	Public Works	Parking	Active	Protected (basic level)	5.26

<b>Parcel</b>	<b>Map/Lot</b>	<b>Management</b>	<b>Current Use</b>	<b>Recreation Potential</b>	<b>Degree of Protection</b>	<b>Acres</b>
Route 28	37.8	Public Works	Baxter Mill Park	Passive	Protected (basic level)	
Reid Ave.	39.193	Public Works	Pocket Park/Reid Ave. Playground	Active	Protected (basic level)	0.84
482 Buck Island Rd.	46.24	Public Works	Sandy Pond Recreation Area	Active	Protected (basic level)	69.3
Meadowbrook Rd.	49.227	Public Works	Beach/Boardwalk	Passive	Protected (basic level)	0.43
W. Yarmouth Rd.	57.5	Public Works	Cranberry Bogs	Passive	Protected (basic level)	196
Long Pond Dr.	59.111	Public Works	Herring Run Box Park	Active	Protected (basic level)	0.09
Davis Rd	59.127	Public Works	Boat Ramp on Long Pond	Active	Protected (basic level)	0.22
Long Pond Dr.	59.43	Public Works	Herring Run Box Park	Passive	Protected (basic level)	0.13
Autumn Drive	59.63	Public Works	Grassi Park	Passive	Protected (basic level)	1.31
7 North Main St.	61.29	Public Works	Anniversary Park	Passive	Protected (basic level)	0.09
Indian Memorial Dr.	69.15	Public Works	Wings Grove Park/Parking/Beach	Active	Protected (basic level)	
Indian Memorial Dr.	69.5	Public Works	Park/Gazebo	Passive	Protected (basic level)	0.58
Capt. Small Rd.	78.139	Public Works	Pocket Park in Capitan's Village	Passive	Protected (basic level)	0.67
Capt. Nickerson Rd.	78.42	Public Works	Road Plantings	Passive	Protected (basic level)	0.23
635 W. Yarmouth Rd.	86.1	Public Works	Bayberry Hills Golf Course	Active	Protected (basic level)	0.94
Christmas Way	88.11	Public Works	N. of DY High	No	Protected (basic level)	0.28
Elisha Pond Rd.	106.38	Public Works	open space, vacant land	Passive	Protected (basic level)	8.3
Summer St.	113.34	Public Works	Vacant	Passive	Protected (basic level)	0.45
Route 6A	124.38	Public Works	Yarmouthport Playground	Active	Protected (basic level)	1.39
440 Highbank Rd.	102.8.1	Public Works	Wilbur Park	Active	Protected (basic level)	
Wharf Lane	130.3.2	Public Works	Mill Creek Boat Lunching	Active	Protected (basic level)	1.2
Center St.	148.5.2	Public Works	Bass Hole Parking/Boardwalk	Passive	Protected (basic level)	8.63
11 Tanglewood Rd.	30.95	Public Works	Drainage			0.35
105 Summer St.	113.36	Public Works	Dennis Pond	Active		
107 Summer St.	113.37	Public Works	Dennis Pond Beach	Passive		0.51
					<b>TOTAL:</b>	<b>625.93</b>

The most frequented Town recreation areas, beyond the saltwater beaches and playgrounds, are the Old Town House Road Park, and the beaches, fields, and trails at Flax Pond and Little Sandy Pond. South Yarmouth has the most active recreation facilities, primarily at the schools and Flax Pond, which are within walking distance of the majority of the village's homes.

In 2001, Town Meeting approved a \$100,000 appropriation to complete design and permitting for a marine park at an abandoned property located on the west side of Parker's River, south of Route 28, in West Yarmouth on the former Yarmouth Drive-In Theater site. The Town is proposing to construct a multi-faceted marine park on this 22 acre site for the purpose of a marina and recreational use. The site is currently vacant except for the Town's shellfish propagation upweller facility. The marine park will include a marina basin, a boat barn (dry rack storage), a public boat ramp, a marine science education center, an operations/harbormaster facility, a marine waste disposal pump out, and a fueling facility. The Marine Science Education Center will house the Town's ongoing aquaculture program and a variety of other marine ecosystem-related programs that will benefit the public, educational institutions and the shellfish industry.

The marina will serve primarily recreational boaters and a small number of commercial fishing vessels. Boat slips will be designed to handle 20-foot boats (26) and up to 30-foot vessels (72) with a 35-foot by 70-foot public boat ramp. No major boat repairs or servicing will be conducted on the premises. General services will include a boat septic pump-out and rack to water launching. A permanent Harbormaster boat station will be established at the facility that will be available to monitor boating activities and respond to incidents along the Parker's River and the surrounding area. In addition to the marina activities, the Project will include public amenities including a scenic nature trail with overlooks, parking areas for vehicles and boat trailers, a community park for passive recreation and a tot lot with play structures.

The Recreation Division redeveloped approximately 15 acres at the east end of the closed town landfill into a major recreational facility called Old Town house Road Park. The park has two soccer fields and two ball fields with lights and irrigation, a volleyball court, tot lot, picnic area, two basketball courts, shuffleboard/horseshoe, and walking trails. A bike trail extends through the length of the park as well. In 1997, the State approved \$1,000,000 in reimbursement from the Urban Self Help Program to match a local sum approved by Town Meeting. Initial vandalism at the Park was discouraging, but its heavy use has proven its popularity since opening in 1999. In 1999 the Massachusetts Recreation and Park Association presented Yarmouth with its "Design of Facility" Excellence Award for this park.

### **5.2.3 Conservation Areas**

The Town of Yarmouth currently owns approximately 1,173.47 acres of conservation land that are protected under Article 97 by the Conservation Commission for conservation purposes. A number of the most popular conservation areas were noted

above; however, there are a number of other conservation areas, perhaps not as well known to residents, which are worth noting, as follows:

- Meadowbrook Road Conservation Area – This is a very unique conservation area, which consists of a long boardwalk over an extensive brackish water wetland, leading to Swan Pond. At the head of the boardwalk is a bench and rest area. Vegetation in the area includes cattails, bayberries, ferns, blueberry bushes, and a variety of wildflowers. Red maple and red cedar trees can be found in the area.
- Horse Pond Conservation Area – The Horse Pond Conservation Area is located on Higgins Crowell Road in West Yarmouth, near the Mattacheese Middle School. The area contains approximately 5,073 linear feet of trail, much of which skirts Horse Pond. The area primarily consists of dry, sandy soils that include a “mixed” community of oak and pine trees, and several plant species. Most of the vegetation consists of huckleberry and sweet fern (a woody plant with fern-like leaves found in well-drained, sandy soils). There is; however, a wetter forest floor within the conservation area where white oaks can be found, various mushrooms, and low ground cover, hidden from sunlight. Sassafras, greenbrier, and sweet pepperbush can also be found in this area.
- Callery-Darling Conservation Area – This conservation area is located to the north of Route 6A in Yarmouthport stretching from Homers Dock Road on the east to salt marshes west of Center Street. Parking is available at several locations providing access to a 2.4 mile trail system. This area is unique in its great diversity of ecological communities and various stages of vegetational succession. Both salt marsh and fresh water wetlands are located in the area. Large water birds such as Great Blue Heron, Marsh Hawk, Herring Gull, and a variety of ducks are found in the wetland areas, as well as more woodland species such as Ruffled Grouse, Ring-necked Pheasant and Common Quail. There is also a wide variety of wildlife habitat due to the diversity of the vegetation and topography. \

The Town recently completed a salt marsh restoration project within the Callery-Darling Conservation Area, titled the Bass Creek Salt Marsh Restoration Project. The project included a review of existing data (wetlands, property lines and parcels, topography, culvert details, and any low lying structures), the identification and delineation of coastal wetland resource areas, monitoring of tidal elevation, a hydrologic assessment to evaluate alternatives for improving tidal exchange, and the design and construction of appropriate restoration structures. The existing culvert was found to reduce tidal exchange to the salt marsh; therefore, it was removed and replaced with a timber-span walking boardwalk (35 feet in width), which also serves conservation purposes.

- Dennis Pond Conservation Area – This conservation area can be assessed on Willow Street in Yarmouthport where parking is available. The area includes a 3,285 linear feet walking trail that winds its way along a variety of woodland communities. One of the larger open woodland areas includes mixed oak and

pine trees, leading to an old cranberry bog. As the bog dried out over time, red maple began growing in the bog. The dominant underbrush along the trail sides is sweet pepperbush. Numerous beech trees can be found on the high ridge on the north side of the pond. The conservation area is one of the town's most popular areas utilized for swimming, fishing, hiking, and nature-watching.

It is important to note that the Town is currently seeking State Self-Help Grant funds to acquire a lot adjacent to Dennis Pond to ensure that there is no development on this shore of Dennis Pond. The Town hopes to be able to fulfill the draft goals and objectives of this updated Plan, as well as the goals of the 2001 Open Space Plan, to expand the amount of land that is presented as open space for natural resource protection, recreation activities, quality of life and aesthetics. The acquisition of this lot will provide the final linkage of all the pond parcels within the conservation area; a 30-year goal that would finally be achieved by the Town. With regard to the protection of natural resources, the Town specifically aims to protect water quality in the pond from potential bacterial and nitrate contamination, which frequently occurs with development. The Town also wishes to protect the abundance of wildlife habitat, which has been deemed as one of the most important coastal plain pondshores in Massachusetts due to the abundance of species diversity.

## SECTION 6 COMMUNITY GOALS

### 6.1 Description of Process and Results

To determine what the citizens of Yarmouth value relative to Open Space and Recreation, a joint Advisory Committee was established to discuss Town goals. The Town also hired an outside consultant to provide assistance and coordinate the revision of the existing Open Space Plan. A public participation campaign was established to determine whether community sentiments had changed regarding open space and recreation since the last rendition of the Open Space Plan in 2001. The campaign included open meetings of the Working group, publicity of the draft 2007 Open Space and Recreation Plan using various media outlets, a series of public meetings and a public forum that were televised on local cable television.

#### *Working Group*

In order to revise the 2001 Open Space and Recreation Plan, the Town established a Working Group (Group) to provide input regarding the revision. The Group, which also served as the Town's *ad hoc* Open Space Committee, was made up of representatives from most all Town boards, particularly the Conservation Commission, Recreation Division, Natural Resources Department, Community Development Department, Planning Department, Public Works Department, and Community Preservation Committee. Additional Town staff assistance was provided to the board from the Assessor's Office and the Information Technology Department. The Group met several times throughout the course of the project to discuss new goals, objectives, and action items proposed in this Plan.

#### *Media/Publicity*

The development of the draft 2007 Open Space and Recreation Plan was announced on the Town's webpage, which included a link to the draft plan for comments. An announcement regarding the project, and the availability of the draft plan for comment, was publicized in the Cape Cod Times newspaper, as well as the local newspaper; the "Yarmouth Register". Written announcements were also provided to the Town's Chamber of Commerce, all three of the Town's public libraries, and all town boards and departments. Copies of the draft Plan were made available to the public at the following locations:

- South Yarmouth Library (312 Old Main Street, South Yarmouth);
- Yarmouth Port Library (297 Main Street, Yarmouth Port);
- West Yarmouth Library (91 Main Street, West Yarmouth);
- Conservation and Planning Offices at Town Hall (1146 Route 28 South Yarmouth); and

- Recreation/Chamber of Commerce Offices (Rt. 28 and Higgins Crowell Rd; old Police Station).

### *Public Forum*

A Public Forum was held on Tuesday, October 16<sup>th</sup>, from 4:30 to 6:30 p.m., at the Yarmouth Senior Center to discuss the draft plan. The forum was announced in advance via the community newspaper and written announcements described above. The purpose of the forum was to discuss the community's open space and recreation goals and incorporate comments into the draft plan. The Town's consultant provided a presentation describing the project, explaining the importance of open space planning, outlining past community goals, and posing strategic questions to determine current goals. It was announced that public comments will be accepted by the Town's Conservation Administrator until October 31, 2007. The forum was televised on local cable television.

### *Public Meetings*

All Working Group meetings were open to the public and announced according to town regulations. In addition, public meetings, which were dedicated to discussing the Open Space and Recreation Plan, were scheduled. A public meeting hosted by the Conservation Commission was conducted on October 18, 2007 at 7:00 p.m. where the Town's consultant provided a presentation on the Plan, opened the floor to questions, and requested public comment. A similar meeting hosted by the Planning Board was conducted on October 24, 2007 at 5:50 p.m. The meetings were announced in advance via the community newspaper and written announcements described above. Both meetings were also televised on local cable television.

## **6.2 Statement of Community Open Space and Recreation Goals**

The primary goal presented by the community in 2001 was to preserve natural features and recreational opportunities. Specific objectives to achieve this goal included:

- Education and awareness of recreational offerings;
- Provide greenways as well as pocket parks in more densely developed areas;
- Additional bike trails (in planning), community center, and non-sporting programs for children; and
- Land acquisition for additional open space.

A town-wide survey was conducted in 2001, which received an overwhelming response of approx. 6,000 replies from of 12,000 mailed surveys (approximately 50% return). At the time, the following key elements were learned:

- The most highly regarded open space and recreational areas were Bass River conservation & recreation areas: Bass River Beach, Bass Hole/Gray's Beach, and the Bass Hole Boardwalk; Old Town House Park, Yarmouth's Golf Courses, the Town Libraries, and the Senior Center;
- More than half of the town's residents would support tax dollars being used to develop more recreation areas;
- Most residents own a dog and would welcome a pet-friendly recreation area; and
- Most residents support the preservation and/or rehabilitation of historic resources such as Bray Farm.

The following questions were posed at the public forum and each public meeting, in order to guide the discussion and determine whether community goals and objectives had shifted.

1. Should the Town Continue to Protect and Expand Open Spaces and Recreation Areas?
2. Should the Town Avoid Development in Areas with Sensitive Resources?
3. Do You Have Any Concerns About the Use or Management of Conservation or Recreation Areas?

In general, answers to these questions were overwhelming that the Town should continue to not only protect open spaces and recreation areas, but to better protect and manage existing spaces. In addition, the community feels that, generally, the Town is doing a good job in managing existing conservation and recreation areas, with limited exceptions. Residents still feel that additional education regarding conservation and recreation availability is needed. Residents also agree that the management of conflicting uses such as the use of recreational vehicles on conservation areas, must be addressed.

Generally, open space and recreation goals vocalized by citizens echoed goals established by the Working Group through this planning process: to expand open space and recreation areas in Town, increase habitat protection, provide additional recreational opportunities, and increase public awareness. Citizens seemed satisfied with the town's offerings of open space and recreation. Management of beaches was rated highly on the 2001 survey and youth programs were well regarded. Citizens did express an interest in additional bike trails, which the Town is currently working to establish.

An issue of particular importance raised by community members is the importance of protecting drinking water resources through the protection of open spaces and natural areas. A number of questions by both town officials and citizens were answered regarding the Town's drinking water source locations and their proximity to protected land. Citizens expressed a desire for the Town to consider acquiring strategically located parcels that would be important to protect drinking water resources. In addition, citizens

agreed that the Town should work hard to guide growth away from these areas to existing developed centers through regulatory or other measures.

Yarmouth's challenge is to preserve the natural and recreational qualities that make it unique, while promoting these features appropriately to attract tourism and bolster the economy. It is clear that providing recreational opportunities for its citizens and visitors is more than a matter of placing saltwater beach maps in the hands of all. The ability to provide pocket parks of open space in dense subdivisions will be important in order to satisfy the needs of all residents. Despite the density of the Town's land use, there are still opportunities to bring open space to citizens by way of pathways and bike trails.

## **SECTION 7 ANALYSIS OF NEEDS**

The purpose of this section is to identify the overall open space and recreation needs of Yarmouth. Where information or analyses have not changed since the last Plan, summaries of those components have been provided in the needs assessment below.

### **7.1 Summary of Resource Protection Needs**

Beyond land acquisition efforts to increase open space, and proper management of conservation areas, ensuring the protection of environmentally sensitive areas (wetlands and groundwater resources) and promoting stewardship of these areas have been consistently identified as high priorities. In addition, growth management has been identified as a community need and a tool for achieving open space protection. A list of conservation needs, central to the community's program, is described in the following sections.

#### **7.1.1 Enforce Laws for Wetlands Protection**

The Regional Policy Plan (RPP) for Barnstable County recommends that Cape Cod towns adopt local wetlands by-laws or ordinances that include measures to specifically protect vernal pools and isolated wetlands, enact policies of "no alteration/replication of wetlands for both public and private applicants," expand jurisdiction beyond 100 feet where appropriate, and improve enforcement. Yarmouth should revise their wetlands bylaw in order to fulfill the Commission's recommendations. The RPP also suggests that the local Conservation Commissions work closely with their Boards of Health in implementing these measures.

Stormwater management is critical to wetlands and waterways protection and maintaining clean water. In 2001, it was reported that there were Beach Closures at the following Yarmouth Beaches: West Dennis Beach, Follins Pond, and Flax Pond, for at least one day due to high enterococcus bacteria counts attributed to stormwater runoff (MA EOEA 2003).

Many municipalities across Massachusetts are struggling to fund the stormwater management program that is required to meet local needs and the requirements of the Clean Water Act mandated National Pollutant Discharge Elimination System (NPDES) Phase 2 Program, including Yarmouth.

The Town of Yarmouth Public Works Department is committed to reducing and managing stormwater runoff. The Town has installed, and continues to install, drainage facilities throughout the Town to protect adjacent wetlands and groundwater from stormwater pollutants. In order to keep Yarmouth's waterbodies and sole source aquifer safe from stormwater pollutants, stormwater management must continue to be a top priority. The following are six currently ongoing projects for planned stormwater improvements:

- Route 28 Drainage at Bass River. The Town has designed drainage facilities to be installed on Town land to handle the first flush of stormwater from the State highway (MassHighway is the review/build authority).
- Packet Landing at Bass River. Drainage facilities have been designed as part of the Packet Landing improvement project to handle stormwater runoff from Allen Street and the parking lots.
- Halletts Mill Pond. Drainage facilities have been designed as part of the Mill/Keveney Lane bridge improvement project.
- Jabez Ned Pond. Drainage facilities have been designed as part of the Higgens Crowell Road improvement project.
- Herring Run. Drainage facilities have been designed as part of the Senior Housing parking lot improvement project.
- Herring Run. Drainage facilities have been designed as part of the Clear Brook Road herring catch box project.

The Town is currently taking a comprehensive approach to stormwater management, which has involved the following undertakings:

- At Annual Town Meeting 2007, the Town adopted a stormwater bylaw under the jurisdiction of the Conservation Commission. This bylaw will allow the Conservation Commission to adopt regulations to manage stormwater throughout the Town. It is recommended that the Town adopt these regulations in the near future.
- The Town has been, and will continue to, plan drainage improvements whenever there is an improvement project near a wetland.
- The Town is in the process of adopting new rules and regulations regarding construction site runoff and illicit discharges as required by EPAs NPDES Phase II Stormwater Requirements.
- The Town has an up-to-date Stormwater Management Plan as required by EPAs Phase II NPDES Stormwater Requirements.
- The Town has been aggressively seeking, and plans to continue, receive grants for stormwater improvements. The town has received four Coastal Pollution Remediation grants, one Chapter 319 grant, and one Wetland Restoration Program grant, to date.
- The Town instigated the involvement of the Cape Cod Commission (CCC) regarding stormwater management issues, which resulted in the creation of

“Project Storm” (a group of interested Towns and the CCC), and the CCC adding stormwater information to their website and preparing/distributing public information on stormwater.

The above listed undertakings by Public Works outlines the numerous activities that the Department handles regarding the protection of wetlands and groundwater resources, and indicates resources and funding that are required to ensure these projects are implemented. In Yarmouth, stormwater management projects and services are budgeted, to some degree, into the annual fiscal budget, but often not at amounts sufficient to meet Town-wide needs. Programs to map the drainage system and track maintenance and repair for the drainage network are expensive and often get overlooked in the budgeting process when competing with other services such as schools, fire and police. Additional services, such as addressing drainage obstructions, responding to public complaints, and responding to emergencies such as flooding are provided by Public Works, but not accounted for in the stormwater budget. It is recommended that the Town establish a long-term funding mechanism, such as through an enterprise fund or stormwater utility, to address stormwater management needs in the community.

### **7.1.2 Critical Areas in Need of Special Protection**

As described in Section 4.7, it is recommended that the Town consider to sewer and/or undertake other nitrogen (nitrate) reduction measures to reduce elevated nitrogen in the Zone II 173 area. Nitrogen reduction strategies recommended include the establishment of a targeted wastewater management plan that assesses collective wastewater treatment or sewerage, neighborhood homeowner education regarding fertilizer, pesticide use, and targeted stormwater management strategies. Management strategies should be made explicit in Town regulations (e.g., zoning and stormwater regulations).

The Dennis Pond Complex, as described in Section 4.3, is identified by NHESP as one of the most important coastal plain pondshore complexes in the State due to the abundance and diversity of rare species. Therefore, the protection of these habitat and endangered species should be made explicit in the Zoning Bylaw, and consideration should be given to increasing the required lot area in proximity to sensitive resources. Other recommended measures include the institution of provisions for open space set-asides and dedications and mandatory clustering or development. In order to properly execute these measures, the Town has committed to continue to inventory and documentation of rare and endangered species in cooperation with NHESP.

In coming decades, it is anticipated that coastal flooding and erosion will be increasingly exacerbated due to relative sea level rise. According to CZM, this phenomenon, the result of land submergence and ocean expansion from global warming, could result in the loss of between 145 and 505 acres of upland in Yarmouth between the years 1980 and 2025 (based on a relative sea rise of 0.45 to 1.57 feet during this 45-year period. Recently, the USEPA has suggested using a figure of 1.0 feet, suggesting a typical loss of 350 acres might be expected). These areas will basically coincide with the 100 year floodplain. Sea level rise will also mean an increase in the severity of storm damage.

According to CZM, Yarmouth can expect to experience a shoreline retreat (as a percentage of its land mass) worse than any other Cape Cod town due to its low-lying coastline that intrudes far inland. The Town must consider this issue when examining long-term public investment in shoreline facilities, such as siting new parking lots. Other Cape towns have imposed regulatory restrictions on the building of new development in these areas. For example, the Town of Chatham's zoning bylaw restricts development in the coastal floodplain designated by the Federal Emergency Management Agency (FEMA). Essentially, new homes can not be built in the town's Coastal Conservancy Districts. Yarmouth should consider adopting similar restrictions in critical floodplain areas.

### **7.1.3 Wildlife Corridors and Strategies for Their Protection**

Although it appears that these Yarmouth's wildlife corridors may be preserved due to the land takings completed in the 1980s and present open space availability, future considerations that involve land acquisitions should examine the significance of wildlife routes. Fragmentation of wildlife and plant habitat should be minimized by the establishment of greenways and wildlife corridors of sufficient width to protect species that inhabit the interior areas, as well as by the protection of large unfragmented areas, and the use of open space or cluster development.

### **7.1.4 Managing Information for Future Acquisition**

The overwhelming response at public forums and to surveys distributed throughout the community demonstrates that open space acquisition is a high priority for the community. With the recent development of the municipal GIS, Town agencies and the Open Space Committee can identify parcels and gather detailed Assessor's information with a much higher degree of detail and efficiency. The Open Space Committee, the Assessor's Office, and Town Engineering will need to develop a mechanism through which they can track the parcels of conservation interest that should be targeted based on existing funds, communication with land owners and sales price of individual parcels. The need for this level of inter-agency communication could be adequately addressed by utilizing the Conservation Agent, who has day-to-day interaction with Town Hall and specific knowledge of resource areas, as a liaison to quasi-municipal agencies such as the Open Space Committee. The Open Space Committee should also be maintained as a permanent committee rather than its current ad-hoc status.

### **7.1.5 Proper Use and Policing**

During the first Working Group meetings, there were a number of discussions regarding the issue of "appropriate use" of conservation areas and how any restrictions might be enforced in town. It was brought to the group's attention that the use of motorized recreational vehicles (e.g., ATV's and Jet-Skis) in conservation areas is prohibited under Massachusetts General Law Chapter 90. Motorized recreational vehicles, classified as "Off Highway Vehicles" (OHVs) by the state, are prohibited from use in the following areas:

- Land of another without permission of the owner. (Permission may be given to an individual or group).
- Within 150 feet of an occupied residence without permission of the owner.
- On an ocean beach or sand dune in a manner so as to destroy, damage or break down any beach, dune or dune grass.
- On a wetland such as a bog, marsh, or swamp so as to destroy or damage the wetland, if such area has been designated and posted as a protected wetland area.
- Wildlife Management Areas.

Unfortunately, ORV use in conservation areas does still occur and is an issue that the Town wishes to tackle. There has been some discussion regarding whether the Town should pursue the investigation of designation of specific ATV and Jet-Ski areas; however, consensus among town officials has not been reached on this issue. The Working Group decided that it is necessary for the public to be well-educated about the above prohibitions and proper use of ORVs, in general. It is also necessary to enforce the prohibitions prescribed in MGL Chapter 90 by the Yarmouth Police Department.

In addition, the Town would like to ensure that specific, appropriate uses occur in conservation areas to ensure the protection of wildlife habitat, wildlife, open spaces and natural areas. Where use restrictions are already in place, these restrictions should be clearly posted and enforced through police action. The Town of Yarmouth should consider the development of a General Bylaw that would enable a more aggressive police program relative to conservation lands.

#### **7.1.6 Property Integration**

There are opportunities to augment the value of existing conserved lands by increasing the size of the conservation area. Undeveloped properties adjacent to these properties should be evaluated for acquisition or other means of protection from full development.

#### **7.1.7 Capital Costs and Funding**

A major expense associated with management of open space areas is restoration (e.g., the cost of revegetation in denuded areas, etc.). Another expense is aesthetic improvements (e.g., trail benches). Sometimes these improvements can be performed using existing manpower and equipment from the Yarmouth Public Works Department. However, work from this department is contingent upon operating budgets, available staff, season, and scheduling. The Town's Capital Outlay Plan should include funding for improving town lands and facilities, particularly in areas of conservation interest. Outside sources of funding for these types of improvements should be explored, through Urban Self Help reimbursement for recreational development (trail surfacing) or private fundraising.

The Community Preservation Act (CPA) allows participating cities and towns to adopt a real estate tax surcharge of up to 3% in order to fund three key community purposes: open space, historic preservation, and community housing. State matching funds are available for communities that accept the CPA (MGL C.44B). The Town adopted the Community Preservation Act in January 2005. At 3%, the CPA's property tax surcharge raises \$1,000,000 in Yarmouth per year, producing a 100% State match of \$1,000,000 per year, totaling approximately \$2,000,000. These state and local funds can be used for these CPA purposes: (1) the acquisition, creation, and preservation of open space, which includes "land to protect existing and future well fields" and "aquifers and recharge areas"; (2) the acquisition, preservation, rehabilitation, and restoration of historic resources; and (3) the creation and support of community housing. A minimum of 10% of those matching funds (approximately \$200,000) must be used for each of the three areas. The remaining 70% can be allocated for any combination of the allowed uses, or for acquisition of land for recreational use.

A Community Preservation Committee (CPC) was appointed by the Board of Selectmen in April 2005 to study the needs, possibilities, and resources of the Town regarding community preservation. Among a number of community preservation related duties, they must make recommendations to the Town for the acquisition, creation and preservation of open space, historic resources, and recreational areas. It is strongly recommended that the Conservation Commission work with the Community Preservation Committee to ensure that available funds are used towards open space acquisition maintenance. In addition, the CPC should consult with members of the Planning Board, Historic Commission, Recreation Division, Affordable Housing Committee, Open Space Committee, the Yarmouth Housing Authority, as well as the Conservation Commission to determine which projects should be funded.

## **7.2 Summary of Community's Needs**

The following community-based needs are related to open space planning due to their potential impacts on open space land or availability.

### **7.2.1 Recreational Needs**

According to the Massachusetts *Statewide Comprehensive Outdoor Recreation Plan* (SCORP), Massachusetts communities are in need of recreation areas for swimming, and trail-based activities such as walking and biking. They are also in need of additional playground areas. On the Cape and Islands specifically, the SCORP indicated that new playground areas were the most highly sought after recreation need, with tennis and golfing facilities as a close secondary need. Yarmouth is in need of these facilities as well.

As discussed in Section 3 of this Plan, Yarmouth has a significant aging population; however, their younger-aged population is also increasing. Therefore, it is in the Town's interest to focus attention on increasing and/or enhancing recreational opportunities for

its aging population as well as for children under age 17. Planning for the outdoor needs of elders need not be complicated or expensive. Items as simple as incorporating benches to stop and rest along a hiking trail would be useful. Benches, firm footing, safe parking access are simple, yet important, design considerations. Parks and playgrounds for elementary-aged school children are a necessity in addition to walking and biking areas for slightly older children of this age group. The Town should also improve/upgrade its existing playgrounds and increase the number of pocket playgrounds (small playground structures tucked-away within public areas within walking distance to its 3 public elementary schools (Laurence C. MacArthur, Marguerite E. Small, and Station Avenue Elementary Schools), and the public Mattacheese Middle School and Dennis-Yarmouth Regional High School.

An important consideration when assessing Yarmouth’s recreational opportunities is to determine whether these opportunities are meeting the demands of Yarmouth’s disabled population. The Americans with Disabilities Act (ADA) is a wide-ranging piece of legislation intended to make American society more accessible to people with disabilities. For facilities to become ADA-compliant, certain specifications must be met, such as the inclusion of hand rails, ramps and handicapped accessible bathrooms.

Town-owned recreational properties within Yarmouth were inventoried to determine whether they are ADA-compliant. It was found that none of these facilities are fully ADA-compliant with regard to parking and ramps, and most lacked site access, stairs, and door requirements as well. Many specifications, such as restroom requirements, did not apply to these outdoor recreation facilities. Forms detailing the specifications met and not met at each site are provided in Appendix C.

Table 7.1 summarizes specific improvements that the Town of Yarmouth hopes to make in order for the Town-owned recreational properties listed above to become ADA-compliant.

Table 7.1. ADA Transition Plan

Recreational Facility	Responsible Party (In cooperation w/ the Disabilities Commission)
Callery-Darling Conservation Area <ul style="list-style-type: none"> <li>• Handrails needed along trail header, wherever applicable.</li> <li>• Visually impaired signage at trail header.</li> <li>• Improvements to access area where possible (e.g., packed surface, parking).</li> </ul>	Conservation/DPW
Parkers River Beach <ul style="list-style-type: none"> <li>• Stair tread widening possible when maintenance occurs.</li> </ul>	Conservation/Recreation/DPW
Bass Hole/Greys Beach <ul style="list-style-type: none"> <li>• Handrails, wherever applicable.</li> <li>• Visually impaired signage at needed.</li> </ul>	Conservation/Recreation/DPW

<b>Recreational Facility</b>	<b>Responsible Party</b> (In cooperation w/ the Disabilities Commission)
<ul style="list-style-type: none"> <li>• Improvements to picnic area necessary (e.g., table knee space and clearing).</li> <li>• Addition of fastened mats at facility entrances.</li> </ul>	Conservation/Recreation/DPW
<b>Sandy Pond Recreation Area</b>	Recreation/DPW
<ul style="list-style-type: none"> <li>• Visually impaired signage needed.</li> <li>• Parking improvements necessary (e.g., handicapped-accessible space closest to facilities or drop-off area, signage, and van space).</li> <li>• Improvements to site path of travel needed (e.g., leveling of pathway).</li> <li>• Restroom turning space and clear floor space needed, and pipe insulation cover.</li> <li>• Improvements to picnic area necessary (e.g., table knee space and clearing).</li> </ul>	
<b>Flax Pond Recreation Area</b>	Recreation/DPW
<ul style="list-style-type: none"> <li>• Visually impaired signage needed.</li> <li>• Addition of handrail, ramps, and door improvements at facility entrances (see inventory sheet for details), when possible.</li> <li>• If possible, widening of play area equipment for wheelchairs.</li> <li>• Addition of handicapped-accessible signage in parking area.</li> <li>• Improvements to site path of travel needed (e.g., leveling of pathway).</li> <li>• Improvements to picnic area necessary (e.g., table knee space and clearing).</li> </ul>	

### **7.2.2 Future Land Use Needs**

As discussed in Section 3.4, due to the projection of population increase, residential housing has become a future land use need. It was also estimated that senior housing will need to be accommodated due to the increase in this population sector. In addition, substantial growth of the retail and office industries is also expected. The Town's Comprehensive Plan estimated that there are approximately 1335 undeveloped, buildable acres remaining in Yarmouth. These factors will increase competition between development and land conservation interests, unless the existing housing stock is refurbished, and infill and redevelopment possibilities are explored.

### **7.2.3 Affordable Housing Sites and Other Needs**

As of May 2006, the Town of Yarmouth has 361 units of affordable housing that contribute to the Town's affordable housing stock as determined by the Massachusetts Department of Housing and Community Development (DHCD). As discussed

previously, each town/city in Massachusetts is currently required through MGL c. 40B to maintain an affordable housing stock equal to or greater than 10% of its year-round housing units (as determined by the most recent decennial census). For Yarmouth, this number currently translates to 1,216 units. By this standard, Yarmouth falls “short” by approximately 870 units in meeting the existing affordable housing stock required by the State. Yarmouth has a variety of affordable housing needs including both rental and ownership housing. In addition, the types of households that need affordable housing include the elderly, single working people, disabled persons, and working families.

It is important to note that the CPA funds the development of affordable housing, as well as the acquisition and creation of open space areas. Therefore, open space funding and affordable housing are in competition for the same funding sources. As stated previously, it is critical for the CPC and Planning Board/Community Development Department to work closely together to resolve these potential conflicts. The needs of the community regarding Open Space availability should be taken into account by the Planning Board when making decisions regarding new development possibilities. Specifically, open space goals should be documented into any local planning documents (e.g., Planned Production Plans, Housing Plans, Local Comprehensive Plan, Town-wide Master or Comprehensive Plan, etc.).

#### **7.2.4 Managing Growth/Areas in Need of Revitalization or Redevelopment**

The Town has identified “Activity Centers” in their Comprehensive Plan, which are defined as areas that have been identified as suitable locations for growth and redevelopment. The intent is to channel development into these centers to create conveniently located, easily accessible centers and reduce further development in outlying areas. In accordance with the Comprehensive Plan, growth should be directed to vacant space in existing centers and to redevelop and revitalize existing buildings before allowing construction of additional commercial space. The stated goal of the Comprehensive Plan is to revitalize/redevelop village centers (small scale activity centers characterized by mixed residential/commercial use with pedestrian focus), retail and office activity centers (similar to village centers but with an emphasis on retail and office use), and minor regional activity centers (mixed residential/commercial use with medium-sized stores). Specifically, the *Route 28 Village Center Project Vision Plan* of 2005 recommends the formation of several specific and differentiated ‘activity centers’ or ‘village centers’ at key locations along Route 28. This plan should be implemented by the Department of Community Development via the employment of the Town’s ROAD Overlay Bylaw general design review guidelines and criteria, and their *Supplementary Administrative Guidelines*, which more specifically reflect the design intent for each of these delineated activity centers.

The Town’s Comprehensive Plan (Land Use Section) discusses issues within existing zoning that inhibit the Town’s desire to redevelop and revitalize activity/village centers, as described in Section 3.4. A number of action items regarding zoning revision have been included in the Comprehensive Plan. Please see the Plan’s Land Use Section for further description.

## **7.2.5 Access to and Awareness of Conservation Lands**

The previous Open Space and Recreation Plan identified several conservation areas that had not reached their full use potential because of inadequate access. Poor access can refer to physical barriers such as locked gates, inadequate parking, or ADA non-compliance where a conservation area would otherwise offer recreational opportunities for people with disabilities. Poor access, however, may also refer to barriers in public awareness. For example, if residents of Yarmouth are not aware of where existing access points to conservation lands exist, these areas will not realize their full value to the community. Similarly, if trails are not marked or mapped, residents will not be aware of where they expect to take walks through forested areas. There is a definite need in the community, therefore, to follow through on the ADA compliance issues and to ensure that selected conservation areas have adequate parking and are not blocked by physical barriers such as locked gates. Where appropriate, awareness of conservation areas should be fostered through the use of signs and trail markers.

## **7.3 Management Needs, Potential Changes of Use**

### **7.3.1 Coordination of Town Boards**

Town board members and Town staff came together to staff an *ad hoc* Open Space Committee for the first time in several years while revising the Open Space Plan. Some Town staff attending the committee meetings had stated that they were unaware of the Town departments' responsibilities for open space planning and growth management. These discussions suggest that this situation leaves a significant gap in the community's ability to manage growth and provide a cohesive vision for developable lands and infill opportunities. Staff and board members from each department should be able to meet regularly to discuss implementing the plan, and other business relating to achieving proposed action items. Efforts should be made to establish a permanent joint committee on open space preservation and/or growth management, which is staffed by interested representatives from all affected departments, particularly those participating in the revision of this Plan. This committee should be supported by Town staff and provided with a hired staff representative and/or administrative support.

### **7.3.2 Maintenance of Assessor's Database**

The Town of Yarmouth has recently developed a GIS database to help manage municipal affairs relative to property ownership, utilities, engineering, etc. The spatial database can be directly linked to the Assessor's database, and therefore represents an excellent opportunity for enhancing management of specific properties throughout the community. During the development of this Open Space and Recreation Plan, it became evident that different municipal agents are tracking different sets of information relative to individual parcels. For example, the Assessor's Office has very detailed information for tax-paying areas of town. However, they do not keep very detailed records regarding ownership for most open space parcels. Therefore, detailed information regarding Conservation

Restrictions or the specific use of Town-owned property must be found in other areas. The Recreation Department and Conservation represent two agencies that may have essential pieces of information that cannot be found in other departments.

The Town of Yarmouth should consider either altering the work plan of the existing Information Technology staff or hiring an individual who can manage the GIS system in a way that globally satisfies the community's needs. Information on easements, permit submittals, wetland delineations, conservation restrictions, property ownership, recreational use and utilities should all be maintained in a single database. This individual would be responsible for developing data sharing protocols for the different community departments and integrating the information into the database. Beyond being able to readily inventory open space and recreational lands, this database would streamline several other municipal functions such as development permitting, utility maintenance, comprehensive planning, and providing general information to residents.

### **7.3.3 Use of Conservation Lands**

Daily maintenance of conservation areas falls to the Town Natural Resources Department, with policy guidance from the Conservation Commission. A land management problem has arisen due to a lack of available staff to act as stewards for the large number of town-owned properties. Town officials may want to authorize other Town officials, such as the health agent, in addition to police and harbor masters, to bolster enforcement of MGL c. 270 s. 16, which designates fines and vehicle seizure for illegal dumping on public land, which remains a problem in Town.

### **7.3.4 Conservation Easements**

The Planning Board and the community as a whole should also consider the adoption of a Conservation Easement program. Aside from outright land acquisition, the conservation easement is one of the most important tools available today to protect open space and preserve natural settings. A Conservation Easement is a restriction on future development on a parcel of land. The Easement document is flexible. It is written to conserve the integrity of the landscape. An easement need not cover an entire lot, preclude all use or development, or allow public access to qualify for a charitable deduction. For example, a conservation easement can allow for simply leaving the land unchanged or allow for a limited subdivision of the land and housing development. The more restrictive the easement is, the greater the value of the easement and its potential tax benefits. Conservation easements may either be sold from a property owner to a government or land trust or donated. Land owners donate conservation easements to protect their land or historic property from inappropriate development, and to maintain private ownership. A Conservation Easement ensures this preservation will endure no matter who owns the property in the future.

### **7.3.5 Transfer of Development Rights**

The Planning Board and the community as a whole should also consider the adoption of a Transfer of Development Rights (TDR) program. A TDR program in Yarmouth would identify “sending areas” such as parcels listed in the “areas of conservation interest” and “receiving areas” such as the Town center and selected surrounding districts. A TDR zoning bylaw would enable land owners in the sending areas to sell development rights to landowners in the receiving areas. As part of the transaction, the sending area property would be restricted relative to intensity and type of use. In turn, the receiving area property could be developed at a higher density than what conventional zoning allows.

## **SECTION 8                      GOALS and OBJECTIVES**

The following list provides concrete objectives to meet the general goals identified in Section 6 of this Plan.

1. Expand the amount of land that is presented as open space for natural resource protection, recreation activities, quality of life and aesthetics.
  - a) Commit unbuildable and suitable Town property to open space.
  - b) Increase availability of open space areas for community use.
2. Increase conservation and protection of scenic and environmental resources, rare species, and greenway corridor, wetland, and habitat protection through public/private sector cooperation.
  - a) Preserve open space in contributing areas for public water supply.
  - b) Enforce higher water quality and quantity standards for stormwater recharge and flood control throughout the community.
3. Properly manage open space and previously owned conservation properties.
  - a) Provide adequate resources for GIS management.
  - b) Continue to identify and protect critical resource areas.
  - c) Prevent degradation and abuse of open space areas.
4. Manage growth, decrease development sprawl, conserve energy and improve air quality through smart growth techniques.
  - a) Concentrate development and public transportation in areas more suited to higher densities of housing or commercial use.
  - b) Provide adequate planning and conservation resources to direct development to appropriate areas and review development proposals.
  - c) Focus on infill opportunities before development of open spaces.
5. Provide year-round recreational opportunities and increase public access of Town-owned land (e.g., increase public awareness of traditional and historic walkways and beach access points).
  - a) Protect and retain lands of recreational value.
  - b) Upgrade existing facilities to comply with ADA standards.
  - c) Enforce appropriate and legal use of conservation areas for passive recreation.

**SECTION 9 FIVE YEAR ACTION PLAN**

The following tables list the actions that will accomplish each of the objectives developed in Section 8 of this plan. Each action is accompanied by the year(s) by which it should be accomplished.

1.a. Commit unbuildable and suitable town property to open space.

ACTIONS	SCHEDULE	FUNDING	RESPONSIBLE PARTY
Evaluate properties for purchase of conservation easements from private property owners to prevent large or well-located tracts of open space from being developed.	2009-Ongoing		Conservation Commission, Land Owner
Dedicate appropriate portions of undesignated town-owned land as conservation land under MGL Ch 40 S 8C.	2010-Ongoing		Conservation Commission, Board of Selectmen
Encourage the donation of unbuildable and suitable private, tax delinquent, or wetlands and their buffers to the town, to the Yarmouth Conservation Commission or Yarmouth Conservation Trust for land protection in perpetuity via outreach programs.	2009-Ongoing	Tax Relief	Land Owner, Conservation Commission, Community Preservation Committee (CPC), Board of Selectmen, Treasurer
Find additional, long-term funding mechanisms for open space protection and maintenance.	2008-Ongoing	Community Preservation Act Funding (CPA), Self-Help Grants, Impact Fees, Corporate Naming Program	Conservation Commission, Community Preservation Committee, Department of Public Works (DPW), Board of Selectmen

1.b Increase availability and accessibility of open space areas for community use.

ACTIONS	SCHEDULE	FUNDING	RESPONSIBLE PARTY
Create and maintain existing scenic vistas and pocket parks that are deed-restricted for open space, conservation and passive recreation only.	2009-Ongoing	CPA, Trust Funds	Open Space Committee, Yarmouth Conservation Trust, DPW
Acquire restrictions and/or title to lands that abut existing conservation lands and promote expansion of the town's existing greenway.	2008-Ongoing	CPA	Open Space Committee, Conservation Commission, CPC, Conservation Trust
Inventory and document ancient and current rights-of-way.	2009-2010		Assessor, Town Clerk, Board of Selectmen, Town Engineering, Town Counsel, Conservation Commission, Planning Department
Plan, develop, and expand existing bike paths and walking trails linking various conservation and recreational facilities.	2008-Ongoing		Recreation Division, DPW, Division of Natural Resources, Conservation Commission
Maintain and upgrade existing boat ramps, and associated parking, as necessary. Investigate construction of new boat ramps and parking.	2010		DPW, CPC, Division of Natural Resources
Develop consistent signage designating and limiting existing open space and recreation areas.			Recreation Division, Conservation Commission, DPW
Investigate encroachment issues that limit access to passive recreation and conservation lands and cemeteries (for walking trails, bike trails, and pathways).			Planning Department
Investigate the possibility of additional community public gardens.	2009		Agricultural Commission, Conservation Commission

2.a. Preserve open space in contributing areas for public water supply.

ACTIONS	SCHEDULE	FUNDING	RESPONSIBLE PARTY
Apply for grant money toward the acquisition of privately held open space areas through the Self-Help program.	2008-Ongoing	CPA	Conservation Commission, Conservation Trusts, DPW, CPC, Division of Natural Resources
Protect groundwater from contamination by nutrients, chemicals, acids, pharmaceuticals, and pesticides. Establish a nutrient loading groundwater supply carrying capacity for growth and development in Yarmouth.	2010-2011		Board of Selectmen, DPW
Establish groundwater protection zoning overlay district.	2009		Zoning Board, Planning Board, Board of Health
Pursue regional water quality planning.	2008-Ongoing		Board of Selectmen, DPW

2.b. Enforce higher water quality and quantity standards for stormwater recharge and flood control throughout the community.

ACTIONS	SCHEDULE	FUNDING	RESPONSIBLE PARTY
Implement stormwater management and flood control projects as recommended in the <i>Report on Groundwater Related Flooding Problems Overview and Recommendations</i> (Norfolk Ram Group, 2003), in addition to recommendations in the town's Phase II Notice of Intent, including implementation of the Town's Stormwater Bylaw and Regulations.	2009-Ongoing		DPW, Conservation Commission.
Continue to fund and permit stormwater management projects and pursue Town and outside funding whenever possible.	Ongoing	Town Meeting Funding, Smart Growth Technical Assistance Grant	Board of Selectmen, DPW
Conduct public outreach campaign with citizens and local officials regarding the benefits of innovative stormwater management techniques (see Think Blue Massachusetts: <a href="http://www.thinkagainthinkblue.org/">http://www.thinkagainthinkblue.org/</a> for resources).	2010	N/A	DPW
Revise local zoning and/or Subdivision Rules and Regulations to include Low Impact Development techniques.	2009	N/A	Planning Board

3.a. Provide adequate resources for GIS management.

ACTIONS	SCHEDULE	FUNDING	RESPONSIBLE PARTY
Provide necessary training to a member of town staff (probably from existing Engineering staff) to maintain Assessor's database in GIS format.	2008	N/A	DPW
Design an Internet GIS interface to meet needs of the public.	2008		Information Technology, Board of Selectmen.
Continue to maintain and upgrade database on a regular basis.	2008	N/A	Information Technology, DPW

3.b Continue to identify and protect critical resource areas.

ACTIONS	SCHEDULE	FUNDING	RESPONSIBLE PARTY
Revise the town's wetlands bylaw regarding protection of vernal pools (see Section 7.1.1).	2010		Conservation Commission, Cape Cod Commission.
Use local school programs to help identify critical natural resources and certify vernal pools.	2008-ongoing		Conservation Commission, School Board
Continue inventory and documentation of rare and endangered species.	2008-ongoing		Conservation Commission, Massachusetts Natural Heritage and Endangered Species Program
Pursue possibility of zoning amendments to prohibit new non-water dependent construction in the Federal Emergency Management Agency Velocity Zones, except where the height of the first floor elevation meets or exceeds the 100-year storm-wave height.	2009		Board of Health, Planning Board

3.c Prevent degradation and abuse of recreational, scenic, and open space areas, and promote proper use of these areas.

ACTIONS	SCHEDULE	FUNDING	RESPONSIBLE PARTY
Encourage the use of construction and design standards for development contained in <i>Yarmouth Architectural and Site Design Standards</i> , in places where it is not presently required.	2008-Ongoing		Planning Board, CPC
Notify the public regarding competing uses (e.g., hunting v. trail walking, etc.) in recreation and conservation areas.	Ongoing		Division of Natural Resources, Conservation Commission, Police Department
Authorize the health agent, police chiefs, and harbormasters to enforce MGL c. 270 s. 16, which designates fines and vehicle seizure for illegal dumping on public land.	2008		Board of Selectmen, Board of Health, Division of Natural Resources, Police Chief, Harbormaster

4.a. Concentrate development and public transportation in areas more suited to higher densities of housing or commercial use.

ACTIONS	SCHEDULE	FUNDING	RESPONSIBLE PARTY
Identify village centers where density can be increased through the use of zoning revisions including, but not limited to, Chapter 40R and 40S, and/or Transfer of Development Rights.	2008		Planning Board
Develop hypothetical buildout analyses for the town center under different zoning change scenarios.	2011-2012		Town Manager, Board of Selectmen, Planning Board, Information Technology
Identify impediments to higher density or mixed use in the existing Zoning Bylaw.	2008		Planning Board
Propose zoning changes to areas suited to higher densities	2011		Planning Board

- 4.b. Provide adequate planning and conservation resources to direct development to appropriate areas and review development proposals.

ACTIONS	SCHEDULE	FUNDING	RESPONSIBLE PARTY
Adopt a Transfer of Development Rights program (See section 7.3.5).	2010-2011		Planning Board
Continue efforts to identify and examine growth/activity centers along the Route 28 Corridor.	2008-Ongoing		Planning Board
Identify and review areas to be protected for conservation and recreation purposes (i.e., targeted undeveloped areas).	2008-2009		Planning Board
Encourage cluster development to protect significant linkages in the town's developing greenbelt system.	2010		Board of Selectmen, Planning Board

- 4.c. Focus on infill opportunities before development of open spaces.

ACTIONS	SCHEDULE	FUNDING	RESPONSIBLE PARTY
Inventory existing structures that are under-utilized, blighted or are candidates for use conversion.	2008-Ongoing		Assessor, Information Technology, Planning Board, Community and Economic Development Committee (CEDC), Community Development Department (CDD)
Identify possible future village centers that are underdeveloped in terms of lot coverage or other dimensions.	2008-Ongoing		CEDC, CDD, Planning Board
Apply for infrastructure improvement grants such as the recently developed Transit Oriented Design (TOD) state programs.	2008-Ongoing		CDD, DPW, Town Administrator
Implement infrastructure improvements.	2011		Town Administrator, DPW, CDD

5.a. Enhance recreational programming and retain lands of recreational value.

ACTIONS	SCHEDULE	FUNDING	RESPONSIBLE PARTY
Identify recreational areas in Yarmouth that require the highest levels of maintenance.	2008		Recreation Division, Board of Selectmen Town Administrator, DPW
Develop a comprehensive Maintenance Plan that clearly outlines which agents (DPW, Recreation Department, School Department) should be managing individual facilities.	2010		Board of Selectmen, Town Administrator
Develop a recreation master plan that anticipates demographic changes and potentially changes primary use of existing facilities.	2010		DPW, Board of Selectmen, Town Manager, CDD, Recreation Commission, Recreation Division
The town's Capital Outlay Budget should include funding for improving town lands and facilities, particularly in areas of conservation and recreation interest.	Ongoing		DPW, Conservation Commission, Board of Selectmen, Recreation Division

5.b. Upgrade existing facilities to comply with Americans With Disabilities Act (ADA) standards.

ACTIONS	SCHEDULE	FUNDING	RESPONSIBLE PARTY
Rank the non-compliant recreational facilities in terms of both intensity of use (how many residents use the facility year-round) and relative estimated costs of improvement.	Ongoing		DPW, Recreation Department Disability Commission, Building Commission, ADA Coordinator
Present these rankings to the community and appropriate funds for further improvements.	2011		DPW, Recreation Department, Board of Selectmen Disability Commission ADA Coordinator
Continue grant applications on annual basis for these improvements according to the ranking system.	Ongoing		DPW, Recreation Department, Disability Commission ADA Coordinator

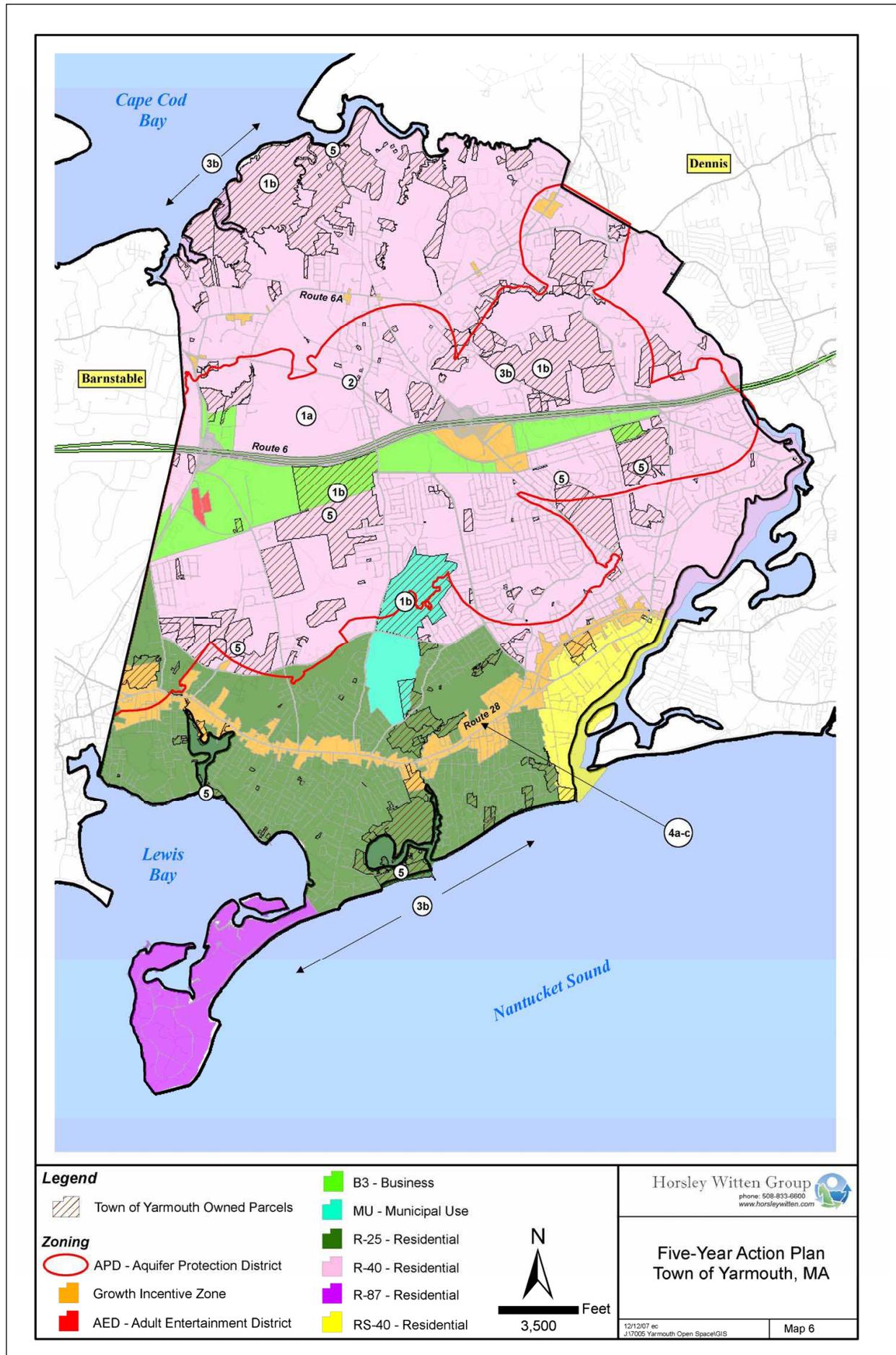
5.c. Enforce appropriate and legal use of conservation areas for passive recreation.

ACTIONS	SCHEDULE	FUNDING	RESPONSIBLE PARTY
Develop system of signage that clearly indicates allowable and prohibited uses for conservation areas.	2008	Land Management Grants	Conservation Commission, Division of Natural Resources
Pass stronger bylaw for enforcing proper use of recreational lands.	2008	Town Meeting	Conservation Commission, Town Manager, Police Department, Board of Selectmen, Division of Natural Resources
Continue policing of conservation and recreation areas on a regular basis.	2008-Ongoing		Police Department, Conservation Commission/Administrator, Division of Natural Resources
Provide barriers where appropriate to limit access of vehicles to conservation area trails, including motorized recreational vehicles (e.g., ATVs and Jet-Skis)	2008	Land Management Grants	Conservation Commission, Police Department, Fire Department, DPW, Board of Selectmen
Educate the public regarding the illegal use of motorized recreational vehicles (e.g., ATVs and Jet-Skis) on conservation land.	Ongoing		Conservation Commission, Division of Natural Resources
Investigate acquisition and management of access to ponds for public use.			Conservation Commission, Engineering Division, Planning Board, Division of Natural Resources

Please refer to Map 6 on the following page illustrating the potential benefits of completing the five-year action plan. It is important to note current zoning constraints and locations of resource areas, such as the aquifer protection district and surface water bodies, in relation to where potential open space improvements are recommended. Zoning alterations and other strategies have been recommended in the Action Plan to overcome some conflicting land use situations.

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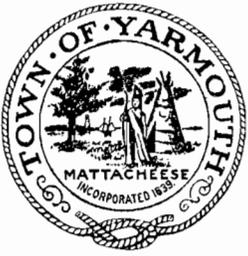
Map 6: Five-Year Action Plan



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## **SECTION 10            PUBLIC COMMENTS**

The following pages include written comments on this Plan from key Town officials: Conservation Commission; Planning Board; and the Cape Cod Commission.



# TOWN OF YARMOUTH

1146 ROUTE 28

SOUTH YARMOUTH

MASSACHUSETTS 02664

Tel (508) 398-2231 — Fax (508) 398-0836

CONSERVATION  
COMMISSION

December 7, 2007

Julie Conroy, Project Manager  
Horsley Witten Group  
90 Rt. 6A  
Sandwich, MA 02563

Re: Town of Yarmouth  
Draft Open Space & Recreation Plan Update

Dear Julie,

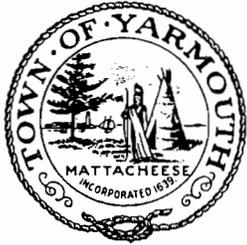
The Yarmouth Conservation has reviewed the Open Space and Recreation Plan, (OSRP), draft and wishes to applaud your efforts on a job well done. The draft plan has clearly defined Yarmouth's continued interest and commitment toward Open Space & Recreation longevity.

The Conservation Commission is specifically pleased with the G.I.S. mapping and the Goals and Objectives in Chapter 8. The 5 Year Action Plan visibly reflects the Goals and Objectives Chapter and presents a definitive course for Yarmouth's future OSRP endeavors. The Commission is also looking forward to the development and implementation of the Flax Pond & Sandy Pond master plans.

Very truly yours,

David D. Flaherty, Jr., Chairman  
Yarmouth Conservation Commission





# TOWN OF YARMOUTH

1146 ROUTE 28 SOUTH YARMOUTH MASSACHUSETTS 02664-4492

Telephone (508) 398-2231, Ext. 271, 270 — Fax (508) 398-2365

BOARD OF  
SELECTMEN

TOWN  
ADMINISTRATOR

Robert C. Lawton, Jr.

December 5, 2007

Mr. Bradford L. Hall, Administrator  
Yarmouth Conservation Commission  
1146 Rt. 28, South Yarmouth, MA 02664

Re: Draft Yarmouth Open Space & Recreation  
Plan Update

Dear Mr. Hall,

The Yarmouth Board of Selectmen have reviewed the Open Space and Recreation Plan update and applaud the draft as representing Yarmouth's past, present & future planning needs and goals. The plan is an important tool for Yarmouth's ongoing objectives in that it enables the town to participate in the Commonwealth's "Self Help" program. Yarmouth has had continuing success with the program and has received approximately 1.6 million dollars for projects recommended by past Open Space & Recreational Plans.

The Yarmouth Board of Selectmen unanimously voted to support the draft plan at their December 4<sup>th</sup>, 2007 meeting.

Very truly yours,

E. Suzanne McAuliffe, Chairman  
Yarmouth Board of Selectmen





# TOWN OF YARMOUTH

1146 ROUTE 28

SOUTH YARMOUTH

MASSACHUSETTS 02664

Telephone 398-2231

PLANNING  
BOARD

October 29, 2007

Mr. Brad Hall  
Conservation Administrator  
Town of Yarmouth  
1146 Route 28  
South Yarmouth, MA 02664

RE: Open Space and Recreation Plan Update

Dear Mr. Hall:

The Planning Board has had the opportunity to review and discuss the draft Open Space and Recreation Plan update and finds that the document is a well presented and complete analysis and summary of existing conditions as well as Yarmouth's future needs, goals and objectives.

After plan's October 24, 2007 public hearing, Board members voted unanimously to support the plan's approval. We look forward to using the document as a basis for the future planning and improvement of our town's most important resources.

Sincerely,

Colleen H. Kramer, Chairman  
Yarmouth Planning Board



## CAPE COD COMMISSION

3225 MAIN STREET  
P.O. BOX 226  
BARNSTABLE, MA 02630  
(508) 362-3828  
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E-mail: [frontdesk@capecodcommission.org](mailto:frontdesk@capecodcommission.org)

December 14, 2007

Division of Conservation Services  
c/o Melissa Cryan  
Executive Office of Energy and Environmental Affairs  
100 Cambridge Street, 9<sup>th</sup> Floor  
Boston, MA 02114

Re: Yarmouth Open Space and Recreation Plan update

Dear Ms. Cryan,

Cape Cod Commission staff has reviewed the 2007 Yarmouth Open Space and Recreation Plan and recommend its approval by the Division of Conservation Services. The plan provides a comprehensive assessment of the Town's open space and recreation lands, an updated inventory of environmental resources and land use constraints, and an informative discussion regarding management needs for protecting and preserving open space and recreation areas. The goals and objectives of the plan are consistent with those of the Cape Cod Regional Policy Plan. The Action Plan provides specific action items that will guide the Town in achieving stated goals and objectives and management items identified in the Analysis of Needs Section. Actions items of importance to the Town include methods for preserving open space for drinking water protection, protection of critical resource areas, and enhancing the use of recreational areas.

Thank you for the opportunity to comment on this plan.

Sincerely,

A handwritten signature in cursive script that reads "Heather McElroy".

Heather McElroy  
Natural Resources/Open Space Specialist

Cc: Brad Hall, Conservation Administrator, Town of Yarmouth  
Julie Conroy, Environmental Planner, Horsley Witten Group, Inc,



## SECTION 11 REFERENCES/RESOURCES

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## APPENDIX A

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## RARE SPECIES

(As identified by the Natural Heritage and Endangered Species Program, updated 2006.)

Taxonomic Group	Scientific Name	Common Name	MESA Status	Most Recent Observation
Bird	<i>Accipiter striatus</i>	Sharp-shinned Hawk	SC	2006
Bird	<i>Charadrius melodus</i>	Piping Plover	T	2002
Bird	<i>Sterna dougallii</i>	Roseate Tern	E	2004
Bird	<i>Sterna hirundo</i>	Common Tern	SC	2004
Bird	<i>Sterna antillarum</i>	Least Tern	SC	2004
Bird	<i>Parula americana</i>	Northern Parula	T	1983
Butterfly/Moth	<i>Papaipema sulphurata</i>	Water-willow Stem Borer	T	1986
Dragonfly/Damselfly	<i>Anax longipes</i>	Comet Darner	SC	1995
Dragonfly/Damselfly	<i>Enallagma laterale</i>	New England Bluet	SC	2005
Dragonfly/Damselfly	<i>Enallagma recurvatum</i>	Pine Barrens Bluet	T	2000
Dragonfly/Damselfly	<i>Enallagma pictum</i>	Scarlet Bluet	T	1999
Fish	<i>Notropis bifrenatus</i>	Bridle Shiner	SC	1956
Reptile	<i>Terrapene carolina</i>	Eastern Box Turtle	SC	2002
Vascular Plant	<i>Ophioglossum pusillum</i>	Adder's-tongue Fern	T	1916
Vascular Plant	<i>Sphenopholis pennsylvanica</i>	Swamp Oats	T	2001
Vascular Plant	<i>Setaria parviflora</i>	Bristly Foxtail	SC	1989
Vascular Plant	<i>Dichanthelium wrightianum</i>	Wright's Panic-grass	SC	1988
Vascular Plant	<i>Dichanthelium ovale</i> <i>pseudopubescens</i> ssp.	Commons's Panic-grass	SC	1989
Vascular Plant	<i>Dichanthelium dichotomum</i> <i>mattamuskeetense</i> ssp.	Mattamuskeet Panic- grass	E	1989
Vascular Plant	<i>Listera cordata</i>	Heartleaf Twayblade	E	2003
Vascular Plant	<i>Lachnanthes caroliana</i>	Redroot	SC	1988
Vascular Plant	<i>Rhynchospora scirpoides</i>	Long-beaked Bald- sedge	SC	1988
Vascular Plant	<i>Rhynchospora inundata</i>	Inundated Horned-sedge	T	1988
Vascular Plant	<i>Lipocarpa micrantha</i>	Dwarf Bulrush	T	1913
Vascular Plant	<i>Carex mitchelliana</i>	Mitchell's Sedge	T	1907
Vascular Plant	<i>Sagittaria teres</i>	Terete Arrowhead	SC	2004
Vascular Plant	<i>Polygonum puritanorum</i>	Pondshore Knotweed	SC	1986
Vascular Plant	<i>Utricularia subulata</i>	Subulate Bladderwort	SC	1925
Vascular Plant	<i>Sabatia kennedyana</i>	Plymouth Gentian	SC	2004
Vascular Plant	<i>Helianthemum dumosum</i>	Bushy Rockrose	SC	1931
Vascular Plant	<i>Suaeda calceoliformis</i>	American Sea-blite	SC	1928
Vascular Plant	<i>Liatris scariosa</i> var. <i>novae-angliae</i>	New England Blazing Star	SC	2003
Vascular Plant	<i>Hydrocotyle verticillata</i>	Saltpond Pennywort	T	2003
Bird	<i>Accipiter striatus</i>	Sharp-shinned Hawk	SC	2006
Bird	<i>Charadrius melodus</i>	Piping Plover	T	2002

<b>Taxonomic Group</b>	<b>Scientific Name</b>	<b>Common Name</b>	<b>MESA Status</b>	<b>Most Recent Observation</b>
Bird	<i>Sterna dougallii</i>	Roseate Tern	E	2004
Bird	<i>Sterna hirundo</i>	Common Tern	SC	2004
Bird	<i>Sterna antillarum</i>	Least Tern	SC	2004
Bird	<i>Parula americana</i>	Northern Parula	T	1983
Butterfly/Moth	<i>Papaipema sulphurata</i>	Water-willow Stem Borer	T	1986
Dragonfly/Damselfly	<i>Anax longipes</i>	Comet Darner	SC	1995
Dragonfly/Damselfly	<i>Enallagma laterale</i>	New England Bluet	SC	2005
Dragonfly/Damselfly	<i>Enallagma recurvatum</i>	Pine Barrens Bluet	T	2000
Dragonfly/Damselfly	<i>Enallagma pictum</i>	Scarlet Bluet	T	1999
Fish	<i>Notropis bifrenatus</i>	Bridle Shiner	SC	1956
Reptile	<i>Terrapene carolina</i>	Eastern Box Turtle	SC	2002
Vascular Plant	<i>Ophioglossum pusillum</i>	Adder's-tongue Fern	T	1916
Vascular Plant	<i>Sphenopholis pennsylvanica</i>	Swamp Oats	T	2001
Vascular Plant	<i>Setaria parviflora</i>	Bristly Foxtail	SC	1989
Vascular Plant	<i>Dichanthelium wrightianum</i>	Wright's Panic-grass	SC	1988
Vascular Plant	<i>Dichanthelium ovale pseudopubescens ssp.</i>	Commons's Panic-grass	SC	1989
Vascular Plant	<i>Dichanthelium dichotomum mattamuskeetense ssp.</i>	Mattamuskeet Panic-grass	E	1989
Vascular Plant	<i>Listera cordata</i>	Heartleaf Twayblade	E	2003
Vascular Plant	<i>Lachnanthes caroliana</i>	Redroot	SC	1988
Vascular Plant	<i>Rhynchospora scirpoides</i>	Long-beaked Bald-sedge	SC	1988
Vascular Plant	<i>Rhynchospora inundata</i>	Inundated Horned-sedge	T	1988
Vascular Plant	<i>Lipocarpa micrantha</i>	Dwarf Bulrush	T	1913
Vascular Plant	<i>Carex mitchelliana</i>	Mitchell's Sedge	T	1907
Vascular Plant	<i>Sagittaria teres</i>	Terete Arrowhead	SC	2004
Vascular Plant	<i>Polygonum puritanorum</i>	Pondshore Knotweed	SC	1986
Vascular Plant	<i>Utricularia subulata</i>	Subulate Bladderwort	SC	1925
Vascular Plant	<i>Sabatia kennedyana</i>	Plymouth Gentian	SC	2004

## APPENDIX B

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Town of Yarmouth Owned Open Space and Recreation Lands

Parcel	Map/Lot	Owner	Department	Management	Current Use	Condition	Recreation Potential	Type of Grant/Funding Used to Purchase	Public Access	Zoning	Degree of Protection	Potential Existing	Acres	Deed Book/page
Sea Gull Beach Road	15.23	Town of Yarmouth	Recreation Division	Public Works	Sea Gull Beach	Developed	Active		Yes (Seasonal Fee)	R25	Protected (basic level)	ADA	34.4	5742/175
27 Connecticut Ave	16.29	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt Marsh	Undeveloped	Passive	Land Bank	Yes	R25	Permanent (Ch 40 8C)		0.11	5448/180
Connecticut Avenue	16.30	Town of Yarmouth	Open Space Committee	Board of Selectmen	Salt Marsh	Undeveloped	Passive	Land Bank	Yes	R25	Permanent Protection	None	1.15	12816/139
37 Shore Rd	16.3	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt Marsh	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		0.2	5487/74
28 Connecticut Ave	16.34	Town of Yarmouth	Open Space Committee	Board of Selectmen	Salt Marsh	Undeveloped	Passive	Land Bank	Yes	R25	Permanent Protection		0.89	12816/139
42 Webster Rd	16.35	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt Marsh	Undeveloped	Passive	Land Bank/CPA	Yes	R25	Permanent (Ch 40 8C)		0.09	5487/74
16 New Hampshire Ave	16.55	Town of Yarmouth	Recreation Division	Public Works	Englewood Beach & Parking	Developed	Active		Yes	R25	Permanent (Ch 40 8C)		0.82	36147/14937
Audrina Rd	17.67	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt Marsh	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		0.73	2187/164
	18.1	Town of Yarmouth	Conservation Commission	Conservation Commission	Island (Lewis Pond) Salt Marsh Isle - osprey habitat	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		2.44	
Seagull Beach Rd	18.4	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt Marsh/Seagull Beach	Undeveloped	Passive		Yes (Seasonal Fee)	R25	Permanent (Ch 40 8C)		25.8	5742/175
CAPE ISLE DR	19.83	Town of Yarmouth	Conservation Commission	Conservation Commission	Open Space	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		0.22	6577/93
Bayview & Windmill	20.55	Town of Yarmouth	Recreation Division	Public Works	Bayview Beach/Parking	Developed	Active		Yes (Seasonal Fee)	R25	Protected (basic level)		0.16	1130/437
Standish Way	21.49	Town of Yarmouth	Recreation Division	Public Works	Colonial Acres Beach	Undeveloped	Passive		Yes (Seasonal Fee)	R25	Protected (basic level)		3.65	497/164
Standish Way	21.50	Town of Yarmouth	Recreation Division	Public Works	Parking	Developed	Active		Yes	R25	Protected (basic level)		0.23	878/3
62 Baker Rd	22.69	Town of Yarmouth	Conservation Commission	Conservation Commission	Red Maple Swamp	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		0.46	6087/259
Mattakesse Rd	23.184	Town of Yarmouth	Municipal	Board of Selectmen	Buffer Strip to Road (Greenery)	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		1.5	3121/60
Cutter Lane	23.92	Town of Yarmouth	Conservation Commission	Conservation Commission	Shrub Swamp	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		0.65	3121/60
64 Parnet Rd	24.124	Town of Yarmouth	Conservation Commission	Conservation Commission	Wetland	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		0.92	62867/3/135616
Nearmeadows Rd	24.92	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt Marsh	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		96.8	8979/44
75 Parnet Rd	24.93	Town of Yarmouth	Conservation Commission	Conservation Commission	Wetland	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		0.32	62867/3/135616
69 Parnet Rd	24.94	Town of Yarmouth	Conservation Commission	Conservation Commission	Wetland	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		0.32	62867/3/135616
Ocean Ave	25.124	Town of Yarmouth	Recreation Division	Public Works	Vacant	Undeveloped	Passive		Yes	R25	Protected (basic level)		5.54	346/222
Pine Grove Rd	25.264	Town of Yarmouth	Recreation Division	Public Works	Public Works	Undeveloped	Passive		Yes	R25	Protected (basic level)		1.96	4096/162
Pine Grove Rd	25.265	Town of Yarmouth	Recreation Division	Public Works	Public Works	Undeveloped	Passive		Yes	R25	Protected (basic level)		3.26	4096/162
Beachwood Rd	25.287	Town of Yarmouth	Recreation Division	Public Works	Ocean Beach	Undeveloped	Passive		Yes (Seasonal Fee)	R25	Protected (basic level)		1.18	590/411
Pine Grove Rd	25.297	Town of Yarmouth	Recreation Division	Public Works	Parkers River Beach/Parking/Bathroom	Developed	Active		Yes (Seasonal Fee)	R25	Protected (basic level)		4.14	
220 South Shore Dr	26.116	Town of Yarmouth	Recreation Division	Public Works	Bass River Beach	Developed	Active		Yes (Seasonal Fee)	RS40	Protected (basic level)		10.65	4096/162
265 South Shore Dri	26.128	Town of Yarmouth	Recreation Division	Public Works	South Middle Beach	Undeveloped	Passive		Yes (Seasonal Fee)	R25	Protected (basic level)		3	153/130
268 South Shore Dri	26.88	Town of Yarmouth	Recreation Division	Public Works	Parking	Undeveloped	Active		Yes	R25	Protected (basic level)		5.26	3632/337
Somerset St	28.158	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	No		Yes	R25	Permanent (Ch 40 8C)		0.22	1828/246
Mill Creek	29.115	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt Marsh Island	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		1.61	1220/302
Baxter Ave	29.57	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt Marsh	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		2.26	4899/209
86 Gleason Avenue	29.65	Town of Yarmouth	Open Space Committee	Board of Selectmen	Open Space	Undeveloped	Passive	Land Bank	Yes	R25	Permanent Protection		0.49	14625/62
90 Gleason Ave	29.66	Town of Yarmouth	Open Space Committee	Board of Selectmen	Salt Marsh	Undeveloped	Passive	Land Bank	Yes	R25	Permanent Protection		0.68	14625/62
96 Gleason Avenue	29.67	Town of Yarmouth	Open Space Committee	Board of Selectmen	Open Space	Undeveloped	Passive	Land Bank	Yes	R25	Permanent Protection		0.6	14625/62
25 Prince Road	29.92	Town of Yarmouth	Open Space Committee	Board of Selectmen	Open Space	Undeveloped	Passive	Land Bank	Yes	R25	Permanent Protection		0.42	13117/105
17 Parn Ave	30.213	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	No		Yes	R25	Permanent (Ch 40 8C)		0.42	3121/60
17 Janglewood Rd	30.94	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	No		Yes	R25	Permanent (Ch 40 8C)		0.52	4827/69
11 Tanglewood Rd	30.95	Town of Yarmouth	Recreation Division	Public Works	Drainage	Undeveloped	Active		Yes	R25	Permanent (Ch 40 8C)		0.35	11019/121
669 Route 28	32.122	Town of Yarmouth	Conservation & Recreation	Selection	Old Drive-in	Undeveloped	Active		Yes	R2	Permanent (Ch 40 8C)		21.64	4985/181
Parkers River	32.97	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt Marsh	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		0.85	5667/140
Parkers River	32.99	Town of Yarmouth	Conservation Commission	Conservation Commission	Old Bog	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		2.12	1528/247
Run Pond Rd	34.238	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		0.40	
Run Pond Rd	034.94	Town of Yarmouth	Conservation Commission	Conservation Commission	Wetland	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		1.66	
Rascals 261 Route 28,	37.61	Town of Yarmouth	Open Space Committee	Board of Selectmen	Chase Brook Park	Partially Developed	Passive	Land Bank	Yes	R25	Permanent Protection		2.59	12816/132

Town of Yarmouth Owned Open Space and Recreation Lands

Parcel	Map/Lot	Owner	Department	Management	Current Use	Condition	Recreation Potential	Type of Grant/Funding Used to Purchase	Public Access	Zoning	Degree of Protection	Potential Existing	Acres	Deed Book/page
Route 28	37.73	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt Marsh	Undeveloped	Passive	Yes	Yes	B2	Permanent (Ch 40 8C)	ADA	9.7	5493/5
Route 28	37.8	Town of Yarmouth	Recreation Division	Public Works	Baxter Mill Park	Developed	Passive	Yes	Yes	R25	Protected (basic level)		0.25	2846/189
Traders Lane	38.15	Town of Yarmouth	Conservation Commission	Conservation Commission		Partially Developed	No	Yes	Yes	R25	Permanent (Ch 40 8C)		0.84	
Reid Ave	39.193	Town of Yarmouth	Recreation Division	Public Works	Pocket Park/Reid Ave. Playground	Developed	Active	Yes	Yes	R25	Protected (basic level)			1337/1001
Winslow Gray Rd	40.38	Town of Yarmouth	Conservation Commission	Conservation Commission		Developed	No	Yes	Yes	R25	Permanent (Ch 40 8C)		0.01	3617/264
Winslow Gray Rd	40.59	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	No	Yes	Yes	R25	Permanent (Ch 40 8C)		0.67	2111/79
Winslow Gray Rd	40.6	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	No	Yes	Yes	R25	Permanent (Ch 40 8C)		0.2	
Winslow Gray Rd	40.61	Town of Yarmouth	Conservation Commission	Conservation Commission	Walking Trail	Undeveloped	Active	Yes	Yes	R25	Permanent (Ch 40 8C)		24	2039/8
Winslow Gray Rd	40.83	Town of Yarmouth	Conservation Commission	Conservation Commission	Hart Conservation Area	Undeveloped	Passive	Yes	Yes	R25	Permanent (Ch 40 8C)		23.45	3617/264
Winslow Gray Rd	40.85	Town of Yarmouth	Conservation Commission	Conservation Commission	Open Space	Undeveloped	Passive	Yes	Yes	R25	Permanent (Ch 40 8C)		0.19	2111/79
106 Winslow Gray Rd	40.86	Town of Yarmouth	Conservation Commission	Conservation Commission	Cranberry Sheds/Bog Road	Partially Developed	Passive	Yes	Yes	R25	Permanent (Ch 40 8C)		35.6	3317/318
Frank Baker Rd	41.49	Town of Yarmouth	Conservation Commission	Conservation Commission	Bog & Salt Marsh	Undeveloped	Passive	Yes	Yes	R25	Permanent (Ch 40 8C)		2839/166	
Route 28	42.35	Town of Yarmouth	Water Department	Water Department	OLD TANK SITE	Undeveloped	Passive	No	No	R25	Protected (basic level)		0.78	642/106
Stage Isle, Dennis	43.52	Town of Yarmouth	Conservation Commission	Conservation Commission	Stage Island, salt marsh	Undeveloped	Passive	Yes	Yes	r40	Permanent (Ch 40 8C)			1142/376
101 Camp St	44.15	Town of Yarmouth	Water Department	Water Department	TANK SITE	Undeveloped	Passive	No	No	r40	Protected (basic level)		0.92	845/285
Route 28	44.4	Town of Yarmouth	Conservation Commission	Conservation Commission	Cedar Swamp - Atlantic	Undeveloped	Passive	Gift from Developer	Yes	B2	Permanent (Ch 40 8C)		37.65	11921/253
47 Pondview Rd	45.39	Town of Yarmouth	Conservation Commission	Conservation Commission	Vacant	Undeveloped	No	Yes	Yes	R25	Permanent (Ch 40 8C)		0.24	D497380(C)1931
Pondview Ave	45.44	Town of Yarmouth	Conservation Commission	Conservation Commission	Red Maple Swamp/Buffer to Hawes Run	Undeveloped	Passive	Yes	Yes	R25	Permanent (Ch 40 8C)		1.4	
Buck Island Rd	45.8	Town of Yarmouth	Conservation Commission	Conservation Commission	Wetland	Undeveloped	Passive	Yes	Yes	R25	Permanent (Ch 40 8C)			D230370 C72885
Old Mill Way	45.81	Town of Yarmouth	Conservation Commission	Conservation Commission	Robbins Swamp Wetland	Undeveloped	Passive	Yes	Yes	r40	Permanent (Ch 40 8C)		44.1	4893/191
482 Buck Island Rd	46.24	Town of Yarmouth	Recreation Division	Public Works	Sandy Pond Recreation Area	Partially Developed	Active	Yes	Yes	r40	Protected (basic level)		69.3	3578/230
Barnboard Lane	46.52	Town of Yarmouth	Conservation Commission	Conservation Commission	Open Space/Upland Woods	Undeveloped	Passive	Gift from Developer	Yes	r40	Permanent (Ch 40 8C)		1.56	656499/139547
Barnboard Lane	46.66	Town of Yarmouth	Conservation Commission	Conservation Commission	Open Space/Upland Woods	Undeveloped	Passive	Yes	Yes	r40	Permanent (Ch 40 8C)		3.19	656499/139547
10 Edwards St	47.141	Town of Yarmouth	Conservation Commission	Conservation Commission	Vacant	Undeveloped	Passive	Yes	Yes	R25	Permanent (Ch 40 8C)		0.44	D168937 C57269
16 Swan Lake Rd	48.89	Town of Yarmouth	Conservation Commission	Conservation Commission	Wetland	Undeveloped	Passive	Yes	Yes	R25	Permanent (Ch 40 8C)		0.62	5498/325
Meadowbrook Rd	49.227	Town of Yarmouth	Recreation Division	Public Works	Beach/Boardwalk	Undeveloped	Passive	Yes	Yes	R25	Protected (basic level)		0.43	2488/70
15 Circuit Rd	49.264	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	No	Yes	Yes	R25	Permanent (Ch 40 8C)		0.31	5441/353
Forest Rd	50.33	Town of Yarmouth	School Department	School Department	Joshua Sears Playground	Developed	Active	Yes	Yes	R25	Protected (basic level)		9.62	
134 Old Main St	51.51	Town of Yarmouth	School Department	School Department	John Simpkins Library	Developed	Active	Yes	Yes	r40	Permanent (Ch 40 8C)		6.8	2762/343
Old Main St	51.6	Town of Yarmouth	School Department	School Department	Vacant	Undeveloped	Passive	Yes	Yes	r40	Protected (basic level)		4.07	D5175
Camp St	54.23	Town of Yarmouth	School Department	Public Works	Woodlands	Undeveloped	Passive	Yes	Yes	r40	Protected (basic level)		7.01	4893/191
Old Mill Way	54.34	Town of Yarmouth	Conservation Commission	Conservation Commission	FOXWOOD 2 OPEN SPACE - NSTAR	Undeveloped	Passive	Taking	Yes	r40	Permanent (Ch 40 8C)		39.23	4893/174
Higgins Crowell Rd	55.2	Town of Yarmouth	Water Department	Water Department	Wellfield #9	Undeveloped	Passive	Yes	No	r40	Protected (basic level)		40.25	1621/338
Higgins Crowell Rd	55.27	Town of Yarmouth	Water Department	Water Department	Wellfield #10	Undeveloped	Passive	Yes	No	r40	Protected (basic level)		56.2	2094/180
Higgins Crowell Rd	55.28	Town of Yarmouth	Water Department	Water Department	Wellfield #8	Undeveloped	Passive	Yes	No	r40	Protected (basic level)		23.2	1621/338
off Higgins Crowell Rd	56.6	Town of Yarmouth	Conservation Commission	Conservation Commission	Horse Pond Conservation Area	Undeveloped	Passive	Yes	Yes	r40	Permanent (Ch 40 8C)		33.49	1321/1173
Russells Lane	56.8	Town of Yarmouth	Water Department	Water Department	Bassets Pond	Undeveloped	Passive	No	No	r40	Protected (basic level)		5.8	1709/307
Buck Island Rd	57.39	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	No	Yes	Yes	R25	Permanent (Ch 40 8C)		6.9	2178/106
W. Yarmouth Rd	57.5	Town of Yarmouth	Recreation Division	Public Works	Cranberry Bogs	Undeveloped	Passive	Yes	Yes	MU	Protected (basic level)		196	3342/284
Buck Isle Rd	57.6	Town of Yarmouth	Conservation Commission	Conservation Commission	Wetland	Undeveloped	Passive	Yes	Yes	r40	Permanent (Ch 40 8C)		2.1	2111/81
Long Pond Drive	59.111	Town of Yarmouth	Recreation Division	Public Works	Herring Run Box Park	Undeveloped	Active	Yes	Yes	r40	Protected (basic level)		0.09	D78462 C29627

Town of Yarmouth Owned Open Space and Recreation Lands

Parcel	Map/Lot	Owner	Department	Management	Current Use	Condition	Recreation Potential	Type of Grant/Funding Used to Purchase	Public Access	Zoning	Degree of Protection	Potential Existing	Acres	Deed Book/page
Davis Rd	59.127	Town of Yarmouth	Recreation Division	Public Works	Boat Ramp on Long Pond	Partially Developed	Active		Yes	r40	Protected (basic level)	ADA	0.22	D68904
Route 28	59.179	Town of Yarmouth	School Department	School Department	Historical (Fireman's Statue)	Partially Developed	Passive		Yes		Protected (basic level)		0.3	650/309
39 Clifford St	59.18	Town of Yarmouth	Conservation Commission	Conservation Commission		Developed	No		Yes	r40	Permanent (Ch 40 8C)		0.3	D225663 C35011
38 Clifford St	59.35	Town of Yarmouth	Conservation Commission	Conservation Commission		Developed	No		Yes	r40	Permanent (Ch 40 8C)		0.5	2581/49
Harvey Lines Lane	59.39	Town of Yarmouth	Conservation Commission	Conservation Commission		Developed	No		Yes	r40	Permanent (Ch 40 8C)		3.1	D168712 C57208
Long Pond Drive	59.43	Town of Yarmouth	Recreation Division	Public Works	Herring Run Box Park	Undeveloped	Passive		Yes	r40	Protected (basic level)		0.13	D78462 C29627
Autumn Drive	59.63	Town of Yarmouth	Recreation Division	Public Works	Grassi Park	Undeveloped	Passive		Yes	r40	Protected (basic level)		1.31	1285/226
Route 28	60.27	Town of Yarmouth	School Department	School Department	Vacant	Undeveloped	Passive		Yes		Protected (basic level)		8.81	
Route 28	60.270	Town of Yarmouth	School Department	School Department	Lawrence McArthur School	Developed	Active		Yes		Protected (basic level)		8.81	728/224
Route 28	60.27	Town of Yarmouth	School Department	School Department	South Yarmouth Elementary	Developed	Active		Yes		Protected (basic level)			
312 Old Main St	61.21	Town of Yarmouth	Library Department	Library Department	South Yarmouth Library	Developed	Active		Yes		Protected (basic level)		0.69	
7 North Main St	61.29	Town of Yarmouth	Recreation Division	Public Works	Anniversary Park	Partially Developed	Passive		Yes	B2	Protected (basic level)		0.09	6426/289
1377 Bridge Street, SY	61.78	Town of Yarmouth	Open Space Committee	Board of Selectmen	Packet Landing	Developed	Active	Land Bank	Yes		Permanent Protection		0.28	1537/349
311 Old Main Street	61.84	Town of Yarmouth	Open Space Committee	Board of Selectmen	Parking Lot	Developed	Active	Land Bank	Yes		Permanent Protection		0.53	13085/236
Washington Ave	63.62	Town of Yarmouth	Conservation Commission	Conservation Commission		Developed	No		Yes	r40	Permanent (Ch 40 8C)		0.15	D373805 C103296
Washington ave	63.75	Town of Yarmouth	Conservation Commission	Conservation Commission	Conservation	Developed	No		Yes	r40	Permanent (Ch 40 8C)		0.47	569589/128635
60 Jefferson Ave	63.82	Town of Yarmouth	Conservation Commission	Conservation Commission	Conservation	Developed	No		Yes	r40	Permanent (Ch 40 8C)		3.03	569589/128635
438 Higgins Crowell Rd	64.36	Town of Yarmouth	School Department	School Department	MATTAKESE & ME SMALL	Developed	Active		Yes		Protected (basic level)		70	1105/361
W. Yarmouth Rd	65.1	Town of Yarmouth	Conservation Commission	Conservation Commission		Developed	Yes		Yes	r40	Permanent (Ch 40 8C)		0.67	1302/1161
48 Jills Path	65.23	Town of Yarmouth	Conservation Commission	Conservation Commission		Developed	No		Yes	r40	Permanent (Ch 40 8C)		0.47	3376/182
Jills Path	65.5	Town of Yarmouth	Water Department	Water Department	Wellfield	Undeveloped	Passive		No		Protected (basic level)		13.83	3138/38
W. Yarmouth Rd	66.1	Town of Yarmouth	Water Department	Water Department		Undeveloped	Passive		No		Protected (basic level)		47.61	1709/307
Forest Rd	67.280	Town of Yarmouth	Public Works	Public Works	Vacant Lot	Undeveloped	Passive		Yes	r40	Protected (basic level)		1.9	D168071 C57046
Long Pond Dr	68.177	Town of Yarmouth	Conservation Commission	Conservation Commission	Red Maple Swamp	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		2.63	2008/43
Long Pond Dr	68.178	Town of Yarmouth	Water Department	Water Department	Wellfield #4	Undeveloped	Passive		No		Protected (basic level)		34	1086/520
54 Capt Noyes Rd	68.203	Town of Yarmouth	Water Department	Water Department		Undeveloped	Passive		No		Protected (basic level)		0.45	7219/21
off Winding Brook Rd	68.216	Town of Yarmouth	Conservation Commission	Conservation Commission	Cedar Swamp - Atlantic	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		2.89	1286/473
30 Village Brook Rd	68.217	Town of Yarmouth	Conservation Commission	Conservation Commission	Cedar Swamp - Atlantic	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		1.1	D168072 C57047
74 Winding Brook Rd	68.4	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	No		Yes	r40	Permanent (Ch 40 8C)		0.28	D246089 C76832
49 Village Brook Rd	68.5	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	No		Yes	r40	Permanent (Ch 40 8C)		0.25	D246089 C76832
Indian Memorial Dr	69.15	Town of Yarmouth	Recreation Division	Public Works	Wings Grove Park/Parking/Beach	Partially Developed	Active		Yes		Protected (basic level)		3.16	323/53
Indian Memorial Dr	69.5	Town of Yarmouth	Recreation Division	Public Works	Wings Grove Park/Parking/Beach	Developed	Passive		Yes	r40	Protected (basic level)		0.58	ROAD L O
88 North Main St	70.49	Town of Yarmouth	Public Works	Public Works	Road Buffer/Plantings	Undeveloped	Passive		Yes	r40	Protected (basic level)		0.17	1877/113
Old Town House Rd	73.5	Town of Yarmouth	Water Department	Water Department	Wellfield	Undeveloped	Passive		No		Protected (basic level)		0.06	5256/191
Old Town House Road & 74.14 Industrial Park Road,	74.14	Town of Yarmouth	Open Space Committee	Board of Selectmen	Vacant	Undeveloped	Passive	Land Bank	Yes		Permanent Protection		3.16	
W.Y.														18644/17
Higgins Crowell Rd	74.22	Town of Yarmouth	Water Department	Water Department		Undeveloped	Passive		No		Protected (basic level)		0.69	
Higgins Crowell Rd	74.5	Town of Yarmouth	Water Department	Water Department	Wellfield	Undeveloped	Passive		No		Protected (basic level)		107.46	4191/28
Chickadee Lane	74.77	Town of Yarmouth	Water Department	Water Department	Wellfield #7	Undeveloped	Passive		No		Protected (basic level)		76.9	1695/178
Old Town House Road & 74.9 Industrial Park Road,	74.9	Town of Yarmouth	Open Space Committee	Board of Selectmen	Open Space	Undeveloped	Passive	Land Bank	Yes		Permanent Protection		0.33	
W.Y.														18719/277
Webbers Path	76.101	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	No		Yes	r40	Permanent (Ch 40 8C)		0.08	3741/254
Forest Rd	77.2	Town of Yarmouth	Water Department	Water Department	Wellfield	Undeveloped	Passive		No		Protected (basic level)		61.4	1361/823-866

Town of Yarmouth Owned Open Space and Recreation Lands

Parcel	Map/Lot	Owner	Department	Management	Current Use	Condition	Recreation Potential	Type of Grant/Funding Used to Purchase	Public Access	Zoning	Degree of Protection	Potential Existing	Acres	Deed Book/page
												ADA		
Capt. Small Rd	78.139	Town of Yarmouth	Recreation Division	Public Works	Pocket/Park in Captains Village	Undeveloped	Passive		Yes	r40	Protected (basic level)		0.67	1210/436
296 Station Ave	78.315	Town of Yarmouth	School Department	School Department		Undeveloped	Passive		Yes		Protected (basic level)		2.38	906/486
276 Station Ave	78.316	Town of Yarmouth	School Department	School Department		Undeveloped	Passive		Yes		Protected (basic level)		36.02	906/486
Capt. Nickerson Rd	78.42	Town of Yarmouth	Recreation Division	Public Works	Road Plantings	Undeveloped	Passive		Yes	r40	Protected (basic level)		0.23	2339/229
Station Ave	79.113	Town of Yarmouth	School Department	School Department	Tennis Courts	Developed	Active		Yes		Protected (basic level)		3.45	906/486
210 Station Ave	79.115	Town of Yarmouth	School Department	School Department	DY High School	Developed	Active		Yes		Protected (basic level)		67.02	906/486
off North Main St	80.6	Town of Yarmouth	Conservation Commission	Conservation Commission	Cedar Swamp - Atlantic	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)			
Off Willow Street	83.3	Town of Yarmouth	Community Preservation Co	Board of Selectmen	Open Space (Future Rail Trail)	Undeveloped	Passive	Comm. Preservation	Yes		Permanent Protection		2.48	
Off Willow Street	83.6	Town of Yarmouth	Open Space Committee	Board of Selectmen	Open Space	Undeveloped	Passive	Land Bank	Yes		Permanent Protection		4.62	1302/151
Higgins Crowell Rd	83.7	Town of Yarmouth	Water Department	Water Department	Wellfield #2	Undeveloped	Passive		No		Protected (basic level)		32.13	892/440
Higgins Crowell Rd	83.9	Town of Yarmouth	Water Department	Water Department	Wellfield #2	Undeveloped	Passive		No		Protected (basic level)		20.43	892/440
Old Town House Rd	84.15	Town of Yarmouth	Water Department	Water Department	Wellfield	Undeveloped	Passive		No		Protected (basic level)		106.98	4620/309
Higgins Crowell Rd	84.2	Town of Yarmouth	Water Department	Water Department		Undeveloped	Passive		No		Protected (basic level)		6.95	4620/309
635 W. Yarmouth Rd	86.1	Town of Yarmouth	Recreation Division	Public Works	Bayberry Hills Golf Course	Developed	Active	taking	Yes	r40	Protected (basic level)		0.94	
23 Sedgewick Path	86.87	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		1.01	3741/254
Montague Dr	86.98	Town of Yarmouth	Conservation Commission	Conservation Commission	Freshwater Wetland	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.46	2846/141
Forest Rd	87.2	Town of Yarmouth	Conservation Commission	Conservation Commission	NSTAR Easement	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.28	
Christmas Way	88.11	Town of Yarmouth	Recreation Division	Public Works	NORTH OF DY HIGH	Undeveloped	No		Yes	r40	Protected (basic level)		0.28	
Old Town House Rd	88.123	Town of Yarmouth	Board of Selectmen	Board of Selectmen	Electric Co. Easement	Undeveloped	Passive		Yes	r40	Protected (basic level)		0.97	1374/126
Sparrow Way	88.41	Town of Yarmouth	Public Works	Public Works	Vacant Lot in Subdivision	Undeveloped	Passive		Yes	r40	Protected (basic level)		0.29	1346/1045
Flax Pond	89.138	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	No		Yes	r40	Permanent (Ch 40 8C)		11.1	4738/242
Thankfuls Way	89.15	Town of Yarmouth	Conservation Commission	Conservation Commission	Flax pond	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.25	
off North Main St	90.1	Town of Yarmouth	Conservation Commission	Conservation Commission	Flax Pond	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		29.85	
North Main St	90.11	Town of Yarmouth	Water Department	Water Department		Undeveloped	Passive		No		Protected (basic level)		14.17	1055/562
Pond St	90.69	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	No		Yes	r40	Permanent (Ch 40 8C)		0.32	2893/194
Old Hyannis Road	94.4	Town of Yarmouth	Open Space Committee	Board of Selectmen	Open Space	Undeveloped	Passive	Land Bank	Yes		Permanent Protection		2.3	
Route 6	94.7	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	Yes		Yes	r40	Permanent Protection		8.75	961/573
Old Town House Road, East	100.10	Town of Yarmouth	Open Space Committee	Board of Selectmen	Vacant	Undeveloped	Passive	Land Bank	Yes		Permanent Protection		5.47	12812/100
off North Main Street	100.1	Town of Yarmouth	Recreation Division	Public Works	Flax Pond Recreation Area (Portion)	Partially Developed	Active	Self-Help	Yes	r40	Conservation Restriction		16.8	4738/242
Laban Lane	100.11	Town of Yarmouth	Open Space Committee	Board of Selectmen	Open Space	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		3.52	12974/180
North Main St	100.145	Town of Yarmouth	Water Department	Water Department		Undeveloped	Passive		No		Protected (basic level)		0.76	D87443
North Main St	100.146	Town of Yarmouth	Conservation Commission	Conservation Commission	Vacant lot near No. Main	Undeveloped	Passive		Yes	r40			0.21	
Diane Ave	100.5	Town of Yarmouth	Water Department	Water Department	Wellfield #3	Undeveloped	Passive		No		Protected (basic level)		60.31	D297729 C89261
Curve Hill Rd	101.196	Town of Yarmouth	Conservation Commission	Conservation Commission	Open space, wetland area	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		1.5	1105/380
off Blue Rock Rd	102.12	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt Marsh	Undeveloped	Passive		Yes		Permanent (Ch 40 8C)		1.72	1496/168
Willow St	103.28	Town of Yarmouth	Conservation Commission	Conservation Commission	Western portion of Dennis Pond Cons. Area/Amer. Beech Grove	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		25.72	1496/171
Old Hyannis Rd	104.1	Town of Yarmouth	Water Department	Water Department		Undeveloped	Passive		No	r40	Protected (basic level)		9.89	2057/290
Summer St	104.2	Town of Yarmouth	Conservation & Recreation	Conservation & Recreation	Eastern portion of Dennis Pond Cons. Area	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		19.83	2057/290
51 Ridgewood Rd	105.17	Town of Yarmouth	Conservation Commission	Conservation Commission	Vacant lot in subdiv.	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.35	2449/317
Union Street	106.122	Town of Yarmouth	Open Space Committee	Board of Selectmen	Open Space	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		1	13723/46
Elisha Pond Rd	106.38	Town of Yarmouth	Recreation Division	Public Works	open space, vacant land	Undeveloped	Passive	taking	Yes	r40	Protected (basic level)		8.3	1245/129

Town of Yarmouth Owned Open Space and Recreation Lands

Parcel	Map/Lot	Owner	Department	Management	Current Use	Condition	Recreation Potential	Type of Grant/Funding Used to Purchase	Public Access	Zoning	Degree of Protection	Potential Existing	Acres	Deed Book/page
								ADA						
Union St	107.1	Town of Yarmouth	Conservation Commission	Conservation Commission	Open space	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)	ADA	8.15	4111/141
German Hill Rd	107.6	Town of Yarmouth	Water Department	Water Department	Water Tank	Undeveloped	Passive		No	r40	Protected (basic level)		1.71	
W. Great Western Rd	108.14	Town of Yarmouth	Conservation & Recreation Commission	Conservation & Recreation Commission	Large gravel pit area	Undeveloped	Passive		Yes	r40	Protected (basic level)		216.31	6009/334
W. Great Western Rd	108.31	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		3.57	9173/8
Off Great Western Rd	108.33	Town of Yarmouth	Open Space Committee	Board of Selectmen	Open Space	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		2.93	13054/280
W. Great Western Rd	108.34	Town of Yarmouth	Conservation Commission	Conservation Commission	Open space	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		3.6	1509/980
W. Great Western Rd	108.36	Town of Yarmouth	Conservation Commission	Conservation Commission	Open space, vacant land	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		7.42	5917/348
Off Great Western Rd	108.37	Town of Yarmouth	Open Space Committee	Board of Selectmen	Open Space	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		2.16	13054/283
W. Great Western Rd	108.38	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.97	9173/8
N. Dennis Rd	109.27	Town of Yarmouth	Water Department	Water Department	Wellfield	Undeveloped	Passive		No	r40	Protected (basic level)		31.24	2258/23
Cranberry Lane	109.53	Town of Yarmouth	Conservation Commission	Conservation Commission	Vacant lot in subdiv.	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		40.6	3251/215
Off Knob Hill Rd	110.19	Town of Yarmouth	Conservation Commission	Conservation Commission	Open Space	Undeveloped	Passive	Land Bank/CPA	Yes	r40	Permanent Protection	None		
14 Railroad Ave	112.35	Town of Yarmouth	Conservation Commission	Conservation Commission	Gift of Land, open space	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.43	9354/61
South Sandyside Lane/Dennis Pond	112.73	Town of Yarmouth	Open Space Committee	Conservation Commission	Open Space	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		4.92	D925.021 C169.485
South Sandyside Lane/Dennis Pond	112.74	Town of Yarmouth	Open Space Committee	Conservation Commission	Open Space	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		2.69	18695/120
11 So. Sandyside Lane	112.75	Town of Yarmouth	Open Space Committee	Conservation Commission	Vacant	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		1.54	D925.021 C169.485
7 So. Sandyside Lane	112.76	Town of Yarmouth	Open Space Committee	Conservation Commission	Vacant	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		0.93	D925.021 C169.485
Summer St	113.34	Town of Yarmouth	Recreation Division	Public Works	Vacant	Undeveloped	Passive		Yes	r40	Protected (basic level)		0.45	D939.219 C170.491
105 Summer Street	113.36	Town of Yarmouth	Recreation Division	Public Works	Dennis Pond Bath House	Developed	Active		Yes	r40				17067/66
107 Summer Street	113.37	Town of Yarmouth	Recreation Division	Public Works	Dennis Pond Beach	Undeveloped	Passive		Yes	r40			0.51	1131/312
Pine St	114.1	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	No		Yes	r40	Permanent (Ch 40 8C)			
35 Ridgewood Dr	114.07	Town of Yarmouth	Conservation Commission	Conservation Commission	Vacant lot in subdiv.	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.31	3042/75
Strawberry Lane	114.6	Town of Yarmouth	Water Department	Water Department	Wellfield	Undeveloped	Passive		No	r40	Protected (basic level)		0.38	475/573
Arthur Lane	114.69	Town of Yarmouth	Conservation Commission	Conservation Commission	Vacant lot in subdiv.	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.51	2906/11
7 Arrowhead Drive	115.106	Town of Yarmouth	Water Department	Water Department	Wellfield	Undeveloped	Passive		No	r40	Protected (basic level)		0.28	5384/21
White Rock Rd	115.217	Town of Yarmouth	Conservation Commission	Conservation Commission	Vacant lot in subdiv.	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.38	2449/312
Union St	115.58	Town of Yarmouth	Water Department	Water Department	Wellfield	Undeveloped	Passive		No	r40	Protected (basic level)		4	2902/214
72 Union Street	115.61	Town of Yarmouth	Water Department	Water Department	Wellfield	Undeveloped	Passive		No	r40	Protected (basic level)		1.1	20518/54
110 Weir Rd	116.35	Town of Yarmouth	Conservation & Recreation Commission	Conservation & Recreation Commission	Open Space Bog	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		7.25	6938/248
Weir Rd	116.53	Town of Yarmouth	Conservation Commission	Conservation Commission	Wetland, Overgrown bogs and herring run	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		28	9190/158
21 Weir Road	116.56	Town of Yarmouth	Open Space Committee	Board of Selectmen	Open Space	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		1.9	19796/12
Weir Rd	116.59	Town of Yarmouth	Conservation Commission	Conservation Commission	Red Maple Swamp area north of Weir Rd	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		4.56	3934/53
Helmman Dr	116.74	Town of Yarmouth	Conservation Commission	Conservation Commission	Park, Vacant lot in subdiv.	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.28	D448120 C113310
Weir Rd	116.96	Town of Yarmouth	Conservation Commission	Conservation Commission	Overgrown bogs and herring run	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		15.6	9190/158
Off Knob Hill Rd	119.19	Town of Yarmouth	Conservation Commission	Conservation Commission	Open Space	Undeveloped	Passive	Land Bank/CPA	Yes	r40	Permanent Protection	None		
Buttercup Lane	119.38	Town of Yarmouth	Conservation Commission	Conservation Commission	Ron Schmidt Area/Parking Lot & Memorial/Salt Marsh	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		2.8	
Wharf Lane	121.36	Town of Yarmouth	Conservation Commission	Conservation Commission	Brackish marsh area to west of Wharf Ln.	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		4.72	5879/106
Thacher Shore Rd	121.61	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt marsh	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		9.53	D197988 C64994 1779/316
Thacher Shore Rd	121.63	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt marsh	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		2.66	1313/188

Town of Yarmouth Owned Open Space and Recreation Lands

Parcel	Map/Lot/Owner	Department	Management	Current Use	Condition	Recreation Potential	Type of Grant/Funding Used to Purchase	Public Access	Zoning	Degree of Protection	Potential Existing	Acres	Deed Book/page
Thacher Shore Rd	122.3	Town of Yarmouth	Conservation Commission	Upland buffer to marsh across from Flintlock Way	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)	ADA	0.18	1293/214
Thacher Shore Rd	122.5	Town of Yarmouth	Conservation Commission	Salt marsh (Thacher Shore Cons. Area)	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		7.72	1291/786
Thacher St	122.59	Town of Yarmouth	Conservation Commission	Open space, Alder swamp	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		2.73	4604/320
Thacher Shore Rd, YP	122.69	Town of Yarmouth	Open Space Committee	Salth Marsh	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		4.25	1342/194
14 Army Lane	123.102	Town of Yarmouth	Conservation Commission	Vacant lot in subdiv.	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.3	2906/11
13 Phoebus Lane	123.42	Town of Yarmouth	Conservation Commission	Open space	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		1.66	7360/304
Route 6A	124.38	Town of Yarmouth	Recreation Division	Yarmouthport Playground	Partially Developed	Active		Yes	r40	Protected (basic level)		1.39	399/600
Eileen St	125.108	Town of Yarmouth	Conservation Commission		Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		1.66	9939/253
Mill Pond	125.119	Town of Yarmouth	Conservation Commission	Open space buffer to Mill Pond	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		8.1	6062/274
Acorn Hill Drive	125.35	Town of Yarmouth	Conservation Commission	ROAD TO B.R.R.&G.C.	No			Yes	r40	Permanent (Ch 40 8C)			3582/309
Longs Road	126.21	Town of Yarmouth	Conservation Commission	Open space buffer to Mill Pond	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		7.6	2164/41
Mill Pond	126.22	Town of Yarmouth	Conservation Commission	Open space buffer to Mill Pond	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		4.44	6726/270
Longs Rd	126.24	Town of Yarmouth	Conservation Commission	Upland Woods	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		6.4	2164/41
Gooseneck Rd	126.33	Town of Yarmouth	Conservation Commission	Open space buffer to Mill Pond	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		12.79	6062/274
Gooseneck Rd	126.34	Town of Yarmouth	Conservation Commission	Open space buffer to Mill Pond	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		1.25	3430/77
N. Dennis Rd	127.12	Town of Yarmouth	Conservation Commission	Open space	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		1.12	1142/379
15 Merchant Ave	127.42	Town of Yarmouth	Conservation Commission	Open space, salt marsh	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		2.01	1480/636
N. Dennis Rd	127.7	Town of Yarmouth	Conservation Commission	John Sears Con. Area	No			Yes	r40	Permanent (Ch 40 8C)		2.8	1142/379
Longs Road	127.8	Town of Yarmouth	Conservation Commission	Buffer to Crab Creek, future trails	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		3.36	6693/155
Wharf Lane	130.24	Town of Yarmouth	Conservation Commission	Probably Salt marsh	Yes			Yes	r40	Permanent (Ch 40 8C)		45.4	4370/176
Route 6A	132.1	Town of Yarmouth	Conservation Commission	Open space, woodlands	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		3.8	1767/284
Ancient Way	132.12	Town of Yarmouth	Conservation Commission	Peria upland and bog	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		15.3	1307/127
Dauphine Drive	133.36	Town of Yarmouth	Conservation Commission	Open space, buffer to Whites Brook	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		5.9	D190925 C63118
Hockanom Rd	133.55	Town of Yarmouth	Conservation Commission	Open space	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		15.86	D162192 C53404
N. Dennis Rd	136.22	Town of Yarmouth	Water Department	Wellfield	Undeveloped	Passive		No	r40	Protected (basic level)		90.33	3171/221
Longview Rd	137.8	Town of Yarmouth	Conservation Commission	Open space buffer to Follins Pond	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.23	D434002 C11398
Lone Tree Creek	139.1	Town of Yarmouth	Conservation Commission	Salt Marsh	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		75	2111/76
Ancient Way	140.1	Town of Yarmouth	Conservation Commission	Open space, old bog area	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		1.15	D190927 C63119
Old Salt Lane	140.17	Town of Yarmouth	Conservation Commission	Open space, buffer to marsh (CD)	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		1.32	D260617 C80404
Mariners Lane	140.23	Town of Yarmouth	Conservation Commission	Open space, buffer to marsh	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		1.67	D190927 C63119
Ellis Circle	141.23	Town of Yarmouth	Conservation Commission	Vacant lot, open space	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.29	5499/192
Hockanom Rd	142.27	Town of Yarmouth	Conservation Commission	Open space, vacant lot	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		3.82	D161929 C53314
Covey Drive	144.33	Town of Yarmouth	Conservation Commission	Narrow strip between existing houses	No			Yes	r40	Permanent (Ch 40 8C)		0.43	6411/308
Covey Drive	144.43	Town of Yarmouth	Conservation Commission	Open space, vacant lot	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.12	6411/308
N. Dennis Rd	144.59	Town of Yarmouth	Conservation Commission	Old cranberry bog, open space.	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		5.82	6411/308

Town of Yarmouth Owned Open Space and Recreation Lands

Parcel	Map/Lot	Owner	Department	Management	Current Use	Condition	Recreation Potential	Type of Grant/Funding Used to Purchase	Public Access	Zoning	Degree of Protection	Potential Existing	Acres	Deed Book/page
Center St	148.2	Town of Yarmouth	Conservation Commission	Conservation Commission	Westerly portion of Gallery, Darling Area (CD)	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)	ADA		
off Shell Drive	148.6	Town of Yarmouth	Open Space Committee	Board of Selectmen	Open Space	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		1.2	1307/127
Off Hoppers Dock Rd	148.6	Town of Yarmouth	Land Bank	Land Bank	Open Space	Undeveloped	Passive	Land Bank/CPA	Yes	r40	Permanent Protection	None	1.2	18695/120
8 Windswept Path	149.10	Town of Yarmouth	Open Space Committee	Board of Selectmen	Salt Marsh (Chase Garden Creek)	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		0.29	14625/59
Pheasant Cove Circle	149.44	Town of Yarmouth	Community Preservation	Co Conservation Commission	Salt Marsh (Chase Garden Creek)	Undeveloped	Passive	Comm. Preservation	Yes		Permanent Protection		0.38	
Pheasant Cove Circle	149.46	Town of Yarmouth	Open Space Committee	Board of Selectmen	Salt Marsh (Chase Garden Creek)	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		0.39	12832/77
67 Pheasant Cove Circle	149.49	Town of Yarmouth	Open Space Committee	Board of Selectmen	Salt Marsh (Chase Garden Creek)	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		3.6	12832/77
Lookout Rd	149.53	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt Marsh	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		25.05	
Hockanom Rd	150.13	Town of Yarmouth	Conservation Commission	Conservation Commission	Open space	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		37.14	D162192 C55404
Hockanom Rd	150.33	Town of Yarmouth	Conservation Commission	Conservation Commission	End of Hockanom Rd.	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.12	3417/108
Hockanom Road	150.34	Town of Yarmouth	Open Space Committee	Board of Selectmen	Salt Marsh and Upland Buffer	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		3	
Chase Garden Creek	150.39	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt Marsh	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		3.6	154-16
Hockanom Rd	150.48	Town of Yarmouth	Conservation Commission	Conservation Commission	Salt Marsh	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		2	2439/307
103 Bray Farm Rd No	151.106	Town of Yarmouth	Conservation Commission	Conservation Commission	Bray Farm cottage	Developed	Passive		Yes	r40	Permanent (Ch 40 8C)		0.5	5827/331
Sheltered Hollow La	151.9	Town of Yarmouth	Conservation Commission	Conservation Commission	Vacant lot in Subdiv.	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		1.5	4370/111
30 Windswept Path	154.1	Town of Yarmouth	Open Space Committee	Board of Selectmen	Salt Marsh	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		2.59	15087/95
440 Highbank Rd	102.8.1	Town of Yarmouth	Water Department	Public Works	OLD TWIN HSE RD	Undeveloped	Passive		No		Protected (basic level)		20.45	969/365
	102.8.1	Town of Yarmouth	Recreation Division	Public Works	Wilbur Park	Partially Developed	Active		Yes	r40	Protected (basic level)			18,620/21
South Sandyside Lane and 250 Summer Street	103.30.1	Town of Yarmouth	Open Space Committee	Board of Selectmen	Vacant	Undeveloped	Passive	Land Bank	Yes		Permanent Protection		16.22	
250 Summer Street	103.30.1.1	Town of Yarmouth	Open Space Committee	Board of Selectmen	Vacant	Undeveloped	Passive		Yes		Protected (basic level)			D989,231
Old Hyannis Road and Summer Street	104.30.1	Town of Yarmouth	Open Space Committee	Board of Selectmen	Vacant	Undeveloped	Passive	Land Bank	Yes		Permanent Protection		16.22	C175,410
Union Street	106.84.1	Town of Yarmouth	Open Space Committee	Board of Selectmen	Cranberry Bog	Partially Developed	Passive	Land Bank	Yes		Permanent Protection		24.67	
Knob Hill Road	110.19.2	Town of Yarmouth	Open Space Committee	Conservation Commission	Vacant	Undeveloped	Passive	Land Bank	Yes	r40	Permanent (Ch 40 8C)		13.76	13723/46
South Sandyside Lane	112.71.1	Town of Yarmouth	Open Space Committee	Conservation Commission	Open Space	Undeveloped	Passive	Land Bank	Yes		Permanent Protection			15240/141
8 So. Sandyside Lane	112.71.1.1	Town of Yarmouth	Open Space Committee	Board of Selectmen	Vacant	Undeveloped	Passive	Land Bank	Yes		Protected (basic level)		1.19	D925,021
West Yarmouth Road	115.21.6.3	Town of Yarmouth	Conservation Commission	Conservation Commission	Open Space/woodlands	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		1.22	587/289
Union St	115.62.1	Town of Yarmouth	Water Department	Water Department		Undeveloped	Passive		No		Protected (basic level)		4.95	4609/62
270 Weir Rd	117.1.2	Town of Yarmouth	Open Space Committee	Board of Selectmen	Vacant	Undeveloped	Passive	Land Bank	Yes	r40	Protected (basic level)		2.25	13638/325
262 Weir Rd	117.1.3	Town of Yarmouth	Open Space Committee	Board of Selectmen	Pond	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		4.81	13638/325
280 White Rock Road	123.153.1	Town of Yarmouth	Open Space Committee	Board of Selectmen	Vacant	Undeveloped	Passive	Land Bank	Yes	r40	Permanent Protection		17.65	13477/186
Freeboard Lane	125.128.1	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	Passive	Land Bank	Yes	r40	Permanent (Ch 40 8C)		9.74	6062/274
Wharf St	130.3.1	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		5.7	1388/42
Wharf Lane	130.3.2	Town of Yarmouth	Recreation Division	Public Works	access to Mill Creek Small Boat launching	Partially Developed	Active		Yes	r40	Protected (basic level)		1.2	331/116
20 Mattis Drive	141.59.2	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		3.3	3315/62
400 Center St	148.5.1	Town of Yarmouth	Conservation Commission	Conservation Commission	Easterly portion of Gallery Darling Area (CD)	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		93.85	
													2115/329	

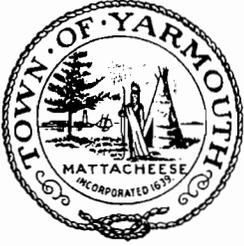
Town of Yarmouth Owned Open Space and Recreation Lands

Parcel	Map/Lot	Owner	Department	Management	Current Use	Condition	Recreation Potential	Type of Grant/Funding Used to Purchase	Public Access	Zoning	Degree of Protection	Potential Existing	Acres	Deed Book/page
Center St	148.5.2	Town of Yarmouth	Recreation Division	Public Works	Bass Hole Parking/Boardwalk/Pavillion on	Partially Developed	Passive		Yes	r40	Protected (basic level)	ADA	8.63	3-48/105
108 Bray Farm Rd No	151.24.1	Town of Yarmouth	Conservation Commission	Conservation Commission	Bray Farm	Partially Developed	Active		Yes	r40	Permanent (Ch 40 8C)		21.45	5827/331
Forest Rd	49.198.1	Town of Yarmouth	Conservation Commission	Conservation Commission	Atlantic White Cedar Swamp/Herring Run	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		6.18	2581/49
End of Meadbrook Road off Back Isle Rd	49.198.2	Town of Yarmouth	Conservation Commission	Conservation Commission	Brackish Marsh	Undeveloped	Passive		Yes	R25	Permanent (Ch 40 8C)		3.3	2901/313
17 Rose Rd	57.19.1	Town of Yarmouth	Conservation Commission	Conservation Commission		Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		3.96	129647/307
Old Town House Rd	60.9.1	Town of Yarmouth	Water Department	Water Department	James Pond	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		0.47	9909/333
Forest Rd	73.7.1	Town of Yarmouth	Water Department	Water Department	Wellfield	Undeveloped	Passive		No		Protected (basic level)		2.77	5256/191
Capt. Smail Rd	77.8.1	Town of Yarmouth	Water Department	Water Department	Wellfield	Undeveloped	Passive		No		Protected (basic level)		6.41	1361/823-866
Higgins Crowell Rd	77.8.2	Town of Yarmouth	Conservation Commission	Conservation Commission	Drainage	Undeveloped	Passive		Yes	r40	Permanent (Ch 40 8C)		8.33	6563/100
Higgins Crowell Rd	83.8.2	Town of Yarmouth	Water Department	Water Department	Wellfield #20	Undeveloped	Passive		No		Protected (basic level)		40.8	2794/180
Higgins Crowell Rd	84.1.1	Town of Yarmouth	Water Department	Water Department	Wellfield	Undeveloped	Passive		No		Protected (basic level)		1.7	2794/180

## APPENDIX C

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# TOWN OF YARMOUTH

1146 ROUTE 28 SOUTH YARMOUTH MASSACHUSETTS 02664-4492  
Telephone (508) 398-2231, Ext. 271, 270 — Fax (508) 398-2365

BOARD OF  
SELECTMEN

TOWN  
ADMINISTRATOR  
Robert C. Lawton, Jr.

December 12, 2007

Melissa Cryan, Urban Self-Help Coordinator  
The Commonwealth of Massachusetts  
Executive Office of Environmental Affairs  
Division of Conservation Services  
100 Cambridge Street, Suite 900  
Boston, MA 02114-2524

RE: Town of Yarmouth Open Space and Recreation Plan -- ADA Self-Evaluation Report

Dear Ms. Cryan:

This letter confirms that the Town of Yarmouth employment practices are in compliance with the Americans with Disabilities Act (ADA.) Specifically, I can attest to the Town's compliance in the following areas: recruitment and selection, medical exams/questionnaires, personnel actions, leave administration, fringe benefits, collective bargaining agreements, wage and salary administration, social and recreational programs, and training.

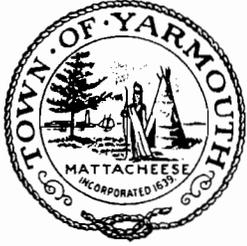
Respectfully,

Peter Johnson-Staub  
Assistant Town Administrator

cc: Brad Hall, Conservation Administrator

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# TOWN OF YARMOUTH

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December 12, 2007

Melissa Cryan, Urban Self-Help Coordinator  
The Commonwealth of Massachusetts  
Executive Office of Environmental Affairs  
Division of Conservation Services  
100 Cambridge Street, Suite 900  
Boston, Ma. 02114-2524

Re: Town of Yarmouth Open Space and Recreation Plan, Updated October 5, 2007;  
Americans with Disabilities Act Self-Evaluation Report.

Dear Ms. Cryan:

I am writing to attest to the Town of Yarmouth's compliance with the Americans with Disabilities Act (ADA). Assistant Town Administrator Peter Johnson-Staub serves as the Town's ADA Coordinator.

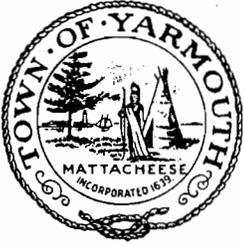
Respectfully,

Robert C. Lawton, Jr.  
Town Administrator

Jd

cc: Brad Hall





# TOWN OF YARMOUTH

1146 ROUTE 28 SOUTH YARMOUTH MASSACHUSETTS 02664-4492

Telephone (508) 398-2231, Ext. 271, 270 — Fax (508) 398-2365

BOARD OF  
SELECTMEN

TOWN  
ADMINISTRATOR

Robert C. Lawton, Jr.

## TOWN OF YARMOUTH ADA Access Inquiry Procedures For The General Public

### **Equal Access to Facilities and Activities**

The Town of Yarmouth strives to promote equal access to Town facilities and services regardless of race, national origin or disability to the extent feasible with available resources.

#### **STEP 1:**

Any individual who wishes to request improved access to a Town of Yarmouth facility or activities, request a clarification on program policies related to disability access, or file a complaint regarding access to a particular facility or program, is encouraged to contact either: 1) The Town division or department head responsible for oversight of the applicable facility or activity; or 2) The Assistant Town Administrator/ADA Coordinator.

The Town of Yarmouth staff members referenced in #1 and #2 above may be contacted in person, by phone or in writing at the respective Town office. Disability Commission members are volunteers who may be reached at their private residence or through written correspondence to the Town Administrator's Office. The Town of Yarmouth designee will attempt to understand and record the specifics of any request or complaint as well as the name and contact information of the individual seeking action. The individual pursuing the request is encouraged, but not required, to put his/her request in writing to expedite dissemination of the information. The Town designee will act upon the request expeditiously and refer the matter to the appropriate Town official if necessary. Every effort will be made by Town representatives to provide a preliminary response within 10 days. It is understood that in cases where Town action is requested to change a policy or improve a facility it may take a year or more to provide the requested redress.

If the individual seeking action on an access matter is not satisfied with the final response or resolution received at Step 1, he/she may submit a written request to the Assistant Town Administrator.

#### **STEP 2:**

The individual seeking action on an access matter will submit a written request to the Assistant Town Administrator. Assistance in transcribing the grievance will be available



to those who are unable to type or write the request due to a disability. The Assistant Town Administrator will provide a preliminary response within fifteen working days in a format that is sensitive to the needs of the recipient, (i.e. verbally, enlarged type face, etc.). It is understood that in cases where Town action is requested to change a policy or improve a facility it may take a year or more to provide the requested redress. If after 60 days from the date that the individual brought the matter to the Assistant Town Administrator (whether under Step 1 or Step 2), the individual is not satisfied with the response received at Step 2, he/she may bring the matter to Step 3.

**STEP 3:**

The individual seeking action on an access matter will submit a written request to the Town Administrator for final resolution. Assistance in transcribing the grievance will be available to those who are unable to type or write the request due to a disability. The Town Administrator will provide a preliminary response within fifteen working days in a format that is sensitive to the needs of the recipient, (i.e. verbally, enlarged type face, etc.). It is understood that in cases where Town action is requested to change a policy or improve a facility it may take a year or more to provide the requested redress. Final grievance resolution lies with the Town Administrator.

# Meadowbrook Conservation Area

## Facility Inventory

LOCATION:

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities <i>NA</i>	Tables & Benches	Located adjacent to accessible paths
		Access to Open Spaces
		Back and Arm Rests
		Adequate number
	Grills	Height of Cooking Surface
Trails <input checked="" type="checkbox"/>	Trash Cans	Located adjacent to accessible paths
		Located adjacent to accessible paths
		Located near accessible water fountains, trash can, restroom, parking, etc.
Swimming Facilities <i>NA</i>	Pools	Surface material <i>Boardwalk</i>
		Dimensions <i>400 ft.</i>
		Rails <i>Yes</i>
	Beaches	Signage (for visually impaired) <i>NO</i>
		Entrance
Play Areas (tot lots) <i>NA</i>	All Play Equipment i.e. swings, slides	Location from accessible parking
	Access Routes	Location from accessible parking
		Same experience provided to all
Game Areas: *ballfield *basketball *tennis <i>NA</i>	Access Routes	Location from accessible path into water
		Enough space between equipment for wheelchair
	Equipment	Handrails
		Location from accessible parking
		Shade provided
Boat Docks <i>NA</i>	Access Routes	Berm cuts onto courts
		Height
Fishing Facilities <i>NA</i>	Access Routes	Dimensions
		Spectator Seating
	Equipment	Located adjacent to accessible paths
		Handrails
		Arm Rests
Programming <i>NA</i>	Are special programs at your facilities accessible?	Bait Shelves
		Handrails
		Fish Cleaning Tables
Services and Technical Assistance <i>NA</i>	Information available in alternative formats i.e. for visually impaired	Learn-to-Swim
		Guided Hikes
		Interpretive Programs
		Process to request interpretive services (i.e. sign language interpreter) for meetings

LOCATION *Meadowbrook Cens. Area*

PARKING <i>3 spaces - gravel</i>			
Total Spaces	Required Accessible Spaces		
Up to 25	1 space		
26-50	2 spaces		
51-75	3 spaces		
76-100	4 spaces		
101-150	5 spaces		
151-200	6 spaces		
201-300	7 spaces		
301-400	8 spaces		
401-500	9 spaces		
Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance		<i>NA</i>	
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.			
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle			
Van space - minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.			
Sign with international symbol of accessibility at each space or pair of spaces			
Sign minimum 5 ft, maximum 8 ft to top of sign			
Surface evenly paved or hard-packed (no cracks)			
Surface slope less than 1:20, 5%			
Curbcut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present			
Curbcut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow			
RAMPS <i>NO</i>			
Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12			
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1½" and 2"			
Clearance of 1½" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			



LOCATION *Meadowbrook Cens. Area*

SITE ACCESS, PATH OF TRAVEL, ENTRANCES			
Specification	Yes	No	Comments/Transition Notes
<b>Site Access</b>			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance	✓		
Disembarking area at accessible entrance			
Surface evenly paved or hard-packed	✓		
No ponding of water	✓		
<b>Path of Travel</b>			
Path does not require the use of stairs	✓		
Path is stable, firm and slip resistant	✓		
3 ft wide minimum	✓		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	✓		
Continuous common surface, no changes in level greater than 1/2 inch	✓		
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane		✓	
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	✓		
Curb on the pathway must have curb cuts at drives, parking and drop-offs		✓	
<b>Entrances</b>			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and <i>not</i> be the service entrance		✓	
Level space extending 5 ft. from the door, interior and exterior of entrance doors		NA	
Minimum 32" clear width opening (i.e. 36" door with standard hinge)		NA	
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress - alarms with flashing lights and audible signals, sufficiently lighted			

NOTES

Meadowbrook Cons. Area

LOCATION			
STAIRS and DOORS			
Specification	Yes	No	Comments/Transition Notes
<i>Stairs</i>			
No open risers			
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1¼" and 1½"			
1½" clearance between wall and handrail			
<i>Doors</i>			
Minimum 32" clear opening			
At least 18" clear floor space on pull side of door			
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors			
Threshold maximum ½" high, beveled on both sides			
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)			
Hardware minimum 36", maximum 48" above the floor			
Clear, level floor space extends out 5 ft from both sides of the door			
Door adjacent to revolving door is accessible and unlocked			
Doors opening into hazardous area have hardware that is knurled or roughened			

N/A



NOTES

Meadowbrook Cons. Area

LOCATION

RESTROOMS - also see Doors and Vestibules			
Specification	Yes	No	Comments/Transition Notes
5 ft turning space measured 12" from the floor			
<i>At least one Sink:</i>			
Clear floor space of 30" by 48" to allow a forward approach			
Mounted without pedestal or legs, height 34" to top of rim			
Extends at least 22" from the wall			
Open knee space a minimum 19" deep, 30" width, and 27" high			
Cover exposed pipes with insulation			
Faucets operable with closed fist (lever or spring activated handle)			
<i>At least one Stall:</i>			
Accessible to person using wheelchair at 60" wide by 72" deep			
Stall door is 36" wide			
Stall door swings out			
Stall door is self closing			
Stall door has a pull latch			
Lock on stall door is operable with a closed fist, and 32" above the floor			
Coat hook is 54" high			
<i>Toilet</i>			
18" from center to nearest side wall			
42" minimum clear space from center to farthest wall or fixture			
Top of seat 17"-19" above the floor			
<i>Grab Bars</i>			
On back and side wall closest to toilet			
1½" diameter			
1½" clearance to wall			
Located 30" above and parallel to the floor			
Acid-etched or roughened surface			
42" long			
<i>Fixtures</i>			
Toilet paper dispenser is 24" above floor			
One mirror set a maximum 38" to bottom (if tilted, 42")			
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor			

NOTES



LOCATION *Meadowbrook Cons. Area*

FLOORS, DRINKING FOUNTAINS, TELEPHONES <i>NA</i>			
Specification	Yes	No	Comments/Transition Notes
<i>Floors</i>			
Non-slip surface			
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored			
Corridor width minimum is 3 ft			
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor			
<i>Drinking Fountains</i>			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
<i>Telephones</i>			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
<i>SIGNS, SIGNALS, AND SWITCHES</i>			
Specification	Yes	No	Comments/Transition Notes
<i>Switches, Controls and Signs</i>			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
<i>Signs</i>			
Mounting height must be 60" to centerline of the sign			
Within 18" of door jamb or recessed			
Letters and numbers at least 1½" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES



Meadowbrook Cons Area  
NA

LOCATION

SWIMMING POOLS - accessibility can be via ramp, lifting device, or transfer area			
Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION

NA

SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use			
Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening			
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

LOCATION

NA

PICNICKING			
Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access			
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.			
Top of table no higher than 32" above ground			
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions			
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter			

✓

Facility Inventory

LOCATION: Horse Pond Conservation Area

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities <i>NA</i>	Tables & Benches	Located adjacent to accessible paths
		Access to Open Spaces
		Back and Arm Rests
		Adequate number
	Grills	Height of Cooking Surface
	Trash Cans	Located adjacent to accessible paths
Located adjacent to accessible paths		
Picnic Shelters	Located near accessible water fountains, trash can, restroom, parking, etc.	
Trails <input checked="" type="checkbox"/>		Surface material <i>Natural</i>
		Dimensions <i>1 mile</i>
		Rails <i>no</i>
		Signage (for visually impaired) <i>no</i>
Swimming Facilities <i>NA</i>	Pools	Entrance
		Location from accessible parking
		Safety features i.e. warning for visually impaired
	Beaches	Location from accessible path into water
		Handrails
		Location from accessible parking
	Shade provided	
Play Areas (tot lots) <i>NA</i>	All Play Equipment i.e. swings, slides	Same experience provided to all
	Access Routes	Located adjacent to accessible paths Enough space between equipment for wheelchair
Game Areas: *ballfield *basketball *tennis <i>NA</i>	Access Routes	Located adjacent to accessible paths Berm cuts onto courts
	Equipment	Height
		Dimensions
		Spectator Seating
Boat Docks <i>NA</i>	Access Routes	Located adjacent to accessible paths Handrails
Fishing Facilities <i>NA</i>	Access Routes	Located adjacent to accessible paths Handrails
	Equipment	Arm Rests
		Bait Shelves
		Handrails
		Fish Cleaning Tables
Programming <i>NA</i>	Are special programs at your facilities accessible?	Learn-to-Swim
		Guided Hikes
		Interpretive Programs
Services and Technical Assistance <i>NA</i>		Information available in alternative formats i.e. for visually impaired
		Process to request interpretive services (i.e. sign language interpreter) for meetings

LOCATION

Horse Pond Cons Area

PARKING			
Total Spaces	Required Accessible Spaces		
Up to 25	1 space		
26-50	2 spaces		
51-75	3 spaces		
76-100	4 spaces		
101-150	5 spaces		
151-200	6 spaces		
201-300	7 spaces		
301-400	8 spaces		
401-500	9 spaces		
Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance		NA	
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.			
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle			
Van space - minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.			
Sign with international symbol of accessibility at each space or pair of spaces			
Sign minimum 5 ft, maximum 8 ft to top of sign			
Surface evenly paved or hard-packed (no cracks)			
Surface slope less than 1:20, 5%			
Curbcut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present			
Curbcut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow			
RAMPS			
Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12			
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1½" and 2"			
Clearance of 1½" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			



LOCATION *Horse Pond Cons. Area*

SITE ACCESS, PATH OF TRAVEL, ENTRANCES			
Specification	Yes	No	Comments/Transition Notes
<b>Site Access</b>			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance		NA	
Disembarking area at accessible entrance			
Surface evenly paved or hard-packed			
No ponding of water			
<b>Path of Travel</b>			
Path does not require the use of stairs		NA	
Path is stable, firm and slip resistant			
3 ft wide minimum			
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).			
Continuous common surface, no changes in level greater than 1/2 inch			
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane			
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"			
Curb on the pathway must have curb cuts at drives, parking and drop-offs			
<b>Entrances</b>			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and <i>not</i> be the service entrance		NA	
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress - alarms with flashing lights and audible signals, sufficiently lighted			

NOTES



# Horse Pond Cons. Area

LOCATION			
STAIRS and DOORS			
Specification	Yes	No	Comments/Transition Notes
<i>Stairs</i>			
<i>NA</i>			
No open risers			
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1½" and 1¾"			
1½" clearance between wall and handrail			
<i>Doors</i>			
<i>NA</i>			
Minimum 32" clear opening			
At least 18" clear floor space on pull side of door			
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors			
Threshold maximum ½" high, beveled on both sides			
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)			
Hardware minimum 36", maximum 48" above the floor			
Clear, level floor space extends out 5 ft from both sides of the door			
Door adjacent to revolving door is accessible and unlocked			
Doors opening into hazardous area have hardware that is knurled or roughened			

NOTES

# Horse Pond Conservation Area

**LOCATION**

RESTROOMS - also see Doors and Vestibules			
Specification	Yes	No	Comments/Transition Notes
5 ft turning space measured 12" from the floor			NA
<i>At least one Sink:</i>			
Clear floor space of 30" by 48" to allow a forward approach			
Mounted without pedestal or legs, height 34" to top of rim			
Extends at least 22" from the wall			
Open knee space a minimum 19" deep, 30" width, and 27" high			
Cover exposed pipes with insulation			
Faucets operable with closed fist (lever or spring activated handle)			
<i>At least one Stall:</i>			
Accessible to person using wheelchair at 60" wide by 72" deep			
Stall door is 36" wide			
Stall door swings out			
Stall door is self closing			
Stall door has a pull latch			
Lock on stall door is operable with a closed fist, and 32" above the floor			
Coat hook is 54" high			
<i>Toilet</i>			
18" from center to nearest side wall			
42" minimum clear space from center to farthest wall or fixture			
Top of seat 17"-19" above the floor			
<i>Grab Bars</i>			
On back and side wall closest to toilet			
1½" diameter			
1½" clearance to wall			
Located 30" above and parallel to the floor			
Acid-etched or roughened surface			
42" long			
<i>Fixtures</i>			
Toilet paper dispenser is 24" above floor			
One mirror set a maximum 38" to bottom (if tilted, 42")			
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor			

**NOTES**



LOCATION *Horse Pond Lens. Area*

FLOORS, DRINKING FOUNTAINS, TELEPHONES <i>NA</i>			
Specification	Yes	No	Comments/Transition Notes
<b>Floors</b>			
Non-slip surface			
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored			
Corridor width minimum is 3 ft			
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor			
<b>Drinking Fountains</b>			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
<b>Telephones</b>			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
<b>SIGNS, SIGNALS, AND SWITCHES</b>			
Specification	Yes	No	Comments/Transition Notes
<b>Switches, Controls and Signs</b>			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
<b>Signs</b>			
Mounting height must be 60" to centerline of the sign			
Within 18" of door jamb or recessed			
Letters and numbers at least 1 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES



LOCATION *Horse Pond Cons. Area*

SWIMMING POOLS - accessibility can be via ramp, lifting device, or transfer area			
Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			<i>NA</i>
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION

SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use			
Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening			<i>NA</i>
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

LOCATION

PICNICKING			
Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access			<i>NA</i>
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.			
Top of table no higher than 32" above ground			
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions			
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter			

Facility Inventory

LOCATION:

Dennis Pond  
Conservation Area

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities <i>NA</i>	Tables & Benches	Located adjacent to accessible paths
		Access to Open Spaces
		Back and Arm Rests
		Adequate number
	Grills	Height of Cooking Surface
Trash Cans	Located adjacent to accessible paths	
	Located adjacent to accessible paths	
	Located adjacent to accessible paths	
Picnic Shelters	Located near accessible water fountains, trash can, restroom, parking, etc.	
Trails <input checked="" type="checkbox"/>		Surface material <i>Natural</i>
		Dimensions <i>1 mi</i>
		Rails <i>NO NA</i>
		Signage (for visually impaired) <i>NA NO</i>
Swimming Facilities <i>NA</i>	Pools	Entrance
		Location from accessible parking
		Safety features i.e. warning for visually impaired
	Beaches	Location from accessible path into water
		Handrails
		Location from accessible parking
Play Areas (tot lots) <i>NA</i>	All Play Equipment i.e. swings, slides	Same experience provided to all
	Access Routes	Located adjacent to accessible paths Enough space between equipment for wheelchair
Game Areas: *ballfield *basketball *tennis <i>NA</i>	Access Routes	Located adjacent to accessible paths
		Berm cuts onto courts
	Equipment	Height
		Dimensions
		Spectator Seating
Boat Docks <i>NA</i>	Access Routes	Located adjacent to accessible paths
		Handrails
Fishing Facilities <i>NA</i>	Access Routes	Located adjacent to accessible paths
		Handrails
	Equipment	Arm Rests
		Bait Shelves
		Handrails
Programming <i>NA</i>	Are special programs at your facilities accessible?	Fish Cleaning Tables
		Learn-to-Swim
		Guided Hikes
Services and Technical Assistance <i>NA</i>		Interpretive Programs
		Information available in alternative formats i.e. for visually impaired
		Process to request interpretive services (i.e. sign language interpreter) for meetings

LOCATION *Dennis Pond Cons. Area*

PARKING			
Total Spaces	<i>UNIMPROVED 4 spaces</i>		
	Required Accessible Spaces		
Up to 25	1 space		
26-50	2 spaces		
51-75	3 spaces		
76-100	4 spaces		
101-150	5 spaces		
151-200	6 spaces		
201-300	7 spaces		
301-400	8 spaces		
401-500	9 spaces		
Specification for Accessible Spaces	Yes	No	Comments/Transition Notes
Accessible space located closest to accessible entrance	<i>NA</i>		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.			
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle			
Van space - minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.			
Sign with international symbol of accessibility at each space or pair of spaces			
Sign minimum 5 ft, maximum 8 ft to top of sign			
Surface evenly paved or hard-packed (no cracks)			
Surface slope less than 1:20, 5%			
Curbcut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present			
Curbcut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow			
RAMPS			
Specification	Yes	No	Comments/Transition Notes
Slope Maximum 1:12	<i>NA</i>		
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1½" and 2"			
Clearance of 1½" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

LOCATION *Dennis Pond Cons. Area*

SITE ACCESS, PATH OF TRAVEL, ENTRANCES <i>NA</i>			
Specification	Yes	No	Comments/Transition Notes
<b>Site Access</b>			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance			
Disembarking area at accessible entrance			
Surface evenly paved or hard-packed			
No ponding of water			
<b>Path of Travel</b>			
Path does not require the use of stairs			
Path is stable, firm and slip resistant			
3 ft wide minimum			
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).			
Continuous common surface, no changes in level greater than $\frac{1}{2}$ inch			
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane			
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"			
Curb on the pathway must have curb cuts at drives, parking and drop-offs			
<b>Entrances <i>NA</i></b>			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and <i>not</i> be the service entrance			
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than $\frac{1}{2}$ " thick are securely fastened			
Door mats more than $\frac{1}{2}$ " thick are recessed			
Grates in path of travel have openings of $\frac{1}{2}$ " maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress - alarms with flashing lights and audible signals, sufficiently lighted			

NOTES

LOCATION *Dennis Pond Cons. Area*

STAIRS and DOORS			
Specification	Yes	No	Comments/Transition Notes
<i>NA</i>			
<b>Stairs</b>			
No open risers			
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1¼" and 1½"			
1½" clearance between wall and handrail			
<b>Doors</b>			
<i>NA</i>			
Minimum 32" clear opening			
At least 18" clear floor space on pull side of door			
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors			
Threshold maximum ½" high, beveled on both sides			
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)			
Hardware minimum 36", maximum 48" above the floor			
Clear, level floor space extends out 5 ft from both sides of the door			
Door adjacent to revolving door is accessible and unlocked			
Doors opening into hazardous area have hardware that is knurled or roughened			

NOTES



LOCATION Dennis Pond Cons. Area

RESTROOMS - also see Doors and Vestibules			
Specification	Yes	No	Comments/Transition Notes
5 ft turning space measured 12" from the floor			
<i>At least one Sink:</i>			
Clear floor space of 30" by 48" to allow a forward approach			
Mounted without pedestal or legs, height 34" to top of rim			
Extends at least 22" from the wall			
Open knee space a minimum 19" deep, 30" width, and 27" high			
Cover exposed pipes with insulation			
Faucets operable with closed fist (lever or spring activated handle)			
<i>At least one Stall:</i>			
Accessible to person using wheelchair at 60" wide by 72" deep			
Stall door is 36" wide			
Stall door swings out			
Stall door is self closing			
Stall door has a pull latch			
Lock on stall door is operable with a closed fist, and 32" above the floor			
Coat hook is 54" high			
<i>Toilet</i>			
18" from center to nearest side wall			
42" minimum clear space from center to farthest wall or fixture			
Top of seat 17"-19" above the floor			
<i>Grab Bars</i>			
On back and side wall closest to toilet			
1½" diameter			
1½" clearance to wall			
Located 30" above and parallel to the floor			
Acid-etched or roughened surface			
42" long			
<i>Fixtures</i>			
Toilet paper dispenser is 24" above floor			
One mirror set a maximum 38" to bottom (if tilted, 42")			
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor			

NA

NOTES



LOCATION *Dennis Pond Cons. Area*

FLOORS, DRINKING FOUNTAINS, TELEPHONES <i>N/A</i>			
Specification	Yes	No	Comments/Transition Notes
<b>Floors</b>			
Non-slip surface			
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored			
Corridor width minimum is 3 ft			
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor			
<b>Drinking Fountains</b>			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
<b>Telephones</b>			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
<b>SIGNS, SIGNALS, AND SWITCHES</b>			
Specification	Yes	No	Comments/Transition Notes
<b>Switches, Controls and Signs</b>			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
<b>Signs</b>			
Mounting height must be 60" to centerline of the sign			
Within 18" of door jamb or recessed			
Letters and numbers at least 1 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES

**LOCATION**

*Dennis Pond Caus. Area*

<b>SWIMMING POOLS - accessibility can be via ramp, lifting device, or transfer area</b> <i>NA</i>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

**LOCATION**

<b>SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Stalls 36" by 60" minimum, with a 36" door opening			
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

**LOCATION**

<b>PICNICKING</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access			
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.			
Top of table no higher than 32" above ground			
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions			
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter			



Callery-Darting Conservation Area  
off Center St. Yarmouth Port

Facility Inventory

LOCATION:

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities <i>NA</i>	Tables & Benches	Located adjacent to accessible paths
		Access to Open Spaces
		Back and Arm Rests
		Adequate number
	Grills	Height of Cooking Surface
Trails <input checked="" type="checkbox"/>		Located adjacent to accessible paths
		Located adjacent to accessible paths
		Located adjacent to accessible paths
Swimming Facilities <i>NA</i>	Pools	Located near accessible water fountains, trash can, restroom, parking, etc.
		Surface material <i>Natural</i>
	Beaches	Dimensions <i>2.5 miles</i>
		Rails <i>NO</i>
		Signage (for visually impaired) <i>Maps - NO</i>
Play Areas (tot lots) <i>NA</i>	All Play Equipment i.e. swings, slides	Entrance
	Access Routes	Location from accessible parking
Game Areas: *ballfield *basketball *tennis <i>NA</i>	Access Routes	Location from accessible parking
		Equipment
		Location from accessible path into water
		Handrails
Boat Docks <i>NA</i>	Access Routes	Location from accessible parking
		Shade provided
Fishing Facilities <i>NA</i>	Access Routes	Same experience provided to all
		Equipment
		Enough space between equipment for wheelchair
		Berm cuts onto courts
Programming <i>NA</i>	Are special programs at your facilities accessible?	Height
		Dimensions
		Spectator Seating
Services and Technical Assistance <i>NA</i>		Located adjacent to accessible paths
		Handrails
Fishing Facilities <i>NA</i>	Access Routes	Handrails
		Equipment
		Bait Shelves
		Handrails
Programming <i>NA</i>	Are special programs at your facilities accessible?	Fish Cleaning Tables
		Learn-to-Swim
		Guided Hikes
Services and Technical Assistance <i>NA</i>		Interpretive Programs
		Information available in alternative formats i.e. for visually impaired
		Process to request interpretive services (i.e. sign language interpreter) for meetings

# Battery - Darling Cons. Area

**LOCATION**

<b>PARKING</b>		<i>NO Formal Parking</i>	
<i>Total Spaces</i>	<i>Required Accessible Spaces</i>		
Up to 25	1 space		
26-50	2 spaces		
51-75	3 spaces		
76-100	4 spaces		
101-150	5 spaces		
151-200	6 spaces		
201-300	7 spaces		
301-400	8 spaces		
401-500	9 spaces		
<i>Specification for Accessible Spaces</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Accessible space located closest to accessible entrance	<i>NA</i>		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.			
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle			
Van space - minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.			
Sign with international symbol of accessibility at each space or pair of spaces			
Sign minimum 5 ft, maximum 8 ft to top of sign			
Surface evenly paved or hard-packed (no cracks)			
Surface slope less than 1:20, 5%			
Curbscut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present			
Curbscut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow			
<b>RAMPS</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Slope Maximum 1:12			
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1½" and 2"			
Clearance of 1½" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

# Callery - Darling Cons. Area

**LOCATION**

<b>SITE ACCESS, PATH OF TRAVEL, ENTRANCES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<b>Site Access</b>			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance	✓		
Disembarking area at accessible entrance	✓		
Surface evenly paved or hard-packed		✓	
No ponding of water		✓	
<b>Path of Travel</b>			
Path does not require the use of stairs		✓	
Path is stable, firm and slip resistant		✓	
3 ft wide minimum	NA		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).			
Continuous common surface, no changes in level greater than 1/2 inch			
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane			
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"			
Curb on the pathway must have curb cuts at drives, parking and drop-offs			
<b>Entrances</b>			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and <i>not</i> be the service entrance			
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress - alarms with flashing lights and audible signals, sufficiently lighted	✓		

**NOTES**

LOCATION

*Callery-Darling Cens-Free*

STAIRS and DOORS				
Specification	Yes	No	Comments/Transition Notes	
<i>Stairs</i>				
No open risers				
Nosings not projecting				
Treads no less than 11" wide				
Handrails on both sides				
Handrails 34"-38" above tread				
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)				
Handgrip oval or round				
Handgrip has a smooth surface				
Handgrip diameter between 1 1/4" and 1 1/2"				
1 1/2" clearance between wall and handrail				
<i>Doors</i>				
Minimum 32" clear opening				
At least 18" clear floor space on pull side of door				
Closing speed minimum 3 seconds to within 3" of the latch				
Maximum pressure 5 pounds interior doors				
Threshold maximum 1/2" high, beveled on both sides				
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)				
Hardware minimum 36", maximum 48" above the floor				
Clear, level floor space extends out 5 ft from both sides of the door				
Door adjacent to revolving door is accessible and unlocked				
Doors opening into hazardous area have hardware that is knurled or roughened				

NOTES

LOCATION

Callery-Darling Cons. Area

RESTROOMS - also see Doors and Vestibules			
Specification	Yes	No	Comments/Transition Notes
5 ft turning space measured 12" from the floor	NA		
<i>At least one Sink:</i>			
Clear floor space of 30" by 48" to allow a forward approach			
Mounted without pedestal or legs, height 34" to top of rim			
Extends at least 22" from the wall			
Open knee space a minimum 19" deep, 30" width, and 27" high			
Cover exposed pipes with insulation			
Faucets operable with closed fist (lever or spring activated handle)			
<i>At least one Stall:</i>			
Accessible to person using wheelchair at 60" wide by 72" deep			
Stall door is 36" wide			
Stall door swings out			
Stall door is self closing			
Stall door has a pull latch			
Lock on stall door is operable with a closed fist, and 32" above the floor			
Coat hook is 54" high			
<i>Toilet</i>			
18" from center to nearest side wall			
42" minimum clear space from center to farthest wall or fixture			
Top of seat 17"-19" above the floor			
<i>Grab Bars</i>			
On back and side wall closest to toilet			
1½" diameter			
1½" clearance to wall			
Located 30" above and parallel to the floor			
Acid-etched or roughened surface			
42" long			
<i>Fixtures</i>			
Toilet paper dispenser is 24" above floor			
One mirror set a maximum 38" to bottom (if tilted, 42")			
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor			

NOTES

LOCATION *Gallery-Darling Cons. Area*

FLOORS, DRINKING FOUNTAINS, TELEPHONES			
Specification	Yes	No	Comments/Transition Notes
<i>Floors</i>			
Non-slip surface			
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored			
Corridor width minimum is 3 ft			
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor			
<i>Drinking Fountains</i>			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
<i>Telephones</i>			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
<b>SIGNS, SIGNALS, AND SWITCHES</b>			
Specification	Yes	No	Comments/Transition Notes
<i>Switches, Controls and Signs</i>			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
<i>Signs</i>			
Mounting height must be 60" to centerline of the sign			
Within 18" of door jamb or recessed			
Letters and numbers at least 1 1/4" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES



Callery-Darling Cons. Area

LOCATION

SWIMMING POOLS - accessibility can be via ramp, lifting device, or transfer area			
Specification	Yes	No	Comments/Transition Notes
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides		NA	
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

LOCATION

SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use			
Specification	Yes	No	Comments/Transition Notes
Stalls 36" by 60" minimum, with a 36" door opening			
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

LOCATION

PICNICKING			
Specification	Yes	No	Comments/Transition Notes
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access			
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.			
Top of table no higher than 32" above ground			
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions			
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter			

Seagull Beach, Seagull Beach Rd, West Yarmouth, MA 02673

**Facility Inventory**

LOCATION:

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	Located adjacent to accessible paths <i>yes</i>
		Access to Open Spaces <i>yes</i>
		Back and Arm Rests <i>no</i>
		Adequate number <i>yes</i>
	Grills <i>no</i>	Height of Cooking Surface <i>NA</i>
	Trash Cans	Located adjacent to accessible paths
		Located adjacent to accessible paths <i>yes</i>
Picnic Shelters <i>no</i>	Located adjacent to accessible paths	
	Located near accessible water fountains, trash can, restroom, parking, etc.	
Trails <i>no</i>		Surface material
		Dimensions
		Rails
		Signage (for visually impaired)
Swimming Facilities	Pools <i>no</i>	Entrance
		Location from accessible parking
		Safety features i.e. warning for visually impaired
	Beaches <i>yes</i>	Location from accessible path into water <i>yes</i>
		Handrails <i>no</i>
		Location from accessible parking <i>yes</i>
Play Areas (tot lots) <i>no</i>	All Play Equipment i.e. swings, slides	Same experience provided to all
	Access Routes	Located adjacent to accessible paths Enough space between equipment for wheelchair
Game Areas: *ballfield *basketball *tennis <i>no</i>	Access Routes	Located adjacent to accessible paths Berm cuts onto courts
	Equipment	Height
		Dimensions
		Spectator Seating
Boat Docks <i>no</i>	Access Routes	Located adjacent to accessible paths Handrails
Fishing Facilities <i>no</i>	Access Routes	Located adjacent to accessible paths Handrails
	Equipment	Arm Rests
		Bait Shelves
		Handrails
		Fish Cleaning Tables
Programming <i>no</i>	Are special programs at your facilities accessible?	Learn-to-Swim
		Guided Hikes
		Interpretive Programs
Services and Technical Assistance <i>no</i>		Information available in alternative formats i.e. for visually impaired
		Process to request interpretive services (i.e. sign language interpreter) for meetings

**LOCATION**

**PARKING**

<i>Total Spaces</i>	<i>Required Accessible Spaces</i>		
Up to 25	1 space		
26-50	2 spaces		
51-75	3 spaces		
76-100	4 spaces		
101-150	5 spaces		
151-200	6 spaces		
201-300	7 spaces		
301-400	8 spaces		
401-500	9 spaces		
<i>Specification for Accessible Spaces</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Accessible space located closest to accessible entrance	✓		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.	✓		
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle	✓		
Van space - minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.	✓		
Sign with international symbol of accessibility at each space or pair of spaces	✓		
Sign minimum 5 ft, maximum 8 ft to top of sign	✓		
Surface evenly paved or hard-packed (no cracks)	✓		
Surface slope less than 1:20, 5%	✓		
Curbside to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present	✓		
Curbside is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow	✓		
<b>RAMPS</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Slope Maximum 1:12	✓		
Minimum width 4 ft between handrails	✓		
Handrails on both sides if ramp is longer than 6 ft	✓		
Handrails at 34" and 19" from ramp surface	✓		
Handrails extend 12" beyond top and bottom	✓		
Handgrip oval or round	✓		
Handgrip smooth surface	✓		
Handgrip diameter between 1½" and 2"	✓		
Clearance of 1½" between wall and wall rail	✓		
Non-slip surface	✓		
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction	✓		

**LOCATION**

<b>SITE ACCESS, PATH OF TRAVEL, ENTRANCES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<b>Site Access</b>			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance	✓		
Disembarking area at accessible entrance	✓		
Surface evenly paved or hard-packed	✓		
No ponding of water	✓		
<b>Path of Travel</b>			
Path does not require the use of stairs	✓		
Path is stable, firm and slip resistant	✓		
3 ft wide minimum	✓		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	✓		
Continuous common surface, no changes in level greater than 1/2 inch	✓		
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	✓		
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	✓		
Curb on the pathway must have curb cuts at drives, parking and drop-offs	✓		
<b>Entrances</b>			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and <i>not</i> be the service entrance	✓		
Level space extending 5 ft. from the door, interior and exterior of entrance doors	✓		
Minimum 32" clear width opening (i.e. 36" door with standard hinge)	✓		
At least 18" clear floor area on latch, pull side of door	✓		
Door handle no higher than 48" and operable with a closed fist	✓		
Vestibule is 4 ft plus the width of the door swinging into the space	✓		
Entrance(s) on a level that makes elevators accessible	✓		
Door mats less than 1/2" thick are securely fastened	✓		
Door mats more than 1/2" thick are recessed	✓		
Grates in path of travel have openings of 1/2" maximum	✓		
Signs at non-accessible entrance(s) indicate direction to accessible entrance	✓		
Emergency egress - alarms with flashing lights and audible signals, sufficiently lighted	✓		

NOTES

**LOCATION**

<b>STAIRS and DOORS</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<i>Stairs</i>			
No open risers			
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1½" and 1¾"			
1½" clearance between wall and handrail			
<i>Doors</i>			
Minimum 32" clear opening	✓		
At least 18" clear floor space on pull side of door	✓		
Closing speed minimum 3 seconds to within 3" of the latch	✓		
Maximum pressure 5 pounds interior doors	✓		
Threshold maximum ½" high, beveled on both sides	✓		
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)	✓		
Hardware minimum 36", maximum 48" above the floor	✓		
Clear, level floor space extends out 5 ft from both sides of the door	✓		
Door adjacent to revolving door is accessible and unlocked	✓		
Doors opening into hazardous area have hardware that is knurled or roughened	✓		

NOTES

**LOCATION**

<b>RESTROOMS - also see Doors and Vestibules</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
5 ft turning space measured 12" from the floor	✓		
<i>At least one Sink:</i> <i>yes</i>			
Clear floor space of 30" by 48" to allow a forward approach	✓		
Mounted without pedestal or legs, height 34" to top of rim	✓		
Extends at least 22" from the wall	✓		
Open knee space a minimum 19" deep, 30" width, and 27" high	✓		
Cover exposed pipes with insulation	✓		
Faucets operable with closed fist (lever or spring activated handle)	✓		
<i>At least one Stall:</i> <i>yes</i>			
Accessible to person using wheelchair at 60" wide by 72" deep	✓		
Stall door is 36" wide	✓		
Stall door swings out	✓		
Stall door is self closing	✓		
Stall door has a pull latch	✓		
Lock on stall door is operable with a closed fist, and 32" above the floor	✓		
Coat hook is 54" high	✓		
<i>Toilet</i> <i>yes</i>			
18" from center to nearest side wall	✓		
42" minimum clear space from center to farthest wall or fixture	✓		
Top of seat 17"-19" above the floor	✓		
<i>Grab Bars</i> <i>yes</i>			
On back and side wall closest to toilet	✓		
1½" diameter	✓		
1½" clearance to wall	✓		
Located 30" above and parallel to the floor	✓		
Acid-etched or roughened surface	✓		
42" long	✓		
<i>Fixtures</i> <i>yes</i>			
Toilet paper dispenser is 24" above floor	✓		
One mirror set a maximum 38" to bottom (if tilted, 42")	✓		
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor	✓		

**NOTES**

**LOCATION**

<b>FLOORS, DRINKING FOUNTAINS, TELEPHONES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<b>Floors</b>			
Non-slip surface	✓		
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored	NA		
Corridor width minimum is 3 ft	NA		
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor	NA		
<b>Drinking Fountains</b>			
NA			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
<b>Telephones</b>			
NA			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
<b>SIGNS, SIGNALS, AND SWITCHES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<b>Switches, Controls and Signs</b>			
NA			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
<b>Signs</b>			
Mounting height must be 60" to centerline of the sign	✓		
Within 18" of door jamb or recessed	✓		
Letters and numbers at least 1½" high	✓		
Letters and numbers raised .03"	✓		
Letters and numbers contrast with the background color	✓		

NOTES

**LOCATION**

<b>SWIMMING POOLS - accessibility can be via ramp, lifting device, or transfer area</b> <i>NO</i>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

**LOCATION**

<b>SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use</b> <i>NO</i>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Stalls 36" by 60" minimum, with a 36" door opening			
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

**LOCATION**

<b>PICNICKING</b> <i>df</i>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access	✓		
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.	✓		
Top of table no higher than 32" above ground	✓		
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions	✓		
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter	✓		

Oakton River Beach South Shore Drive, South Yarmouth

Facility Inventory

LOCATION:

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches NO	Located adjacent to accessible paths
		Access to Open Spaces
		Back and Arm Rests
		Adequate number
	Grills NO	Height of Cooking Surface
	Trash Cans	Located adjacent to accessible paths
Picnic Shelters NO		Located adjacent to accessible paths
		Located near accessible water fountains, trash can, restroom, parking, etc.
Trails NO		Surface material
		Dimensions
		Rails
		Signage (for visually impaired)
Swimming Facilities	Pools NO	Entrance
		Location from accessible parking
		Safety features i.e. warning for visually impaired
	Beaches	Location from accessible path into water NO
		Handrails NO
		Location from accessible parking yes
	Shade provided NO	
Play Areas (tot lots)	All Play Equipment i.e. swings, slides	Same experience provided to all NO
	Access Routes	Located adjacent to accessible paths NO
		Enough space between equipment for wheelchair NO
Game Areas: *ballfield *basketball *tennis NA	Access Routes	Located adjacent to accessible paths
		Berm cuts onto courts
	Equipment	Height
		Dimensions
		Spectator Seating
Boat Docks NA	Access Routes	Located adjacent to accessible paths
		Handrails
Fishing Facilities NA	Access Routes	Located adjacent to accessible paths
		Handrails
	Equipment	Arm Rests
		Bait Shelves
		Handrails
		Fish Cleaning Tables
Programming NA	Are special programs at your facilities accessible?	Learn-to-Swim
		Guided Hikes
		Interpretive Programs
Services and Technical Assistance MX		Information available in alternative formats i.e. for visually impaired
		Process to request interpretive services (i.e. sign language interpreter) for meetings

**LOCATION**

<b>PARKING</b>			
<i>Total Spaces</i>	<i>Required Accessible Spaces</i>		
Up to 25	1 space		
26-50	2 spaces		
51-75	3 spaces		
76-100	4 spaces		
101-150	5 spaces		
151-200	6 spaces		
201-300	7 spaces		
301-400	8 spaces		
401-500	9 spaces		
<i>Specification for Accessible Spaces</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Accessible space located closest to accessible entrance	✓		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.	✓		
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle	✓		
Van space - minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.	✓		
Sign with international symbol of accessibility at each space or pair of spaces	✓		
Sign minimum 5 ft, maximum 8 ft to top of sign	✓		
Surface evenly paved or hard-packed (no cracks)	✓		
Surface slope less than 1:20, 5%	✓		
Curbcut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present	✓		
Curbcut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow	✓		
<b>RAMPS</b> <i>11D</i>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Slope Maximum 1:12			
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1½" and 2"			
Clearance of 1½" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

**LOCATION**

<b>SITE ACCESS, PATH OF TRAVEL, ENTRANCES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<b>Site Access</b>			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance			
Disembarking area at accessible entrance			
Surface evenly paved or hard-packed			
No ponding of water			
<b>Path of Travel</b>			
Path does not require the use of stairs		✓	
Path is stable, firm and slip resistant		✓	
3 ft wide minimum		✓	
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).			
Continuous common surface, no changes in level greater than 1/4 inch			
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane			
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"			
Curb on the pathway must have curb cuts at drives, parking and drop-offs			
<b>Entrances</b>			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and <i>not</i> be the service entrance			
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress - alarms with flashing lights and audible signals, sufficiently lighted			

**NOTES**

LOCATION

STAIRS and DOORS			
Specification	Yes	No	Comments/Transition Notes
<i>Stairs</i>			
	✓		
No open risers	✓		
Nosings not projecting	✓		
Treads no less than 11" wide		✓	
Handrails on both sides	✓		
Handrails 34"-38" above tread	✓		
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)	✓		
Handgrip oval or round	✓		
Handgrip has a smooth surface	✓		
Handgrip diameter between 1 $\frac{1}{4}$ " and 1 $\frac{1}{2}$ "	✓		
1 $\frac{1}{2}$ " clearance between wall and handrail	✓		
<i>Doors</i>			
NA			
Minimum 32" clear opening			
At least 18" clear floor space on pull side of door			
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors			
Threshold maximum $\frac{1}{2}$ " high, beveled on both sides			
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)			
Hardware minimum 36", maximum 48" above the floor			
Clear, level floor space extends out 5 ft from both sides of the door			
Door adjacent to revolving door is accessible and unlocked			
Doors opening into hazardous area have hardware that is knurled or roughened			

NOTES

**LOCATION**

<b>SWIMMING POOLS - accessibility can be via ramp, lifting device, or transfer area <i>NO</i></b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

**LOCATION**

<b>SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use <i>NA</i></b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Stalls 36" by 60" minimum, with a 36" door opening			
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

**LOCATION**

<b>PICNICKING <i>NA</i></b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access			
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.			
Top of table no higher than 32" above ground			
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions			
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter			

**LOCATION**

**FLOORS, DRINKING FOUNTAINS, TELEPHONES**

Specification	Yes	No	Comments/Transition Notes
<b>Floors</b>			
Non-slip surface	✓		
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored	NA		
Corridor width minimum is 3 ft	NA		
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor	✓		
<b>Drinking Fountains</b> NA			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
<b>Telephones</b> NA			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
<b>SIGNS, SIGNALS, AND SWITCHES</b> NA			
Specification	Yes	No	Comments/Transition Notes
<b>Switches, Controls and Signs</b>			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
<b>Signs</b>			
Mounting height must be 60" to centerline of the sign			
Within 18" of door jamb or recessed			
Letters and numbers at least 1½" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

**NOTES**

**LOCATION**

<b>RESTROOMS - also see Doors and Vestibules</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
5 ft turning space measured 12" from the floor	✓		
<i>At least one Sink:</i> <i>YB</i>			
Clear floor space of 30" by 48" to allow a forward approach	✓		
Mounted without pedestal or legs, height 34" to top of rim	✓		
Extends at least 22" from the wall	✓		
Open knee space a minimum 19" deep, 30" width, and 27" high	✓		
Cover exposed pipes with insulation	✓		
Faucets operable with closed fist (lever or spring activated handle)	✓		
<i>At least one Stall:</i> <i>YB</i>			
Accessible to person using wheelchair at 60" wide by 72" deep	✓		
Stall door is 36" wide	✓		
Stall door swings out	✓		
Stall door is self closing	✓		
Stall door has a pull latch	✓		
Lock on stall door is operable with a closed fist, and 32" above the floor	✓		
Coat hook is 54" high	✓		
<i>Toilet</i> <i>YB</i>			
18" from center to nearest side wall	✓		
42" minimum clear space from center to farthest wall or fixture	✓		
Top of seat 17"-19" above the floor	✓		
<i>Grab Bars</i> <i>YB</i>			
On back and side wall closest to toilet	✓		
1½" diameter	✓		
1½" clearance to wall	✓		
Located 30" above and parallel to the floor	✓		
Acid-etched or roughened surface	✓		
42" long	✓		
<i>Fixtures</i>			
Toilet paper dispenser is 24" above floor	✓		
One mirror set a maximum 38" to bottom (if tilted, 42")	✓		
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor	✓		

**NOTES**

Bass Hole / Greys Beach 400 Carter St. Yarmouth Port, Mt 02675

Facility Inventory

LOCATION:

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches	Located adjacent to accessible paths <i>yes</i>
		Access to Open Spaces <i>yes</i>
		Back and Arm Rests <i>no</i>
		Adequate number <i>yes</i>
	Grills	Height of Cooking Surface <i>48"</i>
	Trash Cans	Located adjacent to accessible paths <i>yes</i>
		Located adjacent to accessible paths <i>yes</i>
	Picnic Shelters	Located near accessible water fountains, trash can, restroom, parking, etc. <i>yes</i>
Trails		Surface material <i>Dirt</i>
		Dimensions <i>3' width</i>
		Rails <i>no</i>
		Signage (for visually impaired) <i>no</i>
Swimming Facilities	Pools <i>no</i>	Entrance
		Location from accessible parking
		Safety features i.e. warning for visually impaired
	Beaches <i>yes</i>	Location from accessible path into water <i>no</i>
		Handrails <i>no</i>
		Location from accessible parking <i>yes</i>
	Shade provided <i>no</i>	
Play Areas (tot lots)	All Play Equipment i.e. swings, slides	Same experience provided to all <i>no</i>
	Access Routes	Located adjacent to accessible paths <i>no</i>
		Enough space between equipment for wheelchair <i>no</i>
Game Areas: *ballfield *basketball *tennis <i>NA</i>	Access Routes	Located adjacent to accessible paths
		Berm cuts onto courts
	Equipment	Height
		Dimensions
		Spectator Seating
Boat Docks	Access Routes	Located adjacent to accessible paths <i>no</i>
		Handrails <i>no</i>
Fishing Facilities <i>no</i>	Access Routes	Located adjacent to accessible paths
		Handrails
	Equipment	Arm Rests
		Bait Shelves
		Handrails
		Fish Cleaning Tables
Programming <i>no</i>	Are special programs at your facilities accessible?	Learn-to-Swim
		Guided Hikes
		Interpretive Programs
Services and Technical Assistance <i>no</i>		Information available in alternative formats i.e. for visually impaired
		Process to request interpretive services (i.e. sign language interpreter) for meetings

**LOCATION**

**PARKING**

<i>Total Spaces</i>	<i>Required Accessible Spaces</i>
Up to 25	1 space
26-50	2 spaces
51-75	3 spaces
76-100	4 spaces
101-150	5 spaces
151-200	6 spaces
201-300	7 spaces
301-400	8 spaces
401-500	9 spaces

<i>Specification for Accessible Spaces</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Accessible space located closest to accessible entrance	✓		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.	✓		
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle	✓		
Van space - minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.	✓		
Sign with international symbol of accessibility at each space or pair of spaces	✓		
Sign minimum 5 ft, maximum 8 ft to top of sign	✓		
Surface evenly paved or hard-packed (no cracks)	✓		
Surface slope less than 1:20, 5%	✓		
Curbcut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present	✓		
Curbcut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow	✓		

**RAMPS**

<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Slope Maximum 1:12	✓		
Minimum width 4 ft between handrails	✓		
Handrails on both sides if ramp is longer than 6 ft	✓		
Handrails at 34" and 19" from ramp surface	✓		
Handrails extend 12" beyond top and bottom	✓		
Handgrip oval or round	✓		
Handgrip smooth surface	✓		
Handgrip diameter between 1½" and 2"	✓		
Clearance of 1½" between wall and wall rail	✓		
Non-slip surface	✓		
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction	✓		

**LOCATION**

<b>SITE ACCESS, PATH OF TRAVEL, ENTRANCES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<b>Site Access</b>			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance	✓		
Disembarking area at accessible entrance	✓		
Surface evenly paved or hard-packed	✓		
No ponding of water	✓		
<b>Path of Travel</b>			
Path does not require the use of stairs	✓		
Path is stable, firm and slip resistant	✓		
3 ft wide minimum	✓		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	✓		
Continuous common surface, no changes in level greater than 1/4 inch	✓		
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	✓		
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	✓		
Curb on the pathway must have curb cuts at drives, parking and drop-offs	✓		
<b>Entrances</b>			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and <i>not</i> be the service entrance	✓		
Level space extending 5 ft. from the door, interior and exterior of entrance doors	✓		
Minimum 32" clear width opening (i.e. 36" door with standard hinge)	✓		
At least 18" clear floor area on latch, pull side of door	✓		
Door handle no higher than 48" and operable with a closed fist	✓		
Vestibule is 4 ft plus the width of the door swinging into the space	✓		
Entrance(s) on a level that makes elevators accessible		✓	
Door mats less than 1/2" thick are securely fastened		✓	
Door mats more than 1/2" thick are recessed		✓	
Grates in path of travel have openings of 1/2" maximum		NA	
Signs at non-accessible entrance(s) indicate direction to accessible entrance	✓		
Emergency egress - alarms with flashing lights and audible signals, sufficiently lighted		NA	

**NOTES**

LOCATION

STAIRS and DOORS			
Specification	Yes	No	Comments/Transition Notes
<i>Stairs</i> NA			
No open risers			
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1¼" and 1½"			
1½" clearance between wall and handrail			
<i>Doors</i>			
Minimum 32" clear opening	✓		
At least 18" clear floor space on pull side of door	✓		
Closing speed minimum 3 seconds to within 3" of the latch	✓		
Maximum pressure 5 pounds interior doors	✓		
Threshold maximum ½" high, beveled on both sides	✓		
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)	✓		
Hardware minimum 36", maximum 48" above the floor	✓		
Clear, level floor space extends out 5 ft from both sides of the door	✓		
Door adjacent to revolving door is accessible and unlocked	NA		
Doors opening into hazardous area have hardware that is knurled or roughened	NA		

NOTES

**LOCATION**

<b>RESTROOMS - also see Doors and Vestibules</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
5 ft turning space measured 12" from the floor	✓		
<i>At least one Sink:</i> <span style="margin-left: 100px;">Yes</span>			
Clear floor space of 30" by 48" to allow a forward approach	✓		
Mounted without pedestal or legs, height 34" to top of rim	✓		
Extends at least 22" from the wall	✓		
Open knee space a minimum 19" deep, 30" width, and 27" high	✓		
Cover exposed pipes with insulation	✓		
Faucets operable with closed fist (lever or spring activated handle)	✓		
<i>At least one Stall:</i> <span style="margin-left: 100px;">Yes</span>			
Accessible to person using wheelchair at 60" wide by 72" deep	✓		
Stall door is 36" wide	✓		
Stall door swings out	✓		
Stall door is self closing	✓		
Stall door has a pull latch	✓		
Lock on stall door is operable with a closed fist, and 32" above the floor	✓		
Coat hook is 54" high	✓		
<i>Toilet</i> <span style="margin-left: 100px;">Yes</span>			
18" from center to nearest side wall	✓		
42" minimum clear space from center to farthest wall or fixture	✓		
Top of seat 17"-19" above the floor	✓		
<b>Grab Bars</b>			
On back and side wall closest to toilet	✓		
1½" diameter	✓		
1½" clearance to wall	✓		
Located 30" above and parallel to the floor	✓		
Acid-etched or roughened surface	✓		
42" long	✓		
<i>Fixtures</i>			
Toilet paper dispenser is 24" above floor	✓		
One mirror set a maximum 38" to bottom (if tilted, 42")	✓		
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor	✓		

**NOTES**

**LOCATION**

<b>FLOORS, DRINKING FOUNTAINS, TELEPHONES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<b>Floors</b>			
Non-slip surface	✓		
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored		✓	
Corridor width minimum is 3 ft	✓		
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor	✓		
<b>Drinking Fountains</b> NA			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
<b>Telephones</b> NA			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
<b>SIGNS, SIGNALS, AND SWITCHES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<b>Switches, Controls and Signs</b> NA			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
<b>Signs</b>			
Mounting height must be 60" to centerline of the sign			
Within 18" of door jamb or recessed			
Letters and numbers at least 1½" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES

**LOCATION**

<b>SWIMMING POOLS - accessibility can be via ramp, lifting device, or transfer area <i>NO</i></b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

**LOCATION**

<b>SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use <i>NO</i></b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Stalls 36" by 60" minimum, with a 36" door opening			
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

**LOCATION**

<b>PICNICKING</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access		✓	
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.		✓	
Top of table no higher than 32" above ground	✓		
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions	✓		
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter		✓	

Sandy Pond Recreation Area Buck Island Rd. W. Yarmouth

Facility Inventory

LOCATION:

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities	Tables & Benches Yes	Located adjacent to accessible paths No
		Access to Open Spaces Yes
		Back and Arm Rests No
		Adequate number No
	Grills Yes	Height of Cooking Surface
	Trash Cans Yes	Located adjacent to accessible paths No
		Located adjacent to accessible paths Yes
Picnic Shelters NA	Located adjacent to accessible paths	
	Located near accessible water fountains, trash can, restroom, parking, etc.	
Trails		Surface material Dirt
		Dimensions 3' W
		Rails No
		Signage (for visually impaired) No
Swimming Facilities	Pools No	Entrance
		Location from accessible parking
		Safety features i.e. warning for visually impaired
	Beaches Yes	Location from accessible path into water No
		Handrails No
		Location from accessible parking No
		Shade provided No
Play Areas (tot lots) Yes	All Play Equipment i.e. swings, slides	Same experience provided to all No
	Access Routes	Located adjacent to accessible paths No
		Enough space between equipment for wheelchair No
Game Areas: *ballfield *basketball *tennis	Access Routes	Located adjacent to accessible paths Yes
		Berm cuts onto courts Yes
	Equipment	Height standard
		Dimensions standard
		Spectator Seating Yes/No
Boat Docks No	Access Routes	Located adjacent to accessible paths
		Handrails
Fishing Facilities No	Access Routes	Located adjacent to accessible paths
		Handrails
	Equipment	Arm Rests
		Bait Shelves
		Handrails
		Fish Cleaning Tables
Programming No	Are special programs at your facilities accessible?	Learn-to-Swim
		Guided Hikes
		Interpretive Programs
Services and Technical Assistance No		Information available in alternative formats i.e. for visually impaired
		Process to request interpretive services (i.e. sign language interpreter) for meetings

**LOCATION**

<b>PARKING</b>			
<i>Total Spaces</i>	<i>Required Accessible Spaces</i>		
Up to 25	1 space		
26-50	2 spaces		
51-75	3 spaces		
76-100	4 spaces		
101-150	5 spaces		
151-200	6 spaces		
201-300	7 spaces		
301-400	8 spaces		
401-500	9 spaces		
<i>Specification for Accessible Spaces</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Accessible space located closest to accessible entrance		no	
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.		no	
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle		no	
Van space - minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.		no	
Sign with international symbol of accessibility at each space or pair of spaces		no	
Sign minimum 5 ft, maximum 8 ft to top of sign		no	
Surface evenly paved or hard-packed (no cracks)	✓	<del>no</del>	
Surface slope less than 1:20, 5%	✓		
Curbcut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present	✓		
Curbcut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow	✓		
<b>RAMPS</b> 1/2			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Slope Maximum 1:12			
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft			
Handrails at 34" and 19" from ramp surface			
Handrails extend 12" beyond top and bottom			
Handgrip oval or round			
Handgrip smooth surface			
Handgrip diameter between 1½" and 2"			
Clearance of 1½" between wall and wall rail			
Non-slip surface			
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction			

**LOCATION**

<b>SITE ACCESS, PATH OF TRAVEL, ENTRANCES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<b>Site Access</b>			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance		W	
Disembarking area at accessible entrance		W	
Surface evenly paved or hard-packed		AD	
No ponding of water		W	
<b>Path of Travel</b>			
Path does not require the use of stairs	✓		
Path is stable, firm and slip resistant	✓		
3 ft wide minimum	✓		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	✓		
Continuous common surface, no changes in level greater than 1/4 inch		✓	
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	✓		
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	✓		
Curb on the pathway must have curb cuts at drives, parking and drop-offs		✓	
<b>Entrances</b>			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and not be the service entrance	✓		
Level space extending 5 ft. from the door, interior and exterior of entrance doors	✓		
Minimum 32" clear width opening (i.e. 36" door with standard hinge)		NA	
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress - alarms with flashing lights and audible signals, sufficiently lighted			

**NOTES**

**LOCATION**

<b>STAIRS and DOORS</b> <i>N/A</i>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<i>Stairs</i>			
No open risers			
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1½" and 1¾"			
1½" clearance between wall and handrail			
<i>Doors</i> <i>N/A</i>			
Minimum 32" clear opening			
At least 18" clear floor space on pull side of door			
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors			
Threshold maximum ½" high, beveled on both sides			
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)			
Hardware minimum 36", maximum 48" above the floor			
Clear, level floor space extends out 5 ft from both sides of the door			
Door adjacent to revolving door is accessible and unlocked			
Doors opening into hazardous area have hardware that is knurled or roughened			

**NOTES**

**LOCATION**

<b>RESTROOMS - also see Doors and Vestibules</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
5 ft turning space measured 12" from the floor		✓	
<i>At least one Sink:</i> ✓			
Clear floor space of 30" by 48" to allow a forward approach		✓	
Mounted without pedestal or legs, height 34" to top of rim	✓		
Extends at least 22" from the wall	✓		
Open knee space a minimum 19" deep, 30" width, and 27" high	✓		
Cover exposed pipes with insulation		✓	
Faucets operable with closed fist (lever or spring activated handle)	✓		
<i>At least one Stall:</i>			
Accessible to person using wheelchair at 60" wide by 72" deep	✓		
Stall door is 36" wide	✓		
Stall door swings out	✓		
Stall door is self closing	✓		
Stall door has a pull latch	✓		
Lock on stall door is operable with a closed fist, and 32" above the floor	✓		
Coat hook is 54" high		✓	
<i>Toilet</i>			
18" from center to nearest side wall	✓		
42" minimum clear space from center to farthest wall or fixture	✓		
Top of seat 17"-19" above the floor	✓		
<i>Grab Bars</i> ✓			
On back and side wall closest to toilet			
1½" diameter			
1½" clearance to wall			
Located 30" above and parallel to the floor			
Acid-etched or roughened surface			
42" long			
<i>Fixtures</i>			
Toilet paper dispenser is 24" above floor	✓		
One mirror set a maximum 38" to bottom (if tilted, 42")	✓		
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor	✓		

**NOTES**

**LOCATION**

<b>FLOORS, DRINKING FOUNTAINS, TELEPHONES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<b>Floors</b>			
Non-slip surface	✓		
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored		✓	
Corridor width minimum is 3 ft	✓		
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor	✓		
<b>Drinking Fountains</b> NA			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
<b>Telephones</b> NA			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
<b>SIGNS, SIGNALS, AND SWITCHES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<b>Switches, Controls and Signs</b> NA			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
<b>Signs</b> NA			
Mounting height must be 60" to centerline of the sign			
Within 18" of door jamb or recessed			
Letters and numbers at least 1½" high			
Letters and numbers raised .03"			
Letters and numbers contrast with the background color			

NOTES

**LOCATION**

<b>SWIMMING POOLS - accessibility can be via ramp, lifting device, or transfer area <i>NA</i></b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

**LOCATION**

<b>SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use <i>NA</i></b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Stalls 36" by 60" minimum, with a 36" door opening			
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

**LOCATION**

<b>PICNICKING</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access		✓	
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.		✓	
Top of table no higher than 32" above ground	✓		
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions	✓		
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter	✓		

Flax Pond 383 North Main St. S. Vermont, MA 02664

Facility Inventory

LOCATION:

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities yes	Tables & Benches yes	Located adjacent to accessible paths no
		Access to Open Spaces yes
		Back and Arm Rests no
	Grills yes	Adequate number yes
		Height of Cooking Surface
	Trash Cans yes	Located adjacent to accessible paths
Picnic Shelters yes		Located adjacent to accessible paths
		Located near accessible water fountains, trash can, restroom, parking, etc.
Trails yes		Surface material - dirt
		Dimensions 3' wide
		Rails no
		Signage (for visually impaired) no
Swimming Facilities	Pools no	Entrance
		Location from accessible parking
		Safety features i.e. warning for visually impaired
	Beaches yes	Location from accessible path into water yes
		Handrails yes
		Location from accessible parking unclear
Play Areas (tot lots) yes (2)	All Play Equipment i.e. swings, slides	Same experience provided to all yes
	Access Routes no	Located adjacent to accessible paths no
		Enough space between equipment for wheelchair no
Game Areas: *ballfield *basketball *tennis yes	Access Routes	Located adjacent to accessible paths yes
		Berm cuts onto courts yes
	Equipment	Height standard
		Dimensions
		Spectator Seating no
Boat Docks no	Access Routes	Located adjacent to accessible paths
		Handrails
Fishing Facilities yes	Access Routes	Located adjacent to accessible paths yes
		Handrails <del>yes</del> no
	Equipment	Arm Rests yes
		Bait Shelves no
		Handrails yes
Fish Cleaning Tables no		
		Learn-to-Swim yes
		Guided Hikes no
Programming yes	Are special programs at your facilities accessible?	Interpretive Programs no
Services and Technical Assistance		Information available in alternative formats i.e. for visually impaired no
		Process to request interpretive services (i.e. sign language interpreter) for meetings WA

**LOCATION**

<b>PARKING</b>			
<i>Total Spaces</i>	<i>Required Accessible Spaces</i>		
Up to 25	1 space		
26-50	2 spaces		
51-75	3 spaces		
76-100	4 spaces		
101-150	5 spaces		
151-200	6 spaces		
201-300	7 spaces		
301-400	8 spaces		
401-500	9 spaces		
<i>Specification for Accessible Spaces</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Accessible space located closest to accessible entrance	✓		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.	✓		
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle	✓		
Van space - minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.	✓		
Sign with international symbol of accessibility at each space or pair of spaces		✓	
Sign minimum 5 ft, maximum 8 ft to top of sign		✓	
Surface evenly paved or hard-packed (no cracks)	✓		
Surface slope less than 1:20, 5%	✓		
Curbscut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present	✓		
Curbscut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow	✓		
<b>RAMPS</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Slope Maximum 1:12	✓		
Minimum width 4 ft between handrails			
Handrails on both sides if ramp is longer than 6 ft		✓	
Handrails at 34" and 19" from ramp surface		✓	
Handrails extend 12" beyond top and bottom		✓	
Handgrip oval or round		✓	
Handgrip smooth surface		✓	
Handgrip diameter between 1½" and 2"		✓	
Clearance of 1½" between wall and wall rail		NA	
Non-slip surface		✓	
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction		✓	

LOCATION

STAIRS and DOORS			
Specification	Yes	No	Comments/Transition Notes
<i>Stairs</i> <b>yes</b>			
No open risers		✓	
Nosings not projecting		✓	
Treads no less than 11" wide		✓	
Handrails on both sides		✓	
Handrails 34"-38" above tread		✓	
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)		✓	
Handgrip oval or round		✓	
Handgrip has a smooth surface		✓	
Handgrip diameter between 1¼" and 1½"		✓	
1½" clearance between wall and handrail		✓	
<i>Doors</i> <b>yes</b>			
Minimum 32" clear opening		✓	
At least 18" clear floor space on pull side of door		✓	
Closing speed minimum 3 seconds to within 3" of the latch		✓	
Maximum pressure 5 pounds interior doors		✓	
Threshold maximum ½" high, beveled on both sides		✓	
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)		✓	
Hardware minimum 36", maximum 48" above the floor		✓	
Clear, level floor space extends out 5 ft from both sides of the door		✓	
Door adjacent to revolving door is accessible and unlocked		✓	
Doors opening into hazardous area have hardware that is knurled or roughened		✓	

NOTES

**LOCATION**

<b>SITE ACCESS, PATH OF TRAVEL, ENTRANCES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<b>Site Access</b>			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance		✓	
Disembarking area at accessible entrance		✓	
Surface evenly paved or hard-packed	✓		
No ponding of water		✓	
<b>Path of Travel</b>			
Path does not require the use of stairs	✓		
Path is stable, firm and slip resistant	✓		
3 ft wide minimum	✓		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	✓		
Continuous common surface, no changes in level greater than ½ inch		✓	
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	✓		
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	NA		
Curb on the pathway must have curb cuts at drives, parking and drop-offs	NA		
<b>Entrances</b>			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and <i>not</i> be the service entrance		✓	
Level space extending 5 ft. from the door, interior and exterior of entrance doors		✓	
Minimum 32" clear width opening (i.e. 36" door with standard hinge)		✓	
At least 18" clear floor area on latch, pull side of door		✓	
Door handle no higher than 48" and operable with a closed fist		✓	
Vestibule is 4 ft plus the width of the door swinging into the space		✓	
Entrance(s) on a level that makes elevators accessible		✓	
Door mats less than ½" thick are securely fastened		✓	
Door mats more than ½" thick are recessed		✓	
Grates in path of travel have openings of ½" maximum		✓	
Signs at non-accessible entrance(s) indicate direction to accessible entrance		✓	
Emergency egress - alarms with flashing lights and audible signals, sufficiently lighted		✓	

**NOTES**

**LOCATION**

<b>RESTROOMS - also see Doors and Vestibules</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
5 ft turning space measured 12" from the floor	✓		
<i>At least one Sink:</i>			
Clear floor space of 30" by 48" to allow a forward approach	✓		
Mounted without pedestal or legs, height 34" to top of rim	✓		
Extends at least 22" from the wall	✓		
Open knee space a minimum 19" deep, 30" width, and 27" high	✓		
Cover exposed pipes with insulation	✓		
Faucets operable with closed fist (lever or spring activated handle)	✓		
<i>At least one Stall:</i>			
Accessible to person using wheelchair at 60" wide by 72" deep	✓		
Stall door is 36" wide	✓		
Stall door swings out	✓		
Stall door is self closing	✓		
Stall door has a pull latch	✓		
Lock on stall door is operable with a closed fist, and 32" above the floor	✓		
Coat hook is 54" high	✓		
<i>Toilet</i> <i>YB</i>			
18" from center to nearest side wall	✓		
42" minimum clear space from center to farthest wall or fixture	✓		
Top of seat 17"-19" above the floor	✓		
<i>Grab Bars</i> <i>YB</i>			
On back and side wall closest to toilet	✓		
1½" diameter	✓		
1½" clearance to wall	✓		
Located 30" above and parallel to the floor	✓		
Acid-etched or roughened surface	✓		
42" long	✓		
<i>Fixtures</i> <i>YB</i>			
Toilet paper dispenser is 24" above floor	✓		
One mirror set a maximum 38" to bottom (if tilted, 42")	✓		
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor	✓		

**NOTES**

**LOCATION**

<b>FLOORS, DRINKING FOUNTAINS, TELEPHONES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<i>Floors</i> <b>Yes</b>			
Non-slip surface	✓		
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored		NA	
Corridor width minimum is 3 ft		✓	
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor	✓		
<i>Drinking Fountains</i> <b>NA</b>			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
<i>Telephones</i> <b>NA</b>			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
<b>SIGNS, SIGNALS, AND SWITCHES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<i>Switches, Controls and Signs</i> <b>NA</b>			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach			
Electrical outlets centered no lower than 18" above the floor			
Warning signals must be visual as well as audible			
<i>Signs</i>			
Mounting height must be 60" to centerline of the sign		✓	
Within 18" of door jamb or recessed		✓	
Letters and numbers at least 1½" high		✓	
Letters and numbers raised .03"		✓	
Letters and numbers contrast with the background color		✓	

**NOTES**

**LOCATION**

<b>SWIMMING POOLS - accessibility can be via ramp, lifting device, or transfer area NA</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

**LOCATION**

<b>SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use NA</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Stalls 36" by 60" minimum, with a 36" door opening			
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface			
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

**LOCATION**

<b>PICNICKING</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access		✓	
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.		✓	
Top of table no higher than 32" above ground	✓		
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions	✓		
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter	✓		

Bass River Beach  
South Street, South Yarmouth

Facility Inventory

LOCATION:

ACTIVITY	EQUIPMENT	NOTES
Picnic Facilities yes	Tables & Benches yes	Located adjacent to accessible paths yes
		Access to Open Spaces yes
		Back and Arm Rests no
		Adequate number yes
	Grills no	Height of Cooking Surface NA
		Located adjacent to accessible paths NA
	Trash Cans yes	Located adjacent to accessible paths yes
	Picnic Shelters no	Located adjacent to accessible paths NA
Located near accessible water fountains, trash can, restroom, parking, etc. NA		
Trails no		Surface material
		Dimensions
		Rails
		Signage (for visually impaired)
Swimming Facilities yes	Pools no	Entrance
		Location from accessible parking
	Beaches yes	Safety features i.e. warning for visually impaired
		Location from accessible path into water no
		Handrails no
		Location from accessible parking yes
	Shade provided no	
Play Areas (tot lots) no	All Play Equipment i.e. swings, slides	Same experience provided to all
	Access Routes	Located adjacent to accessible paths
		Enough space between equipment for wheelchair
Game Areas: yes *ballfield *basketball *tennis *volleyball courts	Access Routes	Located adjacent to accessible paths yes
		Berm cuts onto courts no
	Equipment	Height *standard net + court
		Dimensions
		Spectator Seating no
Boat Docks yes	Access Routes	Located adjacent to accessible paths yes
		Handrails yes
Fishing Facilities yes	Access Routes	Located adjacent to accessible paths yes
		Handrails yes
	Equipment	Arm Rests <del>yes</del> no
		Bait Shelves yes
		Handrails yes
		Fish Cleaning Tables yes
Programming yes	Are special programs at your facilities accessible?	Learn-to-Swim no
		Guided Hikes no
		Interpretive Programs no
Services and Technical Assistance	Information available in alternative formats i.e. for visually impaired no	
	Process to request interpretive services (i.e. sign language interpreter) for meetings no	

**LOCATION**

**PARKING**

<i>Total Spaces</i>	<i>Required Accessible Spaces</i>
Up to 25	1 space
26-50	2 spaces
51-75	3 spaces
76-100	4 spaces
101-150	5 spaces
151-200	6 spaces
201-300	7 spaces
301-400	8 spaces
401-500	9 spaces

<i>Specification for Accessible Spaces</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Accessible space located closest to accessible entrance	X		
Where spaces cannot be located within 200 ft of accessible entrance, drop-off area is provided within 100 ft.	X		
Minimum width of 13 ft includes 8 ft space plus 5 ft access aisle	X		
Van space - minimum of 1 van space for every accessible space, 8 ft wide plus 8 ft aisle. Alternative is to make all accessible spaces 11 ft wide with 5 ft aisle.	✓		
Sign with international symbol of accessibility at each space or pair of spaces	✓		
Sign minimum 5 ft, maximum 8 ft to top of sign	✓		
Surface evenly paved or hard-packed (no cracks)	✓		
Surface slope less than 1:20, 5%	✓		
Curbcut to pathway from parking lot at each space or pair of spaces, if sidewalk (curb) is present	✓		
Curbcut is a minimum width of 3 ft, excluding sloped sides, has sloped sides, all slopes not to exceed 1:12, and textured or painted yellow	✓		

**RAMPS**

<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Slope Maximum 1:12	✓		
Minimum width 4 ft between handrails	✓		
Handrails on both sides if ramp is longer than 6 ft	✓		
Handrails at 34" and 19" from ramp surface	✓		
Handrails extend 12" beyond top and bottom	✓		
Handgrip oval or round	✓		
Handgrip smooth surface	✓		
Handgrip diameter between 1½" and 2"	✓		
Clearance of 1½" between wall and wall rail	NA		
Non-slip surface	✓		
Level platforms (4ft x 4 ft) at every 30 ft, at top, at bottom, at change of direction	✓		

**LOCATION**

<b>SITE ACCESS, PATH OF TRAVEL, ENTRANCES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<b>Site Access</b>			
Accessible path of travel from passenger disembarking area and parking area to accessible entrance	✓		
Disembarking area at accessible entrance	✓		
Surface evenly paved or hard-packed	✓		
No ponding of water	✓		
<b>Path of Travel</b>			
Path does not require the use of stairs	✓		
Path is stable, firm and slip resistant	✓		
3 ft wide minimum	✓		
Slope maximum 1:20 (5%) and maximum cross pitch is 2% (1:50).	✓		
Continuous common surface, no changes in level greater than 1/4 inch	✓		
Any objects protruding onto the pathway must be detected by a person with a visual disability using a cane	✓		
Objects protruding more than 4" from the wall must be within 27" of the ground, or higher than 80"	✓		
Curb on the pathway must have curb cuts at drives, parking and drop-offs	NA		
<b>Entrances</b>			
Primary public entrances accessible to person using wheelchair, must be signed, gotten to independently, and <i>not</i> be the service entrance	NA		
Level space extending 5 ft. from the door, interior and exterior of entrance doors			
Minimum 32" clear width opening (i.e. 36" door with standard hinge)			
At least 18" clear floor area on latch, pull side of door			
Door handle no higher than 48" and operable with a closed fist			
Vestibule is 4 ft plus the width of the door swinging into the space			
Entrance(s) on a level that makes elevators accessible			
Door mats less than 1/2" thick are securely fastened			
Door mats more than 1/2" thick are recessed			
Grates in path of travel have openings of 1/2" maximum			
Signs at non-accessible entrance(s) indicate direction to accessible entrance			
Emergency egress - alarms with flashing lights and audible signals, sufficiently lighted			

NOTES

**LOCATION**

<b>STAIRS and DOORS</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<i>Stairs</i>			
No open risers			
Nosings not projecting			
Treads no less than 11" wide			
Handrails on both sides			
Handrails 34"-38" above tread			
Handrail extends a minimum of 1 ft beyond top and bottom riser (if no safety hazard and space permits)			
Handgrip oval or round			
Handgrip has a smooth surface			
Handgrip diameter between 1½" and 1¾"			
1½" clearance between wall and handrail			
<i>Doors</i>			
Minimum 32" clear opening			
At least 18" clear floor space on pull side of door			
Closing speed minimum 3 seconds to within 3" of the latch			
Maximum pressure 5 pounds interior doors			
Threshold maximum ½" high, beveled on both sides			
Hardware operable with a closed fist (no conventional door knobs or thumb latch devices)			
Hardware minimum 36", maximum 48" above the floor			
Clear, level floor space extends out 5 ft from both sides of the door			
Door adjacent to revolving door is accessible and unlocked			
Doors opening into hazardous area have hardware that is knurled or roughened			

**NOTES**

**LOCATION**

<b>RESTROOMS - also see Doors and Vestibules</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
5 ft turning space measured 12" from the floor	✓		
<i>At least one Sink:</i>			
	✓		
Clear floor space of 30" by 48" to allow a forward approach	✓		
Mounted without pedestal or legs, height 34" to top of rim	✓		
Extends at least 22" from the wall	✓		
Open knee space a minimum 19" deep, 30" width, and 27" high	✓		
Cover exposed pipes with insulation	NA		
Faucets operable with closed fist (lever or spring activated handle)	✓		
<i>At least one Stall:</i>			
Accessible to person using wheelchair at 60" wide by 72" deep	✓		
Stall door is 36" wide	✓		
Stall door swings out	✓		
Stall door is self closing	✗	✓	
Stall door has a pull latch			
Lock on stall door is operable with a closed fist, and 32" above the floor	✓		
Coat hook is 54" high	✓		
<i>Toilet</i>			
18" from center to nearest side wall	✓		
42" minimum clear space from center to farthest wall or fixture	✓		
Top of seat 17"-19" above the floor	✓		
<i>Grab Bars</i>			
On back and side wall closest to toilet	✓		
1½" diameter	✓		
1½" clearance to wall	✓		
Located 30" above and parallel to the floor	✓		
Acid-etched or roughened surface	✓		
42" long	✓		
<i>Fixtures</i>			
	✓		
Toilet paper dispenser is 24" above floor	✓		
One mirror set a maximum 38" to bottom (if tilted, 42")	✓		
Dispensers (towel, soap, etc) at least one of each a maximum 42" above the floor	✓		

**NOTES**

**LOCATION**

<b>FLOORS, DRINKING FOUNTAINS, TELEPHONES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<i>Floors</i>			
Non-slip surface	✓		
Carpeting is high-density, low pile, non-absorbent, stretched taut, securely anchored	NA		
Corridor width minimum is 3 ft	NA		
Objects (signs, ceiling lights, fixtures) can only protrude 4" into the path of travel from a height of 27" to 80" above the floor	✓		
<i>Drinking Fountains</i> NA			
Spouts no higher than 36" from floor to outlet			
Hand operated push button or level controls			
Spouts located near front with stream of water as parallel to front as possible			
If recessed, recess a minimum 30" width, and no deeper than depth of fountain			
If no clear knee space underneath, clear floor space 30" x 48" to allow parallel approach			
<i>Telephones</i> NA			
Highest operating part a maximum 54" above the floor			
Access within 12" of phone, 30" high by 30" wide			
Adjustable volume control on headset so identified			
<b>SIGNS, SIGNALS, AND SWITCHES</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
<i>Switches, Controls and Signs</i>			
Switches and controls for light, heat, ventilation, windows, fire alarms, thermostats, etc, must be a minimum of 36" and a maximum of 48" above the floor for a forward reach, a maximum of 54" for a side reach	✓		
Electrical outlets centered no lower than 18" above the floor	NA		
Warning signals must be visual as well as audible	✓		
<i>Signs</i>			
Mounting height must be 60" to centerline of the sign	✓		
Within 18" of door jamb or recessed	✓		
Letters and numbers at least 1½" high	✓		
Letters and numbers raised .03"	<del>✓</del>	✓	
Letters and numbers contrast with the background color	✓		

NOTES

**LOCATION**

<b>SWIMMING POOLS - accessibility can be via ramp, lifting device, or transfer area <i>NA</i></b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Ramp at least 34" wide with a non-slip surface extending into the shallow end, slope not exceeding 1:6 with handrails on both sides			
Lifting device			
Transfer area 18" above the path of travel and a minimum of 18" wide			
Unobstructed path of travel not less than 48" wide around pool			
Non-slip surface			

**LOCATION**

<b>SHOWER ROOMS - Showers must accommodate both wheel-in and transfer use</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
Stalls 36" by 60" minimum, with a 36" door opening			
Floors are pitched to drain the stall at the corner farthest from entrance			
Floors are non-slip surface	✓		
Controls operate by a single lever with a pressure balance mixing valve			
Controls are located on the center wall adjacent to the hinged seat			
Shower heads attached to a flexible metal hose			
Shower heads attached to wall mounting adjustable from 42" to 72" above the floor			
Seat is hinged and padded and at least 16" deep, folds upward, securely attached to side wall, height is 18" to the top of the seat, and at least 24" long			
Soap trays without handhold features unless they can support 250 pounds			
2 grab bars are provided, one 30" and one 48" long, or one continuous L shaped bar			
Grab bars are placed horizontally at 36" above the floor line			

**LOCATION**

<b>PICNICKING</b>			
<i>Specification</i>	<i>Yes</i>	<i>No</i>	<i>Comments/Transition Notes</i>
A minimum of 5% of the total tables must be accessible with clear space under the table top not less than 30" wide and 19" deep per seating space and not less than 27" clear from the ground to the underside of the table. An additional 29" clear space (totaling 48") must extend beyond the 19" clear space under the table to provide access	✓		
For tables without toe clearance, the knee space under the table must be at least 28" high, 30" wide and 24" deep.	✓		
Top of table no higher than 32" above ground	✓		
Surface of the clear ground space under and around the table must be stable, firm and slip-resistant, and evenly graded with a maximum slope of 2% in all directions	✓		
Accessible tables, grills and fire rings must have clear ground space of at least 36" around the perimeter	✓		

## APPENDIX D

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**Soil Types – Town of Yarmouth (Source: U.S. Department of Agriculture, Natural Resource Conservation Service)**

<b>Map Unit Symbol</b>	<b>Map Unit Name, Description</b>	<b>Hydric Soil?</b>
BdC	Barnstable-Plymouth complex, rolling, bouldery	No
BgC	Barnstable-Plymouth-Nantucket complex, rolling, very bouldery	No
Bh	Beaches	
BlB	Belgrade silt loam, 3 to 8 percent slopes	No
BmA	Berryland mucky loamy coarse sand, 0 to 2 percent slopes	Yes
BoA	Boxford silt loam, 0 to 3 percent slopes	No
CcA	Carver loamy coarse sand, 0 to 3 percent slopes	No
CcB	Carver loamy coarse sand, 3 to 8 percent slopes	No
CdA	Carver coarse sand, 0 to 3 percent slopes	No
CdB	Carver coarse sand, 3 to 8 percent slopes	No
CdC	Carver coarse sand, 8 to 15 percent slopes	No
CdD	Carver coarse sand, 15 to 35 percent slopes	No
DeA	Deerfield loamy fine sand, 0 to 5 percent slopes	No
Dm	Dumps, landfill	No
Dn	Dune Land	No
EaA	Eastchop loamy fine sand, 0 to 3 percent slopes	No
EaB	Eastchop loamy fine sand, 3 to 8 percent slopes	No
FmA	Freetown mucky peat, 0 to 1 percent slopes, ponded	Yes
FsA	Freetown and Swansea mucks, 0 to 1 percent slopes	Yes
FtA	Freetown coarse sand, 0 to 1 percent slopes	Yes
HxC	Hooksan-Dune land complex, hilly	No
ImA	Ipswich, Pawcatuck, and Matunuck peats, 0 to 1 percent slopes	Yes
NsB	Nantucket sandy loam, 3 to 8 percent slopes, stony	No
NsC	Nantucket sandy loam, 8 to 15 percent slopes, stony	No
PeA	Pipestone loamy coarse sand, 0 to 3 percent slopes	Yes

<b>Map Unit Symbol</b>	<b>Map Unit Name, Description</b>	<b>Hydric Soil?</b>
Pg	Pits, sand and gravel	No
PsB	Plymouth loamy coarse sand, 3 to 8 percent slopes, very stony	No
PsC	Plymouth loamy coarse sand, 8 to 15 percent slopes, very stony	No
PvC	Plymouth-Barnstable complex, rolling, very bouldery	No
PvD	Plymouth-Barnstable complex, hilly, very bouldery	No
PxC	Plymouth-Barnstable complex, rolling, extremely bouldery	No
PxD	Plymouth-Barnstable complex, hilly, extremely bouldery	No
PyD	Plymouth-Barnstable-Nantucket complex, hilly, very bouldery	No
Ud	Udipsammments, smoothed	No
Ur	Urban land	No
WvA	Walpole sandy loam, loamy substratum, 0 to 3 percent slopes	Yes
W	Water	Yes