

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.