

SECTION 3: COMMUNITY SETTING

A. Regional Context

Located in Central Massachusetts (Worcester County), with the town center situated on State owned secondary Routes 67 and 148, North Brookfield is approximately 18 miles west of Worcester. Except for the Town of Spencer to its East, small towns of similar population and demographics surround it. North Brookfield contains a total land area of 21.99 square miles. North Brookfield's adjacent neighbors include the towns of New Braintree, Spencer, Brookfield, East Brookfield and West Brookfield. It is four miles north of main Route 9, and twelve miles north of Interstate Route 90 (the Mass Turnpike).

Development of both State and interstate highway systems has made North Brookfield more accessible to major cities. It is a 1½-hour drive to Boston and Hartford, 1 hour to Springfield, and ½ hour to Worcester. Many of North Brookfield's residents commute to these cities for employment, especially Worcester.

North Brookfield is just outside what could be considered Worcester's western suburbs (Spencer, Leicester, and Paxton). However, its rural atmosphere, combined with reasonable land prices, makes it an attractive location for the next cycle of residential development.

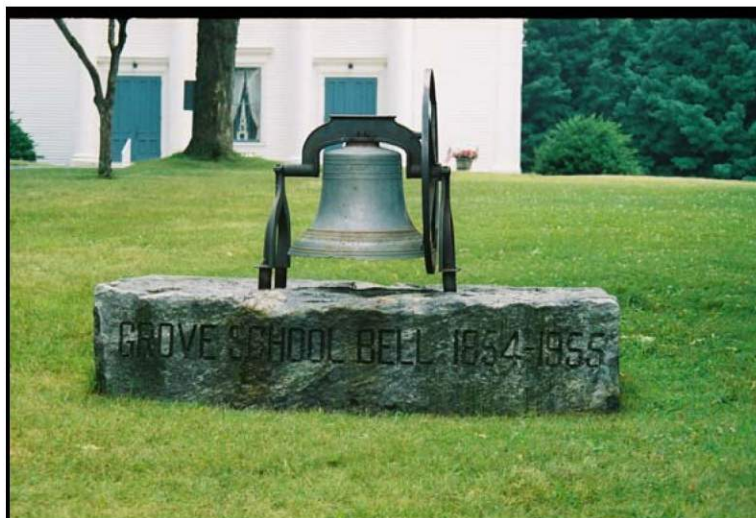
Several of the Town's watersheds don't recognize town boundaries. These include:

- North Brookfield's water supply: Part of the watershed of the Town reservoirs lies in the Town of New Braintree.
- The Five Mile River: Passing through the east side of North Brookfield, the river's watershed is shared by five towns: North Brookfield, Spencer, Oakham, New Braintree, and a small portion of Rutland.
- Brooks Pond: Fed primarily by the Five Mile River, this privately owned and managed pond has shoreline located in four separate towns: Spencer, North Brookfield, Oakham, and New Braintree. A swimming area, located on the North Brookfield portion of the shore, has historically been made available to the public by the private owners of the pond.
- Lake Lashaway: Lake Lashaway lies between two towns: North Brookfield and East Brookfield. There is a State boat launch on the lake, and the two municipalities share a town beach (Lashaway Park) on land located in North Brookfield. The town wells of Brookfield and East Brookfield are located a short distance downstream from the Lake.
- Dunn Brook: Flowing out of the center of North Brookfield, this brook is a potential source of pollution to the Quaboag river. The Town's transfer station, capped landfill and sewage treatment plant are located alongside Dunn Brook. Thousands of tons of sludge have been removed from the site of the old treatment plant, and the landfill was capped in 1996.
- Meadow Brook and Sucker Brook: These two small brooks originate on the west side of Town and flow into Lake Wickaboag in West Brookfield.
- Several small streams on the north and west sides of Town flow into the Ware River.
- All of North Brookfield is located in the Chicopee River Watershed.

B. History of North Brookfield

Quaboag Plantation was incorporated in 1673. The original settlement suffered severely from Indian raids, and King Philip's War left only one house standing. Brookfield was incorporated in 1718 as a part of Worcester County. Eventually, the growing north precinct petitioned the State legislature for separate town status, due in large part to the distances that were required to participate in town functions, and to attend church. In February of 1812 the Town of North Brookfield was incorporated, with a population of 1,100. The major occupation of the newly formed community was agriculture. Other businesses included gristmills, a tannery, cider mill, gunsmith, and a cobbler.

Rufus Putnam, one of George Washington's chief engineers during the Revolution, served his apprenticeship in the town as a millwright at the Matthews Fulling Mills from 1754 to 1757. The Matthews Mills were themselves a tribute to 18th century engineering, since they included several canals and tunnels which made the natural glacial kettle holes in the area part of a mill ponding complex for the fulling mill. The town avoided the deadly smallpox epidemics of the 1770's by inoculating over 200 people with weakened smallpox virus. People came from as far away as Worcester to receive the inoculations of the experimental vaccine from North Attleborough physicians, Dr. Thomas and Dr. Kittredge, and then to convalesce through a mild form of the disease in small hospitals that the town built on the outskirts of the community.



Along with its neighboring towns, North Brookfield sent 150 Minutemen to the Battle of Lexington and Concord. But they also demonstrated against the government they had helped create when residents of North Brookfield were involved in Shays Rebellion in 1780, holding meetings in town and hiding their weapons at Ayre's Tavern, one of the oldest buildings in town.

In 1810 the manufacture of "factory made" shoes began, starting an industry, which profoundly altered the Town's history. In 1824 Tyler Batchelor also began a shoe factory, which grew rapidly. By the mid-1800's North Brookfield was the largest manufacturer of shoes in the country, shipping products throughout the United States, and provided a large portion of the footwear to the Union Army during the Civil War. Between 1840 and 1880 other companies began the manufacture of lasts, wooden boxes, corsets, pocket books, and other leather goods, but shoe manufacturing remained the major industry. The population steadily increased during this time of prosperity. Agriculture was still a major activity in 1875 there were 175 farms and orchards.

North Brookfield was (and to some extent still is) isolated due to its location. In 1876 the North Brookfield Railroad opened, connecting to East Brookfield and the Boston & Albany Railroad. The Town now had a bank, three churches, a library, Town hall, two hotels, and a number of retail establishments. The railroad made the town more accessible and the population increased further to 4,587 by the year 1900.

Prosperity ended as management closed the shoe mills in 1900 after a long strike. Population immediately dropped off as workers moved in search of employment, and many houses and tenements were left vacant. Some mills were torn down, and others stood empty for a number of years.



In 1916 Herbert Mason purchased the remaining Batchelor shoe factory buildings and Quabaug Rubber, a manufacturer of rubber soles and heels for shoes. In 1918 the Asbestos Textile Company took over the buildings on Grove and School Street. This was the end of the economic decay in town, and after reaching a population low of approximately 2600, North Brookfield began a slow but steady growth in population that continues to day. In the 1940's the Cooke Optical Company took over a building on Summer Street previously owned by a succession of enterprises, and another optical firm, Optovac, began in 1965. Quabaug Rubber has grown substantially, as the United States manufacturer for Vibram soles; it has become the largest employer in Town. The second largest employer is Chase Precast (located on East Brookfield Road) that started in 1967, manufacturing a variety of concrete products. Chase Precast is currently owned by Oldcastle Precast, Inc.

There were no paved roads in Town until 1910 when the road to New Braintree was paved. Over the years the Town has added 60 miles of pavement, leaving about 10 miles of gravel roads. Both of the Town's hotels (Morrison's on Forest Street and the Batchelor House on North Main Street) were destroyed by fire in the 1920's.

A major change in North Brookfield in the past fifty years (like much of New England) has been the decline of the farming industry. In the 1930's there were three large chicken farms in Town, shipping young chicks all over the eastern United States. The last one closed its doors in 1990. In 1972 North Brookfield had twenty working farms. Today there are eight, several of which are operated on a part time basis. Luckily, while activity has declined or ceased on many farms, most owners have thus far been reasonably successful at maintaining the large tracts of farm and woodlands. However, with agriculture in the northeast still in decline, and large tracts of developable land becoming fewer, they are certainly at risk for development of non-farm uses. The largest agricultural operation remaining in Town is the Brookfield Orchards.

Nineteenth century American poet William Cullen Bryant, lived in North Brookfield when he prepared for college with his uncle, the minister in town for 64 years. Bates Observatory was given to the town in the 1890's and on a clear day, townspeople say, you can see all the way to Boston. George M. Cohan, actor, producer and playwright, was a frequent visitor to town when he came to stay with his grandparents. In the summer of 1934 the town honored both Cohan and Connie Mack, another former resident. The stage of the present Town House was the site of a performance of "Ah, Wilderness," with the original New York cast directed by Cohan. The Philadelphia Athletics played an exhibition baseball game in town against the Quabaug Rubber company team, with Quabaug being the victors as townspeople are quick to note.



C. Population Characteristics

Population growth means, among other things, loss of open space to development and increased demand for recreational facilities (as well as other town services). After the severe drop in population from 1900-1920 due to the loss of the shoe industry, North Brookfield has experienced a slow to moderate rate of steady growth.

With a total landmass of 21.99 square miles, North Brookfield has a population density of approximately 222 people per square mile. The table below presents North Brookfield's growth in population over the years, as well as the Town's projected population for the years 2010 and 2020.

**Table OSR-1
North Brookfield Population Growth**

<u>Year</u>	<u># of People</u>	<u>Numerical Change</u>	<u>% Change</u>
1930	3,013	----	-----
1940	3,304	291	9.7%
1950	3,444	140	4.2%
1960	3,616	172	5.0%
1970	3,967	351	9.7%
1980	4,150	183	4.6%
1990	4,708	558	13.4%
2000	4,683	-25	-0.1%
*2006	4,663	-20	-0.1%
**2010	4,800	117	2.5%
**2020	4,800	0	0.0%

Sources: US Census Bureau; * = 2006 estimate comes from the Town Clerk's most recent annual census. ** = 2010 and 2020 forecasts provided by the CMRPC Transportation Department.

North Brookfield experienced a significant growth in population between 1980 and 1990, adding 558 new residents over the course of the decade. This was followed by a slight decline (a loss of 25 residents) in population 1990 to 2000. However, recent development activity in and around North Brookfield indicates that another growth spurt may be underway. According to the Central Massachusetts Regional Planning Commission's (CMRPC) regional growth forecast, North Brookfield's population growth rate is projected to increase by a modest 2.5% between 2000 and the end of the decade.

Table OSR-2
North Brookfield Age Characteristics

<u>Age Group</u>	<u>Number</u>	<u>% of Total Population</u>
Under 5 Years of Age	260	5.6%
5 – 19 Years of Age	1,109	23.7%
20-44 Years of Age	1,613	34.4%
45-64 Years of Age	1,096	23.4%
<u>65 Years of Age and Over</u>	<u>605</u>	<u>12.9%</u>
Total:	4,683	100%

Source: US Census Bureau, 2000 Census.

Approximately 29% of North Brookfield's population consists of school-aged children or soon to be school-aged children. This represents a slight increase from the 1990 Census when 27.6% of the Town's population consisted of school-aged or soon to be school-aged children. The 45-64 age-group (or the soon to be seniors) saw the greatest increase, growing from 16.9% in 1990 to 23.4% by 2000. North Brookfield's senior population showed only a modest increase between 1990 (596 seniors) and 2000 (605 seniors). These trends indicate there will be more people throughout North Brookfield looking for recreation opportunities in the future and these activities will need to be varied to serve a variety of populations.

Table OSR-3
North Brookfield Household by Type

<u>Type of Household</u>	<u>Number</u>	<u>% of Total Households</u>
Married Couple Family	969	53.5%
Male Householder	71	3.9%
Female Householder	196	10.8%
Non-Family Household	<u>575</u>	<u>31.8%</u>
Totals:	1,811	100%

Source: 2000 US Census

Table 3 indicates that more than half of the households in North Brookfield consist of married couples with children. Families with children often expect to find a diverse selection of recreational opportunities (both passive and active) in their communities, whether provided by the municipality itself or by private entities.

Table OSR-4
Median Household Income Comparison

North Brookfield Median Household Income:	\$44,286
State Median Household Income:	\$50,502
North Brookfield as a Percent of State Average:	87.7%
Worcester County Median Household Income:	\$47,874
North Brookfield as a Percent of Worcester County Average:	92.5%

Source: 2000 US Census

Table 4 indicates that North Brookfield's median household income is slightly lower than Worcester County and the State as a whole. This indicates that the Town may have some difficulty providing a diverse selection of recreation opportunities and open space amenities to its citizens. Therefore it is important to provide those opportunities and amenities that serve the widest cross-section of citizens and are the most economically realistic.

Table OSR-5
Per Capita Income Comparison

North Brookfield Median Per Capita Income:	\$20,205
State Median Per Capita Income:	\$25,952
North Brookfield as a Percent of State Average:	77.8%
Worcester County Per Capita Income:	\$22,983
North Brookfield as a Percent of Worcester County Average:	87.9%

Source: 2000 US Census

Table 5 indicates that North Brookfield's per capita income is slightly below average for Worcester County and the State as a whole. This is not surprising as the Town's median income is also below the averages. The average household income is based on the combined income raised by all of the household members, while the per capita income figure is derived by taking the community's total income generated and dividing it by every person in town whether they are in the labor force or not. The fact that North Brookfield's median income figure is lower than average is indicative of households that are headed by wage earners with lower paying jobs. That North Brookfield's per capita income is also below average is indicative of a community who's households have a higher than average percentage of those not in the workforce (children & the elderly). A breakdown of the Town's income categories is provided below.

Table OSR-6
North Brookfield Household Income Distribution

<u>Income Categories</u>	<u># of Households</u>	<u>Percent of Total</u>
Less than \$15,000:	51 households	4.1%
\$15,000 - \$24,999:	88 households	7.1%
\$25,000 - \$34,999:	128 households	10.3%
\$35,000 - \$49,999:	308 households	24.8%
\$50,000 - \$74,999:	374 households	30.1%
\$75,000 - \$99,999:	129 households	10.4%
\$100,000 - \$149,999:	129 households	10.4%
\$150,000 and over:	34 households	2.7%

Source: 2000 US Census

The 2000 US Census indicates that slightly more than two-thirds of the housing units in Town are owner occupied. This indicates that there is considerable investment in the Town. Of the 1,811 units in North Brookfield 1,246 or 69% are owner occupied, while the remaining 565 or 31% are rentals.

Additional Demographics

Jobs: In 2005 According to the most recent statistics of the Massachusetts Division of Career Services, there were 93 business establishments in North Brookfield as of 2005, employing an average monthly total of 1,112 people. North Brookfield's manufacturing sector had the highest number of jobs followed by the retail sector.

Labor Force: DETMA statistics further indicate that North Brookfield had a labor force of 2,482 workers as of 2005 with an unemployment rate of 4.7% (slightly lower than the State average of 4.8% and the Worcester County rate of 5.0%). During the last fifteen years North Brookfield's unemployment rate has fluctuated greatly, with a high of 9.0% in 1992 to a low of 2.6% in 2000.

D. Growth and Development Patterns

1. Patterns and Trends:

North Brookfield's rounded hills and valleys first supported isolated farmsteads, and the Five-Mile River powered the Town's first small mills. By the mid-1800's, a thriving central village had grown up around several factories. The demise of the shoe industry in 1900 (following a prolonged strike) decimated the Town, and population plummeted. After 1920 a slow steady growth pattern was established, with better roads and access to the automobile that continues to this day. However, development since that time has been primarily residential with more and more residents working outside of town. Development has shifted from the centralized village to the outlying rural areas. This trend is considered likely to continue.



Thus far, North Brookfield has not experienced the intensity of development experienced by its neighbors to the east, but Town residents are concerned. The results of the recent Master Plan Survey show a clear consensus that protection of the Town's rural character; natural resources, scenic beauty and farmlands, should be critical planning issues in the years to come. In fact, an overwhelming 52% of respondents stated the Town should institute further measures to manage residential growth.

The University of Massachusetts-Amherst has been tracking statewide land use data for the better part of the last century. The University uses aerial photographs and interprets them (now using GIS) based on land use categories. Table 7 below outlines North Brookfield's land use totals for the last three Statewide land use mapping efforts.

Table OSR-7
North Brookfield Land Use Changes Over the Years

<u>1971</u>	<u>1985</u>	<u>1999</u>
891 developed acres	1,084 developed acres	1,454 developed acres
(846 residential)	(1,027 residential)	(1,368 residential)
(46 Com./ind.)	(58 comm./ind.)	(86 comm./ind.)
(8,794 forestland)	(8,509 forestland)	(8,506 forestland)
(2,975 farmland)	(2,889 farmland)	(2,419 farmland)

Source: UMass-Amherst land use data for 1971, 1985 and 1999.

The amount of developed land in North Brookfield has increased by 63.2% between 1971 and 1999. Percentage-wise, this increase has not been evenly distributed amongst the three major development categories: residential, commercial, and industrial. Industrial land has increased the most, more than 140% (23 acres in 1971 to 56 acres in 1999), followed by residential land at 62% and commercial land at 32% (22 acres in 1970 to 30 acres in 1999). In terms of sheer acreage, the residential sector has grown the most, adding 522 new acres of development between 1971 and 1999. Conversely, North Brookfield's farmland has declined by roughly 19% and forestland by 3% during the same time period. With only 1,454 developed acres out of a total land area of 14,067 acres (or 9.9% of the total), North Brookfield is still very much a rural small town despite the increase in development documented above.

The majority of new building lots in North Brookfield were created through the Approval Not Required (ANR) process, meaning that such plans do not receive any detailed municipal review of their potential impacts on the environment; rather, the Planning Board simply endorses the ANR plans as they are presented. North Brookfield has seen relatively little subdivision activity during the last 30 years, handling only a few definitive subdivision proposals during this timeframe. The creation of ANR frontage lots has not yet led to a deterioration of North Brookfield's natural ecology. Dense residential development along the shoreline of Lake Lashaway has been a factor in the decline of the Lake's water quality; however, the vast majority of these lots were created decades ago.

2. Infrastructure:

A. Transportation:

While in decades past North Brookfield was served by both railroad and trolley, today there is no public transportation available in Town. There is bus service to Worcester via Route 9 from East Brookfield, but North Brookfield residents under utilize this service. Rail and bus service are available in Worcester. The Town of North Brookfield owns the old railroad bed. Privately owned automobiles presently meet the vast majority of transportation needs. If demand for public transportation were to increase (for example, by a drastic increase in the price of gasoline) bus service to Worcester could be added.

B. Water Supply:

The municipal water supply system consists of a drainage area of approximately 2.5 square miles collecting roughly 1100 million gallons per year which is stored in the two adjacent reservoirs: Horse Pond and Doane Pond. The Town owns approximately 145 acres of watershed lands, primarily abutting the reservoirs.

	Horse Pond	Doane Pond	Total
Surface Area:	63 Acres	28 Acres	91 Acres
Storage Capacity*:	248 million	43 million	291 million

* Storage Capacity is measured in gallons

The water system makes use of the Horse (North) Pond reservoir as its water supply source. The water treatment plant has the capacity to treat up to two million gallons per day (gpd), but the system typically uses roughly 404,000 gpd. The Department of Environmental Protection (DEP) has permitted a water withdrawal of up to 433,000 gpd. The reservoir can actually provide a firm yield of 470,000 million gpd. Doane Pond can provide a firm yield of 200,000 million gpd but can only be used as an emergency water supply source and would require an expensive and time consuming process to bring on line. There is also an interconnection with the East Brookfield water system that can be used in emergencies, but this interconnection only provides water service to roughly 200 homes in the vicinity of Lake Lashaway. The treatment plant treats for turbidity, color, corrosion control and disinfection. The system's pipes are over 110 years old.

Meters have been in place for just the last five years, however; all water customers are now metered. The most recent water audit found that the system has 29% of its water unaccounted for. While this is a very high percentage of unaccounted for water, the Department instituted an extensive leak detection program in 2005 that allowed the Department to identify and fix many of the most severe leaks. It is anticipated that the system's percentage of unaccounted for water will decrease substantially during the next water audit, as well as the amount of the water the system uses on a daily basis. While the Department fixes pipes as they break, it also has an infrastructure management plan that contains a three-year pipe replacement schedule.

The Department owns a small amount of land around the reservoir and along the North Brook Canal. A portion of the land in the watershed is in the Agricultural Preservation Restriction (APR) program that allows the land to be used for farming, but much of the land around the reservoir is not restricted in any way. The Department is working with Massachusetts Rural Water Association and abutting landowners to develop a Source Water Protection Plan and a Water Protection District bylaw that will be brought before voters at a future Town Meeting. The Water Commissioners have not established a definitive service system and are not currently looking for new water supplies. They continue to entertain requests from developers for extending the water system if the developers are willing to pay all associated costs. Lack of planning could result in a future water supply crisis that will affect future-growth planning in the Town.

C. Sewer Service:

The present sewage treatment plant, located south of the center of Town on East Brookfield Road, provides 870 service connections in Town. These connections include most businesses and multifamily housing units in North Brookfield as well as a number of single-family dwellings. Approximately 60% of North Brookfield is tied into the municipal sewage system with the remaining outlying residences and a few small businesses relying on on-site septic systems. Design capacity for the existing treatment plant (built in 1971 and upgraded in 1995) is 757,000 gallons per day. The 1995 upgrade included the installation of a new "disc cloth filter", which was the first to be installed in New England. The effluent from the treatment plant is discharged into a small stream: Dunn Brook (a tributary to the Quaboag River). The effluent discharged into it is tested for toxicity four times a year. The Sewer Department received the New England Environmental Protection Agency Operation and Excellence Award in 1999. This award was given to the Department for "recognition of its commitment to clean water through outstanding operation and maintenance." In 2005 the plant treated an average of 649,000 gallons per day,

but this can be considered an anomaly because of the high amount of rainfall that ended up infiltrating the system. The current discharge permit for the treatment plant expired in September 2005. Currently the State Department of Environmental Protection (DEP) and the federal Environmental Protection Agency (EPA) are reviewing North Brookfield's new application that was submitted in 2005.

While no expansion plans are in place, new hookups will be encouraged to help defray debt retirement costs of the upgrade. Some towns in Massachusetts are allowing new hook-ups only on the basis of corresponding reductions of inflow and infiltration: the developer seeking hook-ups must pay for decreases in system volume through pipe repair. The Sewer Department is currently working to complete the "Little Canada Project", this project will reline approximately 2 ½ miles of sewer pipe in the Little Canada section of Town. This project will also include a 1-½ inch cement seal coat for approximately 80 brick manholes. These improvements are the first step in a long-term plan to address the Town's groundwater infiltration problems. The only un-sewered area of town considered to have a sufficient housing density for inclusion in the municipal system is Lake Lashaway. However, the distance from the treatment plant (approximately four miles) together with the need for pumping uphill would make it very expensive.

3. Long-term Development Patterns:

As described previously, growth in North Brookfield has been slow but steady in recent decades, primarily residential in nature, and spread throughout the town, especially in the more rural areas. The Town has adopted certain land use controls over the years, aimed at guiding and controlling development.

The Town has had a zoning by-law since 1963, which was last amended in 1990. Zoning districts are delineated (see Zoning Map) along with their allowed uses and dimensional requirements.

Zoning District	Minimum Lot Size	Minimum Frontage
R- 11 Central Residence	11,000 sq. ft. (single family)	100 ft.
	16,000 sq. ft. (two family)	100 ft.
	27,000 sq. ft. (three family)	100 ft.
	41,000 sq. ft. (four family)	100 ft.
R-30 Open Residence	30,000 sq. ft.	150 ft.
R-66 Rural Residence	66,000 sq. ft.	250 ft.
B-C Central Business	None	None
B-G General Business	25,000 sq. ft.	110 ft.
Ind. Industrial	50,000 sq. ft.	220 ft.

The Zoning By-law also contains Growth Rate Regulations, the objective of which is "to relate the timing of residential development to the Town's ability to provide services to such development, and thereby to promote the education, health, safety, convenience and welfare of the inhabitants of the Town. The aim of this section is that the town-wide rate of residential development in future years not greatly exceed that experienced in recent history, with an objective of not more than thirty-six (36) dwelling units being created in any year, and to achieve this through regulating the maximum rate at which individual developments may proceed." While this objective of thirty-six units can be exceeded by the more complex regulations governing development rates of subdivisions (under the jurisdiction of the Planning Board, to be exempt requires an approved development schedule), it has rarely been surpassed, perhaps in part by the lack of proposals for large subdivisions to date.

The most recent amendment of the bylaw (1990) banned construction of multi-family dwellings in the R-30 and R-66 districts, limiting them to the R-11 (central village) district. The Rules and Regulations of the Planning Board governing the subdivision of land requires the protection of natural features (Section IV

A 2.5.) by stating: "all natural features, such as large trees, water courses, wetlands, scenic points, historic spots, and similar community assets, which will add attractiveness and value to the property shall be preserved." Section IV C 2a. states that streams and watercourses shall be located within (Town) easements whose width shall not be less than twenty (20) feet and whose boundaries shall not be closer than five (5) feet horizontally from the annual high water line. Section IV C 2b. Goes one step further: "the Planning Board may require that other areas be included within a conservation restriction." Section IV E calls for land for open space, parks and/or playgrounds to be set aside, generally not less than 5% of the area of the subdivision.

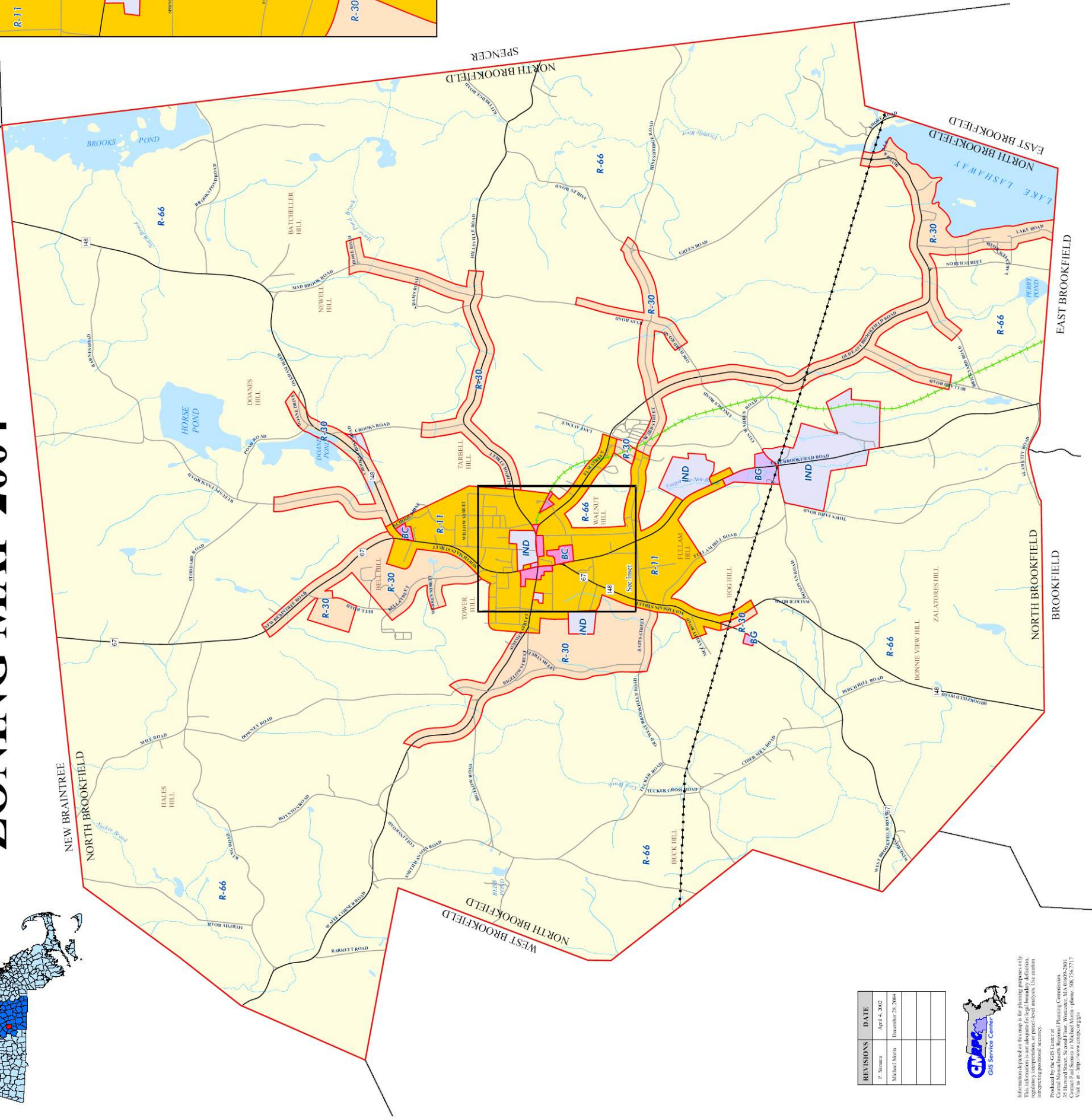
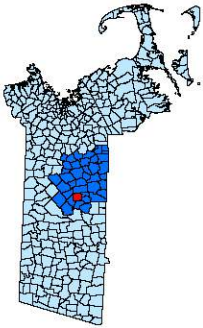
To date, only one subdivision has been constructed in North Brookfield. "Elm Meadows", located on Elm Street, is an eight building, thirty-two-unit townhouse complex. At least two other subdivisions have been approved in recent years, but (perhaps due to the depressed economy) were not built and approval has expired. No current proposals are before the Planning Board at this time.

The only other town by-law with significant potential impact on open space is the Earth Removal By-law. A variety of requirements including buffer strips, surface and ground water protection measures, and restoration of the mined land are included. Approved in 1991, this bylaw calls for the establishment of an Earth Removal Board to administer its provisions, with filing of minutes and an annual report. No such board has been established; no reports have been filed; and the bylaw is currently claimed to be under the jurisdiction of the Conservation Commission.

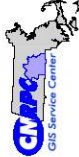
In 2000 the Central Massachusetts Regional Planning Commission conducted a build-out analysis for each of its forty communities with funding from the Executive Office of Environmental Affairs. This study focuses on what the Town would look like if all the developable land were to be built upon. The study removed already developed land, protected land and land that is unbuildable due to environmental constraints (including wetlands and slope). Using this criteria North Brookfield has a potential 3,747 new residential lots, or 187% more than what existed in 2000. These new lots would bring 9,628 new residents of which 1,787 would be school children. New residents would also have an impact on services; for instance, residential water use would increase 722,081 gpd from 351,225 gpd to 1,073,306 gpd, municipal solid waste would increase 5,806 tons from 2,824 tons to 8,630 tons and roads would increase 100.5 miles from 72.6 miles to 173.1 miles.

TOWN OF NORTH BROOKFIELD

ZONING MAP 2004

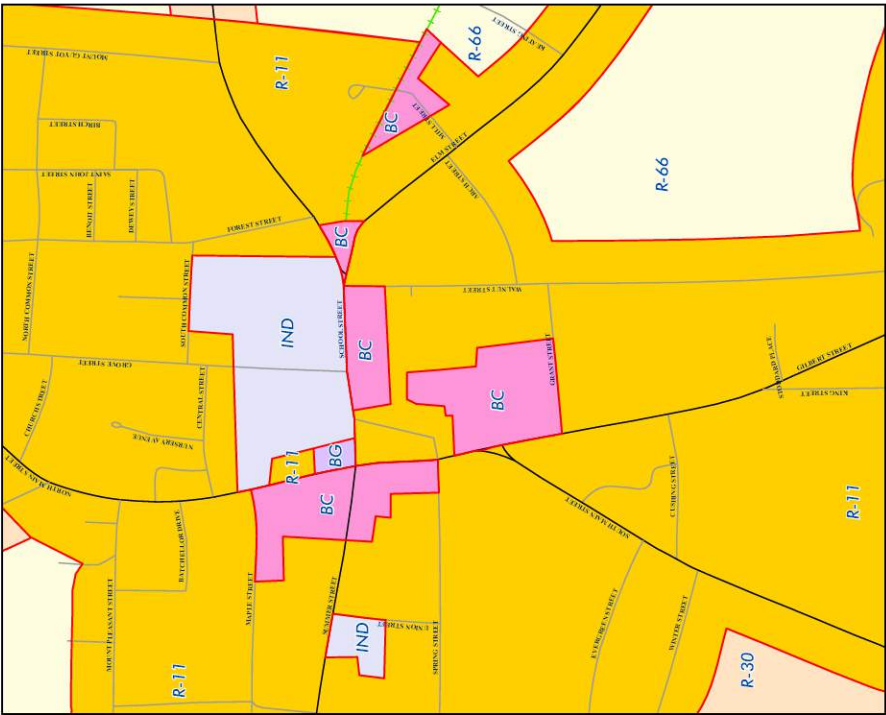


REVISIONS	DATE
P. Sinner	April 4, 2002
Michael Moran	December 28, 2004



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North Brookfield Town Center

Inset Scale 1 : 3,500

Legend

- BC - Central Business Zone
- BG - General Business Zone
- IND - Industrial Zone
- R-11 - Central Residence Zone
- R-30 - Open Residence Zone
- R-66 - Rural Residence Zone
- Local Road
- Arterial Road
- Abandoned Rail
- Transmission Line
- Stream
- Intermittent Stream
- Water Body



1 : 12,000 One Inch = 1,000 Feet
2,000 1,000 0 2,000
Feet

Map Productions
December 2004
Source:
Data developed by CMRPC.
Other data provided by MassGIS and Mass Highways