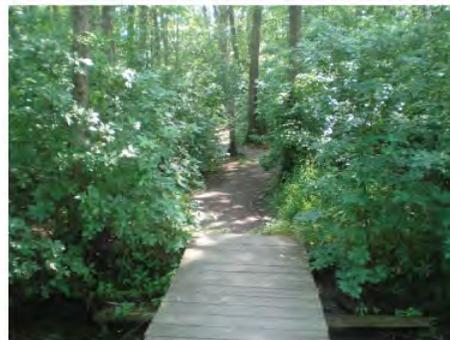


TOWN OF BARRINGTON OPEN SPACE PLAN

Prepared by: Town of Barrington
Open Space Ad Hoc Committee &
Office of the Town Planner

Adopted by Barrington Town Council
November 7, 2011



Town of Barrington

Open Space Plan

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CREDITS

The Open Space Plan, an initiative of the Town's Comprehensive Community Plan, was developed under the direction of the Open Space Ad Hoc Committee, with input from the Barrington Land Conservation Trust, the Conservation Commission, Planning Board, Park and Recreation Commission and others. It was organized based on the framework of the Town of Bristol Open Space Plan adopted in 2008. The Town Planning Office wrote and produced the document, including mapping and analysis of parcel data.

REFERENCES

The Plan includes tabulations and mapping of open space parcel data throughout Barrington available through the Barrington Tax Assessor, the Town Geographic Information System (GIS), as well as the Rhode Island GIS website (RIGIS). The Plan also relied heavily on information in the 1992 and 2009 Comprehensive Community Plans, in particular the Open Space and Natural & Cultural Resources elements from the 1992 Plan. Other sources include the Nockum Hill Management Plan, the Hampden Meadows Conservation Area Management Plan and the Brickyard Pond Management Plan.



OPEN SPACE PLAN

1. INTRODUCTION

Open space properties contribute greatly to our quality of life in the form of parks and trails, scenic views, woodlands, farmlands, stream buffers, meadows, fields, and marshlands. Open spaces serve functions vital to the environment – providing wildlife habitat, protecting water quality and handling storm water drainage.

Throughout the years, Barrington has taken strides to protect important open spaces across town: farmland in the George Street area and off Wampanoag Trail, forested wetlands in Hampden Meadows and West Barrington, sensitive habitat adjacent to 100-Acre Cove. The acquisitions and other protections put into place by the Town have succeeded in safeguarding areas of ecological value and enhancing the character of our Town by reining in impacts of development.

While Barrington has had success parceling together open spaces throughout town as opportunities arise, the Barrington Open Space Plan is the Town's first overall plan to provide a specific

set of cohesive strategies and criteria for identifying and acquiring additional areas that are of the highest priority for protection.

The Open Space Plan resulted from Goals, Policies and Strategies in the 2009 Comprehensive Community Plan, including the following:

- Natural and Cultural Resources Strategy 1: Identify and protect remaining environmentally important properties from development impacts, with emphasis on establishing contiguous habitat.
- Open Space & Recreation Goal 1: Create vibrant, multiple-use parks that are sensitive to the environment, well connected, accessible, safe, aesthetically pleasing and integrated into the existing land use patterns.
- Open Space & Recreation Policy 1: Create an “emerald chain” of parks by establishing and improving linkages between and within recreational areas throughout Barrington to provide passive recreation opportunities, alternative routes to parks and other areas throughout town, and access to open space and natural areas in a manner that respects the environment.

- **Open Space & Recreation Policy 2:** Balance the need to protect natural resources with the need to provide adequate, active and passive recreational facilities. Provide for coordination between the conservation and recreation components of Town government to optimize both conservation and recreational opportunities, and without one component becoming subordinate to the other.

The Comprehensive Plan tasks the Open Space Ad Hoc Committee with completing this Plan. The Committee consists of members of the Planning Board, Zoning Board, Conservation Commission, Cemetery Commission, Park and Recreation Commission, Harbor Commission, and a liaison from the Town Council. It began working on the Plan in 2009, following the adoption of the Comprehensive Plan by the Town Council and Planning Board.¹

2. PURPOSE

The Open Space Plan serves as a guide for future Town acquisitions of open space parcels and establishes guidelines and priorities for the use and management of Town-owned open space throughout town, including environmentally sensitive conservation areas, farmland, trails and passive recreation areas within parks. The Plan focuses on Town-owned properties, but coordination with other public agencies and private owners of open space parcels will be critical to the Plan's success, including the Barrington Land Conservation Trust, Audubon Society, the RI Department of Environmental Management and the Bristol County Water Authority.

3. GOALS

Based on its review of Barrington's Comprehensive Community Plan, the Open Space Ad Hoc Committee outlined the following goals to shape the development of the plan:

- **Goal 1: Document the town-wide inventory of open space properties** in Barrington, including properties protected with conservation easements or similar restrictions preventing future development and other publicly owned open space parcels, as well as open space properties that are "unprotected", with the potential for future development.
- **Goal 2: Establish criteria for expanding holdings of critical open space properties within Barrington.** These criteria provide a framework for the Town to identify, prioritize and acquire private open space properties throughout town, for environmental purposes such as water quality protection, habitat preservation and/or enhancement of the Town's system of parks and trails.
- **Goal 3: Create process for monitoring implementation of Town-wide Open Space Plan and oversight of Open Space Management Plans for individual sites.** The success of this Plan and individual management plans will require assigning responsibilities and a monitoring process to track implementation over time.
- **Goal 4: Encourage cooperation with privately owned owners of open space parcels** to establish public access, enhance trail connectivity, expand wildlife corridors, coordinate management responsibilities and other
- **Goal 5: Support creation of a cohesive system of open space properties and trails.** Standards for trail markers, park signage and other improvements are needed to create a consistent, high-quality system of open space, trails and passive parks throughout town.

4. DEFINITIONS

Greenway: A corridor of undeveloped land reserved for recreational use, such as a bike path or walking trail, and/or habitat preservation and environmental protection.

¹ The State of Rhode Island approved the Comprehensive Community Plan in January 2010.



Figure 1: Wetlands adjacent to Osamequin Park.

Management Plan: A site-specific plan for managing public and semi-public open spaces. Such plans vary in purpose but generally provide the Town and property owner(s), if not the Town, guidelines for establishing rules and regulations, signage, management of forestlands/habitat, and procedures for eliminating and controlling invasive vegetation.

Open Space: Land, typically not less than five (5) contiguous acres, which is undeveloped, with no man-made structures other than those associated with passive recreational use. Cemeteries are included. Such land, which may be publicly or privately owned, includes undeveloped areas that contribute to open space as set forth in the Comprehensive Community Plan, including:

- Land that is being preserved and managed for the specific purpose of protecting an important animal species habitat area; it includes both Town-owned land and land held by private organizations whose stated goal is the preservation of significant natural areas, including wildlife habitat areas. (Generally, areas zoned “Wildlife Refuge”)
- Freshwater and coastal wetlands, and other environmentally sensitive land or natural areas which are in public ownership, or owned by a

private organization for the purpose of maintaining it in its natural condition and/or protecting a plant or animal habitat area. (Generally, areas zoned “Conservation”)

- Land which is either publicly owned open space that is being maintained for non-intensive recreational uses and activities, cemeteries, or privately owned open space that is not suited for further development. (Generally, areas zoned “Open Space-Passive”²)

Protected Open Space: Undeveloped land that is protected from development by legal mechanisms such as a deed restriction, conservation easement or covenant. Property zoned Wildlife Refuge, Conservation, or Open Space-Passive is considered protected open space as well.

Unprotected Open Space: Open space parcels where the owner may pursue development due to the lack of legal protections.

Recreational Uses: Multi-use parks; recreational facilities including athletic fields, tennis courts, etc., at non-park sites such as schools; trails and bike paths.

Active Recreation: Formal outdoor recreational facilities including tennis courts and open fields

² Not included in this open space land are areas zoned “Open Space-Active,” which are maintained for active public use, including all permitted types of active outdoor recreation (golf, soccer, lacrosse, football and baseball, for example), schools, government and municipal uses and cultural uses and activities.

used for sports including baseball, soccer, lacrosse and football; boat ramps including parking areas.

Passive Recreation: unpaved and paved walking/biking paths and trails, community gardens.

Wetland Overlay Zone: Coastal wetlands, defined as salt marshes bordering on tidal waters, and freshwater wetlands, defined as those areas of 1/2 acre or greater, that are inundated or saturated with surface and/or ground water at a frequency or duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The boundaries of the Wetlands Overlay District are generally shown as Coastal Wetlands, Freshwater Wetlands or Hydric Soils on that map titled "Wetlands Area Map" (Barrington Comprehensive Community Plan).

5. EXISTING CONDITIONS

5.1 *Topography, Geology and Soils*

5.1.1 Wetlands

Wetlands are those areas saturated or inundated for a period of time sufficient to support vegetation typically adapted to hydric conditions. Shown in **Map OSP-1** are the wetland areas in Barrington (source: RI Geographic Information Systems data)³. The map shows wetlands as categorized by the State as either freshwater (inland) or estuarine (coastal) wetlands. Hydric soils were taken from the RIGIS soils mapping of Barrington, and are defined as soil types where the groundwater is within one foot of the surface. These hydric soil areas are primarily associated with open water bodies and surface wetlands, and like wetlands, are generally not suited for development.

Coastal wetlands are prominent in the low-lying areas along the northern portions of Hundred Acre Cove, along the Palmer River, at Rumstick Point and between Rumstick Point and Adams Point. There are also smaller areas of coastal wetlands – along

Narragansett Bay west of the Barrington Beach, along the Providence River west of Echo Lake, and around Allin's Cove.

The major freshwater wetland area lies in the Hampden Meadows section of Barrington, between New Meadow Road and Sowams Road. Much of this extensive wetland is publicly owned as part of the Hampden Meadows Conservation Area. Other large inland wetlands are in the area between the East Bay Bike Path and Nayatt Road, west and east of Brickyard Pond, and on both sides of County Road, near the East Providence border. The remaining inland wetlands, which are scattered around the western half of town, are associated with water bodies or stream systems including groundwater.

5.1.2 Floodplain and Velocity Zone

Map OSP-2 shows locations of the 100-year floodplain and the velocity zone, as defined by the Federal Emergency Management Agency (FEMA), along with protected open space parcels, publicly and privately owned. The floodplain is land where there is a 1 percent or greater chance of inundation in any given year, while the velocity zone is the coastal area within the floodplain that would be affected by a wave surge during hurricanes.

Because the floodplain follows a contour of a given elevation, it covers virtually the entire shoreline of Barrington. The exceptions are those areas where there are steep slopes along the water's edge, such as Nayatt Point. While the floodplain covers all of the coastal wetlands, and all of the major inland wetlands that are associated with stream systems (which carry storm water), it also goes beyond these areas. One striking example of this is the Bay Spring area in west Barrington; while the wetlands are confined to the land around Allin's Cove, because of the area's low elevation, most of the neighborhood seaward of the East Bay Bicycle Path would be covered during a 100-year storm.

The velocity zone – areas subject to high velocity wave action from storms – also covers much of

³ Each map in this plan depicts protected open space parcels, publicly and privately owned. Source: RIGIS data.

Barrington's shoreline. This wave surge would travel inland the farthest along the three south facing points – Rumstick, Adams and Tyler Points – and across the wetland area to the west of Barrington Beach. It would also cover all of the Walker Farm-Osamequin Park area lying between County Road and Hundred Acre Cove, the Hundred Acre Cove wetland lying east of Nockum Hill, and a major portion of the floodplain along the Palmer River.

The velocity zone covers some developed areas, the most prominent examples being along the eastern side of the Adams Point peninsula, and all of Tyler Point. There are other smaller areas of development within the velocity zone, specifically in West Barrington, and in Hampden Meadows on the north side of the Barrington River. With the exception of these areas, the velocity zone along Barrington's shoreline is within areas of undeveloped coastal wetlands.

5.1.3 Groundwater Resources

Map OSP-3 identifies the boundary of the recharge area of the principal aquifer containing the wellfields off Nayatt Road owned by the Bristol County Water Authority. This area consists of land area that serves to replenish the groundwater of the principal reservoir through precipitation or subsurface inflow. Its location is based on elevation and slope of the water table, which generally followed the surface topography as well.

The recharge area is an area that requires a higher level of protection and consideration in open space and other land use planning efforts, including acquisition of sensitive open space parcels, incorporation of stricter development standards and development of management plans. Currently the wells are inactive, but represent a potential supplemental or emergency source of water for Bristol County. As shown in Map OSP-3, this large area extends north of Maple Avenue and south of Nayatt Road, primarily between Middle Highway, and County Road and Rumstick Road. Also of note is an artesian well at the Vitullo Farm on Wampanoag Trail, which could provide a source of

water for crops or community gardens if established at the site.

5.1.4 Wildlife Habitat Areas

Four areas of Barrington are identified as rare or endangered species habitat areas (see Map OSP-4). The largest area is the Town-owned Douglas Raynor Wildlife Refuge at Nockum Hill and marshland to the east. This land, bounding the north side of Hundred Acre Cove, serves as the only known nesting habitat in Rhode Island for the Northern Diamondback Terrapin (*Malaclemys terrapin*). The Northern Diamondback Terrapin, a Rhode Island threatened species, inhabits saltwater and brackish marshland and coves, while nesting in adjacent open sandy areas. The combination of the shallow brackish cove waters, mudflats and salt marsh with associated sandy uplands which make up the Hundred Acre Cove - Nockum Hill area of Barrington, provides the ideal habitat for the turtle, as well as a number of other animals. These include salt marsh animals, and coastal and migratory bird species.

Nockum Hill includes about 77 acres of town-owned upland and 48 acres of adjoining privately owned farmland. The Land Conservation Trust holds a conservation easement on the Douglas Raynor Wildlife Refuge parcels. The bulk of the town-owned land in Nockum Hill is in agricultural use. Extensive marshlands along the edge of Nockum Hill, to the



Figure 2: Terrapin at the Douglas Raynor Wildlife Refuge at Nockum Hill (Source: <http://www.blct.org>)

west extending into Swansea, Massachusetts, and within the cove itself, comprise more than 160 additional acres. Roughly half of this marshland is either owned by the Town or State, or is permanently protected through ownership by the Audubon Society of Rhode Island. Land use within the area defined as Terrapin habitat (see **Figure 2**) includes wetlands and agricultural land, with a small amount of residential use.

The second largest habitat area in Barrington lies along the Palmer River, and includes marshland and adjacent upland (see **Figure 3**). This habitat area extends from the state line southward for approximately one mile. It consists of a combination of tidal flats and emergent marsh as well as shrub thickets, forested swamps and upland, including cleared fields. The site supports at least five state listed species of plants, including the salt marsh bulrush (*Scirpus maritimus*) and the colicroot (*Aletris farinosa*). It also serves as a nesting site for the Seaside Sparrow (*Ammodramus maritimus*) and habitat for numerous other bird species. Much of the areas adjacent to the Palmer River are

within the floodplain and velocity zone area, making it virtually undevelopable. Permanent protection is provided to several scattered marshland parcels through ownership by the Barrington Land Conservation Trust and the Audubon Society. The largest parcel owned by the Land Trust is the Johannis Farm off Sowams Road. The property includes 28 acres in Barrington, and four in Swansea. Approximately 10 acres are to remain in agricultural use, while the rest of the land will be kept as a wildlife preserve. Although the bulk of the Johannis land does not abut the Palmer River (much of this marshland between the farm and the river is of unknown ownership), it is a key parcel in the Land Trust's goal of creating a band of protected land along the river.

An early 1990s US Fish and Wildlife Service study identified all of Hundred Acre Cove and the Barrington/Palmer Rivers complex as "Significant Coastal Habitat." The study stated that "improvement and protection of water quality in this river and cove complex should ... be given a major emphasis, including strict enforcement of



Figure 3: The Land Conservation Trust and Audubon Society own open space parcels along the Palmer River east of Sowams Road (Rare/Endangered Species habitat area). There also are several properties of unknown ownership in this area.

water quality regulations and development and implementation of restoration programs.”

On the opposite side of town, the Providence River marsh site is the next largest important habitat area identified by the Natural Heritage Program. It includes the marshland and adjoining upland that extends northward from the mouth of Little Mussachuck Creek. The bulk of this land, including more than half of the marshland, is protected through ownership by the Land Trust (which holds title to a large parcel extending westward from Middle Highway referred to as the Pic-Wil Nature Preserve), or through a conservation easement granted to the Town as part of an adjoining development along Middle Highway (Lighthouse Plat).

The last and smallest habitat area lies along the east side of the Rumstick Point peninsula, across Smith Cove from Adams Point. On this site was found growing the leafy bulrush (*Scirpus robustus*) for which there are only six known sites statewide. Although only the shoreline of this area is wetland, it does lie entirely within the floodplain and velocity zone. Most of this land is privately owned and undeveloped, although the northern portion is developed as low density residential.

5.2 *Historic / Scenic Resources and Landscapes*

5.2.1 Scenic Areas

Barrington enjoys a wealth of scenic resources, where the beauty of the natural setting has been preserved or benignly modified by patterns of development. The Town's topographical character is set by the interplay between its land and waters, including the Bay, the various tidal rivers, several coves and a number of freshwater ponds. These large and small bodies of water provide vistas ranging from the expansive to the intimate that are enjoyed from both public and private land. Barrington also continues to benefit from scenic improvements made in the past, such as the extensive tree-planting program initiated by a

group called the Barrington Rural Improvement Association in the 1890s.

Three areas within Barrington (see **Map OSP-5**) are identified in the Rhode Island Landscape Inventory of scenic areas throughout Rhode Island, intended to assist communities evaluate areas for acquisition, protection or some means of development control. The inventory focused on the more rural and traditional vernacular New England landscapes, and included large open tracts of land, twenty acres or larger, that are visible from the road.

The first area identified in the survey is Hundred Acre Cove, as seen primarily from Wampanoag Trail. The second is an area in the southwest corner of Barrington that includes Echo Lake, Big Mussachuck Creek, which flows from Brickyard Pond to the Providence River, and a portion of the Nayatt Point area. This scenic area was described as a combination of open land, woodland and wetland.

The last site in Barrington is identified as the Smith Cove Marsh, a wetland with varied vegetation. It includes all of the marshland and coastal area between Rumstick Point and Adams Point. Both the Echo Lake and the Smith Cove sites were defined as distinctive landscape areas, having the highest visual appeal and containing a great deal of variety in form. The Hundred Acre Cove site was defined as noteworthy, an area of lesser but important scenic value.

These three areas, in terms of their size and visual qualities, constitute scenic resources that are important on a regional and statewide level. As yet there has been no comprehensive survey of smaller scenic areas that are important on a town-wide level. Such a survey would profitably focus on the East Bay Bicycle Path corridor, especially at Brickyard Pond and the Barrington and Warren Rivers; and along certain road corridors, including Mathewson, Adams Point, Rumstick, Chachapacasset and Nayatt Roads in the southern half of town.

Other scenic areas are visible from lower New Meadow Road along the Barrington River, and along

portions of Wampanoag Trail, Washington Road and Middle Highway. The Prince's/Tiffany Pond vista from County Road also deserves consideration (the Town completed a master plan for the pond area that should be re-evaluated for updates and implementation).

5.2.2 Farmland

As stated in the Land Use element of the Comprehensive Community Plan, Barrington has approximately 198 acres of agricultural land (as of 2003). This includes land at Nockum Hill, land which is both part of and adjoins the Johannis Farm Wildlife Preserve, a number of areas used for growing nursery stock in Hampden Meadows, Vitullo Farm off Wampanoag Trail south of the Devine Vargus parcel, and land owned by St. Andrew's School on the east side of Middle Highway.

A portion of the Pic-Wil Nature Preserve off Washington Road once used for agricultural fields no longer is available for farming as a result of deed restrictions, according to information provided by the Land Trust. **Map OSP-6** shows areas in agricultural use, as of 2003 (some of these parcels have since been developed, including the Atlantic Crossing subdivision off Upland Way, an area that once was a horse farm).

These areas protected from development include the Devine Vargus parcel, Haines State Park and land in Veterans Memorial Park on both sides of Brickyard Pond. The most significant parcels of prime farmland which are classified as privately owned undeveloped land include a significant area off Route 114 (south of Devine Vargus and north of Primrose Hill Road), most of the land owned by St. Andrew's School, most of the land owned by the R.I. Country Club and land off Sowams Road south of the Johannis Farm.

The most significant areas of important farmland soils include Nockum Hill and the other upland area off of Hundred Acre Cove in the northern part of the Town (including Johannis Farm). Clearly, the protection of agricultural areas is linked to the preservation of Barrington's important natural and open space areas.

5.2.3 Cultural Resources – Historic Landscapes

The cultural resources of Barrington are essential elements of the Town's character. Landmark buildings and architecturally distinctive neighborhoods are the most apparent of these historic properties, but they also include landscapes that reflect both formal design efforts, as well as traditional patterns of land use that have their origins in the colonial past. The most subtle of all, but no less significant, are the archaeological sites which are the record of thousands of years of human activity on the two peninsulas that make up the Town's land mass. As each type of historic resource makes a unique contribution to Barrington's identity, they also require special planning considerations to preserve their positive qualities.

Much of Barrington's historic properties consist of individual buildings, or districts within neighborhoods, beyond the scope of an open space plan. However, there are historic landscapes in Barrington that deserve attention in open space planning, including several sites that were designed the Olmstead Brothers landscape architecture firm (for example the RI Country Club and the Forest Chapel Cemetery, as well as other locations).

The **O'Bannon Mill** site (listed in 1996) is an individual historic site, adjacent to the East Bay Bike Path, with portions to the north and south of Bay Spring Avenue. Also known as O'Bannon Corporation Leather Division and the Collins & Aikman Mill, the portion of the mill on the south side of 90 Bay Spring Ave., was renovated and converted in the mid-1990s into senior housing. A sprawling wood mill building on the north side of Bay Spring Avenue, adjacent to a pond, burned down in the 1990s; that site, zoned Business, is currently open space (see **Figure 4**, next page). A trail from Bay Spring Avenue runs north through the property to Haines Park.

Another historic area that encompasses a larger district is the proposed **County Road Historic District**, consisting of most of the village that grew up around the Congregational Church at the north end of County Road beginning in the early eighteenth



Figure 4. A sprawling mill building adjacent to a pond burned down in the early 1990s (a National Register site). The property, adjacent to the East Bay Bike Path and Barrington Hardware on the north side of Bay Spring Avenue, remains open space today. Haines Park abuts the property to the north.

century. Identified as “Barrington Village,” among the important buildings date to the early 1700s. The Town owns large open space properties along the Barrington River in this district, including Walker’s Farm and Osamequin Park, helping to preserve the character of the “village” by preventing an influx of new development in this area.

Other proposed historic districts (see Appendix V in the Comprehensive Community Plan) that feature large open space parcels, private and public, include:

- Barrington Brickworks Archaeological District - The Barrington and New England Brick Companies have left a significant physical record of nearly one hundred years of brick making in the Nayatt area of town. Resources include buried industrial sites in the vicinity of Legion Way, standing buildings such as the former Nayatt Hall on Middle Highway, and physical features such as Brickyard Pond, a flooded clay pit, and Big Mussachuck Creek, which was modified for use as a barge canal. The proposed “Sowams National Heritage

District”, a recommendation of the Comprehensive Plan, encompasses this and adjacent areas including Echo Lake and Lombardi Park.

- Nayatt Point Historic District - The large and architecturally distinguished houses on Nayatt Road illustrate Nayatt Point's history from its development as a summer resort, complete with hotel, in the mid-nineteenth century, through the late nineteenth and early twentieth century construction of elaborate bayside summer houses, designed by the State's leading architects.
- St. Andrew's School Historic District - Founded as St. Andrew's Industrial School in 1893, this school complex on Federal Road includes a variety of architectural types on its campus. The campus also features large open space properties, including forested wetlands to the east of Middle Highway. The Town acquired a major open space parcel in the early 2000s from St. Andrews School with the donation of what now is the St. Andrews Farm park property to the west of Middle Highway near Federal Road.

6. INVENTORY OF OPEN SPACE LAND

6.1 *Town- and State-Owned Open Space*

The Town of Barrington owns many parcels of protected open space: neighborhood parks and recreation areas, large multi-use parks, woodlands with trails and other passive recreation features, and undeveloped parcels with important conservation values such as wetlands or endangered habitat areas. The State also owns open space in Barrington – Haines Memorial State Park, and parcels on Rumstick Point and in 100-Acre Cove. Most of these parcels are open to the public for active and/or passive recreation; in some sensitive areas, public access and use may be limited or restricted.

6.1.1 Parks and Recreation Areas

Barrington maintains at least nine Town-owned parks and recreation areas totaling approximately 192 acres of land (see **Table A.1 in Appendix I**). In addition to the properties listed in Appendix I, there are approximately 45 Town- and State-recognized rights of way providing public shoreline access points (for a detailed list, see the Town’s *Harbor Management Plan*). Several of these access points are associated with or are located within existing open space properties, while others consist of limited access points at the ends of local roadways. Under a lease agreement with the State of Rhode Island, the Town also maintains the portion of Haines Memorial State Park located within the town limits. The 73-acre park, located on Washington Road and Narragansett Avenue, features three baseball fields and several multi-use fields, a fenced-in dog park and a meandering trail system bifurcated by Annawamscutt Brook that runs through the middle of the park.

6.1.2 Town Open Space: Use to be Determined

The Town owns several open space properties where the future use has not yet been determined. For example, the Town razed the old barn known as “The Place” on College Lane, but there are no formal plans for the vacant 4.5-acre site. These sites are not

necessarily to be preserved as open space, and could eventually be developed as parks or some other use as yet determined (see **Table A.2** in Appendix I)

6.1.3 Natural Areas with Restricted Public Access

The Town owns open space properties where public access is restricted on part or throughout the particular site, in general due to the presence of environmentally sensitive areas such as coastal or freshwater wetlands, or endangered habitat areas. These sites lack sufficient upland suitable for development to convert to an active park. However, most of these lots have areas within which trails have been or could be extended such as the Hampden Meadows Greenbelt, which features a trail that follows a sewer easement. For a list of these sites, see **Table A.3** in Appendix I.

6.1.4 Natural Areas: Conservation Areas

The Town of Barrington owns conservation properties, areas with significant environmental constraints, totaling approximately 64 acres of land (see **Table A.4** in Appendix I). The State of Rhode Island owns approximately 39 acres of conservation lands – several small parcels in 100-Acre Cove and properties at the tip of Rumstick Point. Public access in these areas is discouraged.

6.1.5 Cemeteries

The Cemetery Commission manages cemeteries that are spread out across the town, and range greatly in size from less than one acre (the historic Watson, Allin and Tyler Point cemeteries), to 7 to 8 acres (Prince’s Hill and Forest Chapel). The Town recently acquired more than 7 acres on George Street for a future cemetery (see **Table A.5** in Appendix I).

6.2 *Privately Owned Open Space*

6.2.1 Privately Owned Protected Open Space

Within Barrington’s town limits, approximately 110 acres of privately owned open space is protected by deed restriction or other similar mechanism (see **Table A.5** in Appendix I). Properties with conservation zoning – Wildlife Resources, Conservation and Open Space-Passive – are also considered “protected”, though it is possible these

areas could be rezoned in the future. Much of the privately owned open space, in particular Land Trust holdings, is open to the public on a limited basis for passive recreation use (for example trails), while others are not open to the public. The Barrington Land Conservation Trust and Audubon Society are the two largest private owners of open space within the town.

6.2.2 Privately Owned Unprotected Open Space

The majority of privately owned open spaces in Barrington (see **Map OSP-12**) are not permanently protected and therefore may be available for development, though environmental restrictions such as the presence of wetlands are found on many of these parcels. **Table A.6** in Appendix I lists privately owned open space parcels that have not been protected in perpetuity. The list includes properties are institutional sites that include buildings but also open space areas, including the Zion Bible Institute, Tillinghast Estate (owned by the RI School of Design) and the RI Country Club. Though the areas noted in the table may not be entirely open space, all contain significant open space areas.

Several privately owned tracts of open space are currently enrolled in a tax incentive program that is intended to encourage property owners to manage their land for forestry, agriculture, and open space. Property owners enter into an agreement with the Town to keep their properties undeveloped for at least 15 years in exchange for lower property tax assessments. Should a property owner decide to remove land that has been designated under the tax program, back taxes would be owed to the Town. As such, these properties are not protected in perpetuity, unless, for example, there is also a permanent conservation easement in place.

6.2.3 Unprotected Open Space – Unknown Owners

The Palmer River, 100-Acre Cove and Allin’s Cove contain open space lots of which the owner is unknown. These lots, totaling approximately 90 acres (see **Table B.2** in Appendix I), all have severe environmental constraints – including several that are partially underwater. They also are located in proximity to protected open space properties

owned by the Town, the Barrington Land Conservation Trust and the Audubon Society.

7. ANALYSIS OF OPEN SPACE NEEDS

Having completed its evaluation of community needs, the Open Space Ad Hoc Committee developed recommendations focusing on specific open space categories:

- Natural resource protection;
- Active and passive recreation;
- Public access;
- Cultural and historic resource protection; and,
- Scenic resource protection.

Based on Land Use data in the Comprehensive Plan, it is estimated that approximately 57.6% of Barrington’s total land area is currently developed as residential, commercial, institutional, transportation, and other uses. Factoring in future development, in particular as the Affordable Housing Plan is implemented (see Appendix IV of the Comprehensive Plan), the total amount of developed land is anticipated to increase to a total 61.9% over the next 20 years.

Most of the conversion of undeveloped property is expected to be for residential use; most of the commercial development is expected to take the form of redevelopment, due to the limited remaining vacant commercial sites in town.

7.1 Resource Protection Priorities

The following areas (on pages 12 to 18) are considered priorities for resource protection, based on an analysis of management plans and other planning documents, the Open Space Plan mapping, and input from Town officials and the Land Trust. These areas are presented to emphasize those considered as the most critical; however, acquisition of parcels, in the priority areas as well as other parts of town, should be considered on a case-by-case basis.

Resource Protection Priority Areas

A. Hampden Meadows Greenbelt

The Hampden Meadows “Greenbelt” (see map to right) consists of Town-owned, environmentally sensitive properties between Christine Drive to the north and Linden Road to the south. In all, it contains more than 125 acres, stretching a linear distance of more than 6,000 feet, north to south. The Greenbelt also abuts New Meadow Road, southeast of the Massasoit Avenue intersection. There are two main trails within the Greenbelt (one north-south trail, one east-west); there are also a series of trails behind Hampden Meadows School.

Barrington Land Conservation Trust owns one parcel on Sowams Road that abuts the Town property, south of the Kent Street intersection. There remain portions of contiguous privately owned properties that contain wetlands that could be added to the Greenbelt system. Areas to the south and north of the end of the north-south trail should also be examined for potential acquisition.



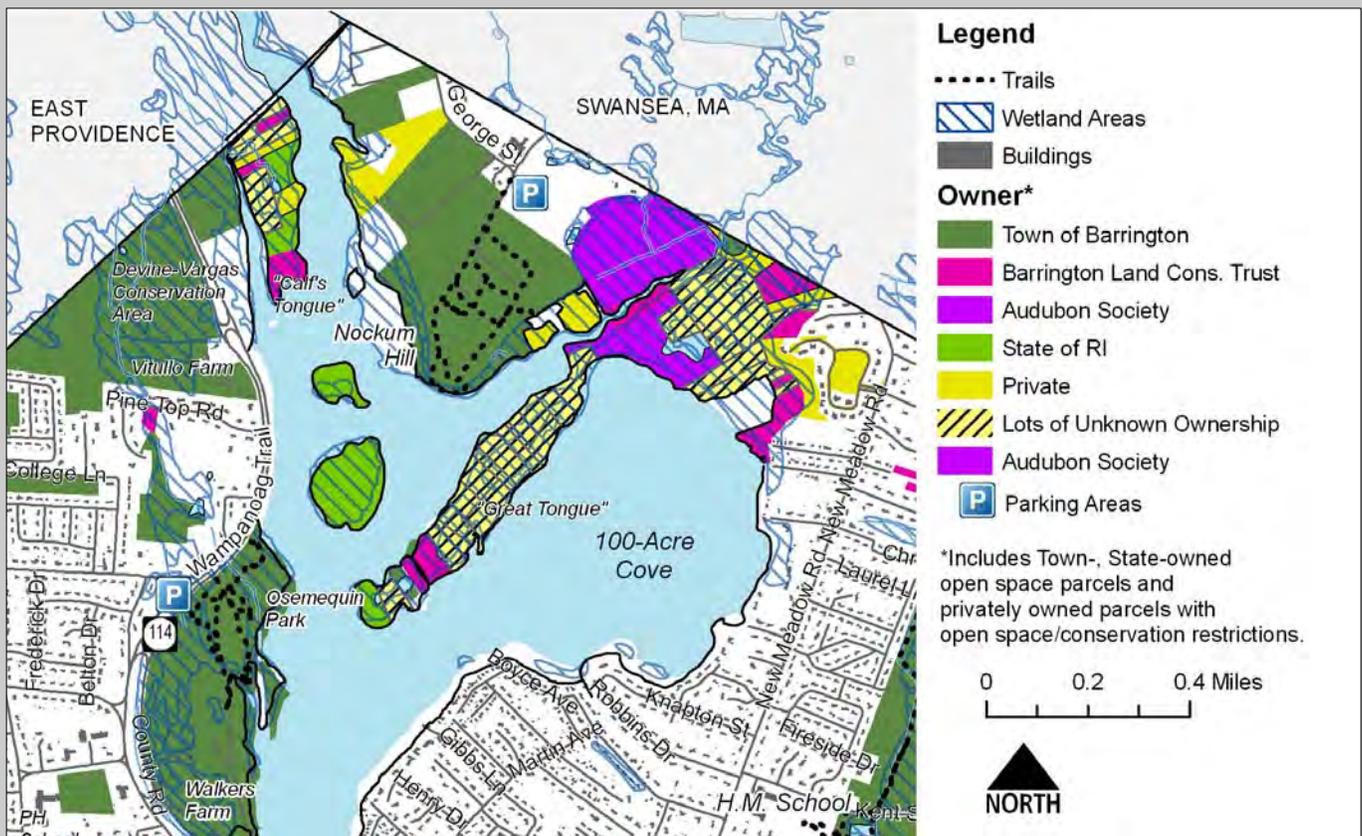
Resource Protection Priority Areas

B. Nockum Hill / 100-Acre Cove

Open space properties along 100-Acre Cove and the upper Barrington River include sensitive wildlife habitat in Nockum Hill (home to the endangered Diamondback Terrapin) and coastal wetlands on “Great Tongue” and “Calf’s Tongue”. A significant portion of the area consists of protected open space parcels owned by a mix of entities, including the Town, the State, the Barrington Land Conservation Trust and the Audubon Society of RI.

The RI Department of Environmental Management has designated the Cove as a scenic area, featuring noteworthy or distinctive landscapes or views. There are several properties – on “Great Tongue” and “Calf’s Tongue”, and inland southeast of George Street adjacent to parcels owned by the Audubon Society and BCLT – where the ownership is not known.

The George Street area features several farm properties under private ownership, and zoned Residence 40. The Town previously had worked with Four-Town Farm to put in place a conservation easement on farmland, in exchange for continuing a farm lease on Town property in the area. The Land Trust holds a conservation easement on the Town-owned property in Nockum Hill, which includes the terrapin habitat and bird-watching areas. There are several open space properties, including farms, that represent additional opportunities for expanding farmland through acquisition and conservation easements.



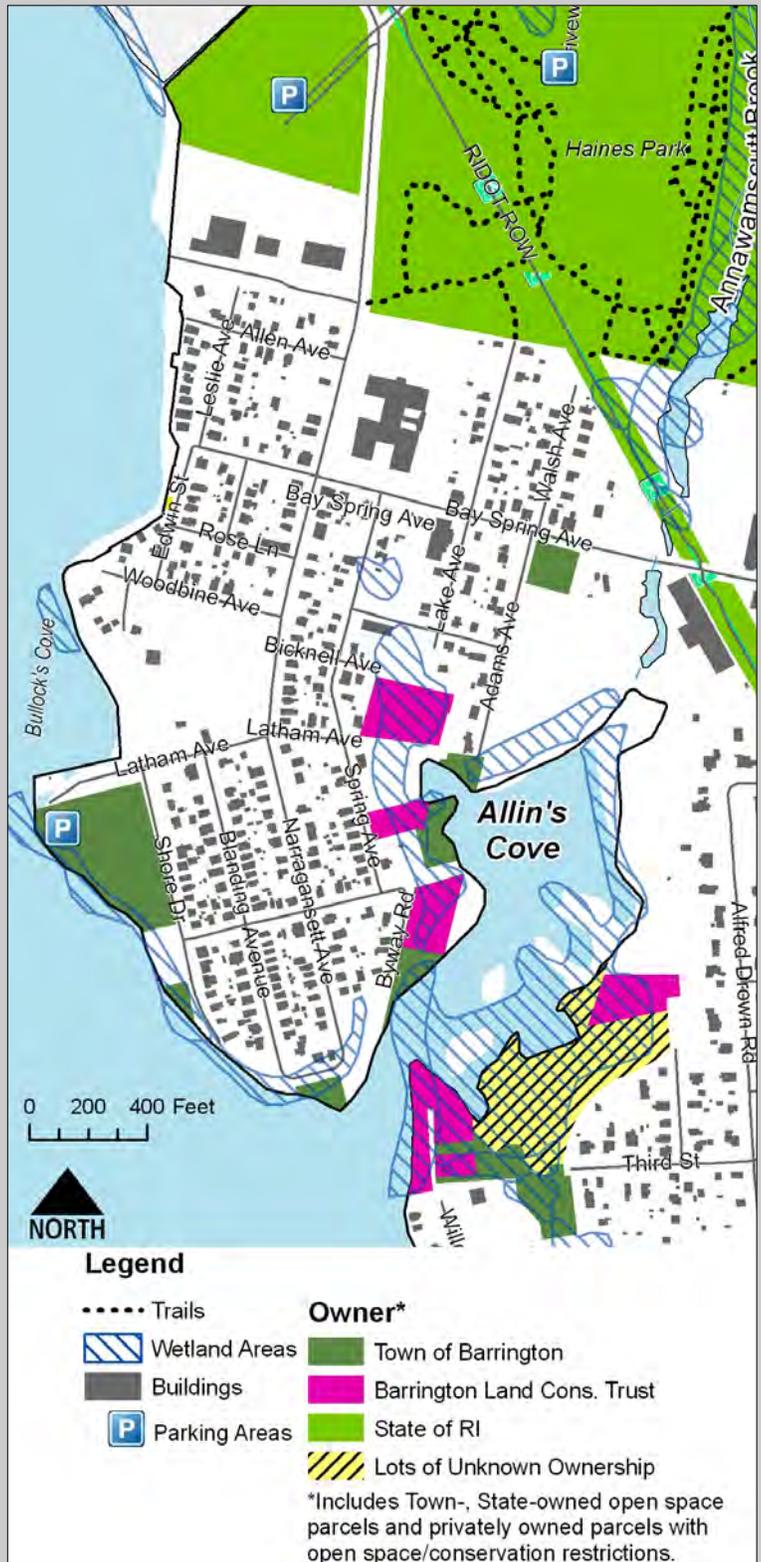
Resource Protection Priority Areas

C. Allin’s Cove

Located at the mouth of the Annawamscutt Brook, Allin’s Cove covers 21 acres of water in the Bay Spring / Alfred Drown neighborhoods of Barrington. Salt marshes are located along the edges of the cove, including about 11 acres that were impacted by the disposal of dredge material in the late 1950s. The marshes have been the focus of restoration efforts dating to the mid-1990s, led by local volunteers, the Land Trust, Save the Bay, the RI CRMC and the US Army Corps of Engineers. The restoration project, which cost more than \$1 million, restored of 3.6 acres of salt marsh, stabilized shoreline areas, created beach strands and shifted the channel to the southeast.

Properties that abut Allin’s Cove include several lots owned by the Town and the Land Trust on the west and south shorelines. Privately owned residential properties on Alfred Drown Road abut the cove to the east; an undeveloped 5.6-acre parcel, zoned Limited Manufacturing and Residence 10, is to the north. The lot containing Barrington Cove Apartments, through which Annawamscutt Brook flows, is to the northeast. The owner of a vacant 2.4-acre lot on Allin’s Cove, which was included in the restoration project, is unknown. It is situated to the southeast of the cove, between properties owned by the Town and the Land Trust.

A former mill site on the north side of Bay Spring Avenue, east of the bike path, could provide a formal trail connection to Haines Park. Future development of the site, or acquisition of the property for open space, would be an opportunity to formalize this connection. A feature of the site is a pond of more than 1 acre in size, into which Annawamscutt Brook flows from the north..

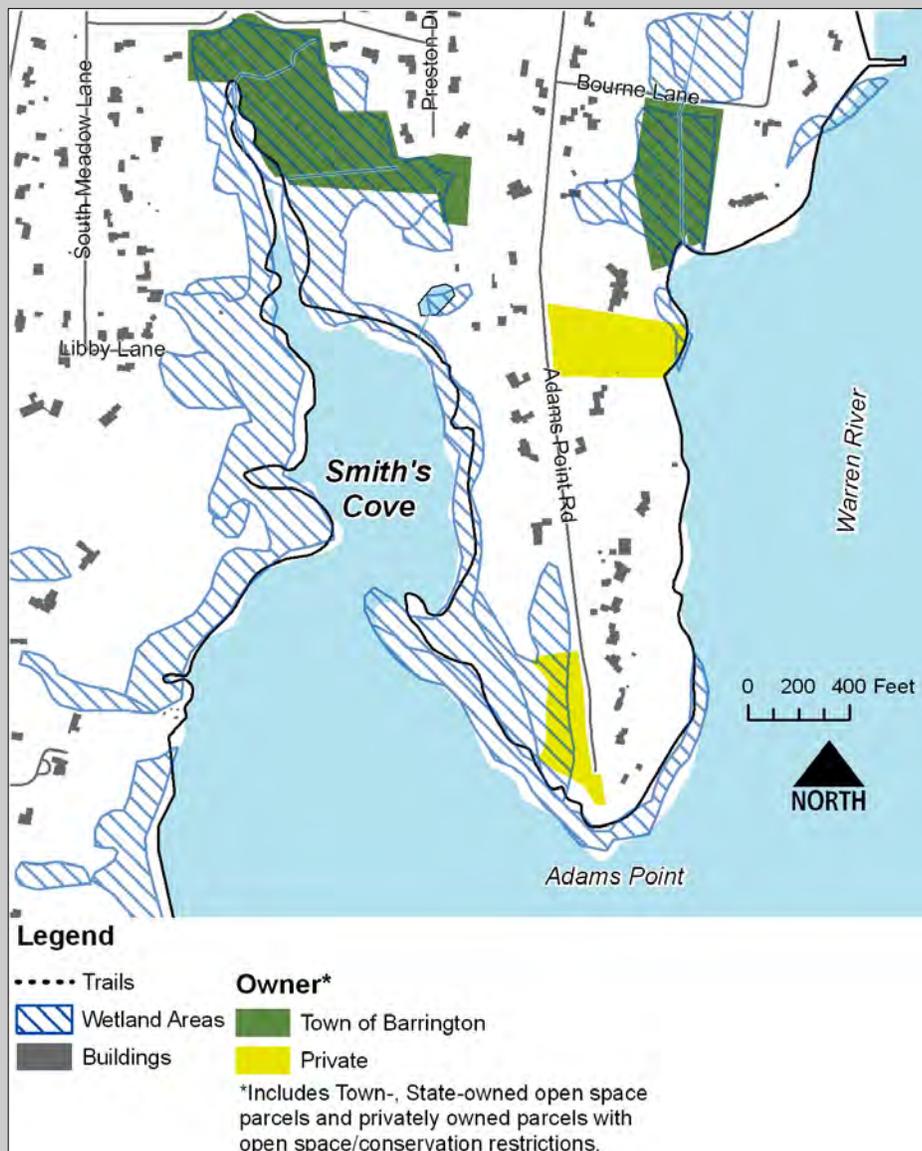


Resource Protection Priority Areas

D. Smith's Cove

Smith's Cove, designated as a scenic resource, contains coastal wetlands along its shores. Buildings on residential lots that border the cove are set back inland from the edges of the wetlands. These areas are zoned Residence 25 (Adams Point Road properties), and Residence 40 (on Rumstick to the west). The Town and Land Trust own properties just south of Quincy Adams Road, to the north of Smith's Cove.

A portion of private property on Adams Point is covered by a conservation easement. One 10-acre property, on Adams Point Road, is in the Farm Forest and Open Space Program, but lacks permanent open space protection. Bourne Lane is designated in the Town's Harbor Management Plan as a public access point to the shore. A grassy path at the end of the street leads to 50 feet of sandy shore across the Warren River from Blount Marine, in Warren, RI.



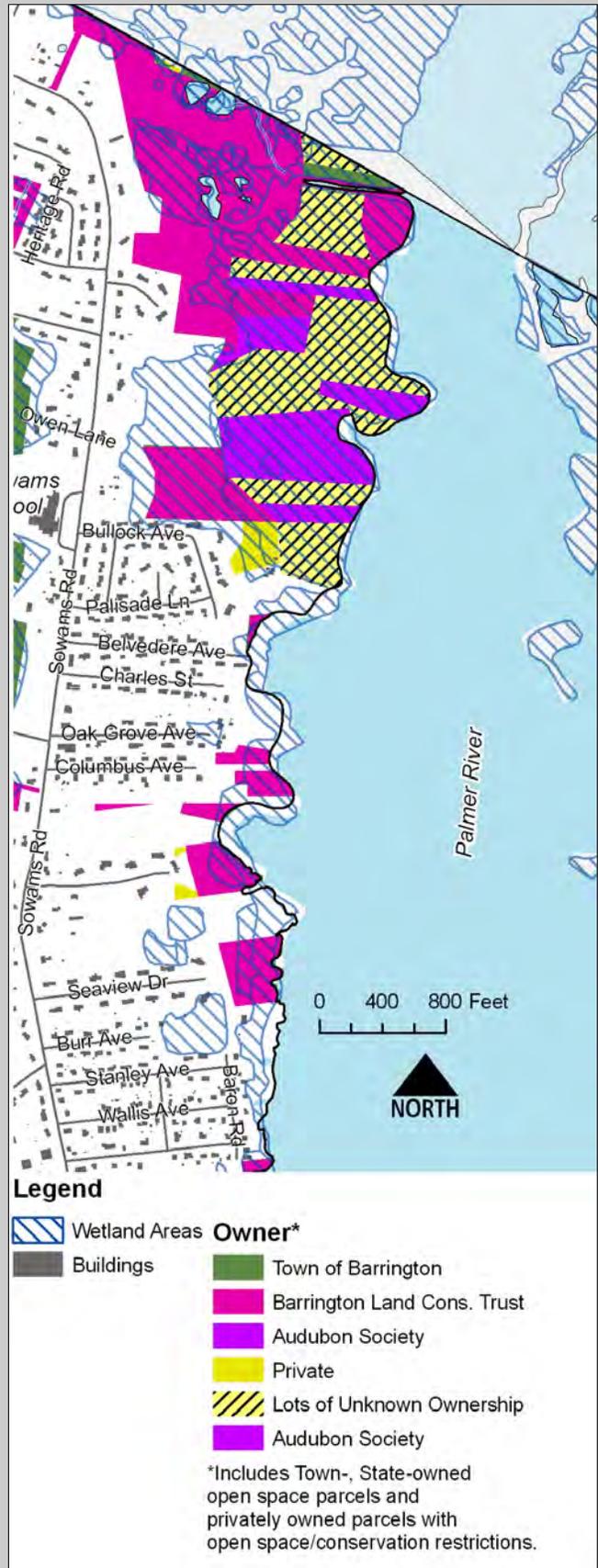
Resource Protection Priority Areas

E. Palmer River

The marshes along the Palmer River are largely unditched and provide important nesting habitat for seaside sparrow. The Barrington Land Conservation Trust and Audubon Society own large areas along the river northeast of Sowams Road near the State line.

The acquisition of Johannis Farm by the Land Trust secured one of the most significant tracts in the area. The Johannis Farm Wildlife Preserve consists of 32 acres (28 in Barrington, 4 in Swansea) of woodland, marsh, ponds, creeks and agricultural fields between Sowams Road and the Palmer River.

Most of the environmentally sensitive areas adjacent to the Johannis Farm properties are protected, through acquisition by the Land Trust or the Audubon Society. However, there are additional properties that are “unprotected”, and where the ownership is unknown. Acquiring these parcels would form a large, contiguous area of protected open space. There are additional marshlands to the south that are unprotected and under private ownership. The Land Trust has acquired several properties; continued efforts to add to the Land Trust holdings in this area would help connect these properties and enhance management and oversight of the properties.



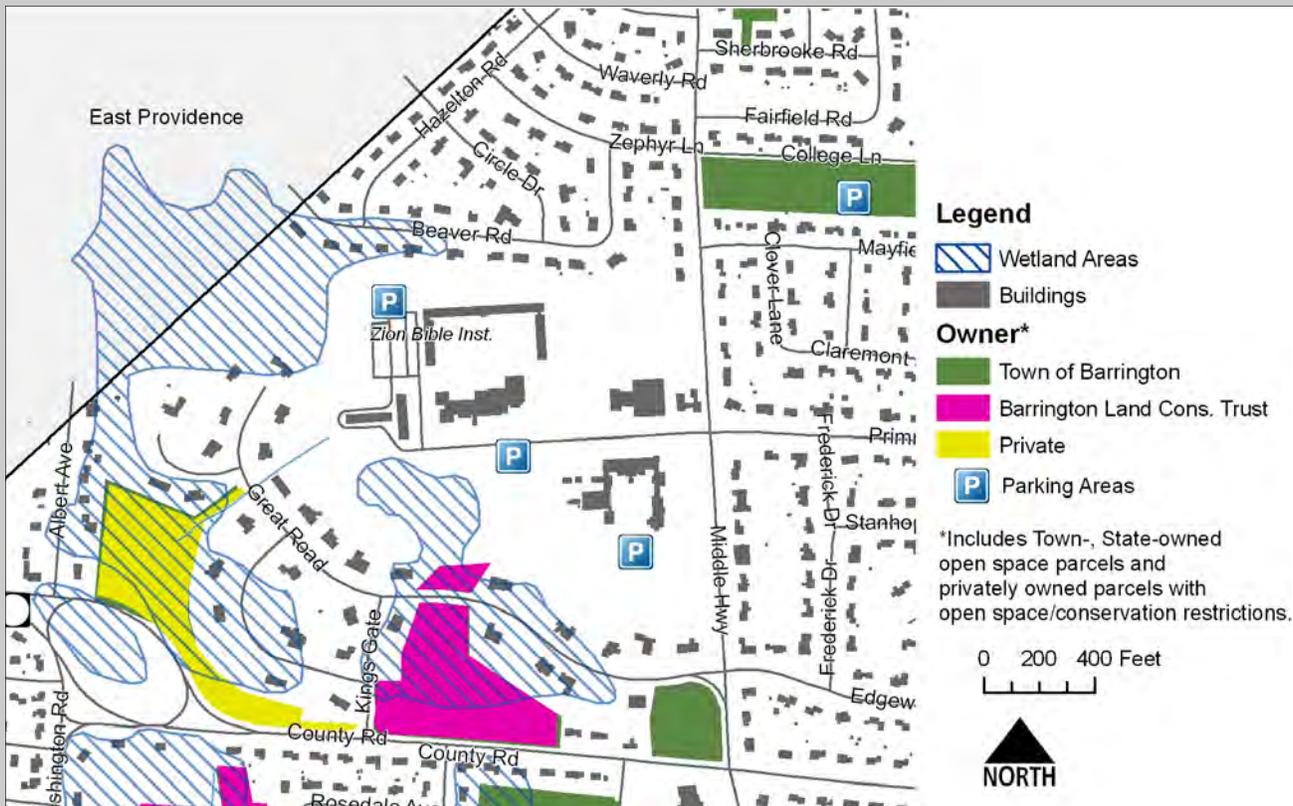
http://library.fws.gov/pubs5/necas/web_link/32_hundred%20acre%20cove.htm

Resource Protection Priority Areas

F. Zion Bible Institute wetlands

The Zion Bible Institute site is a former educational campus covering about 39 acres, some of which is in East Providence. Most of the site consists of the campus, including the Belton Court building and grounds (about 4 acres total), listed on the National Register of Historic Places. The Comprehensive Community Plan identifies the site as a future “Mixed-Use Village” development, with the potential for more than 150 units on the upland areas of the property (not including Belton Court).

The property is in two zones – Recreation & Education and Residence 25 (the R25 section is in a wetland area in the northwesterly corner at the town limits). The future use of the site should include permanent protection of the environmentally sensitive areas and open space associated with Belton Court – for example, through a conservation easement – taking into consideration opportunities for establishing trails for public access. The campus athletic fields on Washington Road could be an opportunity for the Town to address the field shortage as described in section 7.2.



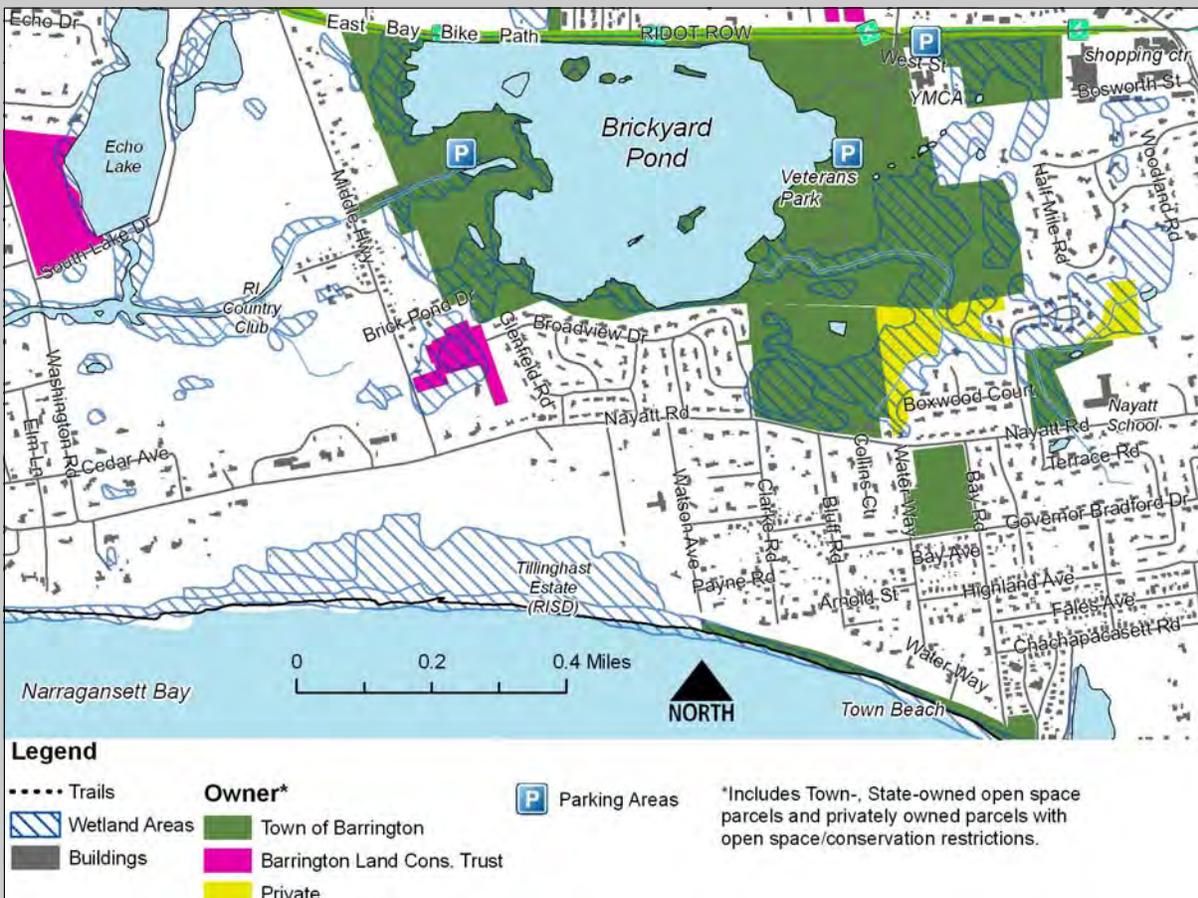
Resource Protection Priority Areas

G. Brickyard Pond / Nayatt

The Brickyard Pond / Nayatt area contains some of Barrington’s largest open space properties – protected and unprotected. These include the Town of Barrington’s Veterans Park, totaling about 220 acres. About 101 acres in the park consist of Brickyard Pond, a shallow, man-made lake with upland and wetlands along its shores. Abutting Veterans Park to the south are parcels totaling about 23.4 acres owned by the Bristol County Water Authority. The site mostly consists of forested wetlands. Trails that cross through the property provide access to Veterans Park to the north.

To the east of Veterans Park is the private Rhode Island Country Club, which totals almost 180 acres. Environmentally sensitive areas at the RICC include Echo Lake, Big Mussachuck Creek and marshes on Narragansett Bay to the south of Nayatt Road. The watershed of Big Mussachuck Creek, one of just 18 original herring runs remaining in Rhode Island. Another significant open space property at the 36-acre Tillinghast Farm, owned by RI School of Design.

The Land Trust in December 2006 utilized donations and other funding to acquire from the RI Country Club 12 acres of woodland at the corner of South Lake Drive and Washington Road, at Echo Lake. The site is open to the public, with trails accessible via South Lake Drive and Washington Road. The Comprehensive Plan calls for a coordinated management plan for the area. The plan for the “Sowams National Heritage District” would focus on the area’s scenic natural features, habitats, history, passive recreation assets, etc. The area is rich in history, including Native American archaeological sites near Echo Lake from as long ago as 5,500 years, the old brickyard operations at Brickyard Pond, Tillinghast Farm, and the century-old golf course.



7.2 Recreation Facility Needs

The Town's 2009 Comprehensive Community Plan emphasizes utilizing existing park sites to create multi-use parks that benefit people of all ages and abilities. An example is the renovated Sherwood Park, where the Town rebuilt the Little League field and added a walking trail, benches and an open play area. The Plan also calls for creating an "emerald chain" of parks through improved connectivity including walking trails and bike facilities.

7.2.1 Athletic Fields

The Open Space & Recreation Element in the Comprehensive Plan included a needs analysis of Town-owned parks and recreation facilities, factoring in the facilities at Haines Park, which the Town leases from the State. The analysis utilized methodology developed by the National Recreation and Park Association while considering other variables specific to Barrington. The report concluded the Town is in need of the following:

- One new Little League field
- Three replacement baseball/softball fields (refers to "unsafe" fields at Nayatt, Primrose Hill and Sowams Schools, which might require new sites)
- One new softball field
- Two new multi-use fields (soccer/lacrosse/ etc.)
- *Total Need: Four new fields, three replacement fields.*

The Town in 2011 is in the process of closing two landfills adjacent to Chianese Field. The plans call for adding two regulation soccer fields on the capped landfills, meeting the need for new multi-use fields listed above.

7.2.2 Playgrounds and Parks

The community has access to playgrounds at elementary schools – Nayatt, Primrose Hill and Sowams Schools – as well as at Latham Park, behind the Bay Spring Community Center and

behind Town Hall. The Town Hall playground, called "Kids Kove," is unique in that it features equipment that appeals to older children as well as a section that is handicap-accessible.

While most established areas of Town are within a short drive or walk to a playground or neighborhood park, development of the Zion Bible Institute site as a "mixed-use village", as contemplated in the 2009 Comprehensive Plan, would create greater demand for parks and recreational amenities in that area of town.

Opportunities to add a new neighborhood park and playground, either at Zion or at the former site of the Place, should be considered as a requirement as part of future development of that site as a mixed-use neighborhood. The future development of Sowams Nursery, per the Comprehensive Plan, should also include the provision of a park or recreational amenities for that neighborhood.

In addition, the Town is in the process of planning and constructing a new park on Town-owned waterfront property at the Barrington River – the "Police Cove" site. Given its proximity to County Road, the East Bay Bike Path, RIPTA and the Barrington River, the park should be planned as a destination park serving all of Barrington. The Town also is in the process of completing improvements at Town Beach, with a new restroom/office building built out of the floodplain, and new drainage projects designed to capture storm water runoff, addressing water quality and erosion issues.

With the exception of the potential future development of Zion and Sowams Nursery, and the new park to be built at Police Cove, the Town appears to have sufficient parks and playgrounds to serve the current population. Rather than acquire new sites, the Town should focus capital improvements and ongoing maintenance on existing sites.

7.3 Trails Needs

In addition to coordinating and prioritizing future open space acquisitions, a desired outcome of this Plan is consistency within these areas for the trails



Figure 5. In 2011, the Town began working with John Monroe (pictured above) of the National Park Service to develop a passive park improvement plan for Veterans Park.

within these open spaces, in particular Town and Land Trust properties where public access is promoted. Consistent infrastructure – for example, the use of materials, signage and trail markers – would help create a cohesive trails network for Barrington.

The Open Space Ad Hoc Committee evaluated the need for adding new and improving existing trails throughout the town. The design of the trail network should identify opportunities to create well-marked trail loops connecting destinations such as scenic vistas within open space properties or recreation areas, ultimately returning to the point of origin. The initial improvement should target areas where there would be a community-wide benefit – in areas where there are convenient places to park in proximity to trailheads. Trail needs are described below.

a. **Veterans Park.** In 2011, the Town of Barrington began working with the National Park Service (NPS) Rivers & Trails Program on a plan to improve Veterans Park, with a focus on trails. The Town sought the services of the NPS to create a plan for the park, to serve as a template

for improvements to parks and trails throughout the town (see **Figure 5**, previous page). The overall plan is included as **Appendix III**. It calls for establishing a trail loop around Brickyard Pond; designating areas where bikes are appropriate and where they are not permitted; creating a “water trail” on the pond; fixing erosion problems; improving trail surfaces; creating new trails at and near the YMCA and bike path; and other improvements. The plan also provides specifications for trail markers and other types of signage (see **Appendix IV**), tables and benches, and other types of improvements. It is recommended that the Town use these specifications when upgrading parks and trails elsewhere in town.

b. **Hampden Meadows Greenbelt.** The main trail in the Hampden Meadows Greenbelt provides access from Linden Avenue north to Kent Street, a wide path with a gravel surface suitable for bikes. The trail north of Kent Street to the rear of Sowams School follows along a creek, a narrow pathway that is accessible by foot despite uneven surfaces and wet areas. It narrows further from Sowams School to

- Christine Drive. Another trail segment, just north of Linden Avenue, provides east-west access to the main trail from New Meadow Road. These trails, with proximity to Sowams and Hampden Meadows Schools, are alternative routes to school for students. Efforts should be made to improve the trail surfaces and enhance signage, to address safety concerns and improve visibility. The Town should also explore extending the trail south to New Meadow Road from Linden Road, which would require either acquiring easements or property, and east through the Town-owned park on Sowams Road north of Sowams Nursery. Another opportunity is the extension of the trail north of Christine Drive to Land Trust property at the end of Ferrier Avenue.
- c. **St. Andrews Farm and Tall Cedars.** St. Andrews Farm is strategically situated on Middle Highway, at the end of Federal Road where there are plans to extend a biking/walking trail along the north side from the High School to the park. A short walk from St. Andrews Farm is the Tall Cedars conservation area, which also includes trails. A few blocks to the west are more trails, in Haines State Park. The trail system at St. Andrews Farm is well-marked, looping around the rear perimeter of the site as well as crossing through to the end of Fountain Avenue. Improved trailblazing signage for each trail segment and directional signage near Middle Highway and from points to the south and west of the park would help encourage neighborhood use of the park. The easement on the property restricts the use of bicycles in the park; it is recommended this be revisited to allow limited bicycle use on the east-west trail segment, which connects at Fountain Avenue and at the park's parking lot. The Town should also improve linkages (for example, with signage) from the park to Tall Cedars and Haines State Park to the west.
- d. **South Lake Drive.** South Lake Drive is a narrow, winding and scenic Town street that passes to the south and east of Echo Lake, past the Land Trust's "Sowams Woods" site on Washington Road and alongside the RI Country Club golf course. The street is in poor condition. People have voiced concerns about potential safety issues that arise as vehicles and pedestrians and bicyclists share the same narrow roadway. The Town should consider measures to slow vehicles down, as well as designate areas on a portion or just off the street for pedestrians. The Town should also improve the connection between South Lake and the nearby East Bay Bike Path.
- e. **Haines Memorial State Park.** State-owned and Town-maintained, Haines Park has an established, well-used network of trails. The trails have been mapped by the Town using GPS. A more detailed trails assessment is needed to identify and close off duplicate trails, as there are areas where trails run parallel to one another. The trails would also benefit from clear trailhead markers and trailblazing signs.
- Past plans for the park called for extending a pedestrian bridge across Annawumscutt Creek; this idea needs further evaluation and consultation with the State. An informal trail runs through the old O'Bannon Mill property into the park from the south, along the eastern shore of a pond, an important habitat and nesting area. Requiring a formalized trail connection as part of the future redevelopment of the former mill site, or acquisition by the Town or other entity for open space / trail purposes, either of the property or an easement, should be evaluated.
- f. **Osamequin Park / Walker's Farm.** Osamequin Park has a well-marked network of trails and features a location map at the parking area on Wampanoag Trail. The location map is in need of replacement, and eventually the trailblazing signs, though effective, should be replaced with markers that are consistent with those to be installed at Veterans Memorial Park. The Town should also consider creating a connection through to the public parking area in Walker's Farm. Currently a trail in Osamequin Park terminates at Walker's Farm at the leaf refuse area. There are no signs

RECOMMENDATIONS—TRAILS

1. Develop a Town-wide trail improvement plan.
2. Complete trail improvements, starting with Veterans Park, including updating trailblazing signs, and adding informational signage and maps
3. Use Veterans Park Park Improvement Plan as model for other Town parks, trails
4. Seek to acquire property to extend trails at Veterans Park and in the Hampden Meadows Greenbelt.
5. Require trail connections when key sites are developed, including the old O'Bannon Mill site, Sowams Nursery and the Zion Bible Institute.
6. Work with State to establish coherent trail system at Haines Memorial State Park.
7. Consider adding trails and parking at Vitullo Farm
8. Work with Warren and Bristol on establishing "water trails" on the Barrington and Warren Rivers, and extending to Bristol Town Beach.

directing people from Walker's Farm to the Osamequin trails. The Barrington Garden Club is co-steward of the property, along with the Department of Public Works.

- g. **Vitullo Farm.** Vitullo Farm on the Wampanoag Trail features cultivated farmland near the road, but also forested wetland areas and unused open fields to the rear. The site has a gravel parking area near the road, at a farm stand, that could also serve as parking for users of any future public trails developed at the site.
- h. **Water trails.** The Town should consider mapping water trails for kayakers and canoeists in the Barrington River and 100-Acre Cove. Two boat ramps, at Police Cove at the Barrington River Bridge and at Walker's Farm north of Central Bridge, provide boaters access to the water. Such a trail could continue south to the Warren River and eventually to Colt State Park or other points in Bristol. Coordination with adjoining communities would be needed.

7.4 Public Access Points

Public rights of way provide connections to the water at the shore, often at the ends of streets, but also through open space properties such as

Walker's Farm and Osamequin Park. To date, the Coastal Resources Management Council (CRMC) has designated only two shore access points as public Rights of Ways where CRMC for the general public's use: the Daunis Right of Way at end of Nayatt Road along Mussachuck Creek, and Teed Avenue at the west end of Mason Road.

However, there are many more public access points to the shore throughout town, according to the Town's Harbor Management Plan. That Plan identified 45 access points in Barrington based on reports and other information from CRMC, the Coastal Resources Center, Town Assessor's Plat maps and public input at Town Council meetings on the issue. Please refer to the Harbor

Management Plan for the complete inventory of access ways, as well as a list of recommendations to identify, regulate and manage public access points to the water. The development of hiking trails, as well as "Blueways" trails on the water, should take advantage of these rights of way, in a manner that is consistent with the Harbor Management Plan.

7.5 Cultural / Historic Protection Needs

In 2010, the Barrington Historic Preservation Society used grant funding from the State to design and install several historic signs along the East Bay Bike Path, and outside the Public Library / Town Hall. The project serves as an example of enhancing the public's enjoyment of open spaces and historic sites. Additional signs along trails, at parks or other public open spaces should be pursued.

The Comprehensive Plan also identifies the need for a Barrington Civic Center Historic Register District management plan – including Wood's Pond, the Peck Center, Town Hall and cemetery. The recommendation was in response to concerns about the placement of a new Veterans Memorial at Town Hall, and the lack of a process or guide for determining what uses are appropriate and where. (The Memorial was relocated to the southwest corner of Town Hall; a portion of that project has been constructed.) The State Historic Preservation

and Heritage Commission, which holds a historic preservation easement on the Town Hall grounds, will need to be consulted on development of a Civic Center District Management Plan.

An additional site of concern is the Belton Court National Register District. The redevelopment of the Zion Bible Institute campus, and the re-use of Belton Court, will need to be sensitive to the historic character of the building and grounds.

8. RECOMMENDED ACTION PLAN

This section provides prioritized recommendations to guide the Town's open space priorities in the coming years.

1. **Formally establish an Open Space Committee**, charged with monitoring implementation of the Open Space Plan and making recommendations on proposed open space acquisitions and improvements to trails and passive recreation areas. The Comprehensive Community Plan assigns open space-related strategies to an Open Space Committee. However, the current committee, the Open Space Ad Hoc Committee, was specifically to review and provide advice to the Town Council on the Vitullo Farm lease. It is recommended that the Open Space Ad Hoc be replaced with a permanent Open Space Committee overseeing the Open Space Plan, and making recommendations on property acquisitions, trail development and other related actions.

The Committee, which should include a broad and balanced constituency, should be in charge of overseeing the Town's management plans adopted by the Town Council, and provide status reports such as through an annual "report card" on each management area. The Open Space Committee would need to work with groups currently responsible for management plans, such as the Conservation Commission, which developed the management plans for Brickyard Pond and the Hampden Meadows Greenbelt, and the Land Trust's

Nockum Hill Management Plan stewardship committee (the Land Trust holds a conservation easement on the Nockum Hill properties).

2. **Continue to develop management plans for Town open space parcels.** Such management plans (as recommended in the Comprehensive Plan) are needed to identify maintenance items for each parcel, and assign responsibilities for maintenance and oversight. (Appendix II provides an outline for drafting management plans.) The Town should maintain active recreation areas and improved trails located on public property. Natural areas and more primitive trails in areas dedicated for passive uses may be maintained and overseen in cooperation with the Conservation Commission or private organizations. Priority areas for new or updated Management Plans include: Vitullo Farm, St. Andrews Farm, Walker's Farm and Osamequin Park, and Prince's (Tiffany's) Pond. The management plans should address routine tasks such as monitoring, and include a plan for assigning and ranking tasks across properties. The Town should use volunteers to the extent feasible – such as through an "Adopt A Spot" program.
3. **Create a protocol for approaching landowners about key open space parcels, in particular properties that are high priorities based on the Open Space ranking criteria (see Section 9).** The Town should reach out to owners of these lots to create a dialogue as to their intentions for their property and willingness to sell. The Town should work closely with the Barrington Land Conservation Trust on the outreach effort. As remaining open space properties become ever more scarce, the Town would benefit from a more systematic approach for deciding whether to acquire property in the future, and for what purpose – for example, conservation land; new parks, trails or other recreational use; or for the development of community facilities or housing.
4. **Consider conservation easements, donations and other alternatives to outright purchase to**

- preserve open space properties.** Open space goals might not require acquisition, particularly where the intent is to preserve environmentally sensitive areas in perpetuity. The Land Trust, for example, has obtained conservation easements on several private and public properties. In the George Street area, the Town acquired development rights for property owned by Four-Town Farm, in exchange for continuing Four-Town Farm's lease of farmland owned by the Town. Outright purchase of property should be considered on a case-by-case basis, particularly where the purpose involves establishing a park with active recreational uses.
5. **Establish a cohesive trails network linking open space and recreation areas.** The Town should begin with improvements to Veterans Memorial Park, as detailed in the plan developed by the Town in coordination with the National Park Service. The trails network at Veterans Park, when complete, should serve as a model for improving other trails in Barrington, providing a template for consistent park and trail signage, tables and benches, and other passive park improvements.
 6. **Continue Haines Park lease with State.** The Town's lease with the State of the portions of Haines Park in Barrington provides the Town priority access to the athletic fields in the park. The park also has an expansive network of trails and a dog park. The Town, in coordination with the State, should develop and implement a plan to improve the trails at Haines Park, as has been accomplished for Veterans Memorial Park working with the National Park Service.
 7. **Establish a sustainable funding program to continue with the trail improvement program and assist with acquisition.** The funding source could be used to provide the local match for open space acquisition grants or trails grants. The funding could also help cover soft costs related to acquisition, such as surveys and legal fees.
 8. **Protect existing Town-owned parks and recreation areas that are currently not protected as open space through the use of conservation easements and other mechanisms, working with the Barrington Land Conservation Trust.** Priorities include: Osamequin Park and Walker's Farm, Vitullo Farm, the RI Country Club, and the RI School of Design's Tillinghast Estate. Portions of Veterans Park should be subject to a conservation easement; however, the easement should account for the potential addition of a community center to the west of the Bayside YMCA, as suggested in the 2009 Barrington Town-Wide Facilities Study.
 9. **Place a priority on the preservation of culturally significant properties.** An example is the RI School of Design's Tillinghast Farm on Nayatt Road.
 10. **Work with East Bay communities on locating and mapping water trails.** In Barrington, the mapping should show access points, destination areas and significant features along the trail route within the Barrington River and 100-Acre Cove, and the Providence River / Narragansett Bay / Bullock's Cove.
 11. **Identify and protect scenic resources by limiting visual obstructions, light pollution and other impacts.** Three areas in town have been identified in the state inventory of scenic areas. Completion of a comprehensive survey of smaller scenic areas that are important on a town-wide level is a recommendation in the 2009 Comprehensive Community Plan. These areas should include: the East Bay Bicycle Path corridor, especially at Brickyard Pond and the Barrington and Warren Rivers; road corridors including Mathewson, Adams Point, Rumstick, Chachapacasset and Nayatt, New Meadow Road along the Barrington River, and along portions of Wampanoag Trail, Washington Road and Middle Highway. The inventory of scenic views should also include views from the ends of public rights of way that should be protected from encroachment such as from the marina expansions or extensions of docks off adjacent private parcels.
 12. **Amend the Land Development & Subdivision**

Regulations to require consistency with Open Space Plan as part of subdivision review process. The Planning Board should take into consideration the goals of the Open Space Plan when evaluating subdivisions and land development projects. For example, the Board could require the extension of a trail and/or the donation of environmentally sensitive portions of a property as open space, where a site abuts a protected open space parcel. The Board could also require the extension of trails, sidewalks, public parking, bike racks and making storm water retention areas as usable, accessible public space.

13. **Evaluate maintenance needs at all public rights of way to the water.** The Harbor Commission should work to ensure the rights of way are clearly marked and safe for pedestrians. Surveys might be needed to identify and eliminate encroachments.
14. **Continue open space maintenance efforts, focusing on removal of invasive plants and trail maintenance.** Invasive plants should be eradicated in a coordinated effort with the Public Works Department, through parks and road maintenance activities. The Town or open space stewards such as the Land Trust should continue to recruit volunteers to assist park and open space upkeep. The Town should always use non-invasive native plants when new plantings are added to public open spaces, provided they are site-appropriate.
15. **Work on select open space issues with adjacent towns.** These include the following areas: 100-Acre Cove and dams on the Runnins River (Swansea, Seekonk, East Providence), debris removal, clearing of invasives on Annawamscutt Brook (East Providence).
16. **Work to eliminate encroachments into open space properties.** The Town has taken steps to identify and notify neighbors about encroachments at St. Andrews Farm. This action requires a Class 1 survey, which can be costly. To minimize costs, the Town should focus on identifying the most blatant encroachments

first. Areas of concern include Vitullo Farm (the southerly property line), and portions of the Hampden Meadows Greenbelt.

9. CRITERIA / RANKING FOR OPEN SPACE ACQUISITION

The following criteria have been developed to guide decisions on future open space acquisitions or protection projects involving the Town of Barrington as a funding source or receiver of a donation of open space property. A system for evaluating potential acquisitions is needed to ensure that a decision to acquire one site today does not come at the expense of a higher priority acquisition in the future. Yet it is worth noting that progress on acquiring open space properties will depend on the availability of funding through bonds or grants when an opportunity arises for acquisition, the timing of which is unpredictable.

The criteria are based on a review of Open Space Plans in other communities, including the Town of Bristol's Open Space Plan (2008).

9.1 *Pre-Requisite Criteria*

Before ranking a proposed open space acquisition, it must meet the following prerequisite criteria:

1. Consistency with the Open Space Plan and Comprehensive Community Plan.
2. The majority of the property is located in the town limits of Barrington.
3. The landowner has agreed to enter into good faith negotiations with the Town.
4. The property has conservation values or recreational benefit consistent with the Open Space Plan.
5. The acquisition entails a fee title purchase or conservation easement only.
6. The Town has assurances that the title and ownership are free of obvious problems.

9.2 Evaluation Criteria

If an open space proposal is determined to meet the pre-requisites, the Committee would conduct an evaluation based on the following criteria:

1. **Cost:** allows the Town to maximize its assets and leverage additional resources including grants, landowner donations, funding partnerships, and donations
2. **Community benefit:** promotes benefits for the town at large—such providing land for recreational areas, expanding an existing open space network, or enhancing buffers.
3. **Connectivity:** adds to the existing or planned open space system and enhances ecological, hydrological, and recreational vitality.

Examples of connectivity include:

- Allows for the extension of a planned trail / walking path;
 - Is adjacent to property now owned by Town, State, or non-profit entity (e.g. YMCA, Barrington Land Conservation Trust, Audubon Society, etc.);
 - Abuts presently undeveloped land that is adjacent to property now owned by Town, State or non-profit;
 - Is adjacent to or within a wetland area;
 - Is a historically significant archaeological site.
4. **Ecologically significant habitat** (rare or endangered flora or fauna);
 5. **Provides for storm water storage, flood protection, or groundwater recharge** (in the Groundwater Recharge Area in particular);
 6. **Size of parcel** (based on acreage);
 7. **Feasibility of purchase and likelihood of acquisition, including time seller can provide to allow Town to secure necessary**

funding (with advise from the Town Manager, Council, solicitor, and/or Town Planner);

8. **Historic value** (within a Historic Register District and/or of significant cultural value);
9. **Scenic value** (aesthetic value and/or preservation of community character);
10. **Farmland preservation** (preserve agricultural properties that may also qualify for protection under other programs).

The Open Space Committee will evaluate each project based on the point system, with the highest theoretical score of 100. The average of each Committee member's scores will be used for the Committee's overall score. Projects with a score of 40 or above are eligible for Town funding, including inclusion in grant applications. High priority projects are those that have an average score of at least 60 points. However, the Committee may recommend that a parcel(s) that scores below the threshold of 40 points be considered if the parcel has unique characteristics that would be consistent with the intent of this policy.

Additionally, the Town should always consider properties that are required for extensions of planned trails eligible for acquisition.

The decision to recommend funding a project will be submitted to the Town Council for consideration. The project timing will be affected by whether an agreement can be reached with the landowner. The intent of the points system is to establish whether the Town should pursue an open space project. Whether an eligible project is funded ultimately depends on whether agreement can be reached among the Town, the owner, and other agencies participating in the project.

The Open Space Acquisition Request form is provided on Page 28.

Open Space Project Ranking Point System *				
	Number of points awarded			
Criteria	0	1 to 3	4 to 7	8 to 10
Acquisition Costs**	Significantly above appraised value	At or close to appraised value	Donated at a cost substantially less than assessed value	Donation (zero cost to Town)
Community benefit	Minimal or no value	Low value	Medium Value	High Value
Connectivity	Minimal to none	Low	Medium	Significant
Ecologically significant habitat	Degraded habitat	Average habitat	Above average	Prime habitat
Size of parcel	<0.5 acre	0.5 to 1.5 acres	1.5 to 3 acres	Over 3 acres
Feasibility of purchase	Not	Low	Medium	High
Historic value	Minimal or no value	Low Value	Medium Value	High Value
Scenic value***	Minimal or no value	Low Value	Medium Value	High Value
Public access and education value	Minimal or no value	Low Value	Medium Value	High Value
Farmland preservation	None	Inactive farm	Active farm <5 acres	Active farm >5 acres

**Properties that are required for a planned trail are automatically eligible for Town funding.*

*** Other acquisition costs include title searches, survey work, rehabilitation of a site, which can vary widely from site to site, and are subject to negotiation between the Town and property owner.*

****Scenic value on a parcel should be judged by several factors including whether the land is located within a prominent view from a park or other public area; contains shoreline or open marsh frontage; abuts a flowing water body; or is within a scenic area depicted in Map OSP-5*

Town of Barrington, Rhode Island

Open Space Acquisition Request

Property owners wishing to offer land to the Town of Barrington should complete this form and include as much pertinent information as possible. This information will be used as the basis to evaluate any request for acquisition of land. All forms should be accompanied by at least one photograph of property showing current conditions and any significant features.

Name of Property Owner Making Request: _____

Mailing Address: _____

Telephone Number: (day) _____ (other) _____

Email Address: _____

Parcel Information

Parcel Location (Street Location/Address and Nearest Cross Street): _____

_____ Tax Assessor's Plat No.: _____ Lot No(s): _____

Lot Area (acreage / square footage): _____

Recent appraisal with date (if applicable) _____

Recent Survey with date (if applicable) _____

Brief Property Description

Please include a narrative description of the property offered for acquisition, including any information about its land use characteristics, proximity to other protected open space lands and/or surface water bodies, its potential significance for stormwater / flood mitigation, ecological / habitat significance, and historical or cultural/scenic value. Continue on back if necessary.

Potential Acquisition Type:

Donation _____ Partial Payment _____ Conservation Easement _____

Purchase of Development Rights _____ Right of First Refusal _____

Other _____

Reason For Request: _____

 Signature of Property Owner

 Date

By submitting this request form, the property grants consent for representatives of the Town of Barrington, including staff members, consultants, and/or members of the Town Open Space Committee, to enter upon and inspect the subject property.

APPENDICES

- Appendix I: Open Space Inventory
- Appendix II: Management Plan Format
- Appendix III: Park/Trail Signage Specifications

APPENDIX I: OPEN SPACE INVENTORY

The following inventory provides an overview of open space properties in Barrington in 2011, including a description of how properties are generally used. The uses listed below do not necessarily include all of the activities that occur or are permitted to occur within specific open space properties. Acreage is based on GIS mapping calculations.

A. Publicly Owned Open Space

Table A.1: Multi-Use Parks and Recreation Areas

<i>SITE</i>	<i>LOCATION</i>	<i>OPEN SPACE ACREAGE</i>	<i>USES</i>	<i>PLAT</i>	<i>LOT(S)</i>
TOWN PROPERTIES					
Latham Park	Latham Avenue	3.26 acres	Playground, path with benches, parking, fishing areas	1	395
Town Beach	End of Bay Road, on Narragansett Bay	Approx. 4 acres	Beach; beach house with restrooms, showers; boat storage area, approx. 100 parking spaces	10	31 (rear lot)
Sherwood Park	Congress Road	4.47 acres	Baseball field, practice area, walking path, concession stand	14	12
Police Cove	County Road at Barrington River Bridge	3.26 acres	Boat ramp, Bike Path parking, undeveloped park	15	3, 4
St. Andrews Farm	Middle Highway west of Federal Rd. intersection	28.53 acres	Multi-use field, trails, parking (and St. Andrews School maint. facility)	17	353
Bicknell Park	Walnut Rd, Alden Rd, East Bay Bike Path	4.86 acres	Ball field	18	110, 115, 120, 175
Chianese Field	Prince's Hill Road, Centennial Ave., Foote St.	15.21 acres	Multi-use field, tennis, basketball courts, parking (capped landfill areas to include 2 soccer fields)	22 23	441, 438, 505 309
Veterans Memorial Park	Brickyard Pond, West Street, Legion Way	123 acres (excludes 101-acre pond)	Softball field, picnic areas, trails, boat access, Legion Way rink, parking	24	13, 14, 15, 16, 17, 18, 46, 96
Sowams Road Park Site	Sowams Road	5.87 acres	Practice field, parking area	28	14
Subtotal – Town		192.46 acres			
STATE PROPERTIES					
Haines Memorial State Park (portion within Barrington)	Narragansett Ave., Washington Rd., Haines Park Rd.	73 acres	1 Sr. League, 2 Little League, 2 multi-purpose fields, dog park, picnic areas, trails, boat ramp	13	1, 5, 7
Subtotal: State		73 acres			
Total		265.46 acres			

Table A.2: Open Space Properties - Future Use to be Determined

<i>SITE</i>	<i>LOCATION</i>	<i>OPEN SPACE ACREAGE</i>	<i>USES</i>	<i>PLAT</i>	<i>LOT(S)</i>
Town Properties					
"The Place"	College Lane	4.75 acres	Undeveloped (former site of "The Place")	15	42
Undeveloped park	Between Sherbrooke Rd & Hazelton Rd	2.04 acres	Undeveloped park	15	160
Currier Park	East of Primrose Hill School	Approx. 5.3 acres	Informal trails	16	11 (part)
Total		12.09 acres			

Table A.3: Natural Areas with Trails / Publicly Accessible Areas

<i>USE</i>	<i>LOCATION</i>	<i>OPEN SPACE ACREAGE</i>	<i>USES</i>	<i>PLAT</i>	<i>LOT(S)</i>
Town Properties					
Allin's Cove	Allin's Cove, Willow Way, Ocean Ave.	2.45 acres	Conservation land with restricted public access	1 3	210, 235, 237, 243 149, 167, 168
Vitulo Farm	West of Wampanoag Trail	29.25 acres	Leased farmland, farm stand	15	5, 43, 210
Tall Cedars	East of Washington Road	33.04 acres (excludes 8 acres owned by BCLT)	Conservation land; drainage	14 14	15, 241, 242, 244 8, 11
Osamequin Park	East of Wampanoag Trail, on 100-Acre Cove	28.43 acres	28.43 acres	16	19, 72
Walker's Farm	Wampanoag Trail, Bar- rington River	48.53 acres	48.53 acres	16	21, 22
Prince's Pond	West of County Rd, east of Upland Way	25 acres	25 acres	21	35
Brickyard Wetlands	Between YMCA, Bos- worth St. end	10.1 acres	10.1 acres	24	2
Hampden Meadows "Greenbelt"	Between Christine Drive and Linden Road	126.8 acres	126.8 acres	29 31 32	209 13, 172, 315 (pt), 321, 332, 333, 351, 352, 412 28 to 30, 45 to 48, 51, 524, 525
Douglas Raynor Wild- life Refuge at Nockum Hill	SW of George Street, 100-Acre Cove	40.3 acres	40.3 acres	37	4, 50, 56
Total		343.90 acres			

Table A.4: Natural Areas: Conservation Areas

<i>SITE</i>	<i>LOCATION</i>	<i>OPEN SPACE ACREAGE</i>	<i>USES</i>	<i>PLAT</i>	<i>LOT(S)</i>
TOWN OF BARRINGTON					
Divine Vargas	Wampanoag Trail	46.4 acres	Conservation land	15	7, 10, 26
Washington Road	South of Bike Path across from Bicknell Park	9.16 acres	Conservation land	19	6, 259
Smith's Cove	Smith's Cove, south of Quincy Adams Rd.	5.1 acres	Conservation land	26	1, 221
Palmer River	Palmer River, near Johannis Farm	0.75 acres	Conservation land	31	31
Subtotal: Town		61.41 acres			
STATE OF RI					
Rumstick Point	End of Rumstick Road, on Rumstick Point	27.4 acres	Coastal wetlands, shoreline	11	8, 9, 39
Calf's Tongue	100-Acre Cove	5.4 acres	Coastal wetlands	15	16, 20, 21
Island in 100-Acre Cove	100-Acre Cove	3.6 acres	Undeveloped island	35	1
Great Tongue	100-Acre Cove	2.55 acres	Coastal wetlands	35	3
Subtotal: State		38.95 acres			
Total		100.36 acres			

Table A.5: Cemeteries

<i>SITE</i>	<i>LOCATION</i>	<i>OPEN SPACE ACREAGE</i>	<i>USES</i>	<i>PLAT</i>	<i>LOT(S)</i>
TOWN OF BARRINGTON					
Allin Burial Ground	Bay Spring Avenue at Adams Avenue	0.51 acre	Cemetery	2	11
Forest Chapel	Governor Bradford / Water Way	6.89 acres	Cemetery	8	25, 27
Prince's Hill	County Rd. north of Town Hall	7.75 acres (approx.)	Cemetery	21	17, 18 (pt.)
Watson Cemetery	End of Brick Pond Drive	(Part of Veterans Park - see Table A.1)	Cemetery	24	18 (pt.)
Tyler Point	At Tyler Point	0.66 acre	Cemetery	27	62
Nockum Hill	Off Warren Ave at state line	1 acre	Cemetery	37	22
George Street	George Street at state line	7.54 acres	Cemetery (future)	37	53
Total		24.35 acres			

B. Privately Owned Open Space

Table B.1: Privately Owned Protected Open Space with Some Public Access

<i>SITE (by Owner)</i>	<i>LOCATION</i>	<i>OPEN SPACE ACREAGE</i>	<i>USES</i>	<i>PLAT</i>	<i>LOT(S)</i>
BARRINGTON LAND CONSERVATION TRUST					
Pic-Wil Nature Preserve and adjacent sites	Washington Road/Appian Way	22.41 acres	Protected farmland, conservation land.	4	54, 57, 60, 61, 67, 72A
			Access only with Land Trust guide.	5	
"Sowams Woods"	Wash. Rd at S. Lake Dr, on Echo Lake	12.31 acres	Conservation land, trails	5	7

Table B.1: Privately Owned Protected Open Space with Some Public Access (continued)

SITE (by Owner)	LOCATION	OPEN SPACE ACREAGE	USES	PLAT	LOT(S)
Tall Cedars	Between Washington Road and Rosedale Ave. accessed via right-of-way on Rosedale at Sherwood Lane; 2 lots on Crown Ave.	9.2 acres	Conservation land to be kept in natural state; BCLT "will not make any further subdivision nor erect or maintain any structures"	14 17	8, 11 226, 228
Nugent and Robertson wetlands	East of Middle Hwy, south of Brick Pond Drive	4.76 acres	Conservation land (wetlands) / some trail access	24	244, 271
Johannis Farm Wildlife Preserve	Johannis Farm Wildlife Preserve and adjacent properties, east of Sowams Road, near and on the Palmer River	37.79 acres	Agricultural fields, ponds, woodland and marsh. Access only with Land Trust guide.	31	33, 38, 66, 392, 400
Hampden Meadows Greenbelt parcel	West of Sowams Road, south of Kent Street, adjacent to Hampden Meadows Greenbelt	0.6 acres	Conservation land, abuts "Hampden Meadows Greenbelt", w/ trails	31	391
Subtotal: BCLT		87.07 acres			
BRISTOL COUNTY WATER AUTHORITY					
Bristol County Water Authority	Nayatt Road, west of Nayatt School, south of Veterans Park	23.36 acres	Conservation land (forested wetlands, trails), water treatment plant on Nayatt Road	24	19, 31, 87
Total: BCWA		23.36 acres			
Total		110.43 acres			

Table B.2: Privately Owned Protected Open Space with Limited/No Public Access

SITE (by Owner)	LOCATION	OPEN SPACE ACREAGE	USES	PLAT	LOT(S)
Allin's Cove parcels	Along Allin's Cove, in Bay Spring and Alfred Drown areas	4.74 acres	Conservation land / coastal wetlands; accessible from Third Street right of way, Willow Way	1 2 3	178, 190, 232, 240 22 130, 131, 141, 145, 146
Rumstick Point	Immediate north of State conservation parcels on the point	0.2 acres	Conservation land	11	101
Annawamscutt Brook properties	Along Annawamscutt Brook, north of Haines Park	1.2 acres	Conservation land	12	128, 159, 181, 216
Lion's Head properties	North and south of Great Road in Lion's Head	4.9 acres	Conservation land	14	1, 372
"Calf's Tongue" properties	On Barrington River, east of Wampanoag Trail, south of East Providence line	4.76 acres	Conservation land to be kept as natural, undeveloped	15	13, 17, 22

Table B.2: Privately Owned Protected Open Space with Limited/No Public Access (continued)

SITE (by Owner)	LOCATION	OPEN SPACE ACREAGE	USES	PLAT	LOT(S)
Waseca Avenue parcels	On paper street portion of Waseca, north of Bike Path, east of Prince's Hill Ave.	0.72 acres	Conservation land	23	212, 214, 216
Bourne Lane marshlands	South of Bourne Lane, west of Adams Point Road, with frontage on Warren River	4.22 acres	Conservation land (marshlands)	26	14
Preston Drive marshlands	West of Preston Drive, south of Quincy Adams Drive	3.21 acres	Conservation land (marshlands)	26	353, 353
Orchard Avenue	End of Orchard Avenue, on Palmer River	0.64 acres	Conservation land	28	47
Seaview Drive parcel	End of Seaview Drive, on Palmer River	2.91 acres	Conservation land	28	138
"Diorio Marsh"	End of Baron Rd. and Colonial Ave., on Palmer	0.88 acres	Conservation land	28	228, 229, 230
"Gibbs/Barton Land"	South of Lillis Avenue, on Palmer River	1.33 acres	Conservation land	28	281
Belvedere Boulevard	North of Belvedere Blvd., on Palmer River	0.25 acres	Conservation land	30	43
River Oak Drive parcel	End of River Oak Drive, on Palmer River	2.75 acres	Conservation land	30	137
Dante Street and Columbus Avenue	Dante Street and Columbus Avenue, near and on Palmer River	2.74 acres	Conservation land	30	175, 179, 210, 245, 256, 257
Bullock Avenue	North of Bullock Avenue	5.92 acres	Conservation land (adjacent to Audubon properties)	31	411
"Great Tongue"	About 4 acres saltmarsh on either side of creek on southern end of Tongue	3.75 acres	Conservation land (saltmarsh), to be kept natural and undeveloped	35	6, 7
Mallard Cove	On 100-Acre Cove, at end and north of Cove Avenue, west of Mallard Cove subd.	5.0 acres	Conservation land to be kept in its natural and undeveloped condition	35 37	116 35, 37
Deep Meadow marsh	On northern reaches of Hundred Acre Cove, at Mass. line. Nockum Hill cemetery is to the west.	6.06 acres	Conservation land (marshland)	36 37	3 25, 27
Pine Top Road	In the Hampden Meadows Greenbelt, accessed off Sowams Road	0.75 acres	Conservation land (incl. 1/3 acres of red maple swamp)	15	180
"Andreozzi Nature Preserve"	Between Vialls Drive and Pine Cone Drive	3.51 acres	Conservation land (includes pond)	19	260
"Lombardi Park"	Between South Lake Drive and East Bay Bike Path, with pond	3.37 acres	Conservation land (includes pond)	19	273

Table B.2: Privately Owned Protected Open Space with Limited/No Public Access (continued)

SITE (by Owner)	LOCATION	OPEN SPACE ACREAGE	USES	PLAT	LOT(S)
Heritage Woods	Between Sowams Rd and New Meadow Rd, end of Tall Pines Dr, north of Farrier Ave	3.02 acres	Conservation land, to be kept in its natural state	36	30, 141
Either side of creek northeast of "Great Tongue"	Southeast of Nockum Hill	1.38 acres	Conservation land	37	9, 19
Subtotal: BCLT		68.21 acres			
AUDUBON SOCIETY					
Annawamscutt Brook parcels	Along Annawamscutt Brook, north of Haines Park, south of Brook Street	4.68 acres	Conservation	12	22, 335, 336, 343 to 347, 364, 368
Palmer River parcels	Along Palmer River, east of Sowams Road	16.3 acres	Conservation	31	37, 41, 44, 46, 47, 49
100-Acre Cove parcels	Marshland on 100-Acre Cove east of George St.	41.73 acres	Conservation	37	5, 13
Subtotal: Audubon		62.71 acres			
OTHER PRIVATE PROPERTIES					
Washington Road	South of Pic-Wil properties	3.11 acres	Conservation land (BCLT easement)	5	1 (part)
Lions Head	In Lions Heads subdivision, on County Road	4.82 acres	Drainage – detention basin	14	389
Calf's Tongue	On Calf's Tongue, east of Wampanoag Trail near E Providence line	3.14 acres	Marshland	15	15, 19
Atlantic Crossing	Atlantic Crossing subdivision (rear)	8.7 acres	Conservation land (forested wetlands)	19	70, 298
Glendale Acres	Woodhaven Rd., Boxwood Ct., Cranberry Ct. (rear)	12.32 acres	Conservation land (cluster subdivision)	24	11 (part)
13 Half Mile Road	On Half Mile Road, south of the YMCA, east of Veterans Park	6.49 acres (total lot: 11.47 acres)	Woods, wetland areas within Conservation zone. Excludes areas outside C zone.	24	179 (part)
Volpe Park	End of Shady Lane	3.2 acres	Conservation land	25	71
Adams Point Road	East side of Adams Point Road, with frontage on Smith's Cove	8.9 acres	Conservation easement includes frontage on Smith Cove, extensive saltmarsh, coastal buffer vegetation along the shoreline, freshwater wetland, and a grove of mature trees	26	2
Adams Point Road	East side of Adams Point Road on Warren River	3.14 acres	Conservation land / no public access (BCLT easement)	26	17
Adams Point	West side of Adams Point Road at end	Approx. 2 acres	Conservation land	26	264

Table B.2: Privately Owned Protected Open Space with Limited/No Public Access (continued)

SITE (by Owner)	LOCATION	OPEN SPACE ACREAGE	USES	PLAT	LOT(S)
Sowams Nursery (East) – Conservation-zoned portion	Rear of Sowams Nursery site, on Palmer River	0.70 acres (total site: 9.35 acres)	Total site is 9.35 acres. Area zoned Conservation – approximately 0.70 acres. Zoning: R-25, C. Portion in Wetlands Overlay District.	28	Portion of 72, 73
Sowams Road - south	On Palmer River	0.51 acres	Conservation land (BCLT easement)	28	283 (part)
249 Sowams Road Conservation-zoned portion)	Between River Oak Rd. and Seaview Drive on east side of Sowams Road; “Conservation” portion on Palmer River	2.67 acres in C zone (total site: 11.2 acres)	Rear portion of site on Palmer River zoned Conservation (2.67 acres). Remaining portion of site zoned R 25, with farm buildings in interior; house on Sowams. Portions in Wetlands Overlay District.	30	263
River Oak Road easements	End of River Oak Road	Approx. 0.33 acres	Conservation land (BCLT easements)	30	301 (part), 303 (part)
Bullock Avenue (rear) easements	Rear portion of properties on Bullock Avenue	1.81 acre	Conservation land (BCLT easements)	31	136 (pt.), 137 (pt.), 138 (pt.)
Barrington River	On Barrington River at end of Puritan Drive	6.89 acres	Marsh areas on river; zoned OS-P. Most in Wetlands Overlay District	32	20
Barrington River	On Barrington River, south of Meadowbrook Drive	2.72 acres	Marsh areas on river; zoned OS-P. Most in Wetlands Overlay District	32	21
Mallard Cove common land	Within Mallard Cove; pond area, open space to west	9.64 acres	Open space properties	36	1
100-Acre Cove parcels	100-Acre Cove, north side of creek, and inland to east	8.46	Marsh areas within Wetlands Overlay District; zoned WR	37	10, 21, 24, 28
4-Town Farm farmland	4-Town Farm / George Street	8.7 acres	Farmland (Town acquired development rights)	37	59
Subtotal: Other		98.25 acres			
UNKNOWN OWNERS					
Allin’s Cove parcels	Allin’s Cove off Pleasant Street / Third Street right of way	2.7 acres	Coastal wetlands Zoning: Conservation	2	23, 24
Calf’s Tongue	“Calf’s Tongue,” near E. Providence line	7.39 acres	Marshland Zoning: Conservation	15	11, 12, 14, 18

Table B.2: Privately Owned Protected Open Space with Limited/No Public Access (continued)

SITE (by Owner)	LOCATION	OPEN SPACE ACREAGE	USES	PLAT	LOT(S)
Great Tongue	"Great Tongue" in 100-Acre Cove	28.15 acres	Marshland Zoning: Wildlife Refuge	35 37	4, 8 to 22 11, 12
Palmer River parcels	Along Palmer River, east of Sowams Road near Mass. Line	26.32 acres	Coastal wetlands, forested wetlands Zoning: Conserva- tion	31	29, 30, 32, 34, 36, 39, 40, 42, 43, 45, 48, 50
100-Acre Cove parcels	100-Acre Cove, west / northwest of Mallard Cove	25.48 acres	Coastal wetlands, pond Zoning: Wildlife Refuge	37	18, 20, 23, 26, 29, 30, 31, 32, 33, 34, 36
Subtotal: Unknown Owners		90.04 acres			
Total		319.21 acres			

Table B.3: Privately Owned Unprotected Open Space (>2 acres)

SITE (by Owner)	LOCATION	OPEN SPACE ACREAGE	USES	PLAT	LOT(S)
O'Bannon Mill Site	North of Bay Spring Avenue, east of East Bay Bike Path, south of Haines State Park	5.1 acres	Wooded, former industrial site; portion includes a pond. Zoned Business. Portions near, west of pond in Wetlands Overlay District	2	109
Adams Avenue	South of Bay Spring Avenue, east of Adams Avenue, on Allin's Cove	5.57 acres	Wooded site, with coastal wetlands near Allin's Cove. Zoned LM, R-10. Portion near water in Wetlands Overlay District	2	154
Southwinds Lane	End of Southwinds Lane right of way, to west, on Bay	2.10 acres	Coastal wetlands near water. Zoned R-40. Portion near water in Wetlands Overlay District	5	138
Southwinds Lane	End of Southwinds Lane right of way, to east, on Bay	3.55 acres	Coastal wetlands near water. Zoned R-40. Portion near water in Wetlands Overlay District	5	139
RI Country Club	Washington Road, Nayatt Road, Middle Highway Narragansett Bay	178.91 acres	Golf course with clubhouse; includes Mussachuck Creek; fronts on Narr. Bay w/ coastal wetlands. Zoned RE	6	1, 2, 3

Table B.3: Privately Owned Unprotected Open Space (continued)

SITE (by Owner)	LOCATION	OPEN SPACE ACREAGE	USES	PLAT	LOT(S)
Echo Lake	Echo Lake, north and west of South Lake Drive	23.6 acres	Consists mostly of Echo Lake. Zoned RE. RI Country Club property	6	17
Tillinghast Farm (RISD)	On Nayatt Road, Narragansett Bay, west of Freemont Avenue	36.04 acres	Owned and operated by RISD with large open spaces. -Zoned: RE, R-25. Portion near water in Wetlands Overlay District	7	96
Rumstick Road	East side of Rumstick Road, abutting Smith's Cove	7.6 acres	Undeveloped; zoned R-40. Areas in Wetlands Overlay District	10	15
Rumstick Road	East side of Rumstick Road across from Hoffman Lane, abutting Smith's Cove	4.29 acres	Undeveloped; zoned R-40. Areas in Wetlands Overlay District	10	116
Holly Lane	End of Holly Lane (west of Rumstick Road), on Narragansett Bay	1.96 acres	Undeveloped; zoned R-40	11	75
Chachapacassett Road	South of Chachapacassett Rd, west of Rumstick Rd	13.59 acres	Woods, pond; zoned R-25, R-40	10	3
Zion Bible Institute	At Zion Bible Institute, to west and south of developed areas	10.5 acres (total site – approx. 40 acres)	Woods, wetlands; zoned: RE. Portions in Wetlands Overlay District	14	2 (part), 4 (part)
Pine Top Road / Wampanoag Trail	South of Pine Top Road, some frontage on Wampanoag Trail	4.2 acres	-Woods, wetlands; zoned: R-25. Portion in Wetlands Overlay District	15	27
Pine Top Road area	South of Pine Top Road, some frontage on Wampanoag Trail	2.39 acres	Woods, wetlands; zoned: R-25. West, southwest portions in Wetlands Overlay District	15	212
St. Andrews School	Woods to west/northwest of campus, east of Middle Highway, north of Federal Road	20 acres	Woods, wetlands, creek; zoned: RE. Portions in Wetlands Overlay District	16	5 (part)
Middle Highway	East side of Middle Highway, north of Post Office, south of Lincoln Avenue	3.65 acres	Woods, wetlands; zoned: R-25. Portion in Wetlands Overlay District	20	71

Table B.3: Privately Owned Unprotected Open Space (continued)

SITE (by Owner)	LOCATION	OPEN SPACE ACREAGE	USES	PLAT	LOT(S)
Lincoln Avenue	South side of Lincoln Avenue, east of Middle Highway	7.45 acres	Woods; zoned: R-25. Portion could be in Wetlands Overlay District	20	177
Federal Road	South side of Federal Road, west and south of Public Safety Complex	3.24 acres	Open areas, cultivated fields; zoned: R-25. Portions in Wetlands Overlay District	20	178
13 Half Mile Road	On Half Mile Road, south of the YMCA, east of Veterans Park	2.7 acres (approx.); total site: 11.47 acres	Woods, wetland areas outside areas zoned for Conservation, Open Space; portion in Wetlands Overlay District	24	179 (part)
End of Bosworth Street	At end of Bosworth Street, north of Half Mile Road	3.17 acres	Woods, wetland areas; zoned B, R25. Portion in Wetlands Overlay District	24	278
99 Adams Point Road	West side of Adams Point Road, on Smith's Cove	9.91 acres	Residential structures, pond, woods; zoning: R-25. In Farm/Forest/Open Space Program. Portion in Wetlands Overland District	26	2
Libby Lane	South side of Libby Lane, abutting Smith's Cove	2.33 acres	Undeveloped; zoned R-25. Areas in Wetlands Overlay District	26	37
Adams Point	West side of Adams Point Road at end, on Smith's Cove	5.4 acres	Undeveloped; zoning: R-25. Most in Wetlands Overlay District	26	264
New Meadow Road – Barrington River	West side of New Meadow Road, on Barrington River	2.69 acres	Undeveloped; zoning: R-25. Portion in Wetlands Overlay District	27	19
Sowams Nursery (West)	Sowams Nursery site, west of Sowams Road to New Meadow Road	21.22 acres	Nursery site; zoning: R-25. Portion in Wetlands Overlay District	28	5, 12, 264, 265

Table B.3: Privately Owned Unprotected Open Space (continued)

<i>SITE (by Owner)</i>	<i>LOCATION</i>	<i>OPEN SPACE ACREAGE</i>	<i>USES</i>	<i>PLAT</i>	<i>LOT(S)</i>
Sowams Nursery (East) (Residence 25-zoned portion)	Sowams Nursery site, east of Sowams Road	8.65 acres; total site: 9.35 acres	Wholesale nursery, zoned R-25 (pt. zoned C); pt. in Wetlands Overlay District	28	72 & 73 (portion), 246, 249, 263
277 Sowams Road	Between of Columbus Ave. and River Oak Rd. on Dante St. (paper street)	5.11 acres	Undeveloped woodland. Abuts Palmer River. Zoning: R25	30	136
249 Sowams Road (Residence 25-zoned portion)	Between River Oak Rd. and Seaview Drive on east side of Sowams Road; "Conservation" portion on Palmer River	8.56 acres in R25 zone (total site: 11.2 acres)	Rear portion of site on Palmer River zoned Conservation (2.67 acres) Rest of site zoned R 25, with farm buildings; house on Sowams. Some in Wetlands Overlay District	30	263
Sowams Road	Across Sowams Road from Owen Lane	4.64 acres	Zoning: R25. Rear portion in Wetlands Overlay District	31	64
65 Martin Avenue	Across Martin Avenue from Hanson Road	3.03 acres	Undeveloped upland. Zoning: R-25. Areas behind house in Wetlands Overlay District	32	6
255 New Meadow Road	New Meadow Road (rear), northeast of Massasoit Avenue intersection	5.97 acres	House, open space to rear. Zoning: R-25. In Farm/Forest/Open Space Program. Areas behind house in Wetlands Overlay District	32	107
East side of George Street	Across from 60 George Street	6.79 acres	Farm / horse field; zoning: R40. Includes pond.	37	3A
4-Town Farm	George Street at Town Limits	11.89 acres	Active farm; zoning: R-40. In Farm/Forest/Open Space Program. Portion in Wetlands Overlay District	37	41
To east of George Street	On State Line	12.54 acres	Active farm; zoning: R-40. In Farm/Forest/Open Space Program. Portions in Wetlands Overlay District	37	58
Total		448.34 acres			

APPENDIX II: MANAGEMENT PLAN FORMAT

The following is guide for open space management plans, for properties owned by the Town of Barrington. The outline is consistent with the outline used by the Barrington Land Conservation Trust for its Stewardship Management Plans.

Cover & Document Header/Footer (*mandatory*)

Property name (or working name), 'Stewardship Management Plan', Town of Barrington, Date prepared or adopted, Scenic photo (optional)

Table of Contents (*mandatory*)

Plan Outline

1. Acknowledgements (optional)
2. Executive Summary (*mandatory*)
 - Note if this is a revision of an earlier plan or the initial plan.
 - Summary of outstanding features and protection purpose.
 - Summary of primary threats and opportunities
 - Consistency with Open Space Plan
 - Reference to property restrictions
3. Introduction and Acquisition History (*mandatory*)
 - Property name
 - Plat and lot number(s)
 - Acreage
 - Street address (if any)
 - History of property
 - Form of ownership (fee simple, conservation easement, deed restriction)
 - Rights of way (if any) and access for monitors
 - Rights of others per deed (co-owner, reverter, oversight or monitoring)
 - Contacts and required communication methods for these entities
 - Summary of all specific property restrictions per deed; specifically note if there are none.
 - Date acquired
 - Property donors (if any)
4. Natural and Open Space Resources - Summary of ecological highlights, threats and opportunities (*mandatory*)
 - Public access, hours and parking; note where none is available.
 - Regional context, open space setting, natural community types
 - Watershed setting, water resources
 - Topography, geology and soils
 - Wildlife
 - Threats
 - Opportunities
5. Scenic and Historical Resources - Summary of highlights, threats and opportunities (*mandatory*)
 - Collections and archives
 - Cultural or historic landscape features
 - Threats
 - Opportunities
6. Recreational Resources - Summary of highlights, threats and opportunities.
 - Visitor experience
 - Access and parking
 - Permitted uses
 - ◊ Quiet Enjoyment (e.g., bicycling, dogs, geocaching, hiking, hot air balloons, jogging, observing nature, picnicking, walking, etc.)
 - ◊ Special Events (e.g., fundraising, public awareness, supporter benefit, weddings, etc.)
 - Trails and signage
 - Volunteering opportunities
 - Threats
 - Opportunities
7. Stewardship Action Plan (*mandatory*)
 - Summary of previous and current efforts
 - Stewardship management action plan

APPENDIX II (Continued): MANAGEMENT PLAN FORMAT

- ◇ Natural and open space management
 - ◇ Scenic and historic resources management
 - ◇ Recreational Resources management
 - Stewardship monitoring
 - ◇ Boundary markers
 - ◇ Insurance issues
 - ◇ Surveillance and security (e.g., “neighborhood watch”, volunteer monitors, emergency actions)
 - Management plan review and revision
 - Workload and budgets
 - ◇ 5-Year Work Plan
 - ◇ Stewardship budget
 - ◇ Project budgets—capital projects , ongoing maintenance needs
8. Appendices (*mandatory*)
- Deed, conservation easement or other legal document (*mandatory*) also, property card, letter to Town Council for tax relief, Council minutes granting relief
 - Survey Plat map (*mandatory*)
 - Plat map (*mandatory*) (*color to highlight property*)
 - Topographic maps, regional maps, GIS maps, group property maps, historic aerial photos
 - Baseline property study including property photos (*mandatory*)
 - Natural and Open Space Resources Appendices
 - ◇ Watershed, soils and other resource related maps
 - ◇ Wetlands study
 - ◇ Forestry study
 - ◇ Endangered, rare or threatened species survey
 - ◇ Plant and wildlife surveys
 - ◇ Invasive plant and animal assessments
 - ◇ References to Town Comprehensive and Open Space Plans
 - ◇ References to State Plans
 - Historical Resources
 - ◇ Historical maps and deeds
 - ◇ Historical references
 - ◇ Historical and archeological studies
 - ◇ Historical photos
 - ◇ Historical and archeological designations
 - ◇ References to Town Comprehensive Plan
 - ◇ References to State Plans
 - Scenic and Recreational Resources
 - ◇ Scenic and recreational maps including public access, parking, trail and signage maps
 - ◇ Scenic and recreational photos
 - ◇ Scenic designations
 - ◇ References to Town Comprehensive and Open Space Plans
 - ◇ References to State Plans
 - Stewardship Action Plan - Action Plan in table form

APPENDIX III: PARK/TRAIL SIGNAGE SPECIFICATIONS

This Plan recommends a consistent use of blazes, or trail markings, on paths in Town open space properties, and other private parcels with public trails. These blazes are installed at certain distances, as needed, to mark the direction of the trail.

The following is the template for blazes on trails on Town properties. The color of the background and arrow should be modified to match the color to be used on a given trail—for example, a red, green or blue trail. The text and space around arrow are to be printed with an opaque white on painted aluminum squares. The name of the park is to be placed around the circle. The Town used these specifications in upgrading trail markers at Veterans Park in 2011.

Size: 3.75 x 3.75-inch squares

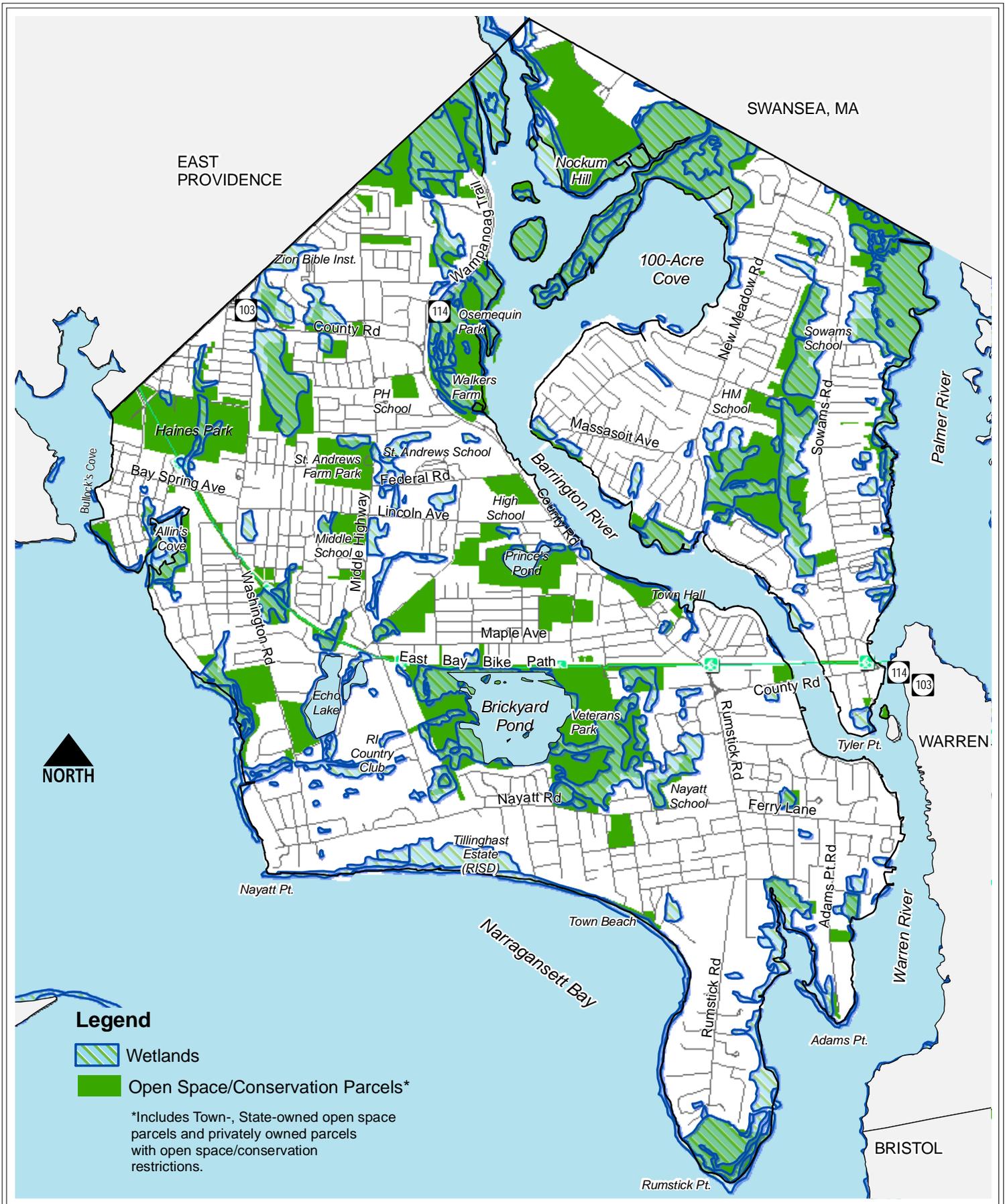
Material: .012-gauge aluminum



MAPS

- OSP-1 Wetlands
- OSP-2 Flood Zones
- OSP-3 Groundwater recharge area
- OSP-4 Rare/Endangered Species Habitat Areas
- OSP-5 Scenic Areas
- OSP-6 Agricultural Areas / Prime Farmland
- OSP-7 Shore Access Points, Easements, Paper Streets
- OSP-8 Historic Areas
- OSP-9 Major Trails
- OSP-10 Open Space Lots by Owner
- OSP-11 Open Space Lots – Unknown Ownership
- OSP-12 Open Space Lots - Private Owners, Unprotected (>2 ac.)

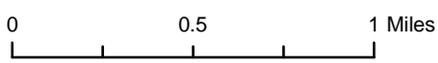
Wetlands



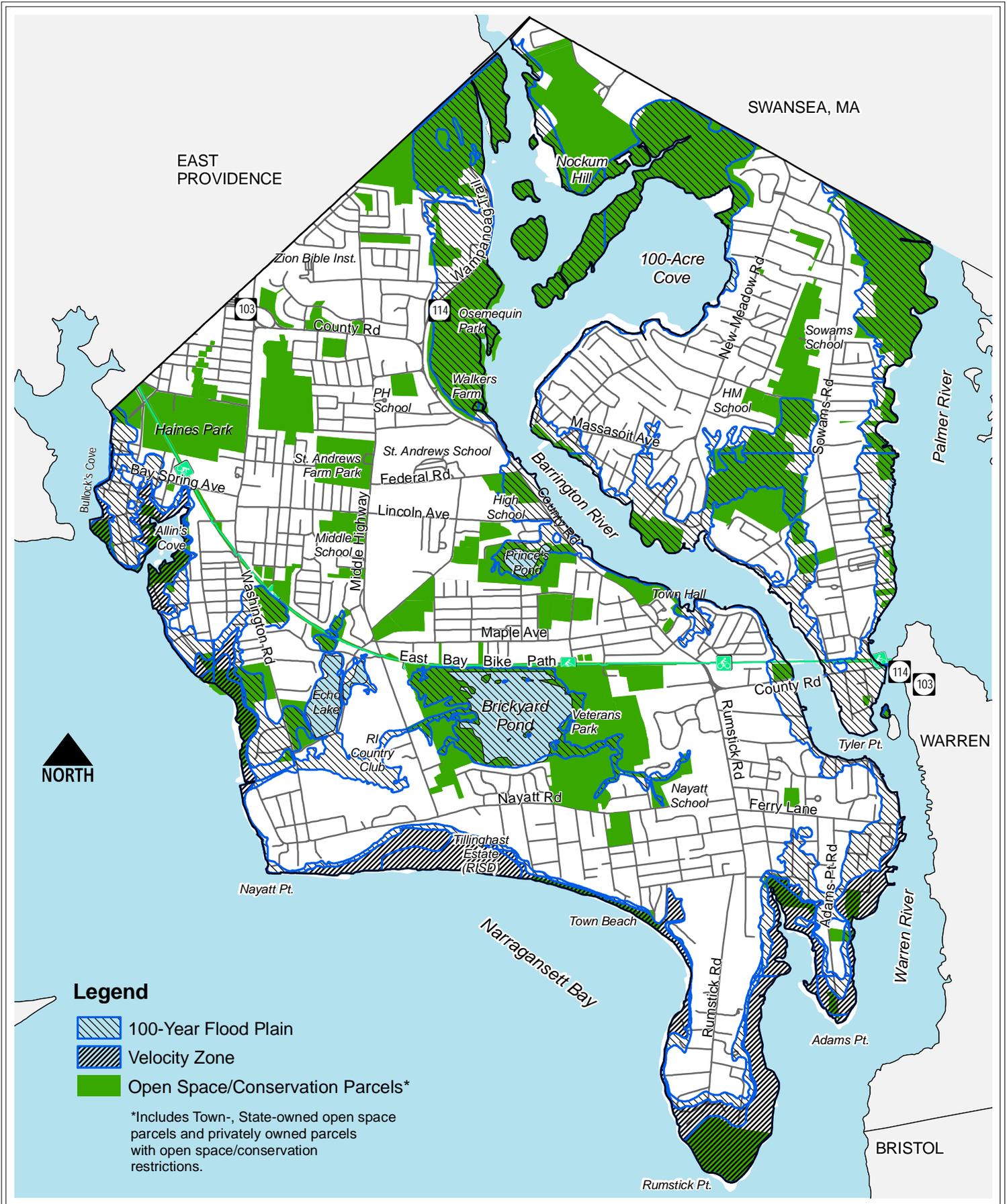
Legend

- Wetlands
- Open Space/Conservation Parcels*

*Includes Town-, State-owned open space parcels and privately owned parcels with open space/conservation restrictions.

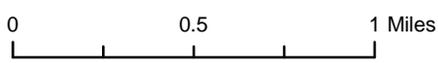
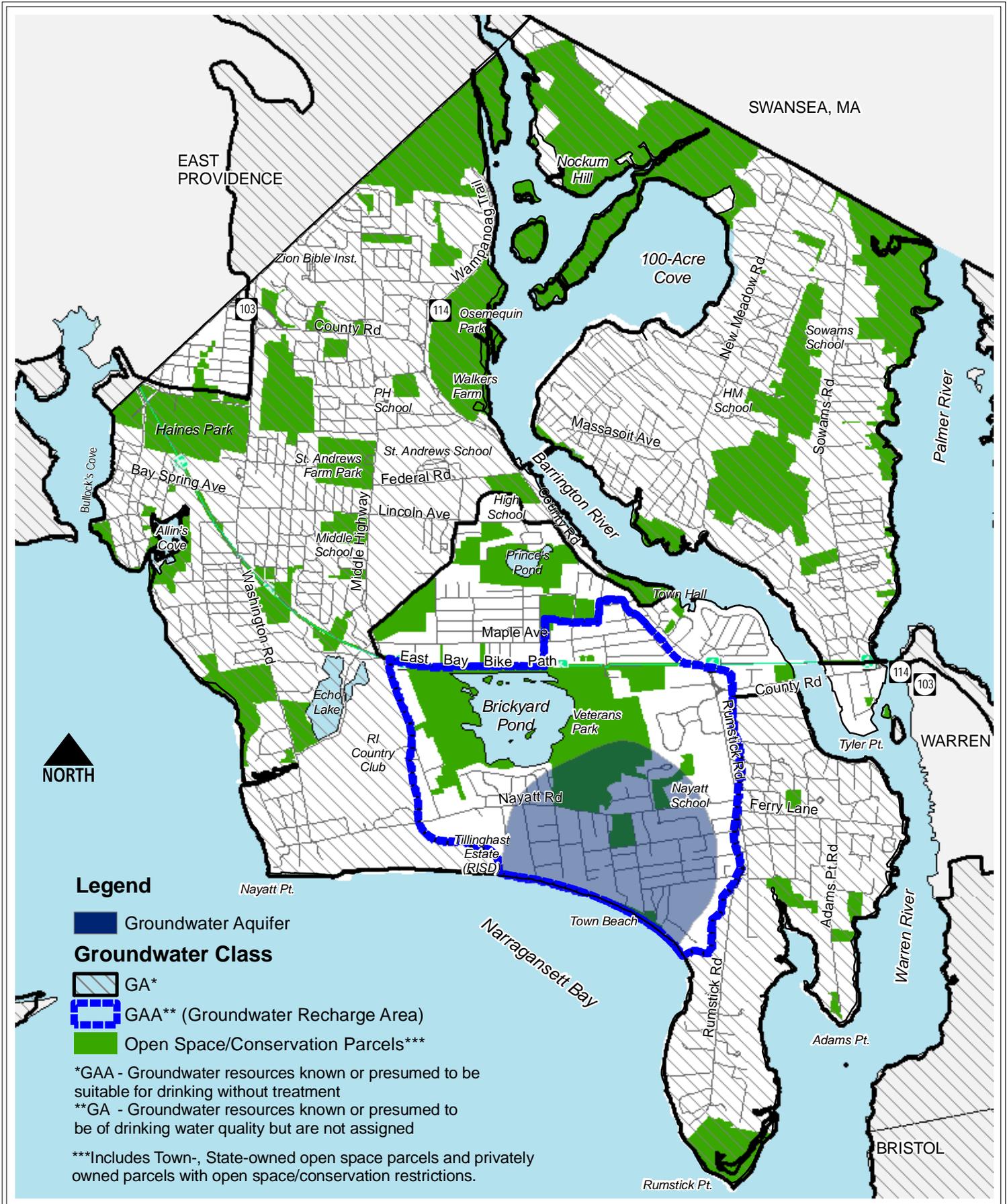


Flood Zones

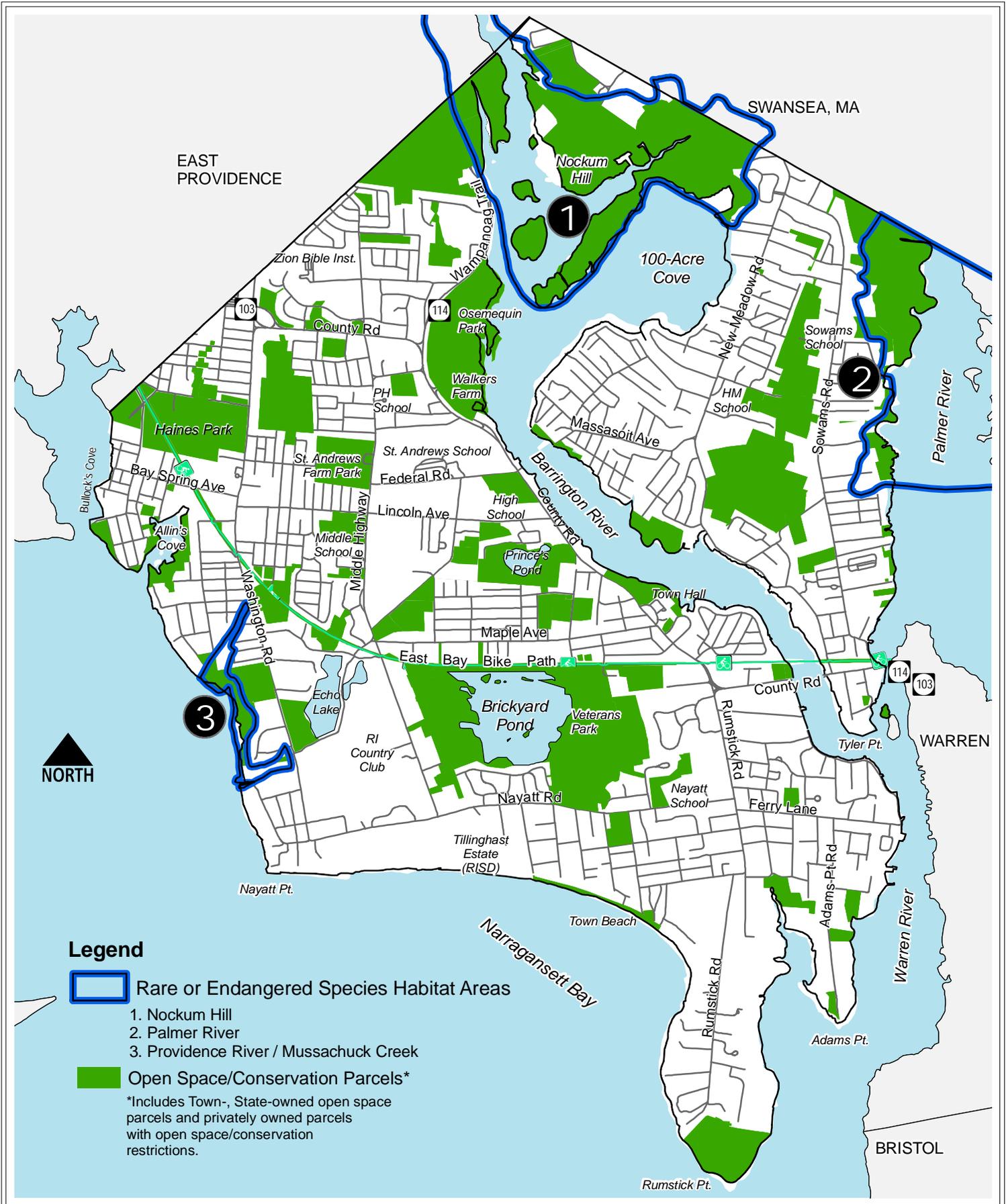


0 0.5 1 Miles

Groundwater Suitability



Rare/Endangered Species Habitat Areas

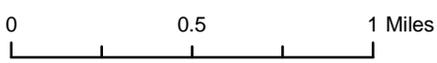


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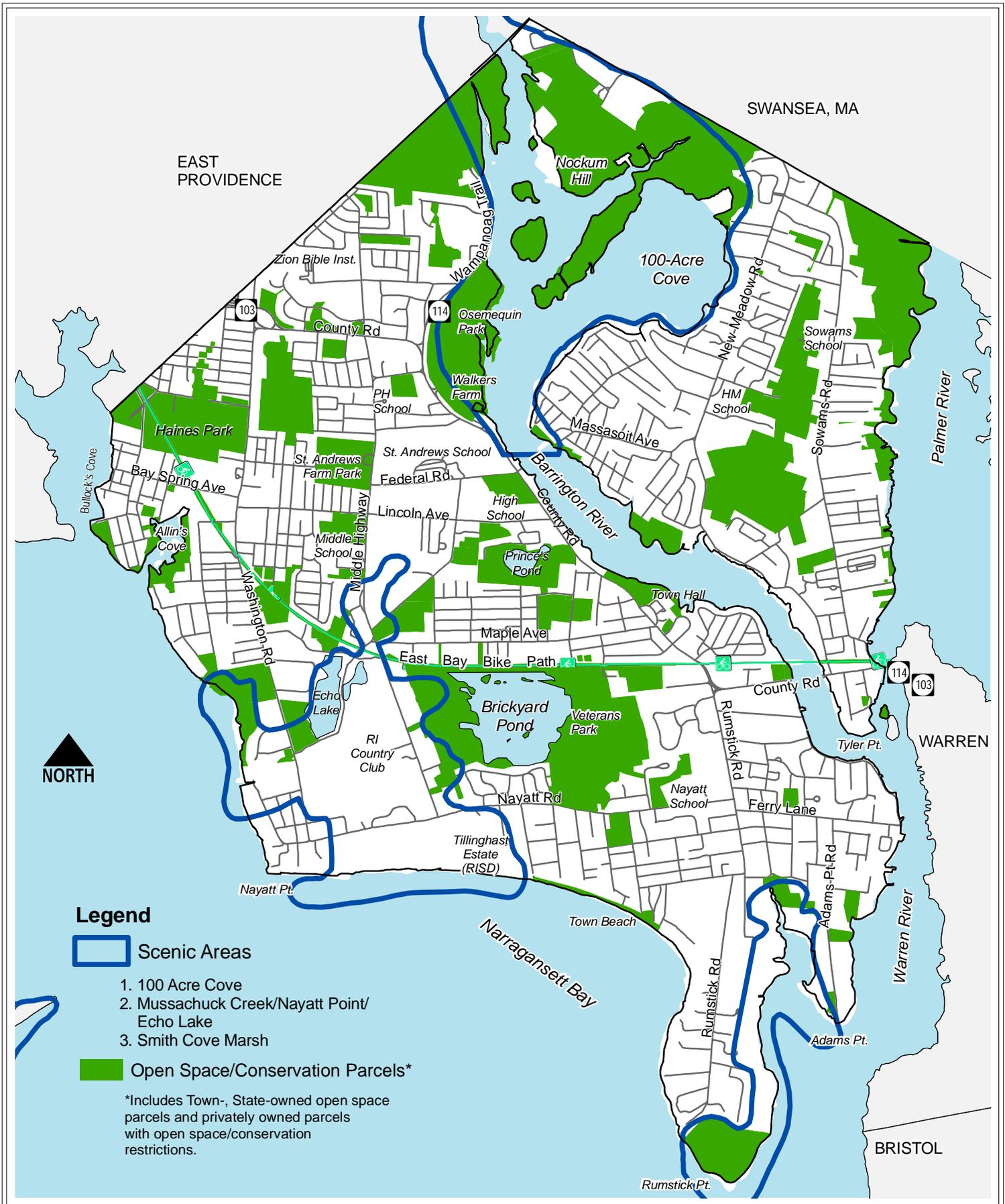
- Rare or Endangered Species Habitat Areas
- 1. Nockum Hill
- 2. Palmer River
- 3. Providence River / Mussachuck Creek

Open Space/Conservation Parcels*

*Includes Town-, State-owned open space parcels and privately owned parcels with open space/conservation restrictions.



Scenic Areas



Legend



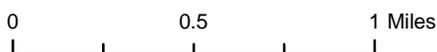
Scenic Areas

1. 100 Acre Cove
2. Mussachuck Creek/Nayatt Point/
Echo Lake
3. Smith Cove Marsh

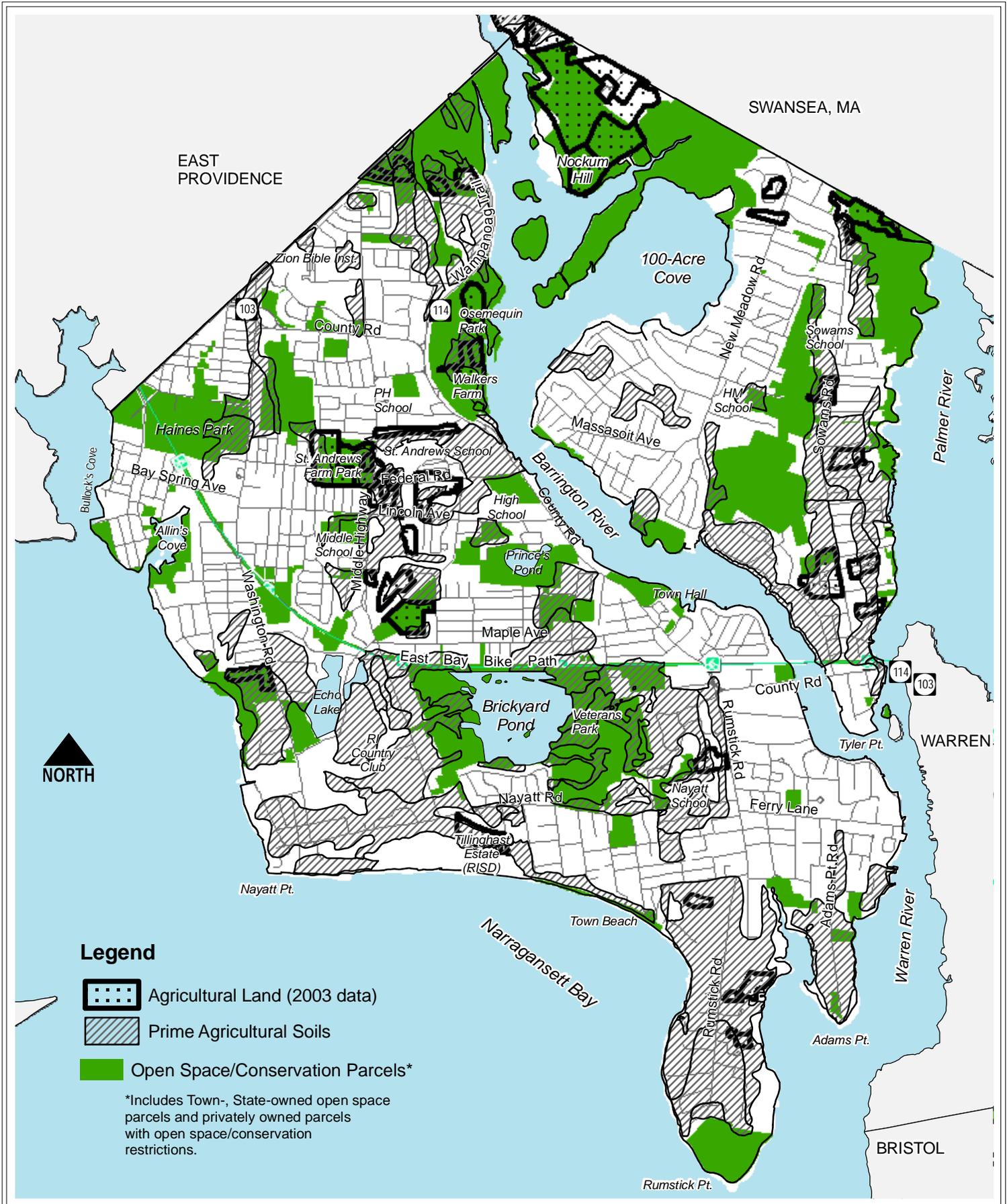


Open Space/Conservation Parcels*

*Includes Town-, State-owned open space parcels and privately owned parcels with open space/conservation restrictions.



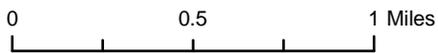
Agricultural Areas / Prime Farmland



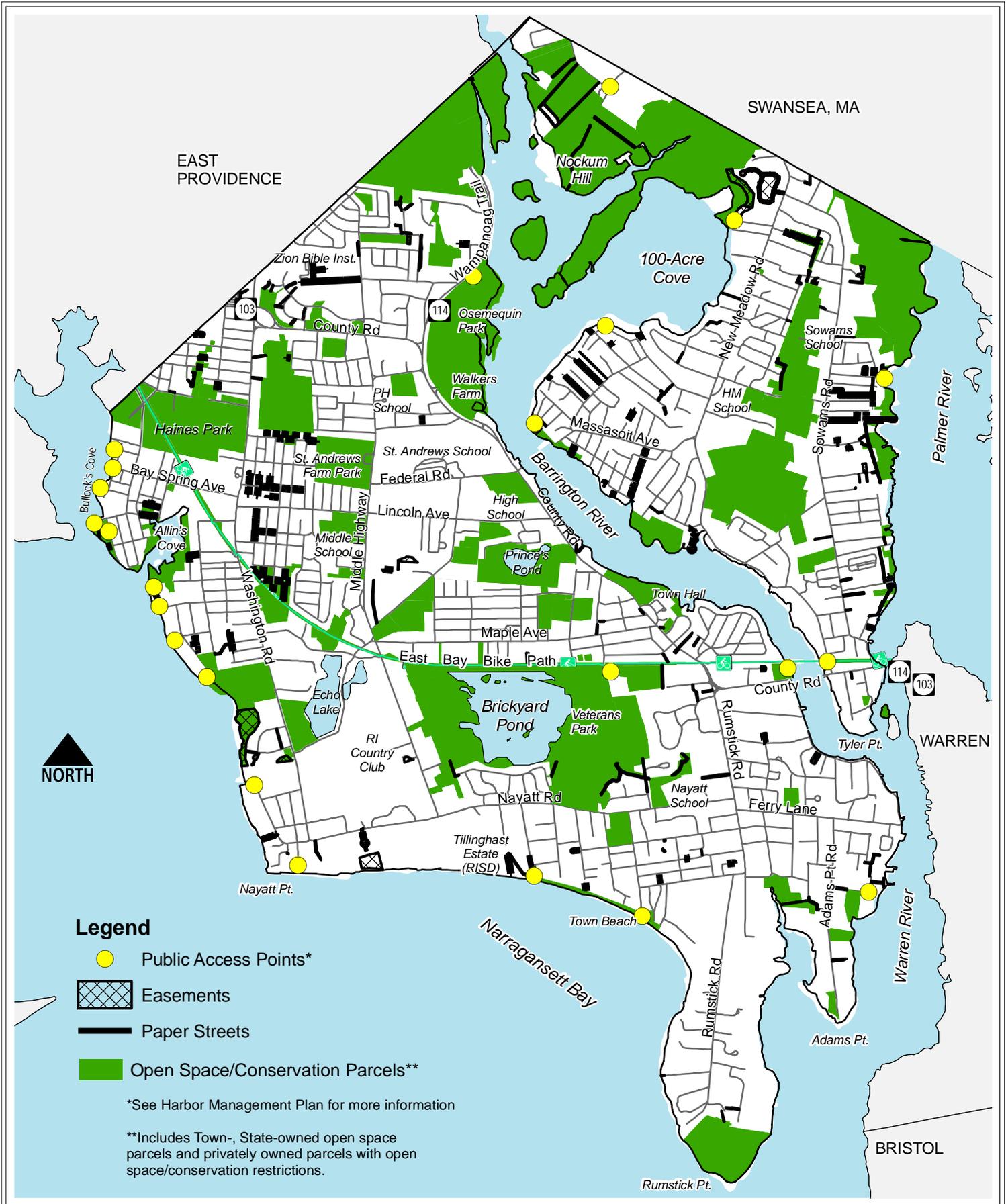
Legend

-  Agricultural Land (2003 data)
-  Prime Agricultural Soils
-  Open Space/Conservation Parcels*

*Includes Town-, State-owned open space parcels and privately owned parcels with open space/conservation restrictions.



Shore Access Points, Easements, Paper Streets

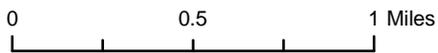


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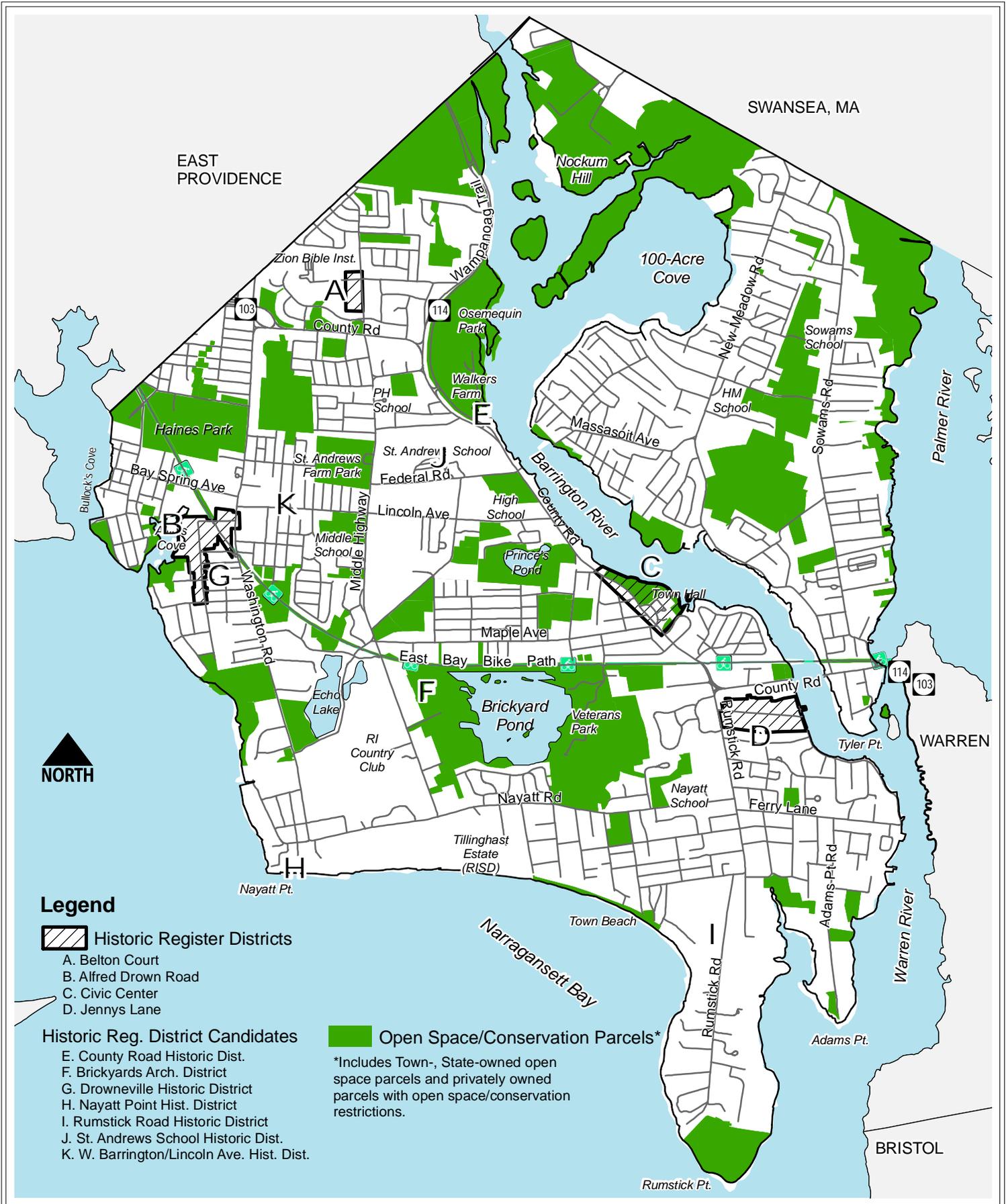
- Public Access Points*
- Easements
- Paper Streets
- Open Space/Conservation Parcels**

*See Harbor Management Plan for more information

**Includes Town-, State-owned open space parcels and privately owned parcels with open space/conservation restrictions.



Historic Areas



Legend

 Historic Register Districts

- A. Belton Court
- B. Alfred Drown Road
- C. Civic Center
- D. Jennys Lane

Historic Reg. District Candidates

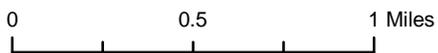
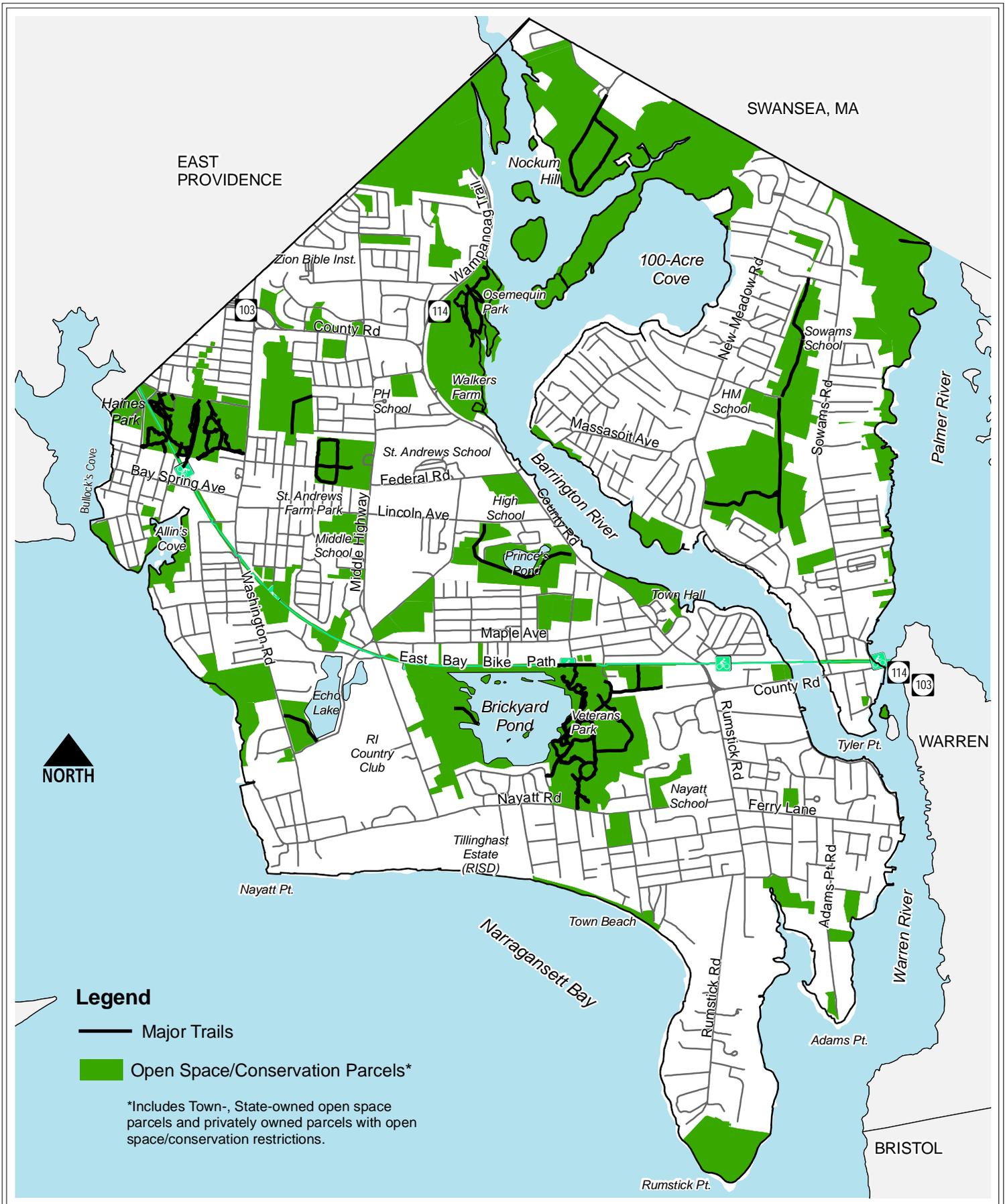
- E. County Road Historic Dist.
- F. Brickyards Arch. District
- G. Drownville Historic District
- H. Nayatt Point Hist. District
- I. Rumstick Road Historic District
- J. St. Andrews School Historic Dist.
- K. W. Barrington/Lincoln Ave. Hist. Dist.

 Open Space/Conservation Parcels*

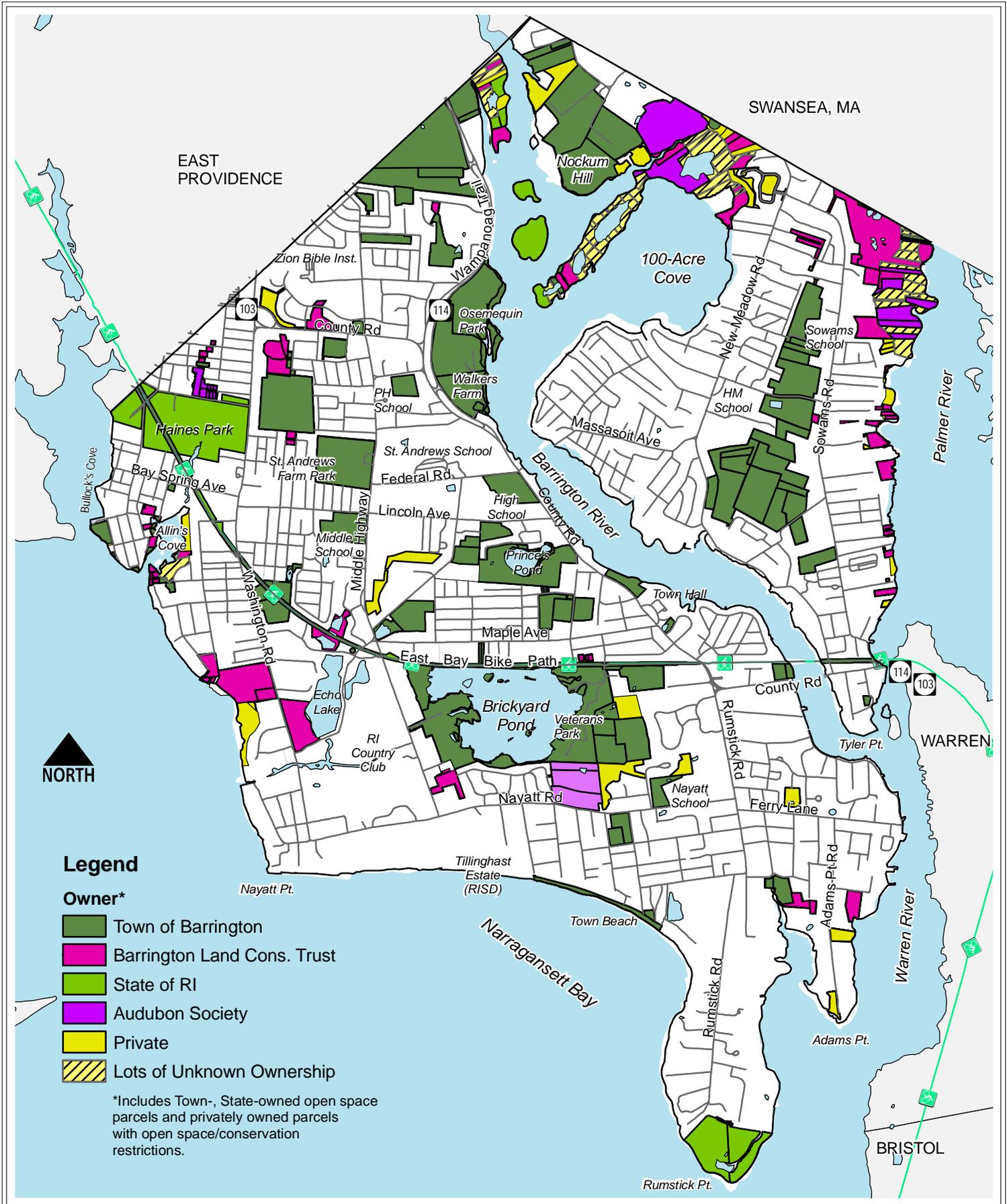
*Includes Town-, State-owned open space parcels and privately owned parcels with open space/conservation restrictions.



Trails



Open Space Properties by Owner

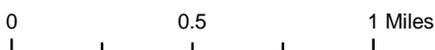


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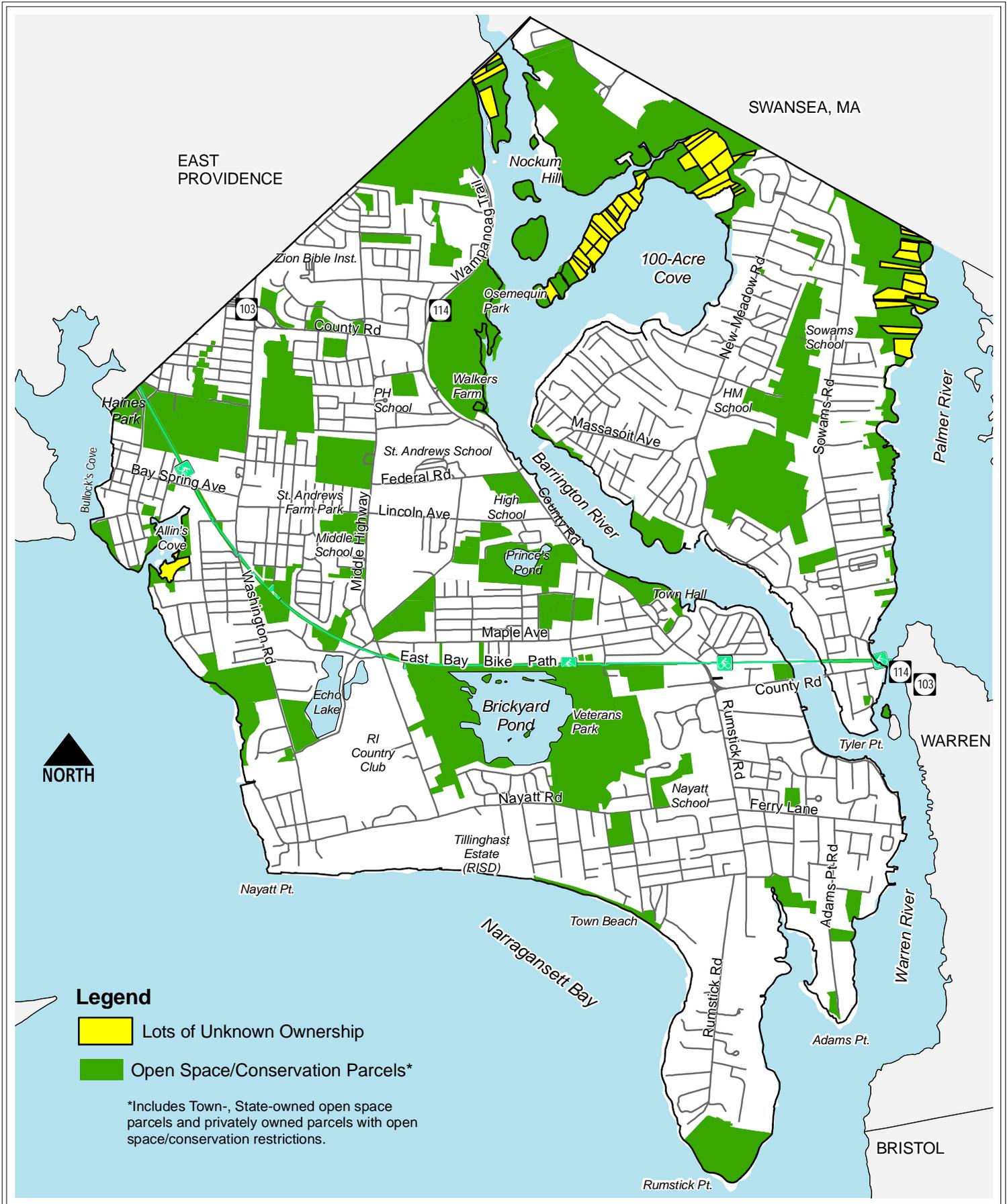
Owner*

- Town of Barrington
- Barrington Land Cons. Trust
- State of RI
- Audubon Society
- Private
- Lots of Unknown Ownership

*Includes Town-, State-owned open space parcels and privately owned parcels with open space/conservation restrictions.



Open Space Lots - Unknown Ownership



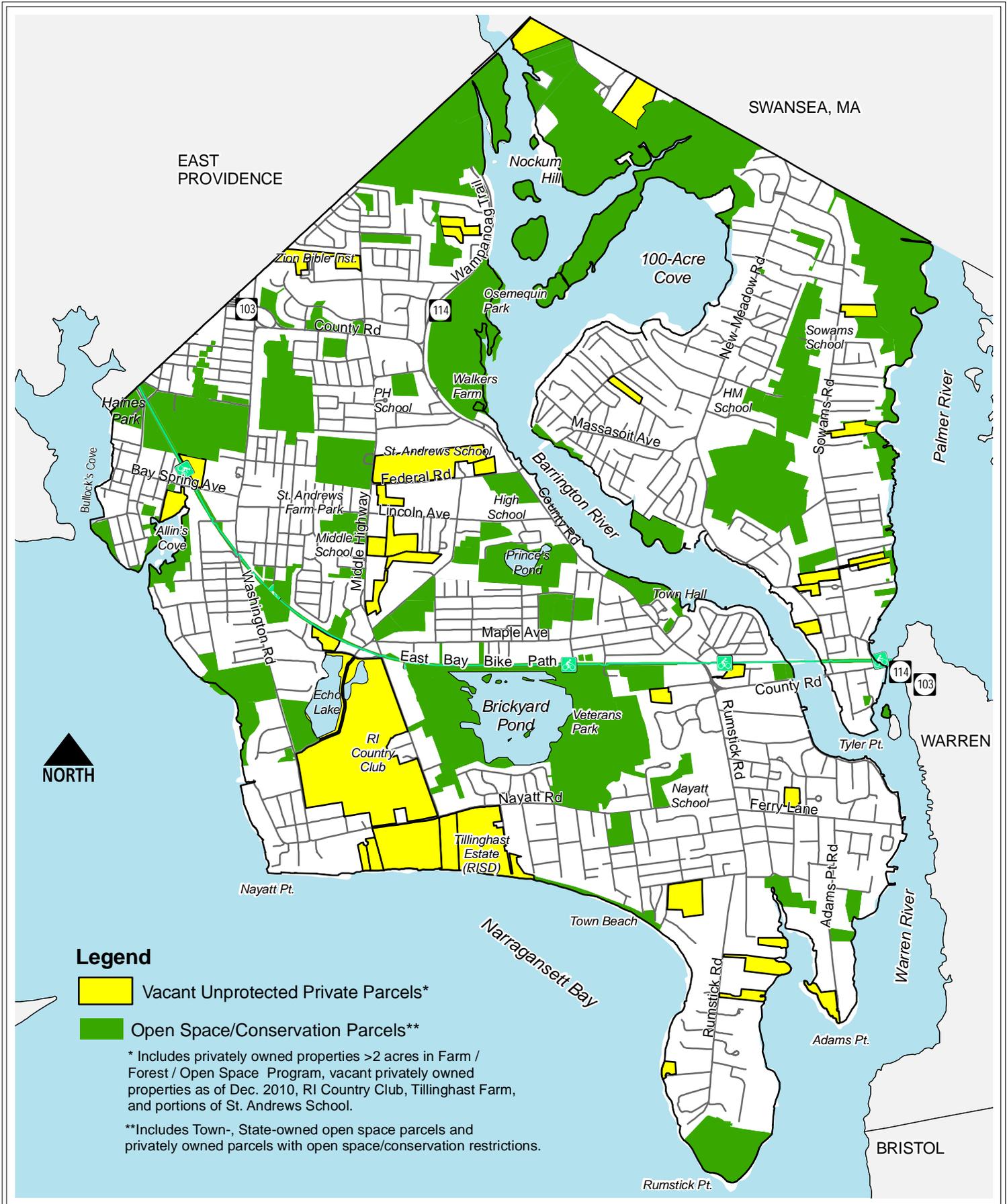
Legend

- Lots of Unknown Ownership
- Open Space/Conservation Parcels*

*Includes Town-, State-owned open space parcels and privately owned parcels with open space/conservation restrictions.

0 0.5 1 Miles

Open Space Lots - Private Owners, Unprotected (>2 ac.) Map OSP-12



0 0.5 1 Miles

SOURCE: Town GIS, RIGIS
Open Space Plan / Town of Barrington