


# COMMUNITY PRESERVATION PLAN

MIDDLEBOROUGH, MASSACHUSETTS

FISCAL YEARS 2021 - 2025

An aerial photograph of Middleborough, Massachusetts, showing a mix of residential and commercial buildings, a large central park area, and a prominent church with a tall steeple. The town is surrounded by dense green trees, and a main road runs through the center.

A COLLABORATIVE EFFORT BY:  
KIMBERLY FRENCH, CHAIR  
COMMUNITY PRESERVATION COMMITTEE  
TOWN OF MIDDLEBOROUGH, MASSACHUSETTS

JM GOLDSON LLC

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Oliver Mill Park. Photo Source: Town of Middleborough municipal website



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## EXECUTIVE SUMMARY

Preserving **Open Space** is a top priority for Community Preservation Act (CPA) funds, with a focus on passive **Recreation**, such as walking, biking, birdwatching, nature photography, and picnicking. That's what Middleborough residents consistently told the Community Preservation Committee (CPC) in surveys, focus groups, workshops, and conversations. Open space has always identified the rural character of Middleborough. With much of the population in the historic town center, the Town has wide swaths of undeveloped forests, wetlands, wildlife habitats, river corridors, lakes and ponds, farms, fields, and scenic vistas, contributing to quality of life here. The Middleborough CPC has adopted a policy to reserve part of the fund for priority open space properties when they come on the market.

Since its inception, Middleborough's CPC has not received enough applications for **Community Housing** to spend the CPA statutory requirement to reserve 10 percent of the fund annually for each eligible category. One-third of the population meets low/moderate-income qualifications, yet in 2019 the Town had only 9 percent subsidized housing. Since then, the Town has increased its affordable-housing stock by more than 5 percent, earning it the state designation as a Housing Choice Community and priority for state grants and capital funding. The CPC is committed to encouraging affordable-housing projects as part of its funding mix.

Middleborough also wants to continue **Historic Preservation** of its residential, industrial, and other historic structures across many centuries and styles. Its rich history ranges from prehistoric indigenous settlements, to incorporation by English colonists in the 17th century, to prominence as a vibrant agricultural, industrial, and mercantile center in the 19th and 20th centuries. Middleborough welcomes historic tourism and is proud to be the home of the Robbins Museum, the museum of the Massachusetts Archaeological Society; the historic Soule Homestead Education Center for agriculture; and the 18th-century Oliver Estate and Oliver Mill Park—all recipients of CPA funding for historic preservation.

To date, Middleborough's CPA fund has **leveraged 85 percent—more than \$13 million**—in outside funding such as federal, state, and private grants; private donations; and volunteer contributions in money, materials, or labor. That is a tremendous contribution to improving quality of life for townspeople. With the Town's status as a Green Community, Environmental Justice District, Housing Choice Community, and pending Municipal

Vulnerability Preparedness Community, project applicants can receive priority for leveraging more outside funds.

In 2019-20, the CPC hosted **focus groups, a workshop, and surveys**, generating enthusiasm for new projects and ideas for preserving and improving the community. The committee received eight applications for FY21, five of which were funded by Town Meeting in June 2020.

The CPA fund is a **grant fund** and typically just one funding source among many funders of a project's budget. The ideal CPA project funds at least two-thirds of the total cost through other sources.

The fund comes from a voluntary tax voted by the town's citizens, for projects that build community, which must first receive approval by a volunteer committee of citizens. The grant fund is separate from the Town government and budget. In fact, by law, it cannot fund, or "supplant," what the Town is responsible for providing. Unlike Town budgets, any unspent money at the end of the fiscal year stays in the fund and is available for future projects.

CPA is designed as a **capital fund and may not be used for maintenance**. It can help fund the acquisition or restoration of open space, recreation, historic, and housing assets for the Town or for organizations in town. Whether public or private, those owners are then responsible for carrying out the acquisition or restoration projects and for maintaining them. Private projects must also show a public benefit.

All projects require an applicant and project manager—a town department or employee, a local private and/or nonprofit organization, or sometimes just a citizen with a good idea and the skills and energy to carry it out. A simple Step One application describing the project and budget is due in September, for consideration first by the CPC and then the Annual Town Meeting the following April. If approved, funding is available on July 1.

The Committee is committed to **balancing the fund among a mix of projects** that preserve the community's character: large (Shoe Shop Place) and small (tree planting on Titicut Green), public (Oliver Estate and Mill) and private (Nemasket Hill Cemetery gates), in all eligible categories. The CPC always welcomes new ideas. Talk to us!

—Kimberly French, Chair  
Middleborough Community Preservation Committee

# AN INTRODUCTION TO CPA

## WHAT IS CPA?

In 2000, the Massachusetts state legislature passed the Community Preservation Act (Mass. General Law Chapter 44B), and Governor Paul Cellucci signed the act into law. The CPA enables municipalities to add a local surcharge of up to 3 percent on property taxes. The surcharge goes into a locally managed fund for projects that preserve the character and history of the community. In addition, CPA communities receive a variable annual distribution from the state Community Preservation Trust Fund.

Local CPA funding can also help projects leverage other federal, state, and private grants, and donations of money, labor, and materials.

Overall, adopting CPA can bring in substantial additional funding to a town or city.

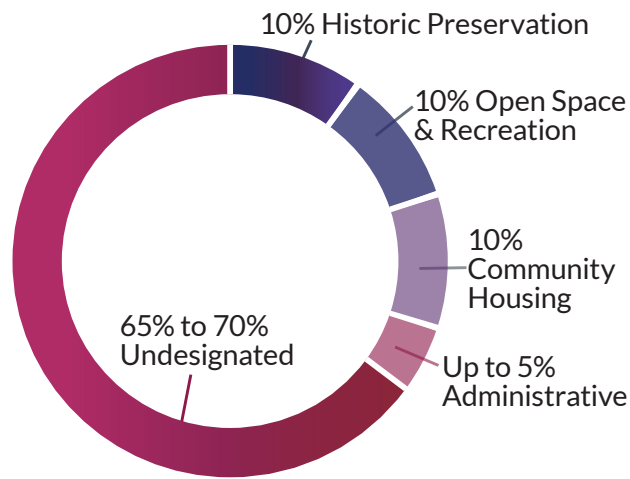
## WHAT IS ELIGIBLE FOR CPA FUNDING?

CPA funds may be used for projects in these eligible categories:

**Open Space and Recreation:** to acquire, create, and preserve open space, natural resources, and recreation areas; and to rehabilitate or restore recreation facilities, or open space created using CPA.

**Historic Preservation:** to acquire, preserve, rehabilitate, and restore historic resources listed on the National or State Historic Register or determined to be historically significant by the local Historical Commission.

**Community Housing:** to acquire, create, preserve, and support community housing for households with incomes at or below the Area Median Income (AMI), which was \$95,200 in 2020; and to rehabilitate or restore community housing created using CPA.



## HOW ARE FUNDS ALLOCATED?

Communities must use or reserve **10 percent** of funds raised each year for each of the three eligible categories, and up to 5 percent can be spent on administrative costs. The remaining 65 to 70 percent can be spent in any of the three eligible categories.

Each community that adopts CPA also establishes a local Community Preservation Committee (CPC) to oversee the municipality's CPA fund, study the local needs, resources, and possibilities, and to consider eligible projects.

To receive CPA funding, project managers submit an application to the local Community Preservation Committee (CPC) for initial approval and recommendation. The local legislative body then provides final approval. Unlike other municipal budgets, the CPA fund functions like a grant fund. Any unspent money stays in the fund at the end of the fiscal year and is available for future projects.

## STATUTORY REQUIREMENTS FOR ALL CPA-FUNDED PROJECTS:

- The project must be a public resource, a private resource with public access, or otherwise have a demonstrable public benefit.
- CPA funds may be used to improve existing resources, including compliance with the Americans with Disabilities Act (ADA) or other building and access codes.
- Resources that are acquired through CPA funds must be protected by a permanent restriction, enforceable by the Town or Commonwealth. The permanent restriction may also be held, monitored, or enforced by a qualified nonprofit organization, charitable corporation, or foundation.
- CPA funds must be used for capital projects, not for ongoing maintenance or operating costs.



# HOW CPA WORKS IN MIDDLEBOROUGH

*In 2010, the Town of Middleborough adopted the Community Preservation Act, assessing a 1 percent surcharge on property tax for its CPA fund.*

*Low-income households, senior households with low/moderate income, and the first \$100,000 of residential property value are exempt from the surcharge.*

## WHO DECIDES HOW FUNDS ARE SPENT?

The Community Preservation Committee (CPC), established by Town Meeting in 2011, has nine members. The CPA statute requires five members that are appointed by local boards:

Conservation Commission  
Historical Commission  
Housing Authority Commission  
Park Commission  
Planning Board

The remaining four members-at-large are appointed by vote of the current CPC and the Town's Select Board.

The CPC typically meets on the second Wednesday of each month at the Middleborough Housing Authority or the Green School.<sup>1</sup> Most of its work takes place between September and April, the timeframe in which applications are considered. More information about the CPC can be found on the Town website ([middleborough.com](http://middleborough.com)) or the CPC's webpage ([middleborocpa.org](http://middleborocpa.org)).

In addition to regular open meetings, the CPC is also required to hold one public hearing annually to study community preservation needs. On average, Middleborough has collected about **\$300,000** annually since CPA went into effect in FY2012. Between FY2012 and FY2020, Middleborough collected a total of **\$2.7 million** in CPA funds from local and state sources, including interest.

Middleborough CPA projects have also leveraged additional funding from state, federal, or private grants totaling about **\$13.8 million**.

The annual state distribution of Middleborough's CPA fund has ranged from 12 to 52 percent of local funds collected. This state share comes from Registry of Deeds fees, which were increased in 2019, and state budget surpluses. Both have substantially increased the amount available to cities and towns in the past year.

For FY2022 Middleborough anticipates receiving \$350,000 for its CPA Fund from all sources. Based

on recent trends, Middleborough could generate an estimated **\$1.75** million between FY2021 and FY2025. However, due to the economic impacts of the COVID-19 health crisis, CPA revenues over the next few years may be lower than anticipated.

As of June 30, 2020, 79 percent (\$2.2 million) of Middleborough's CPA funds have been recommended and appropriated and/or spent on CPA projects. Unspent money stays in the local CPA fund and may be used for future projects.

Between FY2012 and FY2020, 36 percent of all CPA revenue supported Historic Preservation projects, 34 percent supported Open Space and Recreation projects, and nine percent supported Community Housing projects.

CPA-supported Community Housing projects have leveraged the most outside funding (\$11.2 million), the majority of which came from state and federal tax credits and grants from the Department of Housing and Community Development (DHCD) for the Shoe Shop Place project.

**The CPC gives strong preference to projects that can fund at least two-thirds of the total budget through other sources, such as state and private grants, other Town budgets, private donations, fundraising, and volunteer or in-kind contributions of money, materials, and labor.**

Middleborough's CPC accepts applications for funding on an annual basis. The application is a two-step process. Applicants must first submit a simple one-page *Step One* application in September describing the project and an estimated budget. The *Step One* lets the CPC know how many potential projects to plan for, and it gives the applicant a chance for feedback before completing a more detailed *Step Two* application. If the CPC determines the project is eligible, applicants are then asked to submit a *Step Two* in November, showing the project meets both statutory and local eligibility requirements (see Appendices). The application can be found at [middleborocpa.org/cpa-funding-application](http://middleborocpa.org/cpa-funding-application).

In open public meetings between September and February, the CPC considers each funding application based on the project's merits and available funding.

The CPC may request changes to the application or funding request.

After reviewing applications, the CPC decides by majority vote which projects and how much funding to approve. The CPC then brings those recommendations as warrant articles to the annual Town Meeting, which can affirm, reject, or amend them. The Select Board may not increase funding nor consider requests that do not come with CPC recommendation. Funds approved at



Kimberly French  
At-large member, Chair <sup>2</sup>



Ted Eayrs  
At-large member,  
Vice Chair



Josephine Ruthwicz  
Statutory member,  
Housing Authority, Secretary



Judy Bigelow-Costa  
Statutory member,  
Parks & Recreation  
Commission



Laurene Gerrior  
Statutory member,  
Historical Commission



John (Jack) Healey  
Statutory member,  
Planning Board



Annemarie Jacobson  
At-large member



Nancy Ockers  
Statutory member,  
Conservation  
Commission



Mark Belanger  
At-large member

<sup>2</sup>This graphic represents Middleborough's CPC as of September 2020.

## LOCAL EVALUATION CRITERIA FOR ALL CPA-FUNDED PROJECTS

*The following factors are considered by the CPC when evaluating project applications:*

- Significance and value to the Town
- Public benefit
- Public support
- Supporting financial or in-kind labor and materials. The CPC recommends that CPA funding requests should comprise no more than one third of the total project cost
- Applicant's administrative and financial management capabilities and record to ensure that the project is completed in a timely manner and can be maintained
- Maintenance and staffing budget must be in place to ensure that the resource will continue to benefit the public and will not fall into disrepair
- Potential loss or destruction of the resource if proposed action is not taken
- Consistency with Middleborough's Master Plan, Community Development Plan, Housing Production Plan, and Open Space & Recreation Plan

the annual Town Meeting in April will be available for projects to begin work at the beginning of the fiscal year on July 1.

Under special circumstances, Middleborough's CPC may consider an application submitted after the deadlines (September 1 for *Step One* application, November 1 for *Step Two*). The most common circumstances are the availability of real property on the market; or time-sensitive stabilization of a historic asset damaged by flood, fire, or other emergencies, not normal deterioration. Applicants must first submit a letter requesting special application status outside of normal grant deadlines and may submit a *Step One* at the same time. The application must be submitted with sufficient time for the CPC to hold two regular monthly meetings for hearings before the next annual or special Town Meeting.

Managers of Town-owned projects may submit invoices directly to the Town for payment. The Town requires that private projects (local organizations and individuals) pay invoices upfront and submit them to the CPC with proof of payment for reimbursement.

In accordance with stipulations of the Town's Purchasing and Procurement Policy, and individual grant agreements or award letters, project managers should submit invoices at least one week prior to the next CPC meeting, for approval by the Committee.

Applications and warrant articles must specify the scope of work for a project. If a project has a balance after the work has been completed, those funds will be returned to CPA fund accounts. Additional projects for the same property, building, facility, organization, etc., must submit a separate application. If a project has already submitted an engineering, architectural, historic inventory, or similar plan describing multiple phases of work with its original application, the CPC will consider an amendment to apply an unexpended balance to the next phase of a plan it has already reviewed.

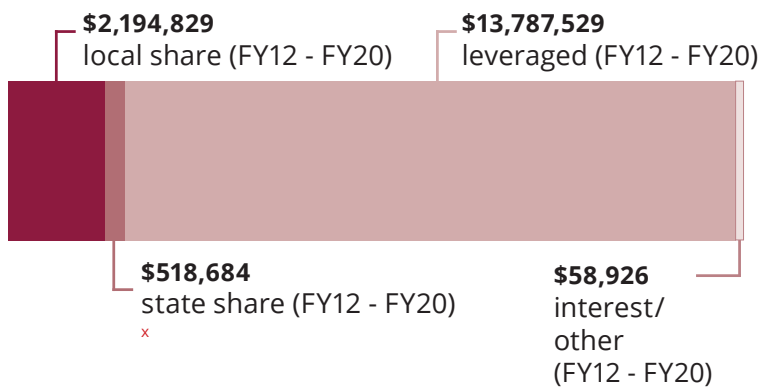
## ADMINISTRATIVE AND TECHNICAL ASSISTANCE

Middleborough's CPC is a dues-paying member of the statewide Community Preservation Coalition, which provides technical assistance and lobbies for state policy and funding. Coalition staff have provided workshops to the Middleborough CPC and reviewed CPC Town Meeting warrant articles. The Coalition and state Department of Revenue have both answered questions about the use of CPA funds.

In 2014, Middleborough's CPC contracted with consultants JM Goldson LLC to provide technical and administrative services at monthly meetings. As part of these services in FY2019-20, JM Goldson assisted in the development of this plan, which is an update to the Town's first Community Preservation Plan, adopted in 2013. JM Goldson regularly advises the CPC on the requirements of the CPA statute and project eligibility, assists with CPA grant agreements with successful applicants, and tracks the progress and completion of projects. When asked, JM Goldson has also helped locate and write additional grants that projects can apply for, overseen grant administration, and assisted in project management.

The CPC contracts with a recording secretary who takes minutes and files them with the Town Clerk, as required by law. That position is currently held by Delaney Footit.





## HOW MUCH FUNDING HAS BEEN GENERATED?

Since CPA went into effect in Middleborough, the Town has collected about \$300,000 on average each year from both local and state sources—a total of \$2.7 million from FY2012 through FY2020.

The 1 percent surcharge on local property tax has provided between \$200,000 and \$250,000, an amount that has increased each year.

The state contribution to the Middleborough CPA fund has been more variable, ranging from 12 to 52 percent of local funds collected. The state share comes from Registry of Deeds fees, which were increased in 2019, and from any state budget surpluses. Both have substantially increased the amount available to cities and towns in the past year.

For FY2022 Middleborough anticipates receiving \$350,000 for its CPA Fund from all sources. Based on recent trends, Middleborough could generate an estimated **\$1.75 million** between FY2021 and FY2025. However, due to the economic impacts of the COVID-19 health crisis, CPA revenues over the next few years may be lower than anticipated.

As of June 30, 2020, 79 percent (\$2.2 million) of Middleborough's CPA funds have been recommended and appropriated and/or spent on CPA projects. Unspent money stays in the local CPA fund and may be used for future projects.

## HOW MUCH FUNDING HAS BEEN LEVERAGED?

Middleborough CPA projects have also leveraged additional funding from state, federal, or private grants totaling about **\$13.8 million**.

CPA-supported Community Housing projects have leveraged the most outside funding (\$11.2 million), the majority of which came from state and federal tax credits and grants from the Department of Housing and Community Development (DHCD) for the Shoe Shop Place project.

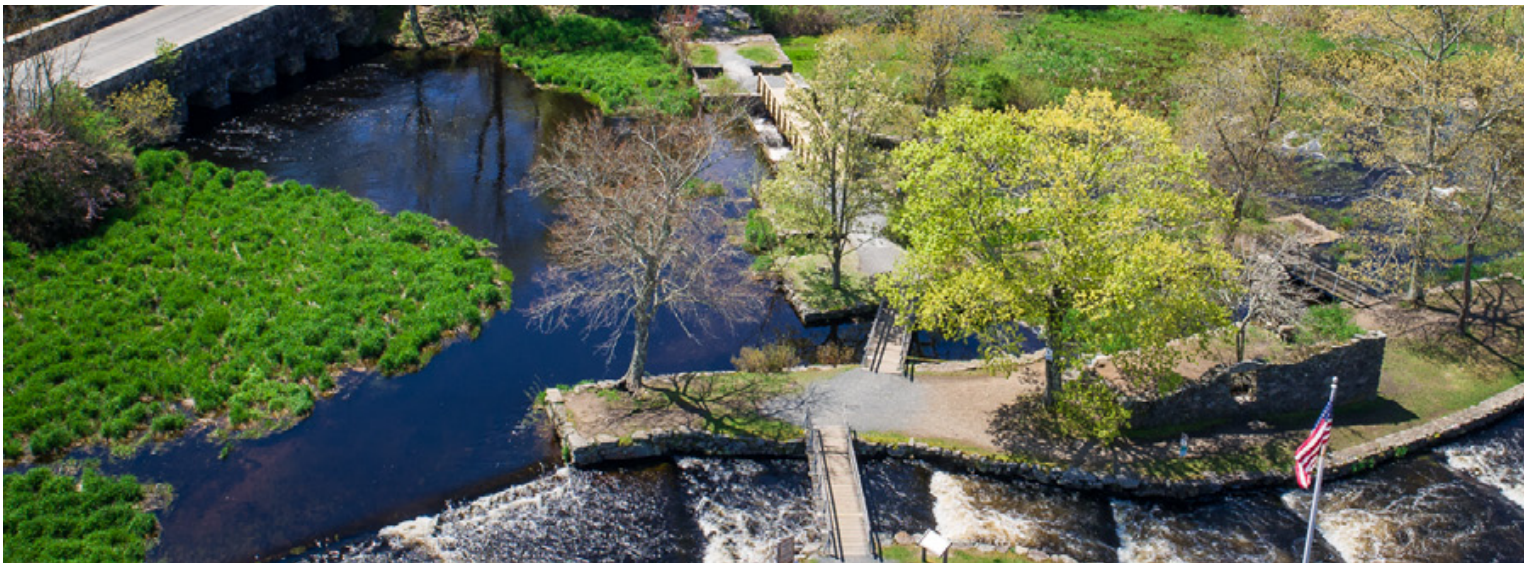
## SOURCES OF FUNDING AND IN-KIND DONATIONS LEVERAGED BY CPA PROJECTS (FY2012-FY2021)

- Massachusetts Department of Housing and Community Development (DHCD)
- Community Septic Management Program, Massachusetts Department of Environmental Protection
- MassHousing
- U.S. Community Development Block Grant (CDBG) Program
- Middleborough Housing Authority
- State and Federal housing tax credits
- Parkland Acquisitions and Renovations for Communities (PARC) Program, Massachusetts Division of Conservation Services
- Massachusetts Department of Conservation and Recreation (DCR)
- Federal Emergency Management Agency (FEMA)
- Conservation Stewardship Program (CSP), Natural Resources Conservation Service, U.S. Department of Agriculture
- Massachusetts Preservation Projects Fund (MPPF), Massachusetts Historical Commission
- Johanna Favrot Grant, National Trust for Historic Preservation
- Wildlands Trust
- The Nature Conservancy
- Soule Homestead Education Center
- Weston Forest and Trail Association
- Peirce Trustees
- Robbins Museum, Massachusetts Archaeological Society
- Middleborough Historical Museum
- Friends of Middleborough Cemeteries
- Nemasket Hill Cemetery
- First Unitarian Universalist Society of Middleborough
- Oak Point Garden Club
- Plymouth County Sheriff's Office
- Town of Middleborough (Conservation, Parks and Recreation, Schools, Capital Planning, Tourism)

# COMMUNITY PRESERVATION PLANNING PROCESS

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*The state Community Preservation Act (CPA) requires each local Community Preservation Committee (CPC) to periodically study the Town's needs and resources under MGL c.44B s. 5(b)(1). This Community Preservation Plan for FY 2021-25 replaces Middleborough's first plan, produced in 2013.*



Oliver Mill Park. Photo Source: Town of Middleborough municipal website

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## COMMUNITY ENGAGEMENT EVENTS

To prepare this plan and the vision and goals described in the following chapters, the CPC, with the assistance of consultant JM Goldson LLC, collected input and data from community leaders and residents in several ways:

- **Community Survey.** An online survey collected opinions from the community from January to March 2019, eliciting 244 respondents. A shortened paper version was collected at the annual Town Meeting in April 2019, with 40 respondents (see Appendices).
- **Community Preservation Act 101 Workshop.** Stuart Saginor, executive director of the statewide Community Preservation Coalition, presented a workshop about how CPA works at an open meeting of Middleborough's CPC in June 2019.
- **Focus Groups.** In August 2019, more than 30 leaders representing Town departments, commissions, and community groups participated in focus groups in each of the three eligible funding categories—Open Space and Recreation, Historic Preservation, and Community Housing (see Appendices).
- **Previous Town Planning Documents.** The project team reviewed past planning efforts, including:
  - Community Preservation Plan, 2013
  - Master Plan, 2002
  - Open Space & Recreation Plan, 2015-19
  - Housing Production Plan, 2016
  - Community Development Plan, 2004
  - Hazard Mitigation Plan, 2015(Note: Middleborough does not currently have an Historic Preservation Plan.)
- **Public Hearing.** The CPC held an annual public hearing on March 2021 to review a final draft of the plan.

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## SUMMARY OF SURVEY AND FOCUS GROUPS

In the survey and focus groups, community members told the project team that the Open Space and Recreation category (particularly passive recreation) is their top priority for CPA investment, followed by Historic Preservation, and Community Housing. In brainstorming sessions and survey results, participants identified priorities and concerns in each area.

### OPEN SPACE AND RECREATION PRIORITIES:

- Create multi-use trails for walking, hiking, and biking
- Improve and upgrade existing parks, playgrounds, and athletic fields
- Acquire or protect open space for conservation with public access

### HISTORIC PRESERVATION PRIORITIES:

- Protect historic resources threatened by deterioration or new development
- Preserve and restore historic properties that are open to the public
- Improve public accessibility, use, and enjoyment of the Town's local historic resources

### COMMUNITY HOUSING CONCERNS:

- Rising housing costs (sales, mortgages, and rents) are unaffordable to residents
- Residents don't know where to find information about housing resources and assistance





# VISION AND GOALS

## COMMUNITY VISION

The residents of Middleborough desire a community that retains its small-town character and serves the needs of families, seniors, young adults, and single people, whether new or long-time residents. The community values preservation of open space, protection of natural and historic resources, diverse recreational opportunities, and a variety of housing options to meet the needs of current and future residents.

**Open space** has always defined Middleborough's rural character. Residents consistently identify preserving open space as a top priority for CPA funds. With an area of 72.2 square miles, and much of its population concentrated in the historic Town center, Middleborough has wide swaths of undeveloped forests, wetlands, wildlife habitats, river corridors, lakes and ponds, farms, fields, and scenic vistas. Protecting this open space provides a beautiful and forever-changing natural setting in which residents live their lives.

Open space preservation is essential to the Town's quality of life. It promotes agriculture, forestry, and recreation; safeguards municipal water supplies; provides wildlife habitat; and serves as a nature-based solution to climate-resiliency threats. Wetlands, which make up approximately 35 percent of the Town's area, are critical to storing water, improving water quality, and preventing flood and storm damage. Forests,

which make up 60 percent of the Town's area, absorb pollutants and carbon emissions, control soil erosion and flooding, block wind and noise, and serve as important plant and animal habitat.

In recent years, interest in local agriculture has surged, providing food for local consumption and economic benefits. Residents enjoy and depend on local farmers markets and farm stands, community-supported agriculture farms (CSAs), the Soule Homestead Education Center, and hobby farms and gardens.

Open space also provides residents with **passive recreational opportunities**. These activities—for example, sitting on a public park bench, walking, hiking, canoeing, kayaking, birdwatching, or nature photography—have minimal impact on the natural environment.

The Town encourages active recreational opportunities for Middleborough's children and adults, such as athletic fields, multi-use trails, biking and walking paths, parks and playgrounds, designated hunting areas, and access to rivers and ponds for boating, swimming, fishing, and other water activities; while maintaining and improving existing recreational facilities. The CPC puts a high priority on making recreational areas and facilities accessible for all its residents.

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***The residents of Middleborough desire a community that retains its small-town character and serves the needs of families, seniors, young adults, and single people, whether new or long-time residents.***

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Middleborough is a community rich in history. The Town has many historic, cultural, architectural, and archaeological resources, dating to the native people that inhabited this land long before European settlers incorporated the Town in 1669. Historic preservation contributes to residents' understanding of their Town's heritage, culture, and character, as well as their vision of its future. Middleborough envisions a growing historic and cultural tourism industry and wants to share the community's stories and historic assets with both residents and visitors.

Middleborough residents recognize the need to provide affordable community housing—to allow current residents to stay in the community, to welcome newcomers, and to attract a population diverse in age, socioeconomic levels, race and ethnicity, and skills and abilities. Middleborough seeks to provide a wide variety of housing units that are affordable and desirable to young families, the elderly, veterans, and those with special needs. The Town also seeks to balance the community's housing and economic needs with the need to preserve its natural and historic resources.

## COMMUNITY GOALS

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These goals are adapted from existing Town plans (listed on page 4) that address natural, historic, and cultural resources; open space; recreation; and housing. All goals have been updated for this FY2021-25 Community Preservation Plan.

- Protect lands critical to natural resources
- Prioritize the acquisition of critical parcels to protect the region's water resources, including riparian zones and watersheds
- Protect Middleborough's diversity of natural and rare habitats and ecosystems, including the Nemasket and Taunton Rivers
- Implement open space and recreation planning on a regional basis
- Protect agricultural and forest land and support their management
- Provide opportunities for hunting and fishing
- Promote and support private businesses that conserve open space, agricultural land, protect wildlife habitats, and/or provide recreational opportunities
- Educate the community on the value of open space protection, including conservation easements and restrictions, historic preservation, and community housing
- Provide and promote recreational opportunities for youth and adults of all abilities
- Identify, acquire, protect, and preserve Middleborough's historic and archaeological sites
- Preserve and promote Middleborough's historic villages and the Town's rural, historic, and residential character
- Provide a variety of housing opportunities that serve all segments of the community, including seniors and smaller households and low/moderate-income households
- Ensure that new housing meets the needs of a diverse population
- Use existing infrastructure for new housing where possible and target housing investment in the downtown area
- Ease housing cost burdens for residents, such as improvements to existing homes and access to subsidized units
- Minimize social dislocation and distress due to natural hazards



Photo Source: Town of Middleborough We Mean Business report

## FUNDING GOALS

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The CPC has elected not to set specific funding targets for its eligible categories. However, the CPC has agreed to keep these three guidelines in mind when it makes funding decisions:

- Open space protection is a top priority for residents. The CPC is committed to holding some of its CPA fund in reserve, in order to have funds available when priority open space parcels come on the market.
- To date, Middleborough's CPA fund has not received enough applications to spend the 10 percent that the statute requires to be allocated for community housing each year. The CPC is committed to encouraging appropriate affordable housing projects as part of its funding mix.
- Middleborough's CPC prioritizes projects that can provide at least two-thirds of their funding from outside sources. This helps to stretch the impact that CPA can have in the community.

Specific goals for the three funding categories can be found in Chapters 6, 7, 8, and 9.



# MIDDLEBOROUGH'S HISTORY AND CHARACTER

One of CPA's primary purposes is to preserve a community's history and character. The CPA fund helps acquire and preserve land, historic assets, and housing—needs or opportunities that often must be acted on quickly but are not always covered in annual Town budgets.

Middleborough is a rural community shaped by its history—from the earliest Wampanoag settlements, to incorporation by English colonists in the 17th century, to its prominence as a vibrant agricultural, industrial, and mercantile regional center in the 19th and 20th centuries. Located at the terminus of a commuter rail line to Boston, Middleborough has increasingly become an exurban community, where families look for housing opportunities.

Positioned among Plymouth and Cape Cod to the east, Taunton and Providence to the west, New Bedford and Fall River to the south, and metropolitan Boston to the north, Middleborough is easily accessible by I-495 and Routes 24 and 44.

Middleborough's natural resources and its local economic and industrial history have influenced its character and development: from pastoral landscapes, cranberry bogs, and other agricultural and forested lands; to critical wetlands, aquifers, and waterways, including the winding Nemasket and Taunton Rivers and the Assawompset Pond Complex; to historically significant properties, such as those of Judge Peter Oliver, his son Dr. Peter Oliver Jr., and General Tom Thumb; Oliver Mill Park; the Peirce General Store, the 1870s Victorian-style Town Hall, the 1903 Beaux Arts-style Town Library, 33 known burial grounds, and native archaeological sites; to all the people who are attracted to live in Middleborough, making it the community it is today.

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## CLIMATE RESILIENCY AND AFFORDABLE HOUSING WORK

The state has given the Town of Middleborough several designations to recognize and support its work on climate resiliency, clean energy, and affordable housing:

- Green Community, achieved in 2018
- Environmental Justice District, for annual median household income equal less than 65 percent of the statewide median in Middleborough Center
- Housing Choice Community, achieved in 2020
- Municipal Vulnerability Preparedness Community, application in process in 2020, qualifies Town for up to \$2 million in action grants

These designations give Middleborough projects eligibility or priority for certain state matching grants and capital funding, boosting projects' positive impact on the community.

For example, Oliver Mill Park's Environmental Justice status was part of its successful bid for both a state Parkland Acquisitions and Renovations for Communities (PARC) Grant and a Massachusetts Preservation Projects Fund (MPPF) Grant.

All the CPA project categories—open space and recreation, historic preservation, and affordable housing—are closely linked to and intersect with these Town-wide efforts.

For example:

- Open space, forest, and wetland protection are critical nature-based solutions to one of the Town's most likely climate-related threats: flooding. CPA has approved and funded open space projects in the Taunton and Nemasket River watersheds, as well as other open space identified as priorities in the Town's Conservation Plan.
- Historic assets and preservation efforts are under particular threat from extreme storms and weather events. CPA has funded necessary exterior rehabilitation of historic assets such as Oliver House, Robbins Museum, Soule Homestead, Green School, Peirce General Store Building, and stonework at Oliver Mill Park.
- Affordable housing has a role in reducing not just housing costs but also energy and living costs of the Town's low/moderate-income (LMI) residents. CPA has funded new roofs and windows for the Town's affordable-housing stock to increase the energy efficiency of those units.

This Community Preservation Plan supports these commitments by the Town and encourages funding applicants to seek out the grant opportunities they provide.

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## MIDDLEBOROUGH DEMOGRAPHICS

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### POPULATION

Middleborough is growing.

# 24,213

Population

The Town is growing faster than the surrounding area—5 percent since 2010 and 21 percent since 2000. Plymouth County as a whole grew 3 and 8 percent in those same time periods.

The Town's projected population is 32,481 by 2030, according to the University of Massachusetts Donahue Institute.

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### AGE

Middleborough's population is aging.

# 44

Median age

The median age increased from **38** in 2010 to 44 in 2017.

More than **40 percent** of households have at least one person 60 or older.

More than **30 percent** of households have children 18 or younger.



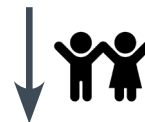
Between 2010 and 2017, Middleborough's proportion of residents age 60 and older increased about 5 percent.



The proportion of residents age 40 to 59 decreased roughly 1 percent.



The proportion of residents age 20 to 39 was relatively unchanged.



The proportion of children and youth decreased about 3 percent.

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Unless otherwise noted, all 2017 statistics are from the five-year ACS estimates.

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## RACE AND ETHNICITY

**Middleborough's population is primarily White.**

92

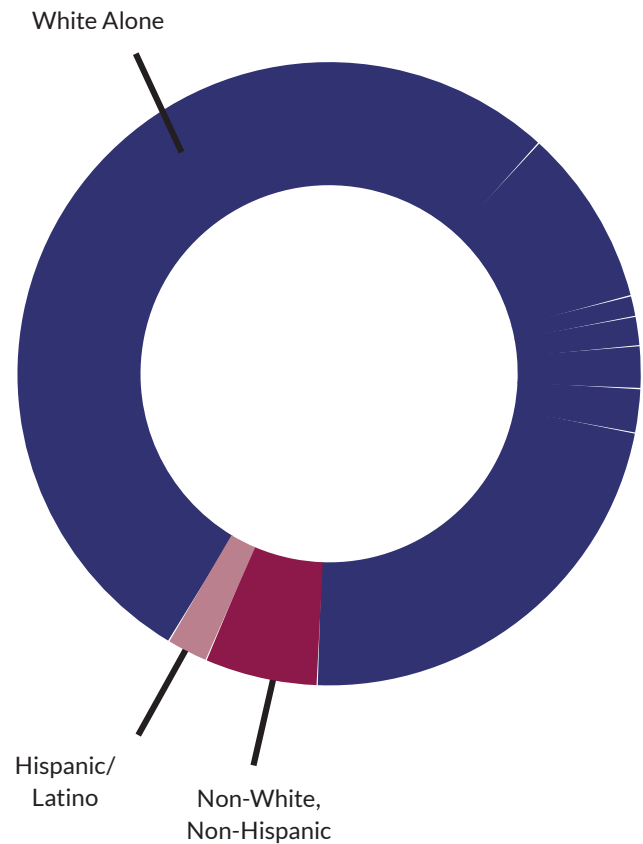
Percent that identifies as White alone

**2 percent** of the population identifies as Hispanic/Latino (of any race)—a proportional increase of one percent since 2010.

**6 percent** of the population identifies as non-White non-Hispanic.

While the total population of many minority resident groups has increased, the overall proportion of these resident groups has only increased by **one percent** from 2010 to 2017.

The proportion of minority resident groups has increased about **1 percent** from 2010 to 2017, but their numbers are still a small share of Middleborough's total population.





# OPEN SPACE

Open space defines the very character of Middleborough. One of the largest towns by land area in the state, Middleborough is known for its open expanses of forests, wetlands, cranberry bogs, and fields. In recent surveys and focus groups, citizens consistently ranked open space as their top priority for CPA funding.

The Community Preservation Act defines *open space* as fields, forests, agricultural and grassland, marshes, wetlands; ocean, river, stream, lake and pond frontage; beaches, dunes and other coastal lands; land to protect wells, aquifers, recharge areas, and watersheds; land to protect scenic vistas; land for wildlife or nature preserve; and land for recreational use.

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## STATUTORY CRITERIA FOR OPEN SPACE PROJECTS

CPA funds can be used to:

- Acquire or create open space
- Preserve open space lands
- Rehabilitate or restore open spaces that have been acquired or created using CPA funds.

## EXAMPLES OF OPEN SPACE PROJECTS IN MIDDLEBOROUGH

- Acquisition of 54 acres of riverfront open space at the Oliver Estate
- Acquisition of 8 acres of Thrush Hollow land to add to Pratt Farm
- Preservation and restoration of Oliver Mill Park
- Acquisition and preservation of three lots in the Woloski Park neighborhood to mitigate flooding

## EXAMPLES OF OPEN SPACE PROJECT PARTNERS

- Massachusetts Division of Fisheries and Wildlife
- Taunton River Watershed Alliance
- Southeastern Regional Planning and Economic Development District
- Wildlands Trust
- The Trustees (formerly the Trustees of Reservations)
- Massachusetts Audubon Society
- Neighboring communities
- Native Land Conservancy
- Buzzards Bay Coalition
- The Archaeological Conservancy
- U.S. Federal Emergency Management Agency

## OPEN SPACE GOALS

- Preserve and protect the scenic beauty, rural character, and natural resources of Middleborough
- Acquire, protect, and preserve farmlands, forests, and critical watershed properties
- Protect Middleborough's well sites, rivers, ponds, waterways, and wetlands essential to water quality and flood control
- Connect open space areas to preserve habitat and natural ecosystems
- Protect and/or improve the accessibility of open space and natural resources acquired with CPA funds, especially through Americans with Disabilities Act (ADA) compliance
- Integrate open space with community housing, recreation, and/or historic preservation projects whenever possible
- Continue to work with project applicants, the Town, and other community partners to leverage additional funding, increase awareness of and access to Middleborough's natural resources, and expand the impact of CPA investment

# MIDDLEBOROUGH OPEN SPACE NEEDS AND RESOURCES

Middleborough's protected open space includes public parks, conservation areas, wildlife management areas, recreation fields, historic sites, and public water supply.

The Town and the State own some protected open land. But much of the open landscape that gives Middleborough its distinctive character and beauty—wide swaths of forest, wetlands, cranberry bogs, meadows, and fields—is privately owned and could potentially be developed in the future.

Forests and wetlands mitigate flooding, protect groundwater, and provide wildlife habitat for a healthy ecosystem. Protecting critical open space is a top priority for the Town's CPA funding.

## PROTECTED OPEN SPACE

More than **8,000 acres** of protected open space in Middleborough is public or owned by a nonprofit conservation organization.

**615 acres**  
is Town Conservation  
Commission Land.

**1,495 acres**  
is water supply protection for Cities of  
New Bedford and Taunton.

**6,003 acres**  
is owned by the Commonwealth  
of Massachusetts (Conservation  
and Recreation, Fisheries and  
Wildlife, and Fish and Game)

**163 acres**  
is owned by Wildlands Trust.

More than **3,000 acres**  
of mostly river frontage and agricultural land has been identified by the Town  
as priorities for future conservation.

## CONSERVATION AND AGRICULTURAL RESTRICTIONS

Some open space land in Town—both public and privately owned—have preservation restrictions, meaning the owners have permanently given up development rights.

**1,137 acres**  
is protected with conservation  
restrictions held by the Town  
of Middleborough, City of  
New Bedford, Buzzards Bay  
Coalition, Nature Conservancy,  
and Wildlands Trust.

Two farms totaling **133 acres**  
—the Town-owned Soule Homestead  
and the privately owned Fall Brook  
Farm on Cherry Street—are protected  
with agricultural preservation  
restrictions.

**Historic Pratt Farm**, which once produced milk, meat, ice, lumber, hay, and corn, has been a Town conservation area for the past 30 years. Hikers, bikers, skiers, and snowshoers can follow Pratt Farm's trails through 160 acres of woodlands, ponds, streams, and wetlands. In 2019, the Town's CPA fund helped purchase 8 adjacent acres called Thrush Hollow to add to Pratt Farm.



PRATT FARM CONSERVATION & RECREATION AREA



WESTON FOREST

The trails of the 220-acre **Frederick Weston Memorial Forest** lead hikers and horseback riders through cathedral-like pine groves next to Tispaquin Pond. The park is accessible on two sides, from Tispaquin or Purchase Streets.



MORGAN PROPERTY

The 35 acres of the early-20th-century summer **Morgan Estate** sits along the remote shoreline of Pocksha Pond. Trails lead past wetlands, vernal pools, fields, and stands of maple, pine, and oak.



## OTHER OPEN SPACE PROTECTIONS

Buying land for public conservation is one way to protect open space. Other mechanisms can give some protection—though not permanent—to privately owned open space.

### WETLANDS

**35** percent

of Middleborough's surface area is wetlands, which includes swamps, bogs, rivers, streams, lakes, and ponds. Under the Massachusetts Wetlands Protection Act, any development near wetlands requires approval from the local Conservation Commission.

### FORESTS AND VERNAL POOLS

**60** percent

of the Town is forested, with large red maple and cedar swamps that fall into both the forest and wetland categories. Middleborough's forests are filled with vernal pools, small springtime ponds that provide critical habitat for species such as salamanders, frogs, and midges that feed on mosquito larvae. Once vernal pools are certified by the state Natural Heritage and Endangered Species Program, they are also protected under the Wetlands Protection Act.



**BLUE-SPOTTED  
SALAMANDER**

### CHAPTER 61 PROPERTY

**24** percent

of land in town is private land under the state's Chapter 61 tax abatement program. Owners of Chapter 61, 61A, and 61B land receive reduced property taxes as long as they keep the land in forestry, agriculture, or passive recreation. Before selling or converting the land to another use, owners must notify the Town, which works with landowners to protect priority properties.

**8,700** acres agricultural land

**1,053** acres forestry land

**958** acres recreation land

**380** acres other

## WATER, WATER, EVERYWHERE

Most of Middleborough lies in the Taunton Basin watershed, the second largest watershed in Massachusetts with 562 square miles.

**1,728** acres

of surface water in the Town, including rivers, streams, lakes, and ponds.



### TAUNTON RIVER

The Taunton River, a federally designated Wild and Scenic River, forms the boundary between Middleborough and Bridgewater. The longest undammed coastal river in New England, the Taunton is part of the 70-mile Wampanoag Commemorative Canoe Passage.

### CRANBERRY BOGS

Middleborough's cranberry bogs are mostly located in the smaller Weweantic and Sippican watersheds, both part of the Buzzards Bay Drainage Basin. The Ocean Spray Cranberry Cooperative is headquartered here.





### NEMASKET RIVER

The Nemasket River flows through the community, with two fish ladders at Oliver Mill Park and at the Wareham Street dam. Each spring, river herring, also called alewives, migrate from Mount Hope Bay up the Taunton and Nemasket Rivers to spawn in Assawompset Pond—the longest herring run on the Eastern Seaboard.

Managing the Nemasket’s ecosystem and protecting groundwater from pollution are top priorities in the Town’s Open Space & Recreation Plan (2019).



### ASSAWOMPSET POND COMPLEX

On Middleborough’s southwest boundary, the Assawompset Ponds Complex comprises five lakes that are among the largest in the state. The ponds provide drinking water for the City of New Bedford, as well as habitat for many species of mammals, fish, and birds—including bald eagles and loons, which have reappeared in recent years. In 2020, six towns, including Middleborough, received a \$93,000 state grant for a Watershed Management and Climate Action Plan to protect these water resources.

## HABITATS AND BIODIVERSITY

Middleborough’s large land area hosts a wide variety of wildlife habitats—from open water to deep forests—which accounts for the large number of rare species in town.

**34** rare animal and plant species in Middleborough are recognized by the state’s Natural Heritage and Endangered Species Program:

- 8 endangered
- 11 threatened
- 15 of special concern



**EASTERN BOX TURTLE  
(SPECIAL CONCERN)**



**BALD EAGLE  
(THREATENED)**

## SCENIC ROADWAYS

**7** designated scenic roadways in Middleborough:

- Marion Road
- Purchase Street
- Chestnut Street
- Tispaquin Street
- Summer Street
- Plymouth Street
- Pleasant Street



# RECREATION

Middleborough has abundant green spaces and natural landscapes, with many recreation opportunities—from boating on the Nemasket and Taunton rivers and Tispaquin Pond, to fishing at Pratt Farm, to hunting and hiking in the Rocky Gutter Wildlife Management Area, to team sports at Field of Dreams and the Peirce Recreational Complex, to picnicking at Oliver Mill Park, to walking and biking on the many trails and scenic rural roadways throughout the Town. All these recreation spaces and activities contribute to a better quality of life for townspeople.

The Community Preservation Act defines recreation as the use of land for trails, parks, playgrounds or athletic fields for noncommercial sports or for other outdoor leisure activities such as community gardens.

## STATUTORY CRITERIA FOR RECREATION PROJECTS

CPA funds can be used to:

- Acquire or create land for recreation
- Preserve, rehabilitate, and restore existing recreation lands.

Recreation projects must be for outdoor uses or facilities, such as community gardens, trails, athletic fields, parks, or playgrounds.

CPA funds cannot be used for indoor facilities, such as a gym or recreation center, animal racing, or artificial turf.

## EXAMPLES OF RECREATION PROJECTS IN MIDDLEBOROUGH

- Restoration and rehabilitation of pedestrian bridges and historic stone walls at Oliver Mill Park
- Creation of new ball fields at Wood Street Park
- Support of a recreational study to identify key needs and opportunities in the community



***There is an ongoing need for management and protection of inland wetlands in Middleborough. The wetlands provide a unique and important habitat area and provide recreation opportunities such as hunting, fishing, wildlife viewing, and other passive recreational pursuits.***

***- 2019 Open Space & Recreation Plan***



## RECREATION GOALS

- Preserve, protect, and improve Middleborough's existing recreational resources and opportunities, especially those that are threatened, to ensure their sustained viability
- Create new passive and active recreational opportunities, such as new athletic fields, new trails, and new parks
- Prioritize projects that support a green network for passive and active recreation
- Protect and/or improve access to Middleborough's recreational resources, including through Americans with Disabilities Act (ADA) compliance and accessibility for elders and young families.
- Integrate recreation with community housing, historic preservation, and/or open space projects wherever possible
- Continue to work with project applicants, the Town, and other community partners to leverage additional funding to increase awareness of and access to Middleborough's recreational resources and expand the impact of CPA investment



# MIDDLEBOROUGH RECREATION NEEDS AND RESOURCES

Middleborough's recreation facilities include public parks and playgrounds, athletic fields, public land for fishing and hunting, water access for boating, trails for walking, hiking, biking, and horseback riding. Private organizations in town also operate fitness centers, a disc golf course, and youth camps.

CPA funds can be used for outdoor recreational projects only.

Middleborough's 2019 Open Space and Recreation Plan identifies these top recreation needs:

- Public beach
- River access
- Picnic areas
- Child- and family-friendly playgrounds in neighborhoods
- Ice rink
- Dog park
- Indoor recreation center/facilities
- Bike paths
- Additional walking and horseback riding trails
- An amphitheater for outdoor concerts or other summer events

## OLIVER MILL PARK

Oliver Mill Park, the site of a Colonial ironworks that powered the Town's early economy, has been undergoing a multiphase restoration with CPA funding. The park's five bridges offer views over a fish ladder, river channels, historic stonework, and short walking trails. It is one of the most beloved spots in Town, popular for picnicking, photos, weddings, boat launches, and for the annual spring Herring Run Festival.



## FIELD OF DREAMS

The Field of Dreams, next to the Henry B. Burkland and Mary K. Goode elementary schools, offers two lighted baseball/softball diamonds, a batting cage, and a soccer field. The field is always busy in season with Little League and other youth sports.



## PEIRCE PLAYGROUND

Peirce Playground is the heart of the Middleborough Park & Recreation complex, which includes two baseball/softball diamonds, a basketball court, a new pickleball court, Battis Football Field, the Joe Masi Field House, the Town swimming pool, and four tennis courts, plus the playground. Plans are in the works to rehabilitate a skate park.



## WEST SIDE FIELDS

The West Side Fields include two baseball diamonds and a playground. Plans are under way to add a picnic area, tranquility garden, and other improvements.



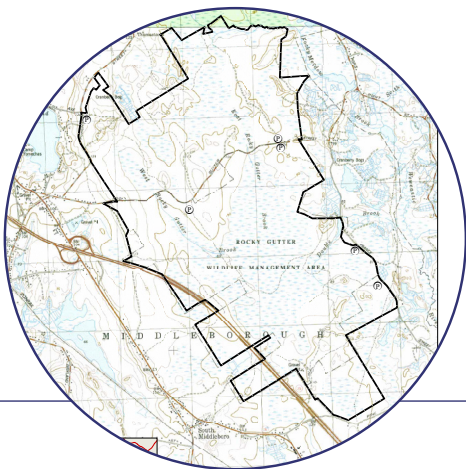
## ROCK VILLAGE PRESERVE

The Wildlands Trust manages this 14.5-acre preserve of forest, granite outcrops, and wildlife habitat, accessible to the public with trails—an example of “passive recreation.”



## ROCKY GUTTER WILDLIFE MANAGEMENT AREA

At 2,954 acres, Rocky Gutter Wildlife Management Area is the largest of several MassWildlife properties in Middleborough. Popular with hunters and hikers, Rocky Gutter has 15 miles of old logging trails leading through the swampy habitat. The state also owns the Taunton River, Purchase Brook, and Meetinghouse Swamp Wildlife Management Areas in Town.



## WATER RECREATION

In a Community Preservation Committee survey, residents said they'd like more public access to Tispaquin Pond. The Taunton and Nemasket rivers are popular with canoeists and kayakers. In the spring, the Middleborough Parks Department and Taunton River Watershed Alliance cosponsor an annual Nemasket River Canoe Race.



## OTHER OUTDOOR RECREATION

### OLD COLONY YMCA

The Old Colony YMCA is a true community hub, promoting health for all ages. The YMCA operates the 32-acre Camp Yomechas on the Tispaquin Pond, with a beach, boat dock, pool, two lodges, pavilions, ball fields and courts, ropes course, archery range, and horse corral.

### SUNNYMEDE DISC GOLF

The private disc golf course on Fuller Street puts Middleborough on the map for this fast-growing sport popular with all ages.

### TEAM SPORTS

Middleborough loves team sports. In 1994 the Town's 12A National All Star Team went to the Little League World Series. The high school baseball team won the state championship in 2015, and the football team won its division Super Bowl in 2017. The semipro Middleboro Cobras football team makes its home here.



Profile Photo Credits: Bill Cannon from Tispaquin Pond Facebook Page, accessed 8/19/19; Field of Dreams Facebook page, accessed 8/19/19; Scan Middleborough Facebook Page, accessed 8/19/19; Google Maps, accessed 8/19/19; Discover Middleborough website; Buzzards Bay Coalition website; SouthCoast Today article, posted 11/24/17; Middleborough municipal website; Sunnymede Disc Golf Facebook Page, accessed 2/12/21; Samuel Fuller School website  
Profile Sources: New England Mountain Bike Association website; Town of Middleborough Parks Department website; MassGIS; 2019 Open Space and Recreation Plan

# HISTORIC PRESERVATION

Middleborough has a rich history. The earliest settlers of the land date to prehistoric times. Wampanoag people made settlements at Titicut on the Taunton River, at Lakeside and Wampanucket on the shores of the Great Ponds, and at Muttock and Ja-Mar on the Nemasket River. The Robbins Museum of Archaeology in Middleborough is one of the state's treasures, preserving a collection of 150,000 artifacts of the native people of New England, many from local sites.

First contact between white European settlers and the native Wampanoag and Pokanoket people occurred in the early 17th century. Middleborough was one of the earliest Towns settled by the colonists, first at the Nemasket River in 1661. The Town was officially incorporated when a church, a tavern, and a green were established in 1669 at what is now called The Green on East Main Street.

Middleborough's historic resources range from prehistoric archaeological sites on the shores of local ponds and rivers; to Colonial structures like the Peter Oliver Jr. House and Oliver Mill Park; to the impressive Peter Peirce Store from a thriving mercantile period during the 19th century; to Soule Homestead, a reminder of the Town's productive dairy industry and farming heritage; to the Leonard, Shaw, and Dean shoe factory and Star Mill, which drew immigrants to work here through the 20th century.

Today a mostly residential town surrounded by a rural landscape, Middleborough values its past history and is still writing its story.

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## STATUTORY CRITERIA FOR HISTORIC PRESERVATION PROJECTS

The Community Preservation Act defines an historic resource as a building, structure, document, or artifact listed on the State Register of Historic Places or determined by the local Historical Commission as significant.

CPA funds can be used to: acquire, preserve, rehabilitate, or restore historic resources.

To qualify for CPA funding, a resource must either be on the State Register of Historic Places or determined by the Middleborough Historical Commission to be of historical significance.

All historic preservation work must follow the Standards for Rehabilitation stated in the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties, codified in 36 C.F.R. Part 68. See the Appendix for the Standards for Rehabilitation.

CPA administrative funds may also be used for professional and technical support, such as feasibility studies, condition assessments, or historic evaluations for a project.



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## EXAMPLES OF HISTORIC PRESERVATION PROJECTS IN MIDDLEBOROUGH

- Restoration, climate control, and fire prevention to protect collections at local historical museums
- Oliver House acquisition and rehabilitation
- Restoration of the Town Hall 1870s ballroom curtain
- Restoration of the historic house and barn at Soule Homestead
- Improvements, including American with Disabilities (ADA) compliance, to the Green School

## HISTORIC PRESERVATION GOALS

- Acquire, preserve, rehabilitate and/or restore, and provide permanent protection for Middleborough's cultural, architectural, and archaeological resources of historic significance, especially those that are threatened
- Protect and invest in Town-owned properties, artifacts, documents, and resources of historic significance, especially those that are threatened, to ensure their sustained viability
- Protect and/or improve the historic function and accessibility of Middleborough's historic resources, especially through ADA compliance
- Integrate historic preservation with community housing, recreation, and/or open space projects wherever possible
- Continue to work with project applicants, the Town, and other community partners to leverage additional funding to increase awareness, access, and interpretation of Middleborough's historic resources and expand the impact of CPA investment

## MIDDLEBOROUGH HISTORIC NEEDS AND RESOURCES

Middleborough has 10 properties listed on the National Register of Historic Places, two historic museums, as well as archaeological sites, historic burial grounds, and significant industrial and residential buildings representing many centuries and styles.

To be eligible for CPA funding, a historic asset must be on the State Register of Historic Places or designated as locally significant by the Middleborough Historical Commission.

### NATIONAL REGISTER OF HISTORIC PLACES

**4 districts** in Middleborough are listed on the National Register of Historic Places:

- Muttok Historic and Archaeological District, near Oliver Mill Park
- Middleborough Center Historic District, including 440 buildings
- South Middleborough Historic District, including 75 buildings
- Waterworks Historic District

**6 properties** in Middleborough are individually listed on the National Register of Historic Places:

- Leonard, Shaw, and Dean Shoe Factory
- Peter Peirce Store
- Tom Thumb House
- Middleborough Post Office
- Wampanucket Archaeological Site on Lake Assawompset
- Fort Hill Site on the Taunton River

### MIDDLEBOROUGH'S HISTORIC INVENTORY

**951 historic resources** in Middleborough are listed in the Massachusetts Cultural Resource Information System (MACRIS) lists.

This statewide database, which is managed by the Massachusetts Historical Commission, includes all resources on the National and State Registers, as well as many other resources recommended by local Historical Commissions.



### PRESERVATION RESTRICTIONS

**6 properties** in Middleborough are protected by historic preservation restrictions:

- Middleborough Savings Bank Building
- Middleborough Town Hall
- Peter Vaughan House on Vaughan Street
- Muttok-Pauwating Site
- Peter Oliver Jr. House on Plymouth Streets
- Millstones on Millstone Lane off Plympton Street



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## BUILDINGS AND STRUCTURES

**887** structures

in Middleborough are listed in MACRIS. —from the William Barden House (c. 1684) to the 20th-century Star Mill complex.



### PETER OLIVER JR. HOUSE

Judge Peter Oliver, one of colonial America's first industrial entrepreneurs, built the elegant Georgian mansion at 445 Plymouth Street for his son in 1767. CPA funds have contributed to the acquisition, preservation, and ongoing restoration of the Oliver House and riverfront estate, which Tory Governor Thomas Hutchinson called "one of the loveliest spots in all his majesty's colony."



### PETER PEIRCE STORE

This iconic Greek Revival-style general store, built by Peter Peirce in 1808, drew customers from throughout the region to Middleborough in the 19th century. The Town purchased the building in 1935, and it served as the courthouse and police station until 2018. The Town is using CPA funds to restore more than 60 historic windows and frames in the National Register-listed building.



### SOULE HOMESTEAD

In the mid-1800s Augustus Soule built a house and dairy barn on land that his Pilgrim ancestor, George Soule, had purchased from the Wampanoags in the 1600s. With the dairy industry declining, the Town bought the land in 1987 to preserve as agricultural open space. The nonprofit Soule Homestead Education Center now operates the farm as an agriculture-ecology center. CPA funds have helped preserve the historic house and barn.



### GREEN SCHOOL

Originally built in 1846 and rebuilt in 1871, the Green School served as a one-room mixed grade school for decades. CPA funding helped preserve and upgrade the building, including ADA ramps. The Green School has hosted Community Preservation Committee and Historical Commission meetings, as well as robotics classes for youth and adults by a local nonprofit called BoroBot.

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Profile Photo Credits: Images of America: Middleborough; Nemasket Hill Cemetery website; SouthCoastToday articles by Mike Maddigan 11/30/18 and 10/5/2015; Remembering Nemasket website by local historian Mike Maddigan; starmilllofts.com.

Profile Sources: MACRIS; Remembering Nemasket website by local historian Mike Maddigan; Images of America: Middleborough; Soule Homestead Education Center website; CPC member and Housing Authority Director Jo Ruthwicz; CPC and Historical Commission member Laurene Gerrior.

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## MIDDLEBOROUGH TOWN HALL

Middleborough's 1873 Town Hall was designed by local architect Solomon K. Eaton with intricate Victorian-era details. A Civil War Monument was erected on the front lawn in 1896.

In 2019, CPA funds supported the restoration of hand-painted ballroom stage curtains, which appears to be original to the construction of the Town Hall.



## LEONARD, SHAW, AND DEAN SHOE FACTORY

Built in 1896, the Leonard, Shaw, and Dean men's shoe factory brought new business to Middleborough. The company also organized rifle and baseball teams and care package deliveries for servicemen. During the 20th century, the building housed several businesses and organizations, including Winthrop-Atkins, Bay State Printing, and the Massachusetts Department of Public Works. CPA funding helped restore and convert the building into 25 affordable-housing units, opened in 2016.



## STAR MILL

The Star Mill complex, which lined Star Avenue, East Main and Montello Streets, was a thriving industrial area throughout the 20th century. It was first a cotton and wool factory and later manufactured leather goods, innersoles, knitting supplies, hot-water bottles, and desk calendars. In 2012, two of the mill buildings were converted into 69 apartments, including 18 affordable units.



## MIDDLEBOROUGH PUBLIC LIBRARY

The Middleborough Public Library was erected in 1903 through a donation from Thomas Sproat Peirce and designed by New York architect Frederick Newland Reed. An invaluable public resource still today, the main body of the building has been preserved and restored to its original grandeur.

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## CEMETERIES AND BURIAL GROUNDS

### 22 cemeteries and burial grounds

in Middleborough are listed on MACRIS, ranging from c. 1662 Nemasket Hill Burial Ground, c. 1777 Old Smallpox Cemetery, c. 1819 Fall Brook Cemetery, and c. 1933 Middleborough Infirmary Cemetery. More than 10 additional cemeteries and burial grounds are not documented on MACRIS.

In 2013, CPA funds supported the restoration of signs at 14 of Middleborough's cemeteries, and in 2018 supported the restoration of the Nemasket Cemetery arch and gate.



**NEMASKET HILL CEMETERY**

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## HISTORIC OBJECTS:

### 14 historic objects

in Middleborough are listed on MACRIS, including monuments, markers, and other free-standing structures. An example is the Eddyville Center Monument commemorating one of Middleborough's original villages, which was purchased by Samuel Eddy in 1661.



**EDDYVILLE CENTER MONUMENT**

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## DOCUMENTS AND ARTIFACTS

The Robbins Museum, managed by the Massachusetts Archaeological Association, has a collection of 150,000 artifacts of the native people of New England, some dating back 12,000 years.

Other historical documents and artifacts in Town are housed at the Middleborough Historical Museum, the Town Hall and Annex, and the Public Library.



**ROBBINS MUSEUM**

The Robbins Museum, the Middleborough Historical Museum, and the Town Clerk's office have all received CPA funds to protect their collections.



# COMMUNITY HOUSING

Community housing preserves and protects the character of a community. Affordable housing enables residents to stay in the community as they age or their financial situations change. At the same time, it encourages young families and individuals just starting out to settle in the Town, bringing their vitality. Affordable housing also brings diversity into a community, which widens all perspectives, brings new skills and entrepreneurial spirit, and enriches the community culturally.

The Community Preservation Act (CPA) defines community housing as low/moderate-income housing for individuals, families, and seniors over age 60.

## STATUTORY CRITERIA FOR COMMUNITY HOUSING

CPA funds can be used to:

- Acquire or create land/buildings for community housing
- Preserve existing community housing
- Rehabilitate or restore community housing that has been acquired or created using CPA funds
- Support housing affordability (including for direct assistance programs)

Unique to Community Housing projects, the CPA Statute defines the term “support” as “programs that provide grants, loans, rental assistance, security deposits, interest-rate write-downs or other forms of assistance directly to individuals and families who are eligible for community housing.” The CPA Statute also allows CPA funds to be appropriated to a Municipal Affordable Housing Trust (MGL c.44 s.55C).

Preference is for adaptive reuse of existing buildings or construction of new buildings on previously developed sites.

CPA funds can be used only to serve persons or families with an annual income less than or equal to the *Area Median Income (AMI)*.

## WHAT IS COMMUNITY HOUSING?

“Community housing,” “affordable housing,” “low-income housing,” and “public housing” are terms that are often misunderstood. Many residents of the deed-restricted housing in these categories are working people with incomes close to the median for the region. More than 40 percent of Middleborough households meet the income threshold for community housing, as defined by the CPA:

“Community housing” is for both moderate- and low-income households at or below the Area Median Income (AMI). For a household of four, that figure was \$95,200, as of January 2021. A four-person household at the median income could expect to afford a mortgage for a single-family house with a purchase price of \$358,500 or less.

“Affordable housing” or “low-income housing” is for households that earn up to 80 percent of the AMI, or \$76,100 for a household of four people.

“Public housing” is low-income housing administered by federal, state, or local agencies, not private developers.

For a town of its size, Middleborough is fortunate to have its own Housing Authority that manages five complexes for qualifying households—mostly seniors—including Nemasket and Riverview Apartments. Many small towns have no Housing Authority and/or no public housing.

## EXAMPLES OF COMMUNITY HOUSING PROJECTS IN MIDDLEBOROUGH

- Restoration of roofs and windows at Middleborough Housing Authority senior housing apartments
- Creation of 25 new affordable housing units at Shoe Shop Place

## COMMUNITY HOUSING GOALS

- Meet local housing needs for low/moderate-income residents as defined by CPA, while promoting diversity and stability for individuals and families living in Middleborough
- Preserve and rehabilitate existing community and affordable housing stock, especially housing that is threatened
- Create new community housing that is harmonious with the existing community and prioritizes redevelopment and adaptive reuse
- Protect and improve the accessibility of Middleborough's community housing, especially through ADA compliance
- Prioritize community housing opportunities for specific needs and groups of people as determined through local housing studies and plans
- Integrate community housing with historic preservation, recreation, and/or open space projects wherever possible
- Continue to work with project applicants, the Town, and other community partners to leverage additional funding to increase awareness of and access to Middleborough's housing resources and expand the impact of CPA investment



# MIDDLEBOROUGH COMMUNITY HOUSING NEEDS AND RESOURCES

Affordable housing is a challenge for every town and city in the state. In 2020 Middleborough was recognized as a state Housing Choice Community for increasing its affordable-housing supply in recent years. Yet it still falls short of the state minimum goal of 10 percent deed-restricted affordable units.

CPA funding can be used for housing units for households that earn the Area Media Income or less.

## INCOME AND HOUSING COSTS



Housing costs have increased significantly over the past decade, while renters' incomes have gone down, putting financial strain on many households. People who can afford to own are moving into town. But a top concern in a survey conducted by the Community Preservation Committee was that many people who are here cannot afford to stay.

Housing Type	Middleborough Median Price/Rent	Change since 2010	Income Needed to Afford
Single-family	\$360,000	+31%	\$91,000*
Rental Unit	\$1,189	+23%	\$49,200
Household Type	Middleborough Median Income	Change since 2010	
Owner	\$100,106	+29%	
Renter	\$43,804	-9%	

Middleborough's median household income of **\$83,227** is slightly lower than the Area Median Income (AMI).

An estimated **3,930** households in Middleborough are at or below the AMI—about 40 percent of households.

An estimated **2,105** households are considered “housing cost burdened” in Middleborough—meaning they spend more than 30 percent of their income on housing—and their income is at or below the AMI. That includes 51 percent of homeowners and 57 percent of renters.

The lowest-income households are hit the hardest. When they spend more than 30 percent of already low incomes on housing, they may have to choose between housing and food, utilities, clothing, transportation, medicine, or health care. That can lead to housing insecurity, eviction, and homelessness.

## AFFORDABLE HOUSING

In 2020, just under **9 PERCENT** of Middleborough's housing units were deed-restricted and listed on the Subsidized Housing Inventory (SHI), almost all rental.

The state's minimum goal is **10 PERCENT**.

In recent years, Middleborough has increased its affordable housing units, earning the state designation of Housing Choice Community. In 2020, close to 200 additional units were seeking permits.



### NEMASKET APARTMENTS

The Town's CPA fund has contributed to Middleborough Housing Authority projects to install new windows and roofs for senior housing nearly every year since 2013. The improvements have made the 90 Nemasket Apartment units more weathertight, comfortable, and affordable for residents.

### SHOE SHOP PLACE

In 2015, the derelict Leonard, Shaw, and Dean shoe factory on Peirce Street was converted to 25 affordable units through a \$40,000 grant from the Town's CPA fund and more than \$7 million leveraged from outside investment for the project. Built in 1896, the factory was a vital part of the Town's economic and social life during the early 20th century.



### LEVERAGED FUNDING

Community housing projects have leveraged more outside funding for the Town than any other CPA category:

**\$2.6 MILLION** in MHA funding and state grants for Nemasket Apartments

**MORE THAN \$7 MILLION** in federal, state, and private funding for Shoe Shop Place

<sup>1</sup>Income to afford the 2020 median single-family sales prices in Middleborough is based on the author's calculations assuming 30% of gross income for housing costs, 30-year fixed mortgage, 10% down payment, 2.98% interest rate, hazard insurance \$6/\$1,000 (single family), and \$16.27 Middleborough FY2021 residential tax rate. Profile Sources: 2014-2018 American Community Survey (ACS); CHAS data, 2013-2017 ACS; The Warren Group, Town Stats for calendar year 2020.

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## HOUSING SUPPLY



Middleborough has an estimated

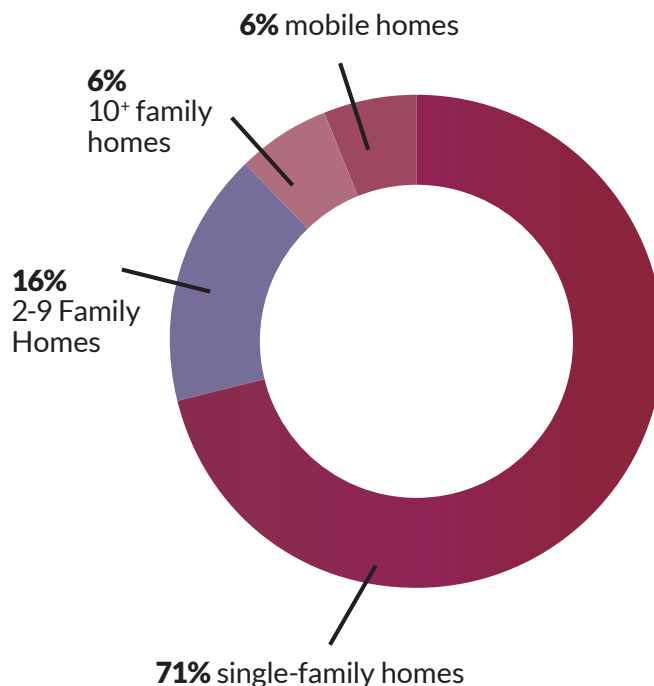
**9,797**

total housing units.

Rental units make up about **22 PERCENT** of Middleborough's housing stock—a slightly lower proportion than all of Plymouth County at 24 percent.

The rental vacancy rate in Middleborough is **3.4 PERCENT**—lower than the 5.5 percent threshold for a healthy market. A low rental vacancy rate indicates that demand exceeds supply, which usually drives up housing costs.

Middleborough's homeowner vacancy rate is relatively healthy at **1.8 PERCENT**—close to the 2 percent threshold for a healthy market.



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## MIDDLEBOROUGH HOUSING AUTHORITY

The Middleborough Housing Authority (MHA) owns and manages **190** public housing units. It also manages **50** affordable housing units that were privately developed under state Chapter 40B.

In addition, the MHA administers **165** state and federal vouchers for eligible individuals and families to use on qualifying housing managed by private developers, who also get tax credits.

As rents have risen, some apartments in Town have lost their status as affordable and/or their eligibility for subsidies.

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## FUTURE HOUSING NEEDS

Middleborough needs more units for families and more units with accommodations compliant with the Americans with Disabilities Act (ADA), according to the Town's Housing Production Plan (2016). Residents with affordable housing vouchers have reported to the MHA that they have difficulty finding qualifying one- and two-bedroom apartments. Many existing affordable units are outdated and need renovations or other upgrades.

Middleborough's housing demand over the next 10 years is projected to require more than 2,000 new units, according to the Metropolitan Area Planning Council's (MAPC) 2014 Population and Housing Demand Projections for Metro Boston report.



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# ACRONYMS & KEY DEFINITIONS

ACS	US Census Bureau's American Community Survey
ADA	Americans with Disabilities Act
AMI	Areawide Median Income set by the federal Department of Housing and Urban Development
CPA	Community Preservation Act, Chapter 44B of the Massachusetts General Laws
CPC	Community Preservation Committee
CP Plan	Community Preservation Plan
DHCD	Massachusetts Department of Housing and Community Development
FY	Fiscal Year(s)
HPP	Middleborough's Housing Production Plan, 2016
HUD	United States Department of Housing and Urban Development
LHD	Local Historic District
MACRIS	Massachusetts Cultural Resource Information System
MFI	Median Family Income
MGL	Massachusetts General Laws
MHC	Massachusetts Historical Commission
NHESP	Massachusetts Natural Heritage and Endangered Species Program
NPS	United States Department of Interior, National Park Service
OSRP	Middleborough's Open Space and Recreation Plan, 2015
SHI	Massachusetts Subsidized Housing Inventory
SOIS	Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67

This list of key definitions is intended to assist the reader and is not intended to replace applicable legal definitions of these terms. The following definitions are for key terms used throughout the document, many of which are based on definitions per MGL c.44B s.2 or other statutes and regulations.

**Active Recreation** – Requires intensive development to create outdoor recreation and often involves cooperative or team activity, including playgrounds, ball fields, and paved bike paths.

**Areawide Median Income** – the median gross income for a person or family as calculated by the United States Department of Housing and Urban Development, based on the median income for the Metropolitan Statistical Area. In 2019, the HUD median family income (MFI) for the Brockton, MA Metro Area (which includes Middleborough) was \$93,400. AMI is also referred to in the document as median family income (MFI).

**Community Housing** – as defined by the Community Preservation Act is housing for individuals and families with incomes less than 100 percent of the Areawide Median Income, including senior housing. In general, the occupant(s) should pay no greater than 30 percent of his or her income for gross housing costs, including utilities.

**Community Preservation** – the acquisition, creation, and preservation of open space; the acquisition, creation, preservation, and rehabilitation/restoration of land for recreation; the acquisition, preservation, and rehabilitation/restoration of historic resources; and the acquisition, creation, preservation, and support of community housing.

**Community Preservation Act** – a state law, MGL c. 44B, is enabling legislation that allows communities to raise and set aside funds for community preservation projects, including open space and natural resource conservation, outdoor recreation, historic preservation, and community housing. It is funded through a combination of a local property tax surcharge of up to 3 percent and a variable state contribution from the Community Preservation Trust Fund.

**Community Preservation Committee** – the committee established by the legislative body of a city or town to make recommendations for community preservation, as provided by Section 5 of MGL c. 44B.

**Community Preservation Fund** – the municipal fund established by Section 7 of MGL c. 44B.

**Family Household** – Family households consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people.

**Historic Resource** – a building, structure, document, or artifact that is listed on the state register of historic places or National Register of Historic Places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town.

**Household** – all the people, related or unrelated, who occupy a housing unit. It can also include a person living alone in a housing unit or a group of unrelated people sharing a housing unit as partners or roommates. Family households consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. Nonfamily households consist of people who live alone or who share their residence with unrelated individuals.

**Local Historic District** – an area or group of historic structures that are deemed significant to the Town’s history, archeology, architecture or culture and protected by public review.

**Low-income Housing** – housing for persons or families whose annual income is less than 80 percent of the areawide median income (AMI) (as defined by the CPA). The AMI is determined by the United States Department of Housing and Urban Development (HUD). For example, for the 2020 Brockton, MA HUD Metro FMA Area, which includes Middleborough, a four-person household with a gross household income of \$76,150 or less is considered low-income under the CPA definition. A one-person household with a gross household income of \$53,350 or less is considered low-income.\*

**Moderate-income Housing** – housing for persons or families whose annual income is less than 100 percent of the areawide median income (AMI). The AMI is determined by the United States Department of Housing and Urban Development (HUD). For example, for the 2020 Brockton, MA HUD Metro FMA Area, which includes Middleborough, a four-person household with a gross household income of \$95,200 or less is considered moderate-income under the CPA definition.<sup>18</sup>

**Open Space** – land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, oceans, rivers, streams, lake and pond frontage, beaches, dunes and other coastal lands, to protect scenic vistas, land for wildlife or nature preserve, and/or land for recreational use.

**Passive Recreation** – that which emphasizes the open space aspect of a park and which involves a low level of development, including picnic areas and trails.

**Preservation** – the protection of personal or real property from injury, harm, or destruction.

**Recreational use** – Recreation uses are often divided into two categories: passive and active recreation. See definitions for “Passive recreation” and “Active Recreation.” Recreation, under the CPA, does not include horse or dog racing, or the use of land for a stadium, gymnasium or similar structure.

**Rehabilitation** – capital improvements or extraordinary repairs to historic resources, open spaces, lands for recreational use, and community housing for the purpose of making the above functional for their intended uses and compliant with the Americans with Disabilities Act (ADA) and other federal, state, or local building or access codes. With historic resources, “rehabilitation” must comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties (codified in 36 C.F.R. Part 68). With recreational use, “rehabilitation” includes the replacement of playground equipment and other capital improvements to the land or facilities which make the related land or facilities more functional for the intended recreational use.

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\*Income limits change annually. Some housing programs have different income limit definitions.

# Middleborough

## Open Space and Recreational Resources

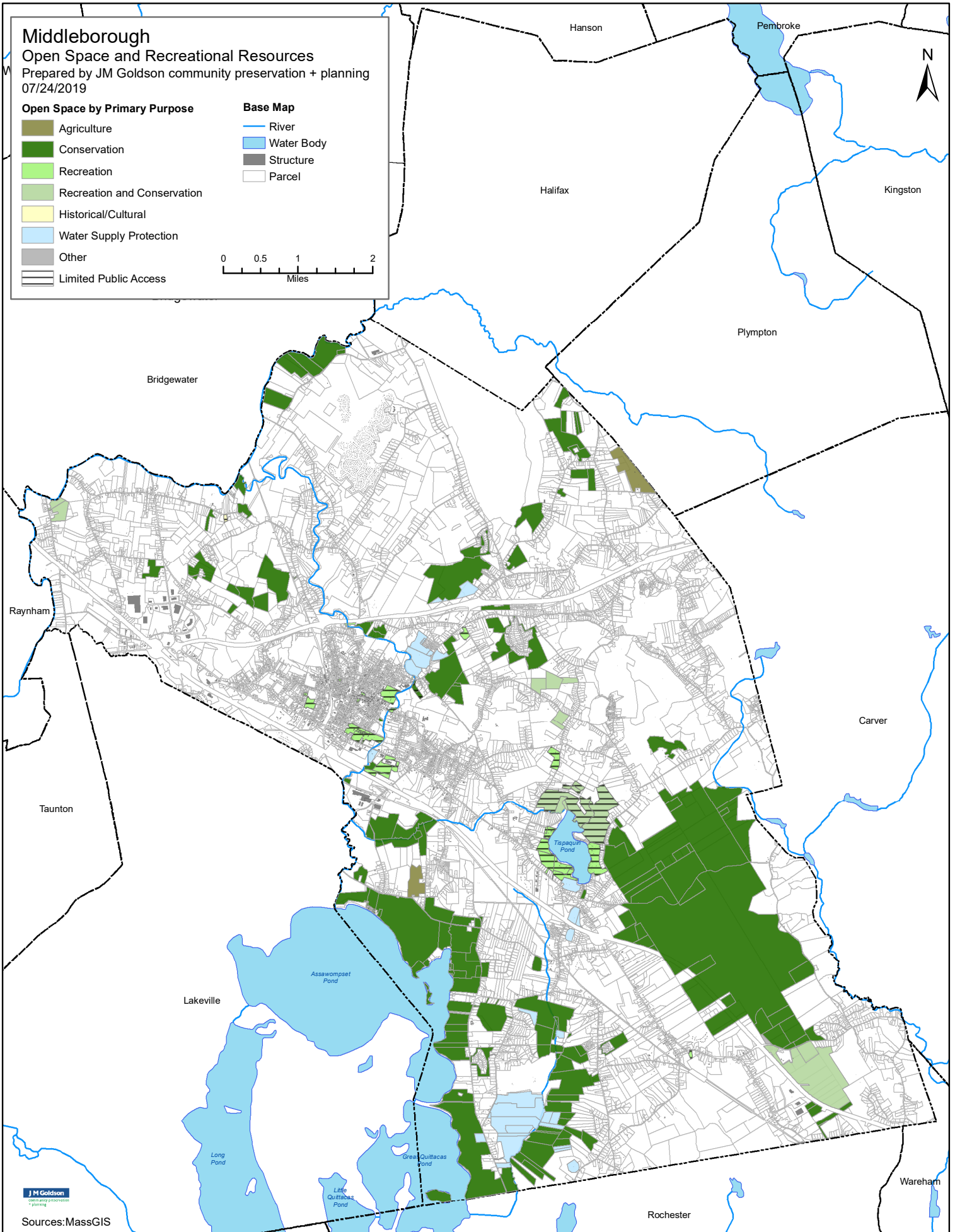
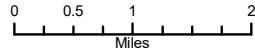
Prepared by JM Goldson community preservation + planning  
07/24/2019

### Open Space by Primary Purpose

- Agriculture
- Conservation
- Recreation
- Recreation and Conservation
- Historical/Cultural
- Water Supply Protection
- Other
- Limited Public Access

### Base Map

- River
- Water Body
- Structure
- Parcel



# Middleborough

## Historic Resources: Age of Buildings

Prepared by JM Goldson community preservation + planning  
07/25/2019

### Period

- Pre 1800
- 1800 - 1849
- 1850 - 1899
- 1900 - 1941
- Post 1941

### Historic Areas

- National Register Only
- Preservation Restriction
- ▭ National Register Historic District



Kingston

Halifax

Plympton

Bridgewater

Raynham

Carver

Taunton

Lakeville

Wareham

Rochester

J M Goldson  
community preservation  
+ planning

Sources: MassGIS, MACRIS



# Middleborough

## Historic Resources: Level of Protection

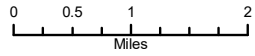
Prepared by JM Goldson community preservation + planning  
07/25/2019

### Inventoried Property

- Structures/Objects
- Inventoried Property
- Parcel

### Historic Areas

- National Register Only
- Preservation Restriction
- National Register Historic District



Kingston

Halifax

Plympton

Carver

Taunton

Lakeville

Rochester

Wareham

Raynham

Bridgewater



# Middleborough Community Housing

Prepared by JM Goldson community preservation + planning  
07/25/2019

**SHI Units**

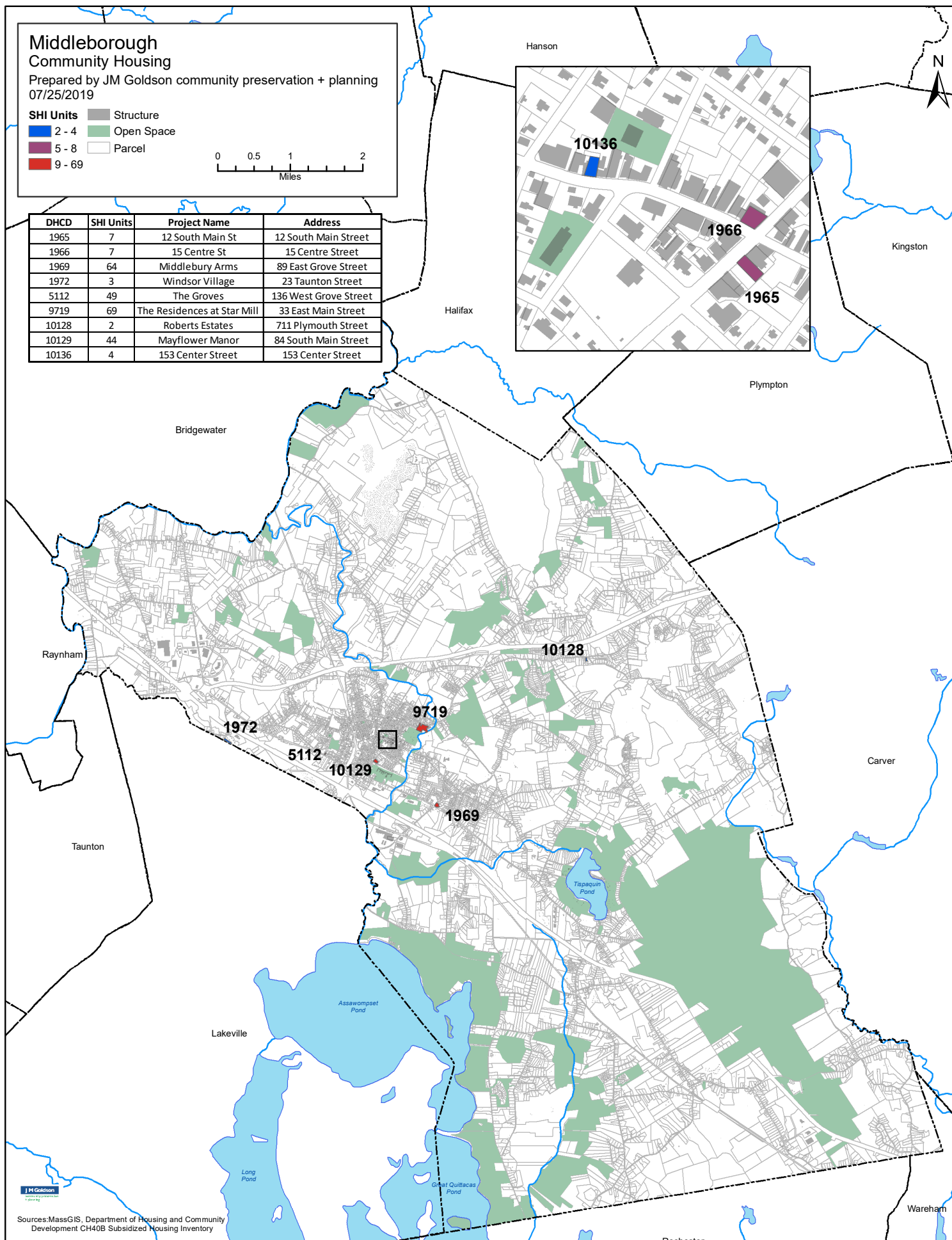
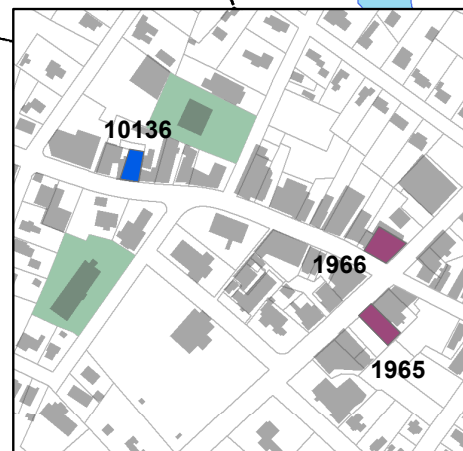
- 2 - 4
- 5 - 8
- 9 - 69

**Structure**

- Open Space
- Parcel



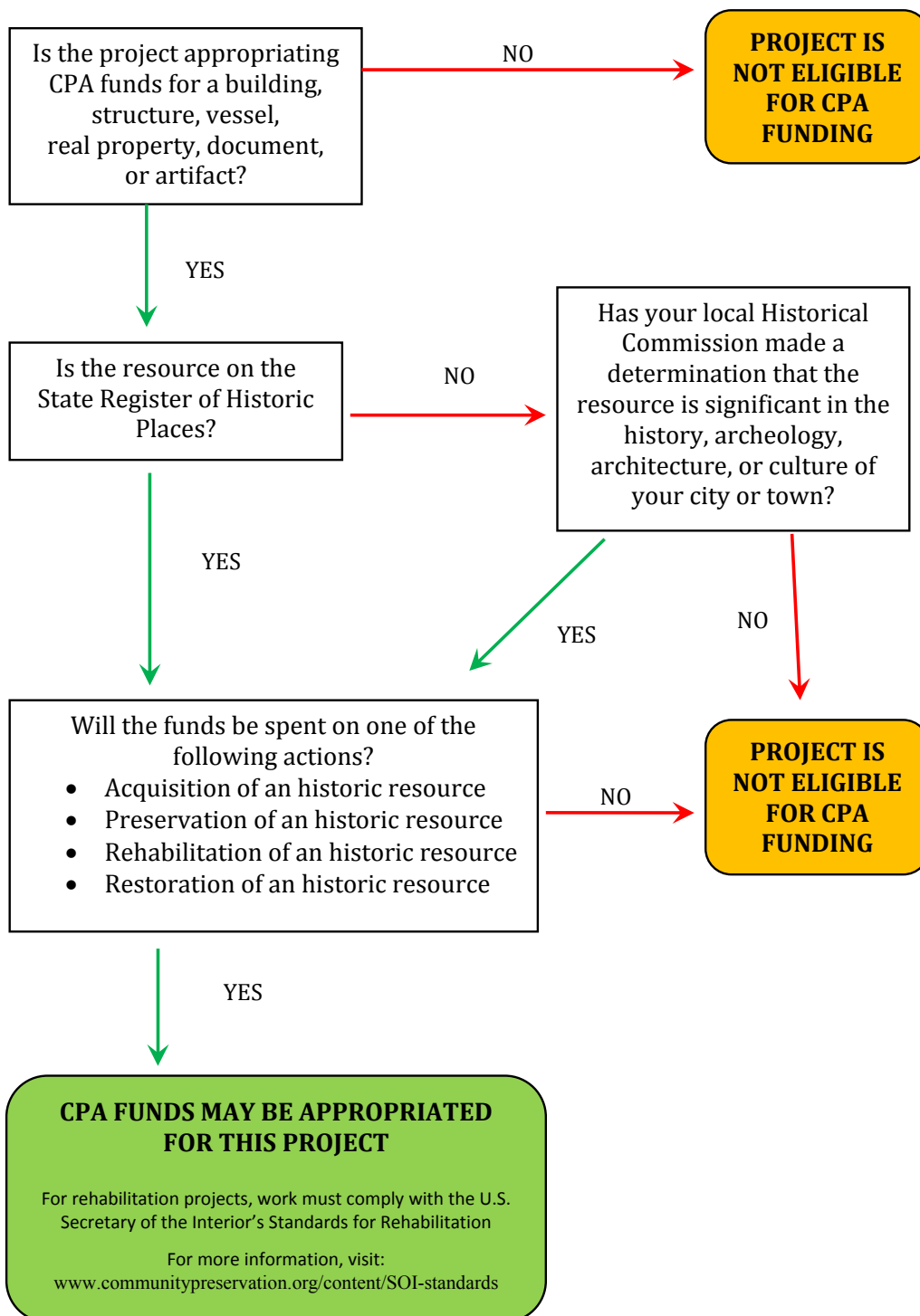
DHCD	SHI Units	Project Name	Address
1965	7	12 South Main St	12 South Main Street
1966	7	15 Centre St	15 Centre Street
1969	64	Middlebury Arms	89 East Grove Street
1972	3	Windsor Village	23 Taunton Street
5112	49	The Groves	136 West Grove Street
9719	69	The Residences at Star Mill	33 East Main Street
10128	2	Roberts Estates	711 Plymouth Street
10129	44	Mayflower Manor	84 South Main Street
10136	4	153 Center Street	153 Center Street



**Chart 1**  
**COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)**

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
<b>DEFINITIONS</b> (G.L. c. 44B, § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors  Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
<b>ACQUISITION</b> Obtain property interest by gift, purchase, devise, grant, rental, purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
<b>CREATION</b> To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes		Yes	Yes
<b>PRESERVATION</b> Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
<b>SUPPORT</b> Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable				Yes, includes funding for community's affordable housing trust
<b>REHABILITATION AND RESTORATION</b> Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

## Qualifying Historic Projects for CPA Funding



## SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The following are the 10 Standards for Rehabilitation, which are criteria used by the National Park Service and as a standard for preservation professionals to determine if a historic rehabilitation project qualifies as a certified rehabilitation. Compliance with these Standards are required for all CPA-funded historic rehabilitation projects per Section 2 of the CPA statute's definition of "rehabilitation."

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. Retention of elements of historic workmanship.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Source: National Park Service, U.S. Department of the Interior: Technical Preservation Services, *Secretary's Standards for Rehabilitation*, <https://www.nps.gov/tps/standards/rehabilitation.htm>.

## Focus Group Results Summary

Monday, August 26, 2019

Prepared by JM Goldson Tuesday, August 27, 2019

### COMMUNITY HOUSING

- Assistance to LMI households – rent, security, utilities, emergency housing, etc. (VI)
- Dorm-style housing for single people with private bath and shared kitchen/communal areas (I)
- Energy efficiency for existing low-income and elderly housing to save on utilities and provide comfort/quality of life (II)
- Acquisition/transformation of High Point for affordable housing (V)
- Housing for very-low income families (IV)
- Increase community housing through empty/vacant spaces
- Tiny home communities with shared outdoor space – needs zoning change (X) – specifically senior tiny home community (e.g. Blueberry Estates in Lakeville)
- Shared housing
- Single room occupancy options
- Affordable housing or assistance for downtown residents/in downtown area
- Hire staff person (housing agent/coordinator) to provide guidance, resources, etc. to Middleborough residents re: housing
- More affordable elderly housing

### HISTORIC PRESERVATION

- Oliver Estate garden restoration (III)
- Oliver Estate structural restoration (IV)
- Soule Homestead house front restoration (I)
- Green School driveway/parking (esp. ADA access to ramp) (V)
- South Middleborough Grange repairs (X)
- Pierce building for community/youth center, town offices, museum (IV)
- Preserve Wampanoag sites of significance with Native input (Mashpee Tribe assistance?)
- Invest in historic resources that the town owns
- Cemetery headstone repairs/preservation (I)
- Restore Oliver Estate for active use (e.g. functions, community events, etc.) which can help pay for maintenance and upkeep (IV)
- Develop cohesive plan to tie Oliver Mill and Estate together (III)
- Informational kiosks/interpretive displays at significant historic sites throughout town (III)
- Restore Rock Village School for active use (meetings, community gatherings, playground, etc.?) (II)

- Hire historian to help shape a cohesive historical narrative/compile Mike Maddigan blogs into complete collected work (II)
- Reshingle MHA Carriage House (use for social gatherings, lectures, guided tours, other events)
- Update electrical grounding of four rear Historical Association buildings (I)
- Restore library artwork (I)
- Repaint original library section
- Library interior plasterwork (ceiling)
- Bird fencing to protect library columns
- Create online portal for digital historic docs – must be tied to preserving documents (can't just be public education)
- Repointing at Library
- Historic markets at Native sites (I)

## OPEN SPACE

- Walking path along Nemasket River from Wareham to E. Main Street (IX)
- Cross-town bike trail (V)
- Bridle trails
- River restoration – invasive weed eradication; widen waterway (VII)
- Connect open space areas- create OS network (III)
- Develop access and trails on conservation property at Oliver Estate (VII)
- Invest in OS resources that the town owns (II)
- More outreach about OS – hire agent to create new OS committee for 2022 OSRP update
- More accessibility on OS lands for elderly and disabled
- Utilize old DPW site for river protection (I)
- Connect Middle School to Pratt Farm for outdoor education opportunities

## RECREATION

- Reuse of DPW site (dog park, boat access, park, etc.) (XX) - Fran C
- Dog park in upland area (not near water source)
- Purchase Thomas property behind current DPW to create a much larger park in downtown Middleborough along the Nemasket (VIII)
- Network of walking trails in region (II)
- Restore/refurbish recreational parks
- More kayak and canoe access locations
- Bike trails (V)
- Bike-share program (stations along new bike paths) (II)
- ADA-compatible playground (III)
- More clearly delineated areas suitable for recreation vs. conservation (I)
- Paved walking path from Rt 28 to Oliver Mill Park (V)
- Paved multi-use path along Rt 44 to connect Middleborough to Plymouth (I)



- Tranquility garden on west side (II)
- Field complex for Lacross at corner of Tipsaquin and Chestnut streets (16 acres/not wetland) (IV)
- Oliver Mill restoration and maintenance (IV)
- Playground/outdoor space at Rock School (if rehabilitated) (IV)
- Playgrounds dispersed throughout town
- Connect town property with cross country trails (II)

**Non-eligibles/other notes:**

- CPA funds to help acquire 61A farmland for conservation?
- Add OS goal: connectivity of open space
- Try again to adopt local town wetland bylaw that is more protective than state law; encourage state to update wetlands protection laws (not eligible)
- Need to continue to invest in/maintain properties and resources that have already been invested in (maintenance v. preservation?).
- Create map of safe bike/walking paths and access points (not eligible)
- Write Volume III of the History of Middleborough (start where Mertie left off) (not eligible)
- Create an online database of all public historic resources/sites and how to access them (not eligible)
- Education/outreach on affordable/community housing to reduce stigma (not eligible)
- Support opportunities to age in place (e.g. first floor amenities; ADA accessibility, etc.) (not eligible)
- Acquisition of a farm is allowable under CPA as long as the purpose is for open space/rec or some combination of OS and historic preservation if the property is historic. The property must be open to the public. If the land is currently under Ch. 61, it would simply be removed/no longer eligible for Ch. 61 tax deductions since the use would change.

# **CPA Survey Summary**

## **Middleborough, MA**

Prepared by JM Goldson 8/12/19

Online survey and paper short survey  
(Town Meeting, spring 2019) results

## KEY FINDINGS:

### Overall Funding:

- Open Space & Passive Recreation scored as the highest priority (online survey); Active Recreation scored second
- Historic Preservation scored as the highest priority (short survey); Open Space & Passive Recreation scored second

### Recreation:

- Many respondents (91%) use existing parks, playgrounds, town pool, athletic fields, etc.
- Top priorities (collective) include:
  - Create bike trails and/or walking paths
  - Improve/upgrade existing parks, playgrounds, and athletic fields

### Open Space & Passive Recreation:

- Many respondents (94%) visit passive recreation/conservation areas in Middleborough
- Top priorities include:
  - Create new walking paths/hiking trails
  - Acquire or protect more open space for conservation with public access
- Additional top priorities from the short survey include:
  - Create/improve handicapped access to open space
  - Preserve natural and wildlife habitats with limited or no public access

### Housing:

- Top concerns include:
  - Residents cannot afford their monthly rents
  - Residents don't know where to find information about housing resources/assistance
  - Residents cannot afford their monthly mortgages
- Additional top concerns from the short survey include:
  - Residents cannot afford to buy a home

### Historic Preservation:

- Top priorities include:
  - Protect historic resources threatened by new development or deterioration to preserve town history
  - Preserve/restore historic properties that are open to the public to improve public accessibility, use, and enjoyment of the town's local historic resources
- Additional top priorities from the short survey include:
  - Preserve or restore the town's historic artifacts or documents
  - Preserve or restore Middleborough's historic cemeteries

### Q. 1: How familiar are you with the Community Preservation Act (CPA)?

ANSWER CHOICES	RESPONSES	
Extremely familiar	8.23%	20
Very familiar	12.35%	30
Somewhat familiar	39.51%	96
Not so familiar	19.75%	48
Not at all familiar	20.16%	49
TOTAL		243

### Q. 2: How often in a year do you use any of the parks, playgrounds, town pool or athletic fields in Middleborough?

ANSWER CHOICES	RESPONSES	
1-2 times	12.11%	27
3-7 times	16.14%	36
8-14 times	18.39%	41
15 or more times	44.84%	100
none	8.52%	19
TOTAL		223

### Q. 3: How important to you are the following types of outdoor recreation projects in Middleborough?

	NOT IMPORTANT	(NO LABEL)	SOMEWHAT IMPORTANT	(NO LABEL)	VERY IMPORTANT	NO OPINION	TOTAL
Create bike trails and/or walking paths	1.79% 4	1.79% 4	26.91% 60	7.17% 16	60.54% 135	1.79% 4	223
Improve/upgrade existing parks	1.34% 3	0.89% 2	24.55% 55	14.29% 32	55.80% 125	3.13% 7	224
Improve/upgrade existing playgrounds	2.23% 5	2.23% 5	26.79% 60	12.95% 29	51.79% 116	4.02% 9	224
Improve/upgrade existing athletic fields	4.91% 11	3.13% 7	33.48% 75	10.71% 24	43.75% 98	4.02% 9	224
More parks	6.73% 15	4.93% 11	42.15% 94	9.87% 22	31.84% 71	4.48% 10	223
Create dog parks	24.89% 55	5.88% 13	28.51% 63	4.98% 11	31.22% 69	4.52% 10	221
Waterfront access	14.35% 32	1.79% 4	27.35% 61	12.11% 27	30.49% 68	13.90% 31	223
More playgrounds	15.18% 34	5.80% 13	40.63% 91	10.27% 23	24.11% 54	4.02% 9	224
More athletic fields	22.42% 50	8.07% 18	39.46% 88	4.48% 10	17.94% 40	7.62% 17	223
Create skateboard parks	32.43% 72	10.36% 23	40.54% 90	1.35% 3	7.66% 17	7.66% 17	222

Short survey (40 respondents) top priorities:

- a) improve/upgrade existing playgrounds
- b) improve/upgrade existing parks
- c) create bike trails and/or walking paths
- d) improve/upgrade existing athletic fields

### Q.5: Which of these statements best reflect your concerns about housing in Middleborough?

	NOT CONCERNED AT ALL	SLIGHTLY CONCERNED	VERY CONCERNED	NO OPINION	TOTAL	WEIGHTED AVERAGE
Existing residents are being evicted because they cannot afford their monthly rents	13.53% 28	29.95% 62	44.44% 92	12.08% 25	207	2.55
Existing homes are being foreclosed because residents cannot afford their mortgages	14.42% 30	31.73% 66	43.27% 90	10.58% 22	208	2.50
People do not know where to find information about housing resources and/or assistance in Middleborough	15.12% 31	28.29% 58	43.41% 89	13.17% 27	205	2.55
People will have to move out of Middleborough due to rising housing costs	15.87% 33	35.10% 73	42.31% 88	6.73% 14	208	2.40
The high cost of housing will cause the character of Middleborough to change	17.39% 36	36.23% 75	39.13% 81	7.25% 15	207	2.36
Existing residents cannot afford to buy a home	14.01% 29	38.65% 80	38.65% 80	8.70% 18	207	2.42

### Q. 7: How important are the following types of historic preservation projects in Middleborough?

	NOT IMPORTANT	(NO LABEL)	SOMEWHAT IMPORTANT	(NO LABEL)	VERY IMPORTANT	NO OPINION	TOTAL
Protect historic resources threatened by new development or deterioration to preserve town history	5.13% 10	3.08% 6	22.56% 44	11.28% 22	56.41% 110	1.54% 3	195
Preserve or restore historic properties that are open to the public to improve public accessibility, use, and enjoyment of the town's local historic resources	4.10% 8	2.05% 4	28.21% 55	11.79% 23	52.31% 102	1.54% 3	195
Preserve or restore the town's historic artifacts or documents	2.56% 5	3.59% 7	30.26% 59	12.31% 24	49.74% 97	1.54% 3	195
Improve handicapped access to historic resources	3.09% 6	3.09% 6	31.44% 61	10.82% 21	47.94% 93	3.61% 7	194
Preserve or restore Middleborough's historic cemeteries	4.10% 8	2.56% 5	33.33% 65	11.28% 22	46.15% 90	2.56% 5	195

### Q. 9: How many times in a year do you visit Pratt Farm, Soule Homestead, Oliver Mill Park, Frederick Weston Memorial Park, Fall Brook-Washburn Conservation Area, Rocky Gutter Wildlife Management Area, or other protected natural areas in Middleborough?

ANSWER CHOICES	RESPONSES
1-2 times	16.84% 32
3-7 times	25.79% 49
8-14 times	20.00% 38
15 or more	31.58% 60
none	5.79% 11
TOTAL	190

Short survey top responses (Q: 5):

- a) existing residents cannot afford to buy a home
- b) existing residents are cannot afford their monthly rents
- c) existing residents cannot afford their mortgages

Short survey top responses (Q: 7):

- a) preserve or restore the town's historic artifacts or documents
- b) preserve or restore Middleborough's historic cemeteries
- c) preserve or restore historic properties tat are open to the public to improve accessibility, use and enjoyment...
- d) protect historic resources threatened by new development or deterioration...



**Q. 10: How important to you are the following types of open space and passive recreation projects in Middleborough?**

	NOT IMPORTANT	(NO LABEL)	SOMEWHAT IMPORTANT	(NO LABEL)	VERY IMPORTANT	NO OPINION	TOTAL
Create new walking paths or hiking trails	3.17% 6	0.53% 1	21.16% 40	9.52% 18	65.08% 123	0.53% 1	189
Acquire or protect more open space for conservation with public access	3.16% 6	3.16% 6	23.68% 45	12.11% 23	57.89% 110	0.00% 0	190
Preserve natural and wildlife habitats with limited or no public access	4.76% 9	3.70% 7	25.93% 49	10.05% 19	54.50% 103	1.06% 2	189
Create handicapped access to open space	2.12% 4	2.65% 5	29.63% 56	11.11% 21	53.44% 101	1.06% 2	189
Create community gardens	7.94% 15	2.65% 5	40.21% 76	10.58% 20	37.04% 70	1.59% 3	189

**Q. 12: How would you rate the importance of funding for projects in each of the four eligible CPA categories over the next five years?**

	NOT IMPORTANT	SOMEWHAT UNIMPORTANT	NEUTRAL	SOMEWHAT IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Open Space and Passive Recreation	1.10% 2	2.75% 5	8.79% 16	40.11% 73	47.25% 86	182	4.30
Active Recreation	0.55% 1	2.76% 5	13.81% 25	43.09% 78	39.78% 72	181	4.19
Historic Preservation	2.72% 5	7.07% 13	19.02% 35	37.50% 69	33.70% 62	184	3.92
Community Housing	11.60% 21	10.50% 19	28.73% 52	27.07% 49	22.10% 40	181	3.38

**Q. 13: What is your racial/Ethnic identity? (you may select more than one option)**

ANSWER CHOICES	RESPONSES
White or Caucasian	92.53% 161
Portuguese or Cape Verdean	4.02% 7
Black or African American	1.15% 2
Hispanic or Latino	1.15% 2
Asian or Asian American	1.15% 2
American Indian or Alaska Native	1.72% 3
Native Hawaiian or Pacific Islander	0.57% 1
Hispanic or Latino	0.57% 1
Middle Eastern or North African	0.57% 1
Multiple ethnicity/other	5.17% 9

Short survey top responses (Q: 10):

- a) create/improve handicapped access to open space
- b) acquire or protect more open space for conservation with public access
- c) preserve natural and wildlife habitats with limited or no public access

Short survey top responses (Q: 12):

- a) historic preservation
- b) open space & passive recreation
- c) active recreation
- d) community housing

\*choice explanations provided at the end of this summary

Black and white
He
Caucasian & Hispanic
Don't be racist
Human
Don't find this relevant AT ALL to these <u>questions..why would this matter at all?</u>
irrelevant
Eastern European
Other

#### Q. 14: What is your age?

ANSWER CHOICES	RESPONSES	
Under 18	5.06%	9
18-24	2.81%	5
25-34	13.48%	24
35-44	16.29%	29
45-54	28.09%	50
55-64	17.42%	31
65-74	14.61%	26
75-84	2.25%	4
85 or older	0.00%	0
TOTAL		178

#### Q. 15: What is your gender?

ANSWER CHOICES	RESPONSES	
Male	26.40%	47
Female	72.47%	129
Other (please specify)	1.12%	2
TOTAL		178

human
irrelevant

#### Q. 16: Do you have children under age 18?

ANSWER CHOICES	RESPONSES	
Yes	45.51%	81
No	54.49%	97
TOTAL		178

**Q. 17: What is your total gross annual household income (on average)?**

ANSWER CHOICES	RESPONSES	
Under \$50,000	13.33%	22
Between \$50,000 and \$74,999	19.39%	32
Between \$75,000 and \$99,999	22.42%	37
Between \$100,000 and \$150,000	32.12%	53
Over \$150,000	12.73%	21
TOTAL		165

**Q. 18: Do you rent or own your place of residence?**

ANSWER CHOICES	RESPONSES	
Rent	12.57%	22
Own	82.86%	145
Neither (please specify)	4.57%	8
TOTAL		175

My parents own a house in Middleboro
Currently living with parents while searching for a house
Living with and taking care of parents and grandparents
Live with family
Dependent
I am 16 and live with my mother
I'm a teenager
I'm just a kid but my parents own a house

**Q. 19: Are you a Middleborough resident?**

ANSWER CHOICES	RESPONSES	
Yes	92.22%	166
No, but I work in Middleborough	1.11%	2
No, but I have another connection (please explain below)	6.67%	12
TOTAL		180

Living with parents
Taking care of cemeteries friends of Middleborough cemeteries
Family history
Our antique club attends the show at the Soule Farm. Our mission as a <u>non profit</u> is to preserve agricultural history
Family and friends
Have family that I visit a lot
My father was born and raised in Middleboro. My grandparents, great grandparents, several great aunts and uncles, two of my father's siblings and their families are buried in Middleboro cemeteries
I was born here
Grew up near town line
Lived in shoe shop place for a year. Left because of bad incidents, living with in-laws hoping to buy in Middleboro in one year. Fell in love with town.
I attend Church here
I live here

**Q. 20: How long have you lived in, worked in, or otherwise been associated with Middleborough?**

ANSWER CHOICES	RESPONSES	
Less than 1 year	1.67%	3
1-3 years	6.11%	11
4-9 years	10.00%	18
10-14 years	14.44%	26
15-20 years	17.22%	31
More than 20 years	50.56%	91
TOTAL		180

## Q4 Are there specific active-recreation projects you would like to see funded in Middleborough?

Answered: 134 Skipped: 110

#	RESPONSES	DATE
1	More equipment for handicap kids to enjoy the park.	3/10/2019 6:44 PM
2	Fix tennis courts near Pierce playground. Running/cross country ski trails	3/10/2019 11:45 AM
3	Racquetball courts	3/10/2019 10:22 AM
4	Improve the current playgrounds and create additional playgrounds. The current playground it in disrepair and absolutely needs upgrading. Create outdoor space with walking trails that are family friendly	3/10/2019 10:10 AM
5	Pierce tennis courts are in need of repair, more bike trails & sidewalk access to Pratt Farm.	3/10/2019 9:43 AM
6	Middleborough is a very big town and a lot of that is forest. If there was a way to create a trail system and possibly connect it to other trails and state parks in the area, Middleborough could actually become a destination spot for mountain biking. Case in point would be East Burke Vermont, Asheville North Carolina, Bentonville Arkansas, Sedona Arizona, Moab Utah and many many more small towns across the country. While we don't have the mountains, we do have the ability to make many miles of trails, which could actually bring in millions of dollars to the town.	3/10/2019 9:31 AM
7	Well lit, well maintained walking paths	3/10/2019 9:03 AM
8	Accessibility for the disabled	3/10/2019 7:40 AM
9	Dog park!!!!	3/10/2019 1:03 AM
10	Soccer, hockey, baseball	3/10/2019 12:41 AM
11	Would love to see an easy to use guide and maps of all town owned properties in town. So many parks and no idea what's in them, trails, etc.	3/9/2019 11:09 PM
12	A Town beach would be nice. Also a nice place to launch paddle boats or canoes.	3/9/2019 11:07 PM
13	I've always thought it would be great if Middleborough had a community beach at one of the lakes/ponds in the area similar to Lakeville's Clear Pond.	3/9/2019 10:22 PM
14	Pierce playground area	3/2/2019 9:57 AM
15	Renovate playgrounds, running trails, swimming beach access	3/2/2019 8:46 AM
16	Bike trails	3/2/2019 8:06 AM
17	Walking paths	3/2/2019 7:24 AM
18	Nothing particular... I follow the CPA and town projects	2/20/2019 4:41 PM
19	Jogging/walking trails.	2/17/2019 2:57 PM
20	Update pierce playground	2/16/2019 1:33 PM
21	Pierce playground needs to be rebuilt and updated it's in a perfect spot and it's broken down	2/16/2019 11:50 AM
22	Walking trails and bike trails.	2/15/2019 9:37 AM
23	Repairing and upgrading Pierce playground.	2/14/2019 9:59 AM
24	Would at the very least love to see the playground at Pierce fixed and the playground on West end fixed up too. So much of the equipment at both are broken and unsafe.	2/13/2019 11:55 PM
25	Handicap accessible playground. My son is in a wheelchair and I would love for him to be able to go on the playground while there with his sisters.	2/13/2019 11:36 PM
26	Re do pierce playground, build a splash pad	2/13/2019 8:29 PM
27	Pierce playground.	2/13/2019 6:45 PM



28	Pierce playground remodeled and open a dog park like Kingston.	2/13/2019 3:40 PM
29	A walking track for the community to utilize	2/13/2019 3:07 PM
30	Bike paths, upgrade playgrounds, more outdoor activities.	2/13/2019 1:13 PM
31	No	2/13/2019 1:06 PM
32	Upgrade/new playground(s) I would love to be able to take my toddler to the playground in middleboro. Pierce playground is too worn out (and (somewhat dangerous.) We often go to playgrounds in surrounding town that are newer/well kept.	2/13/2019 12:23 PM
33	Water Splash pad	2/13/2019 12:20 PM
34	No	2/13/2019 12:06 PM
35	Renovation of the Pierce Playground and addition of toddler or under 5 section. Gross motor skills are paramount at this age but many playgrounds aren't safe for this age group. Fall zones are too high or too many openings for a parent by herself to properly supervise	2/13/2019 11:57 AM
36	A new skate park for all ages. A water park.	2/12/2019 11:47 PM
37	No	2/12/2019 8:15 PM
38	Walking trails would be nice, especially if they're maintained	2/12/2019 6:17 PM
39	Recreation of Pierce playground baseball and softball fields	2/12/2019 6:15 PM
40	Better large diamond baseball field	2/12/2019 3:24 PM
41	No	2/12/2019 2:24 PM
42	Bike trails and would love to see access to the river and parking for kayaking and canoeing and also to lakes in town.	2/12/2019 1:33 PM
43	Pratt farm maintenance. Outreach to residents on what is currently available and what is being worked on.	2/12/2019 1:29 PM
44	Dog park. Bike paths	2/12/2019 11:20 AM
45	Safe areas for animals as well as people in parks like the heron run and such	2/12/2019 9:51 AM
46	Better town pool!	2/12/2019 8:05 AM
47	A dog park!	2/12/2019 6:55 AM
48	A soccer pitch	2/12/2019 12:15 AM
49	None	2/11/2019 11:53 PM
50	More sports fields	2/11/2019 10:47 PM
51	Trails and playgrounds	2/11/2019 10:25 PM
52	turf soccer fields	2/11/2019 10:20 PM
53	Activities for teens	2/11/2019 9:59 PM
54	no	2/11/2019 9:51 PM
55	i would love to see a dog park and even more pleasant natural places to be	2/11/2019 9:49 PM
56	no	2/11/2019 9:48 PM
57	No there is not	2/11/2019 9:47 PM
58	No	2/11/2019 9:45 PM
59	We really need a nice dog park so dogs can get the exercise they need in a safe environment.	2/6/2019 2:40 PM
60	Oliver Mill park and house, maintain & update existing parks, trails, playgrounds, skate park, enhanced garden at Pratt Farm and the Oliver House with walking trails.	1/31/2019 1:10 PM
61	Preserve land for walking, General use, and to protect the land. ie along the River.	1/29/2019 8:43 PM
62	Disc Golf	1/28/2019 10:47 AM
63	tick-free (if they even exist) walking paths	1/26/2019 8:08 PM

64	none	1/26/2019 6:08 PM
65	Bike path! Splash pad	1/26/2019 8:14 AM
66	I would like to see more activity based places established for kids to hang out. Bowling, mini golf, maybe an arcade or other fun things. Might be worth surveying the middle schoolers and high schoolers to see what they would like.	1/26/2019 8:09 AM
67	Sidewalks to permit safe walking on our older and narrower streets. I would like to go my door and have a safe designated walkway	1/25/2019 7:01 PM
68	No	1/25/2019 12:44 PM
69	Renovation of existing skatepark. It is highly used despite its condition.	1/25/2019 9:33 AM
70	Paved walking and biking trails which would make them more use friendly for handicapped and elderly to use. Access to water front beaches and boat ramp on our local ponds.	1/24/2019 11:17 PM
71	I would like to see strong support for heavily used Pratt Farm, and investment in similar properties to expand outdoor recreational options.	1/24/2019 8:17 PM
72	Clean up existing trails.	1/24/2019 6:50 PM
73	Safe bike trails	1/24/2019 6:06 PM
74	N/A	1/24/2019 5:56 PM
75	Pratt Farm	1/24/2019 3:14 PM
76	Pratt Farm parking area/trails.	1/24/2019 2:39 PM
77	Horse trails	1/24/2019 2:35 PM
78	Nature walks	1/24/2019 11:31 AM
79	well constructed bike paths!	1/24/2019 9:42 AM
80	Disc Golf Course	1/23/2019 8:23 PM
81	A creativity center, a coop space	1/22/2019 10:21 PM
82	Bike trails/walking paths. Dog Park.	1/22/2019 10:41 AM
83	Restoring parks	1/22/2019 10:19 AM
84	Kayaking	1/21/2019 7:42 PM
85	Yes.	1/21/2019 4:31 PM
86	Walking, canoeing, fishing, better access to Nemasket River. Perhaps a river walk.	1/21/2019 1:32 PM
87	Yes clearing bike paths and hiking trails, especially at Pratt Farm. It would be nice to possibly have an information center at Pratt Farm with bathrooms.	1/21/2019 9:53 AM
88	Safe passage for herring, dredging and upkeep.	1/21/2019 1:59 AM
89	Nothing specific at this time	1/21/2019 12:49 AM
90	A Dog Park	1/20/2019 10:10 PM
91	Create areas with paved walking trails that provide access for all. Ptatt Farm is beautiful but not safe for wheelchairs, elderly, or even young families with strollers.	1/20/2019 9:24 PM
92	I would like to see a track that all can walk on. Rockland has one called BiCentennial Park. Its a great place to walk for free and is also used for the high school track and field teams. You could.incorporate the space somehow with a dog park.	1/20/2019 6:52 PM
93	Upgrade or repair pierce playground.	1/20/2019 6:26 PM
94	A dog park in the old DPW building possibly when they vacate the area...or a boat ramp access point.	1/20/2019 3:13 PM
95	Bike trails	1/20/2019 9:21 AM
96	Would love to see the t-ball fields made a little nicer.	1/20/2019 8:45 AM
97	Walking paths	1/19/2019 10:43 PM

98	1. Teen/youth recreation center 2. Upgrades to Pratt Farm—walking trails 3. Upgrade playground behind old police station	1/19/2019 10:41 PM
99	Please fund the Rivers Edge Drive Plymouth Street historical bridge that runs the Newmarket River side...it has been out since 1997 and is dangerously fallen apart. People use this part of the River to canoe down. Once you get to this section you are unable to proceed. The decay of this bridge is sad not to mention a liability to the town. Please consider funding for this bridge.	1/19/2019 10:27 PM
100	Middleboro has so many ponds and no beach. I would like to see Middleboro create a public beach similar to Clear Pond in Lakeville. I think it would be a great community building space.	1/19/2019 10:17 PM
101	None I can think of at this time	1/19/2019 9:08 PM
102	Bike trails	1/19/2019 8:06 PM
103	Disc golf and better quality skate park.	1/19/2019 6:21 PM
104	walking trails	1/19/2019 1:49 PM
105	Disc golf	1/19/2019 11:04 AM
106	Improvement and upkeep of Peirce playground and basketball court	1/19/2019 10:35 AM
107	1) incorporate the Nemasket River into the "theme" or "brand" of the town 2) Make Oliver Mill more of a destination-recreation spot where families/people could go to spend 2-3 hours (is a walking trail from Oliver Mill possible?) 3) Update/improve the baseball field behind the old junior high ... almost EVERY other comparable field in the area is nicer 4) the pierce playground is in need of a 15-20 year update ... it looks VERY ~2000ish 5) Pratt Farm is a gem ... do all you can to preserve it and improve access to it	1/19/2019 10:03 AM
108	Oliver Mill	1/19/2019 6:56 AM
109	.	1/18/2019 11:18 PM
110	Cemeteries	1/18/2019 9:07 PM
111	No	1/18/2019 8:59 PM
112	Handicap access!	1/18/2019 8:25 PM
113	Gathering park with benches, shade , accessibility	1/18/2019 8:16 PM
114	Disc golf	1/18/2019 7:56 PM
115	No	1/18/2019 7:53 PM
116	Not really. All the projects are worthy.	1/18/2019 7:37 PM
117	no	1/18/2019 7:03 PM
118	Dog park at west side playground for dog park.	1/18/2019 5:45 PM
119	Whatever happened to the public frisbee golf course? Is that still happening? My kids and I were excited to play that and then we heard nothing more about it. I'll help build it if middleboro puts it in. I think it would be a great idea for middleboro residents and local communities to share in that. Public frisbee golf course.	1/18/2019 2:52 PM
120	Public Disc Golf Course	1/18/2019 2:38 PM
121	An 18-36 hole disc golf course on town land. There was talks of one at Weston Forest a few years back, but apparently nothing came of it. The town should bring that option back on the table. A PUBLIC disc golf course would get families outside. It would create new walking trails, and it would also bring more business into town. It is low impact on the land, but highly beneficial for health.	1/18/2019 12:43 PM
122	I would to see a public, yet professionally designed, disc golf course!	1/18/2019 12:41 PM
123	Preserving the cemeteries and the headstones in the cemeteries. I fully support the work that is done by The Friends of Middleboro Cemeteries volunteers.	1/18/2019 1:28 AM
124	Yes ! A public 18 hole Disc Golf course ... on Town Land ... Disc Golf is a Family recreation sport, senior friendly, and everyone in between as well as being very low impact, and very low cost. As was proposed - and initially approved - at Weston Forest. Disc Golf is one of the fastest growing sports, and would generate revenue for town businesses.	1/18/2019 12:52 AM
125	more places to launch a canoe on the river	1/17/2019 9:08 PM

126	Something for senior citizens	1/17/2019 8:26 PM
127	I would like to see a walking path along the Nemasket River.	1/17/2019 6:40 PM
128	Not at this time. I would like to see continued help with Oliver Mill. Walking path, especially user-friendly for older adults or those who are disabled.	1/17/2019 2:03 PM
129	MAINTAIN OLIVER MILL PARK. Better canoe access to the river.	1/17/2019 11:20 AM
130	Oliver Mill Park	1/17/2019 11:01 AM
131	Walking/Bike path along the west side of the Nemasket River from the Field of Dreams to Oliver Mill Park. The town already owns most of the land, and has easements on most of what is privately owned.	1/16/2019 11:30 PM
132	Bike/walking paths	1/15/2019 9:54 AM
133	More open space preserved with hiking trails	1/14/2019 11:21 PM
134	A river trail along the Nemasket River and/or a bridge to connect the Taunton River Wildlife Management Area with the Great River Preserve across the Taunton River in Bridgewater	1/14/2019 10:56 PM

## Q6 Are there specific community housing projects/programs you would like to see funded in Middleborough?

Answered: 96 Skipped: 148

#	RESPONSES	DATE
1	Additional low cost housing for elderly & those collecting disability. Having more than one bedroom so those who cannot afford to live alone can have a roommate.	3/10/2019 6:48 PM
2	More affordable housing and homeownership grants.	3/10/2019 10:23 AM
3	No	3/10/2019 9:33 AM
4	More affordable housing for low income families.	3/10/2019 9:25 AM
5	Reasonable rents. With many rents 1500+ and rising every year how can you afford the necessities?	3/10/2019 9:06 AM
6	Safe housing for elderly and disabled	3/10/2019 7:43 AM
7	Veterans housing! Affordable homes - personally I make great money (so I don't qualify on the low income scale) but still struggle to afford my modest home, raise a child, buy groceries etc	3/10/2019 12:43 AM
8	No	3/9/2019 11:09 PM
9	We need to develop affordable rental properties or subsidize current rental unit owners to offer lower rents	3/9/2019 11:09 PM
10	Renovations to and increase in elderly housing units.	3/9/2019 11:00 PM
11	Elderly	3/2/2019 9:58 AM
12	No	3/2/2019 8:46 AM
13	Low income housing	2/17/2019 2:58 PM
14	Help with low income home renovation projects	2/16/2019 1:35 PM
15	I don't think my money taken for CPA funds should be used for others who may have mismanaged their money or tried to live beyond their means. I make sacrifices so I can live within my means. I own my house, my house does not own me because I bought what I could afford. Could info go out to residents on how to abolish the CPA funds. It was tried for a while, most feel it was a waste/failure, so now let's get rid of it. Let's have the extra funds taken from residents go to new school and police station. Once those are paid for, we can go back to prospect of CPA...or put the CPA on hold until a clear plan is set. This survey shows there is likely more money than what we know what to do with....give it back to the residents that gave it.	2/15/2019 9:43 AM
16	No	2/13/2019 11:37 PM
17	More low cost housing (buying a house) options	2/13/2019 8:30 PM
18	No. There are more than enough affordable income properties in town.	2/13/2019 6:47 PM
19	No	2/13/2019 12:07 PM
20	Need better housing options for family's that make too much for state help or section 8	2/13/2019 12:06 PM
21	New elderly housing is needed with handicap accessibility and two bedrooms for siblings and those that need 24 hour care from a parent.	2/12/2019 11:49 PM
22	No	2/12/2019 8:16 PM
23	No	2/12/2019 6:19 PM
24	Maybe some ground paved for a second place like the Conway house	2/12/2019 6:17 PM
25	Continue to upgrade existing senior housing and look at creating more.	2/12/2019 1:50 PM
26	Not really. I feel there are ample low income areas in town... too many. And would like to see some improvements in properties around town. The housing here is very affordable in my opinion.	2/12/2019 1:35 PM



27	more apartments that are really affordable...not \$1500-\$2000...thats a mortgage payment	2/12/2019 11:23 AM
28	I dont know enough about this	2/12/2019 9:52 AM
29	None	2/12/2019 7:27 AM
30	None	2/12/2019 12:15 AM
31	None	2/11/2019 11:54 PM
32	No	2/11/2019 10:48 PM
33	Making it more affordable	2/11/2019 10:26 PM
34	no	2/11/2019 10:21 PM
35	Tax rate decrease. Current residents struwith rising taxes.	2/11/2019 10:01 PM
36	i think that if the town of middleborough can come to together and fix up house that no one lives in then we don't have to build ugly apartment that don't fit the history of middleboro, and that will make our town look very nice which will most definitely bring family here to live and more money also more family and people will have homes	2/11/2019 9:54 PM
37	no	2/11/2019 9:51 PM
38	No there is not	2/11/2019 9:48 PM
39	More rehabilitation for existing damaged homes due to foreclosure or vacancy/abandonment.	1/31/2019 1:14 PM
40	I would have hoped that this would come from other funds. It's important, but I thought CPA was more about protecting the land and history than helping the poor	1/29/2019 8:46 PM
41	No	1/28/2019 10:48 AM
42	Senior community care/moderate assisted living	1/26/2019 10:17 PM
43	Rehab older buildings rather than new construction	1/26/2019 8:11 PM
44	none	1/26/2019 6:09 PM
45	No	1/26/2019 8:15 AM
46	Assisted living; affordable	1/25/2019 7:03 PM
47	No	1/25/2019 12:44 PM
48	Continue to repurpose former industrial sites as housing (like Shoe Shop place)	1/25/2019 9:35 AM
49	With long wait lists at Nemasket and Riverview apartments, the town needs additional subsidized housing units for the elderly and disabled.	1/24/2019 8:20 PM
50	No, increased home values benefits residents investments in the town.	1/24/2019 6:52 PM
51	N/A	1/24/2019 5:58 PM
52	Coa	1/24/2019 3:15 PM
53	Do not know of any	1/24/2019 2:40 PM
54	Housing for minimum wage people	1/24/2019 11:33 AM
55	NO	1/24/2019 9:43 AM
56	More energy efficiency in existing housing stock	1/23/2019 12:45 AM
57	No	1/22/2019 10:22 PM
58	no	1/22/2019 11:58 AM
59	no	1/22/2019 10:43 AM
60	Senior housing	1/22/2019 10:21 AM
61	Yes. Fund a homeless shelter/drop in center for famlies.	1/21/2019 4:33 PM
62	don't know enough	1/21/2019 4:14 PM
63	safety concerns near housing projects.	1/21/2019 1:33 PM

64	More elderly housing is needed that is affordable thru federal programs. We need to build newer units and replace the older ones.	1/21/2019 9:57 AM
65	Elderly, handicapped and young families	1/21/2019 2:01 AM
66	Assistance for elderly or subsidy	1/21/2019 12:51 AM
67	Affordable housing in general so that the town is not forced to accept a 40B project outside of the towns infrastructure (water, sewer) because we fell below the 10% threshold for affordable housing. More housing for Veterans and the elderly.	1/20/2019 10:14 PM
68	Sadly I do not know enough on this issue to comment.	1/20/2019 6:53 PM
69	To much building being allowed mini mansions being built driving the working class right out of town . Young families cannot start families here to expensive between housing and ridiculous taxes with debt exclusions	1/20/2019 6:22 PM
70	Nothing comes to mind.	1/20/2019 3:23 PM
71	Funding is great. However, it seems to lead to renting to those who have issues with the law, shoe shop place.	1/20/2019 9:23 AM
72	Spend money downtown to clean it up.	1/20/2019 8:47 AM
73	Just involving elderly	1/20/2019 3:29 AM
74	1. Increase assistance to low income families seeking apartments such as those offered in the new buildings on South Main Street and at Star Mill Lofts.	1/19/2019 10:47 PM
75	Senior housing	1/19/2019 10:46 PM
76	No	1/19/2019 10:28 PM
77	None I can think of	1/19/2019 9:09 PM
78	No	1/19/2019 11:04 AM
79	Increase low income housing; help prevent people in low income housing from being evicted or having their house foreclosed upon (especially when their house can then be sold at market value rather than at affordable housing prices, thereby lessening the availability of affordable housing in the community)	1/19/2019 10:38 AM
80	All	1/19/2019 6:57 AM
81	No, if people can't afford the house they live in, either rent or mortgage, time to get a better paying job or down size to a cheaper unit/ monthly payment	1/18/2019 11:22 PM
82	It should be funded	1/18/2019 9:08 PM
83	More affordable housing for low income families.	1/18/2019 9:00 PM
84	Maintain what we have is important to add value to the neighborhood in addition to providing housing. Elderly complexes look good. How to create affordability? Shared housing?	1/18/2019 8:21 PM
85	Not specifically	1/18/2019 7:58 PM
86	No	1/18/2019 7:55 PM
87	More senior housing.	1/18/2019 7:39 PM
88	no	1/18/2019 7:04 PM
89	None	1/18/2019 5:45 PM
90	Nope	1/18/2019 2:53 PM
91	Not at this time.	1/18/2019 12:44 PM
92	Unsure at this time.	1/18/2019 12:42 PM
93	Not at this time	1/18/2019 1:29 AM
94	Open to proposals ...	1/18/2019 12:54 AM
95	Continuing to contribute to new affordable housing projects.(If quality projects. Continue to support improvements of Mid. Housing Authority properties.	1/17/2019 2:11 PM

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96	more senior housing or affordable one bedroom apartments	1/15/2019 9:56 AM
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## Q8 Are there specific historic preservation projects that you would like to see funded in Middleborough?

Answered: 79 Skipped: 165

#	RESPONSES	DATE
1	No	3/10/2019 6:49 PM
2	Peirce Store, Oliver House	3/10/2019 11:27 AM
3	No	3/10/2019 10:23 AM
4	No	3/10/2019 9:34 AM
5	Restore storefronts downtown, fix the sidewalks. Buy the train station freight building, turn it into a community center surrounded by a park.	3/9/2019 11:11 PM
6	Provide funding to keep our historical homes in good condition.	3/9/2019 11:10 PM
7	No	3/2/2019 8:47 AM
8	I think the town should rethink the taking of the Oliver House and all the money and resources it has drained..	2/20/2019 4:45 PM
9	On some island nations, the dead get 7 years in the ground and then time is up. Why do we feel the need to keep skeletal remains in the ground long after anyone visits those graves? So, not sure how much money should be spent to perpetuate a potential problem with our society. 7 years in the ground, cremation, and then you get the ashes. We only have so much land.	2/15/2019 9:46 AM
10	No	2/13/2019 11:38 PM
11	No	2/13/2019 12:16 PM
12	Nemasket Cemetery, needs further help, because it is the only privately owned one from the 1600's. Lack of money makes it difficult to maintain.	2/12/2019 11:51 PM
13	No	2/12/2019 8:16 PM
14	The former police station	2/12/2019 6:21 PM
15	No, I don't know of many.	2/12/2019 6:18 PM
16	Partner with some entity on the Peirce store/police station	2/12/2019 1:51 PM
17	Tom thumb	2/12/2019 1:39 PM
18	The old Police station, I would like to see that preserved and any historic home should be preserved to the best of our ability.	2/12/2019 1:36 PM
19	Proper care of old grave stones in cemeteries	2/12/2019 9:53 AM
20	None	2/12/2019 7:28 AM
21	None	2/11/2019 11:55 PM
22	No	2/11/2019 10:48 PM
23	i'm not that sure	2/11/2019 9:55 PM
24	No	2/11/2019 9:49 PM
25	Oliver Mill park & house & grounds, Pratt Farm, Soule Homestead are very significant places to residents and tourists.	1/31/2019 1:22 PM
26	Churches shouldn't count as historic	1/28/2019 10:49 AM
27	Continued preservation of the Oliver House	1/26/2019 10:19 PM
28	none	1/26/2019 6:11 PM

29	Many of the signs through Pratt's farm have been damaged and should be replaced in a way to make them more permanent. I think the cemeteries could use more support to clean the stones and repair them. The old police station should be renovated and preserved and turned into a productive building to enhance our down town. That might be good space for a rec hall for kids.	1/26/2019 8:17 AM
30	It's already listed, but the arch at the Nemasket cemetery.	1/25/2019 2:22 PM
31	No	1/25/2019 12:45 PM
32	Former police station	1/25/2019 9:36 AM
33	Unsure about what is pending. The new apartment complex at South Main & Mayflower will create a logistical nightmare. BOS, try getting your kid to school on weekdays.	1/24/2019 8:24 PM
34	N/A	1/24/2019 5:59 PM
35	Preserve old police station	1/24/2019 3:17 PM
36	Soule Homestead house	1/24/2019 2:42 PM
37	Oliver Estate	1/24/2019 2:38 PM
38	Exterior repairs of historic buildings - use of historic buildings for community meetings, etc.	1/24/2019 11:35 AM
39	no	1/24/2019 9:44 AM
40	Protection of native sites	1/23/2019 12:46 AM
41	Revolution era grave stones.	1/22/2019 11:59 AM
42	no	1/22/2019 10:44 AM
43	Oliver Mill and Peter Oliver House	1/21/2019 7:44 PM
44	No	1/21/2019 4:33 PM
45	don't know enough	1/21/2019 4:15 PM
46	Plan more than one public meeting to go over all areas of town and their historical meaning. Some groups are receiving "favoritism" . Once we lose history it is lost forever....	1/21/2019 1:37 PM
47	Fund the renovation of the Rock School. It needs to be preserved for community use just as the Green School has been done.	1/21/2019 9:59 AM
48	I strongly believe the old police station needs to be preserved and upgraded for use in another capacity such as; a youth center or community learning center	1/21/2019 12:54 AM
49	The reuse of the old Police Station on North Main Street. Continue to support funding the preservation of the Oliver Estate and the Soule Homestead.	1/20/2019 10:15 PM
50	1. Top priority should go to the former Police Station on Main Street	1/19/2019 10:51 PM
51	No	1/19/2019 10:29 PM
52	I'm concerned with what will happen to the old Police Station. I liked the idea of a community/youth center there. Would like the CPA to support rehabbing the building.	1/19/2019 10:19 PM
53	The repairs to the Nemasket cemetery arch	1/19/2019 9:10 PM
54	No	1/19/2019 10:40 AM
55	concerned about what will happen to the old police station ... it seems as if that is a great home for a/the museum and/or one of the town departments that is unlikely to grow or have very demanding space needs.	1/19/2019 10:06 AM
56	Nemasket River Grass Situation	1/19/2019 6:59 AM
57	The Friends of Middleborough Cemeteries, extremely important group in our town. Preservation of our past is extremely important to our future.	1/19/2019 12:12 AM
58	.	1/18/2019 11:24 PM
59	multiple cemeteries	1/18/2019 9:09 PM
60	No	1/18/2019 9:01 PM

61	Tourist center, a small map of historic buildings ? Continue these great projects. Is cpa allowed to release a grant to private homeowners to preserve an historic property? Maybe get pay back upon sale?	1/18/2019 8:26 PM
62	No	1/18/2019 7:59 PM
63	Cemetery conservation, Soule Farm barn restoration.	1/18/2019 7:57 PM
64	Any of the restoration projects are a positive for Middleborough. It will bring in more tourism.	1/18/2019 7:40 PM
65	not at the moment	1/18/2019 7:08 PM
66	Peirce Building (Old Police Station) should be returned to its 'old glory' as a store with counter gor soda etc. Nostalgic but also used as a museum.	1/18/2019 5:47 PM
67	Nope.	1/18/2019 2:56 PM
68	Cherry Street Bridge	1/18/2019 12:47 PM
69	Unsure at this time	1/18/2019 12:43 PM
70	Continued support for cemeteries in town since the town of Middleboro has never had a cemetery commission or a budget line and in almost all cemeteries the work falls on volunteers to mow and rake.	1/18/2019 11:29 AM
71	Preservation and use of the Pierce general store/ the "old" police station	1/18/2019 7:34 AM
72	The work being done by the volunteers of The Friends of Middleboro Cemeteries, They help maintain the stones by cleaning and repairing damaged stones. They also help by removing debris after bad weather, remove trees that may damage stones due to decay and help any of the town cemeteries that request help in cleaning up and mowing lawns, repairing fences and many other maintenance needed.	1/18/2019 1:36 AM
73	The (now) old Police dept bldg	1/18/2019 12:56 AM
74	I love all that you have been doing! Participate if appropriate with old Police Station	1/17/2019 2:13 PM
75	Improve access ... but don't destroy the historic look to do it.	1/17/2019 11:23 AM
76	Oliver House, Soule Farm	1/17/2019 11:03 AM
77	Reuse and preservation of the old police station building.	1/16/2019 11:34 PM
78	town history documents & the old police station preserved	1/15/2019 9:58 AM
79	Soule Homestead	1/14/2019 11:22 PM



## Q11 Are there specific open space or passive recreation projects that you would like to see funded in Middleborough?

Answered: 81 Skipped: 163

#	RESPONSES	DATE
1	No	3/10/2019 6:53 PM
2	Community garden would be great!	3/10/2019 10:24 AM
3	Please acquire land to preserve wet lands. Create open space areas to enjoy. Create walking trails. Use funds to preserve land	3/10/2019 10:14 AM
4	Mountain bike and hiking trails	3/10/2019 9:35 AM
5	Well lit and maintained walking paths.	3/10/2019 9:09 AM
6	Would love to see a community garden!	3/10/2019 12:45 AM
7	We need to preserve farmland and forest land for our wildlife. We are developing too much and the animals have no place to go.	3/9/2019 11:13 PM
8	Guides to the open space. Not many people myself included know what the town has for open space and what is available at them.	3/9/2019 11:12 PM
9	Improved sidewalks outside the downtown area. Wareham Street is NOT safe for walking/bike riding south of Acorn Street.	3/9/2019 11:03 PM
10	Walking & biking trails, waterfront access	3/2/2019 8:48 AM
11	No	2/13/2019 11:39 PM
12	Walk/bike trails	2/13/2019 1:15 PM
13	No	2/13/2019 12:17 PM
14	Yes, the Cumberland Farms Land is up for sale on Thompson St. It is the single largest parcel of land in Massachusetts, remaining intact. It is needed to be preserved and to keep the developers away from that precious land. It was all a part of the biggest swamp in Middleborough at one time. Should be under 61A and should be purchased by the town.	2/12/2019 11:55 PM
15	No	2/12/2019 8:18 PM
16	No	2/12/2019 6:22 PM
17	All of them! I think these types of projects are so important to our town! Creating places to keep the country feel in Middleboro and preserve our natural resources and wildlife habitats.	2/12/2019 1:38 PM
18	Not any that come to mind but what we do have and what may come in the future should all be handicapped accessible	2/12/2019 9:55 AM
19	No	2/12/2019 7:29 AM
20	None	2/11/2019 11:57 PM
21	Nah	2/11/2019 10:49 PM
22	Making all these places accessible for everyone	2/11/2019 10:30 PM
23	maybe a nice walk, run, and bike trail	2/11/2019 9:56 PM
24	No	2/11/2019 9:50 PM
25	Memorial garden at Pratt Farm	1/31/2019 1:24 PM
26	Disc Golf	1/28/2019 10:50 AM
27	Pratt Farm walking trails	1/26/2019 10:20 PM
28	none	1/26/2019 6:12 PM

29	More walking areas to explore, community garden space for those with little property, maybe a small dog park	1/26/2019 8:19 AM
30	Purchase all privately owned and not developed all land along the shores of Tispaquin pond. Actively engage the state in prohibiting jet ski type craft on this pond. It is shallow and the noise and development are causing deterioration to habitat and loss of all fauna	1/25/2019 7:09 PM
31	No	1/25/2019 12:46 PM
32	Paved areas for walking for accessibility for the elderly and handicapped, please	1/24/2019 11:23 PM
33	Don't know what is pending or proposed. Need to resume reading the Middleboro Gazette? What other venues are posting/discussing proposed recreation projects?	1/24/2019 8:27 PM
34	Community garden would be lovely to have in town.	1/24/2019 6:54 PM
35	N/A	1/24/2019 6:01 PM
36	No	1/24/2019 3:18 PM
37	Creation of a dog park	1/24/2019 2:43 PM
38	Bike and walking paths, more of nature preserved, help endangered animals, birds.	1/24/2019 9:45 AM
39	Protecting any open space when it comes on the market would be my highest priority for CPA fund, but especially watershed and wetland areas.	1/23/2019 12:47 AM
40	no	1/22/2019 12:01 PM
41	no	1/22/2019 10:44 AM
42	A community garden on west end st	1/22/2019 10:24 AM
43	Yes! Save Thompson Street land from builders.	1/21/2019 4:34 PM
44	Upgrades/preservation of Pratt Farm	1/21/2019 4:17 PM
45	Preservation of the Cumberland farms property on Rt 105, partner with non profit organizations. Save the Soule homestead land in Plympton. Preserve Archaeological area of Ja Mar farm	1/21/2019 1:43 PM
46	Like to see a nice park where the now DPW building is along the river. Once the DPW moves to their new building this project could be done. Also, the former Police station needs to be preserved for HISTORY. Don't let it get so run down.....get a plan in place now to restore it.	1/21/2019 10:02 AM
47	Herring run by DPW	1/21/2019 2:04 AM
48	Fund more areas along the Nemasket River, Fall Brook, and Taunton River. Protect the Route 105 Corridor in East Middleborough - especially the Cumberland Farms property.	1/20/2019 10:18 PM
49	Provide areas with paved walking trails accessible to all.	1/20/2019 9:30 PM
50	Would like to see trail maintenance (irradicate invasives like bittersweet and knotweed) at Pratt Farm and	1/20/2019 3:43 PM
51	Purchase Haseotes land on Thompson Street	1/20/2019 9:25 AM
52	Improvements to Weston Forest	1/19/2019 10:53 PM
53	No	1/19/2019 10:30 PM
54	I mentioned this under the recreation topic..but I would like to see Middleboro acquire access to a pond to create a public swimming beach similar to Clear Pond. I think that a public beach would help bring people together.	1/19/2019 10:21 PM
55	The healing garden	1/19/2019 9:11 PM
56	Pratt farm	1/19/2019 7:32 PM
57	Westin forest allowing a disc golf course	1/19/2019 11:06 AM
58	No	1/19/2019 10:40 AM
59	would like to see improved/new access to the Nemasket River. Is some sort of a walking path near the river possible - perhaps for a ~1-2 mile stretch?	1/19/2019 10:07 AM
60	None	1/19/2019 7:01 AM

61	.	1/18/2019 11:25 PM
62	Oliver Mills	1/18/2019 9:10 PM
63	No	1/18/2019 9:02 PM
64	What happened to the disk golf ? Seemed as if young people like it. How about picke ball courts? It has become populat	1/18/2019 8:28 PM
65	Disc golf course	1/18/2019 8:00 PM
66	No	1/18/2019 7:58 PM
67	We need to preserve as much of nature as we can. It is what brought me to this town and it will truly enhance the beauty we have.	1/18/2019 7:42 PM
68	no	1/18/2019 7:09 PM
69	Weston Forest	1/18/2019 5:48 PM
70	Does frisbee golf count as passive? It's just walking in the woods. I think that would be my answer but I don't know what its classified as. We have too many conservation lands anyway that can't be touched or don't want to be touched. We need more trails.	1/18/2019 3:00 PM
71	Public Disc Golf Course	1/18/2019 2:40 PM
72	Seeing as though disc golf is a recreational activity and it is passive in its impact on the land, by definition, I would suggest that it be considered for passive recreational projects.	1/18/2019 12:52 PM
73	Not that I can think of at this time	1/18/2019 1:38 AM
74	Open to proposals ...	1/18/2019 12:57 AM
75	skating at prat farm	1/17/2019 9:13 PM
76	I am very interested in walking paths. I don't know what is being talked about, if at all. I don't have an idea on a specific path. As I said in another comment. A path with older adults and persons with disabilities in mind.	1/17/2019 2:16 PM
77	Question nine is useless. I go to one almost every week. I have never been to some of the other listed property.	1/17/2019 11:24 AM
78	Lyon's Neck (Jigerjian property on Murdock St.) Reuse of DPW site as a riverfront park when new building is built elsewhere.	1/16/2019 11:37 PM
79	walking path in downtown area of Nemasket River	1/15/2019 9:59 AM
80	More open space! Trails, such a beautiful town	1/14/2019 11:23 PM
81	See my previous answer about connecting the Taunton River Wildlife Management Area and the Great River Preserve.	1/14/2019 10:58 PM

Short survey responses:

Are there any specific projects that you would like to see funded in Middleborough (any category)?

- Would like to see a Boardwalk connect the 2 halves of Weston Forest
- Better public water access, esp Lake Tispaquin
- Help cleaning the Nemasket River of weeds
- Historic homes/properties
- A dog park in old DPW site (2)

Please explain your ratings (overall funding priority):

- Would like CPA to fund these projects
  - I heavily support the Protection of historical items & places in Middleboro
  - Once the open space is gone, it is gone forever
  - It would be great to have more open areas, trails for the community to enjoy Middleboro
  - The town is actively rehabbing & should continue. Tourism dollars help
  - I value public access & historic preservation projects maintaining the character of community. I would encourage more rehab of bldgs. for housing
  - Upgrade what we have instead of doing new
  - We already have a skate park
  - We have plenty of affordable housing & do well w/ preserving historic sites. I am more favorable towards protecting our natural resources & wildlife habitat
  - Rents & housing prices are out of control-I've seen longtime residents forced out due to it.
  - I'd love to see more parks & public outdoor spaces created & maintained
- Historic preservation is so important in town as old as Middleboro

