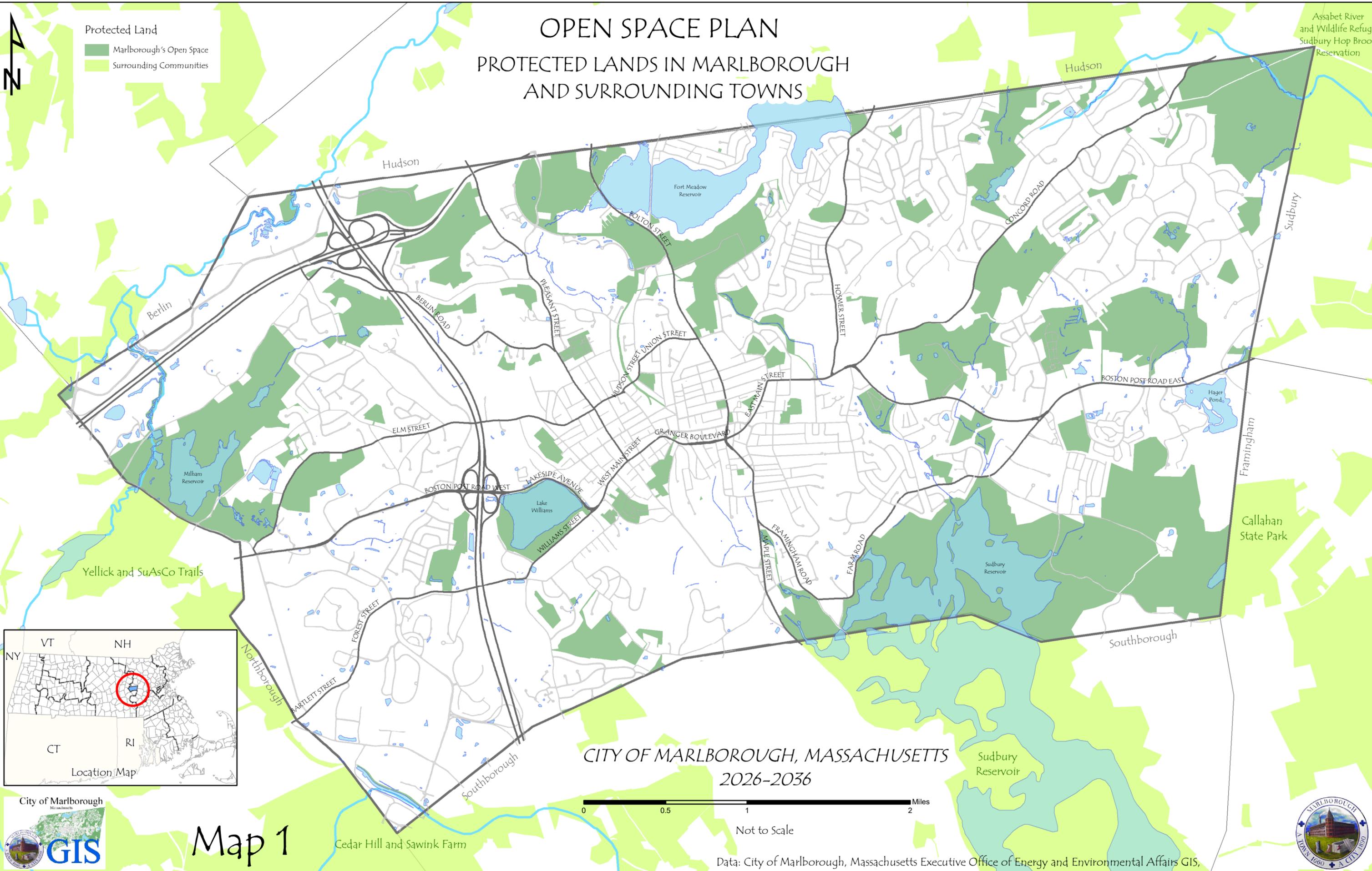


OPEN SPACE PLAN

PROTECTED LANDS IN MARLBOROUGH AND SURROUNDING TOWNS

Protected Land

- Marlborough's Open Space
- Surrounding Communities



CITY OF MARLBOROUGH, MASSACHUSETTS
2026-2036



Not to Scale

Data: City of Marlborough, Massachusetts Executive Office of Energy and Environmental Affairs GIS,



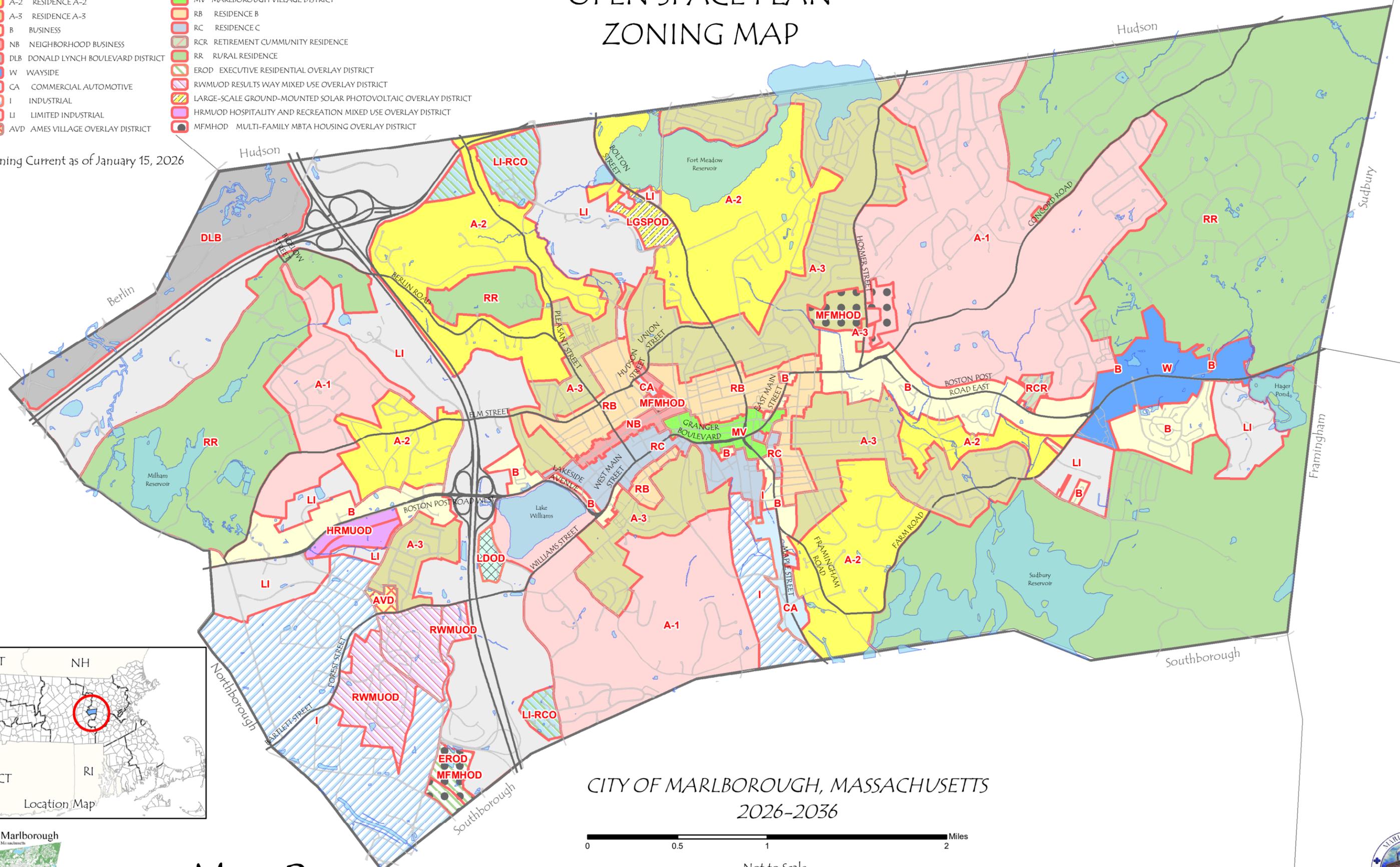
Map 1



OPEN SPACE PLAN ZONING MAP

- Marlborough Zoning**
- A-1 RESIDENCE A-1
 - A-2 RESIDENCE A-2
 - A-3 RESIDENCE A-3
 - B BUSINESS
 - NB NEIGHBORHOOD BUSINESS
 - DLB DONALD LYNCH BOULEVARD DISTRICT
 - W WAYSIDE
 - CA COMMERCIAL AUTOMOTIVE
 - I INDUSTRIAL
 - LI LIMITED INDUSTRIAL
 - AVD AMES VILLAGE OVERLAY DISTRICT
 - LDOD LIZOTTE DRIVE OVERLAY DISTRICT
 - LI-RCO LIMITED INDUSTRIAL - RETIREMENT COMMUNITY OVERLAY
 - MV MARLBOROUGH VILLAGE DISTRICT
 - RB RESIDENCE B
 - RC RESIDENCE C
 - RCR RETIREMENT COMMUNITY RESIDENCE
 - RR RURAL RESIDENCE
 - EROD EXECUTIVE RESIDENTIAL OVERLAY DISTRICT
 - RWMUOD RESULTS WAY MIXED USE OVERLAY DISTRICT
 - LGSPOD LARGE-SCALE GROUND-MOUNTED SOLAR PHOTOVOLTAIC OVERLAY DISTRICT
 - HRMUOD HOSPITALITY AND RECREATION MIXED USE OVERLAY DISTRICT
 - MFMHOD MULTI-FAMILY MBTA HOUSING OVERLAY DISTRICT

Zoning Current as of January 15, 2026



CITY OF MARLBOROUGH, MASSACHUSETTS
2026-2036



Not to Scale

For the latest Zoning and Map Information, visit this link: <https://ma1056.zoninghub.com/zoningmap.aspx>

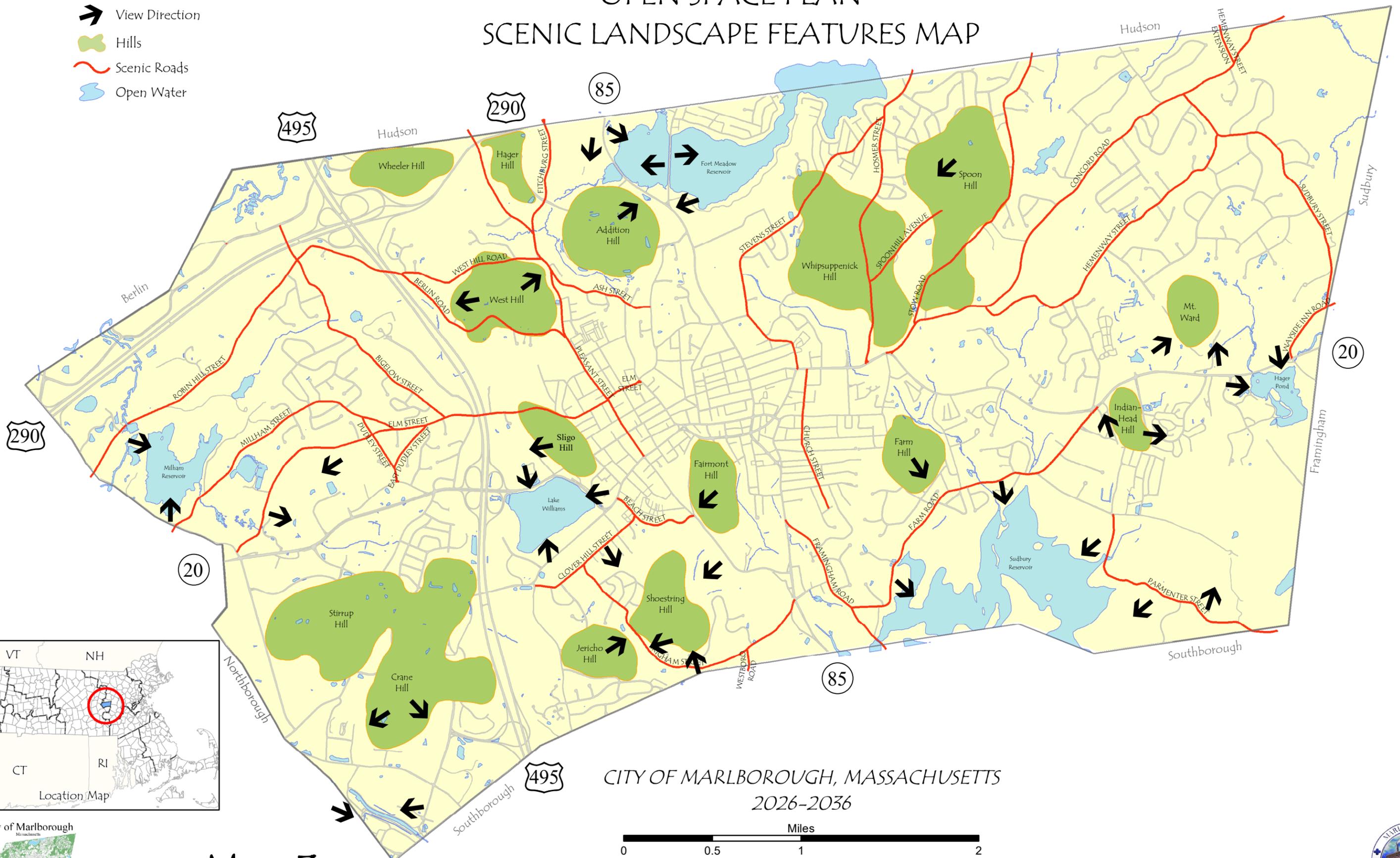


Map 2

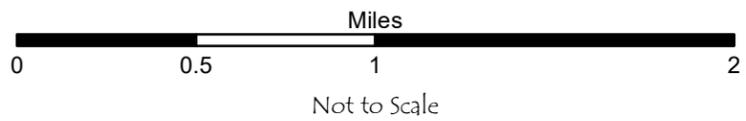


OPEN SPACE PLAN SCENIC LANDSCAPE FEATURES MAP

-  View Direction
-  Hills
-  Scenic Roads
-  Open Water



CITY OF MARLBOROUGH, MASSACHUSETTS
2026-2036



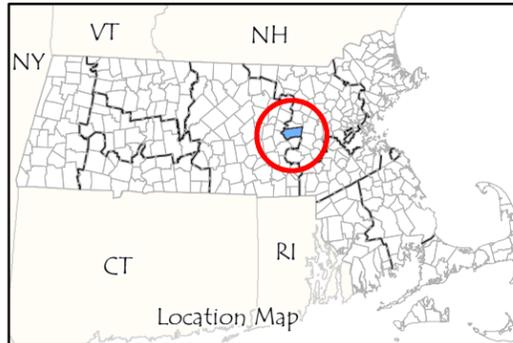
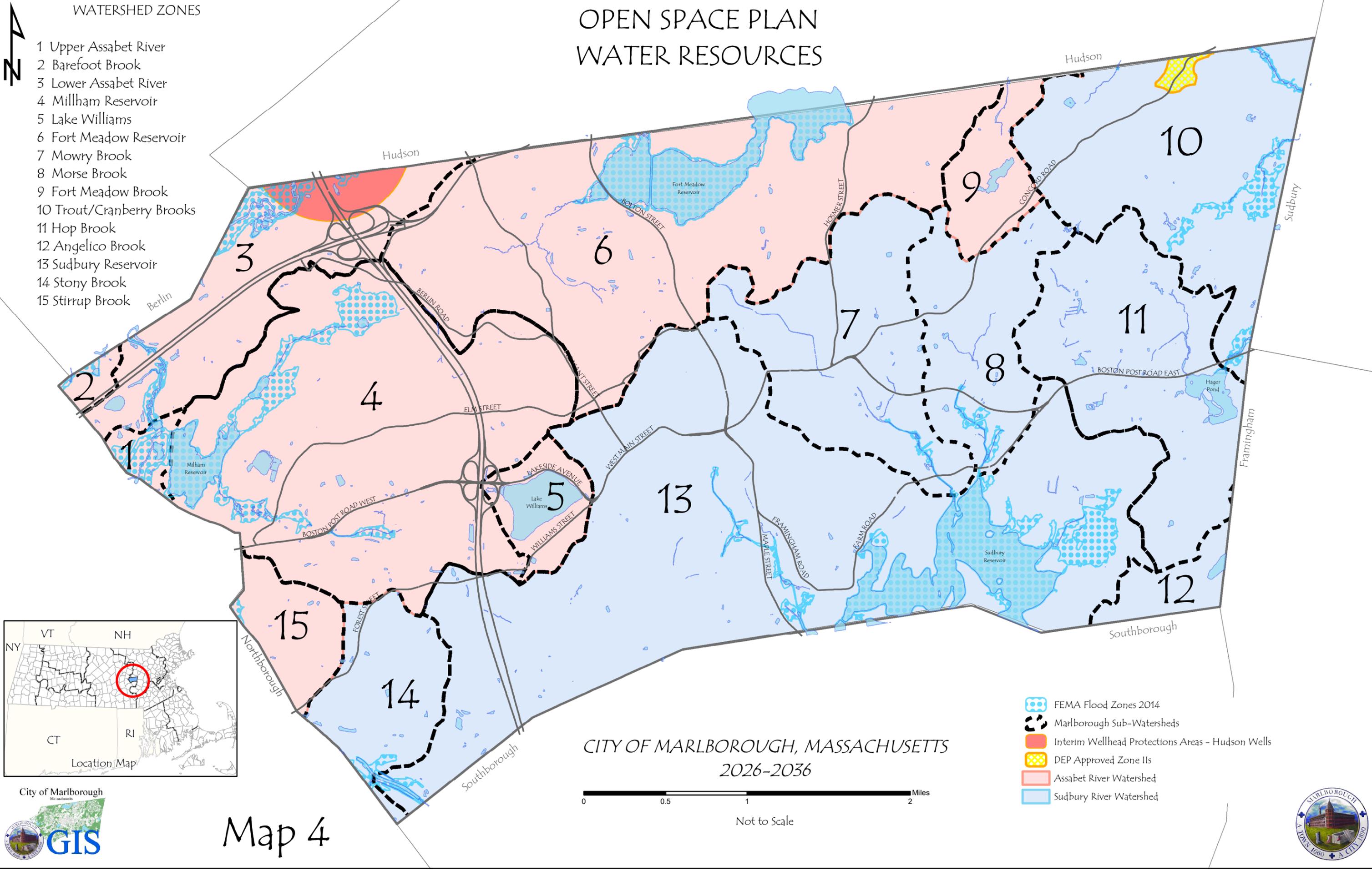
Map 3



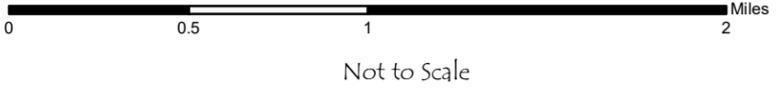
WATERSHED ZONES

- 1 Upper Assabet River
- 2 Barefoot Brook
- 3 Lower Assabet River
- 4 Millham Reservoir
- 5 Lake Williams
- 6 Fort Meadow Reservoir
- 7 Mowry Brook
- 8 Morse Brook
- 9 Fort Meadow Brook
- 10 Trout/Cranberry Brooks
- 11 Hop Brook
- 12 Angelico Brook
- 13 Sudbury Reservoir
- 14 Stony Brook
- 15 Stirrup Brook

OPEN SPACE PLAN WATER RESOURCES



CITY OF MARLBOROUGH, MASSACHUSETTS
2026-2036



- FEMA Flood Zones 2014
- Marlborough Sub-Watersheds
- Interim Wellhead Protections Areas - Hudson Wells
- DEP Approved Zone IIs
- Assabet River Watershed
- Sudbury River Watershed

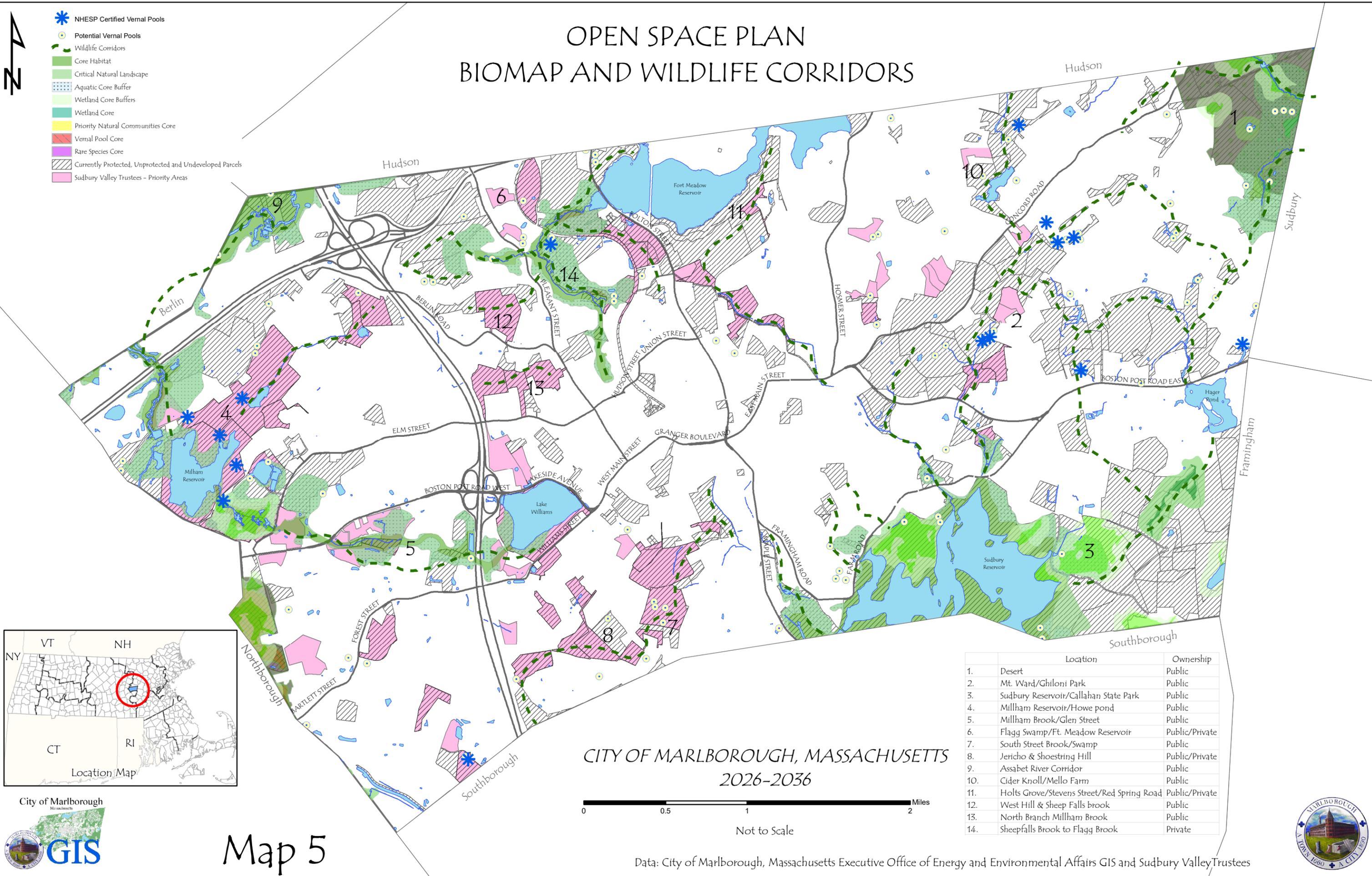


Map 4



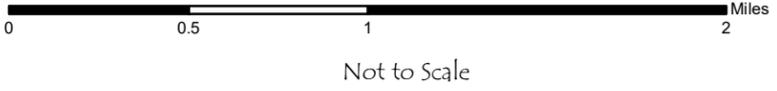
OPEN SPACE PLAN BIOMAP AND WILDLIFE CORRIDORS

-  NHESP Certified Vernal Pools
-  Potential Vernal Pools
-  Wildlife Corridors
-  Core Habitat
-  Critical Natural Landscape
-  Aquatic Core Buffer
-  Wetland Core Buffers
-  Wetland Core
-  Priority Natural Communities Core
-  Vernal Pool Core
-  Rare Species Core
-  Currently Protected, Unprotected and Undeveloped Parcels
-  Sudbury Valley Trustees - Priority Areas



Map 5

CITY OF MARLBOROUGH, MASSACHUSETTS
2026-2036



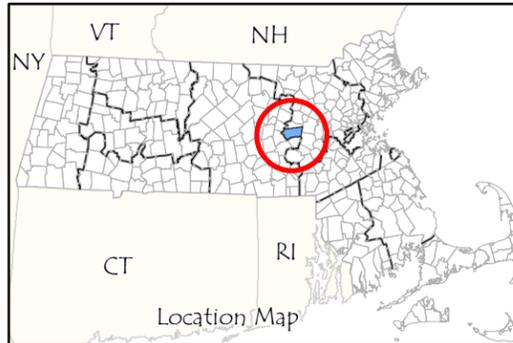
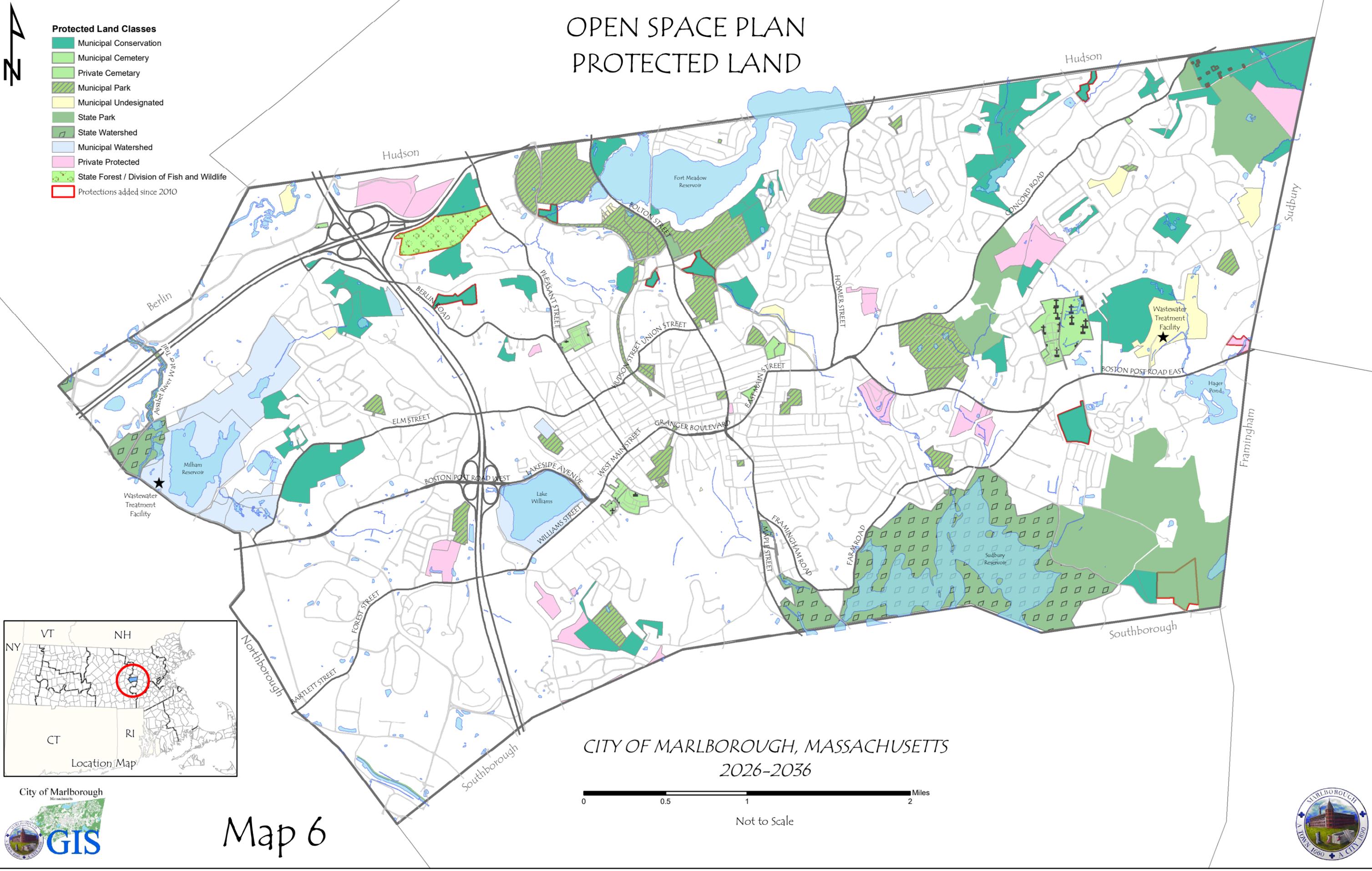
| | Location | Ownership |
|-----|--|----------------|
| 1. | Desert | Public |
| 2. | Mt. Ward/Ghiloni Park | Public |
| 3. | Sudbury Reservoir/Callahan State Park | Public |
| 4. | Millham Reservoir/Howe pond | Public |
| 5. | Millham Brook/Glen Street | Public |
| 6. | Flagg Swamp/Ft. Meadow Reservoir | Public/Private |
| 7. | South Street Brook/Swamp | Public |
| 8. | Jericho & Shoestring Hill | Public/Private |
| 9. | Assabet River Corridor | Public |
| 10. | Cider Knoll/Mello Farm | Public |
| 11. | Holts Grove/Stevens Street/Red Spring Road | Public/Private |
| 12. | West Hill & Sheep Falls brook | Public |
| 13. | North Branch Millham Brook | Public |
| 14. | Sheepfalls Brook to Flagg Brook | Private |

Data: City of Marlborough, Massachusetts Executive Office of Energy and Environmental Affairs GIS and Sudbury Valley Trustees



OPEN SPACE PLAN PROTECTED LAND

- Protected Land Classes**
- Municipal Conservation
 - Municipal Cemetery
 - Private Cemetery
 - Municipal Park
 - Municipal Undesignated
 - State Park
 - State Watershed
 - Municipal Watershed
 - Private Protected
 - State Forest / Division of Fish and Wildlife
 - Protections added since 2010



CITY OF MARLBOROUGH, MASSACHUSETTS
2026-2036



Not to Scale



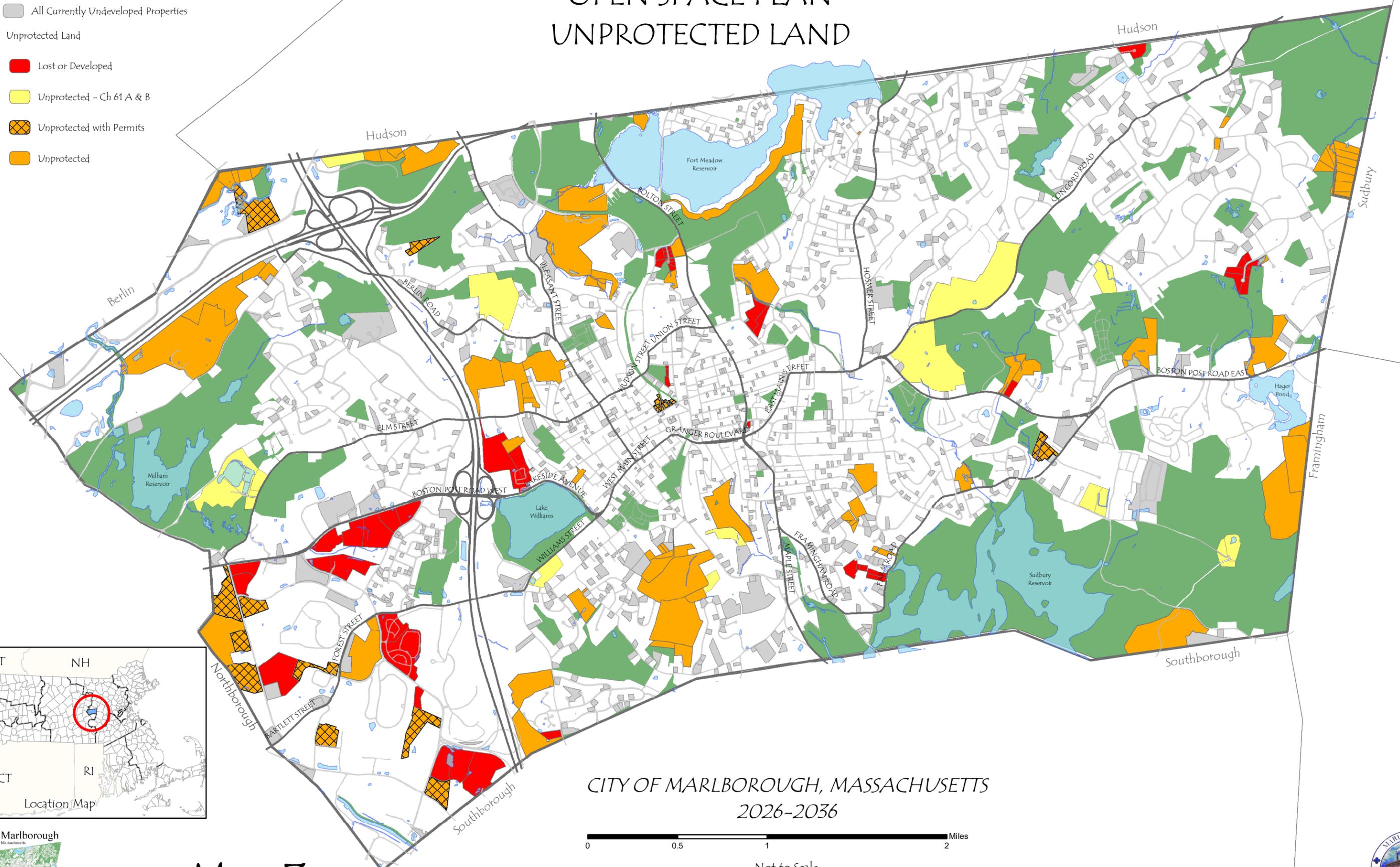
Map 6



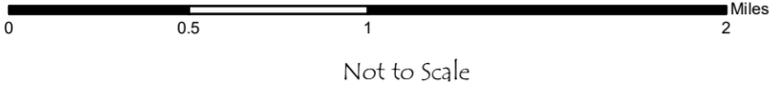
OPEN SPACE PLAN UNPROTECTED LAND



- Currently Protected Land
- All Currently Undeveloped Properties
- Unprotected Land
- Lost or Developed
- Unprotected - Ch 61A & B
- Unprotected with Permits
- Unprotected



CITY OF MARLBOROUGH, MASSACHUSETTS
2026-2036

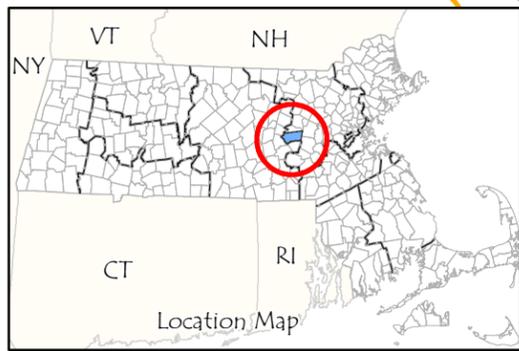
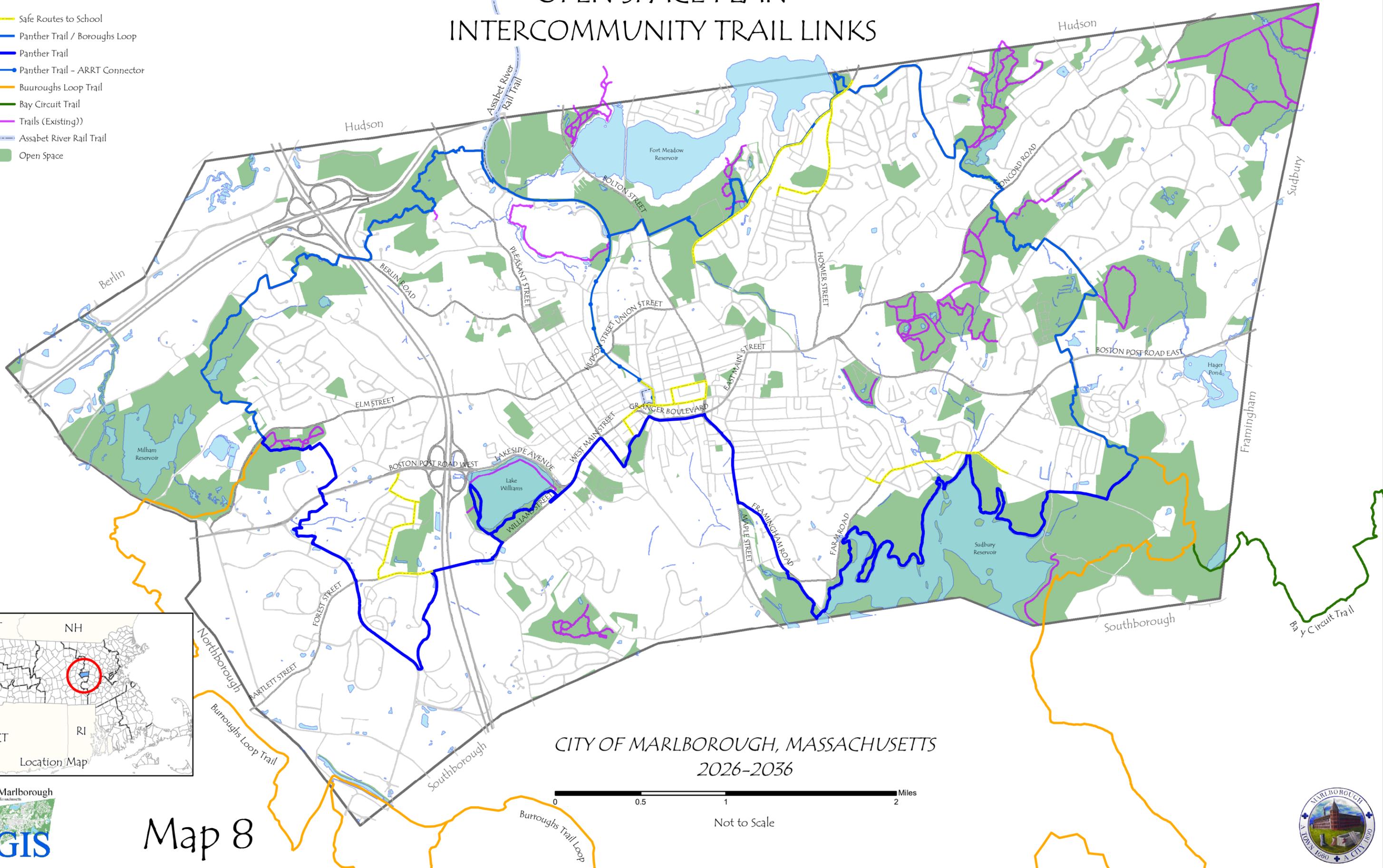


Map 7



OPEN SPACE PLAN INTERCOMMUNITY TRAIL LINKS

-  Safe Routes to School
-  Panther Trail / Boroughs Loop
-  Panther Trail
-  Panther Trail - ARRT Connector
-  Burroughs Loop Trail
-  Bay Circuit Trail
-  Trails (Existing)
-  Assabet River Rail Trail
-  Open Space



CITY OF MARLBOROUGH, MASSACHUSETTS
2026-2036



Not to Scale

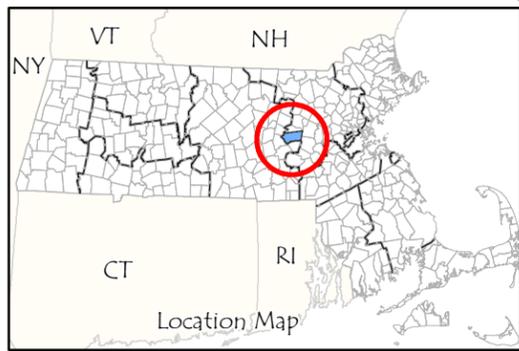
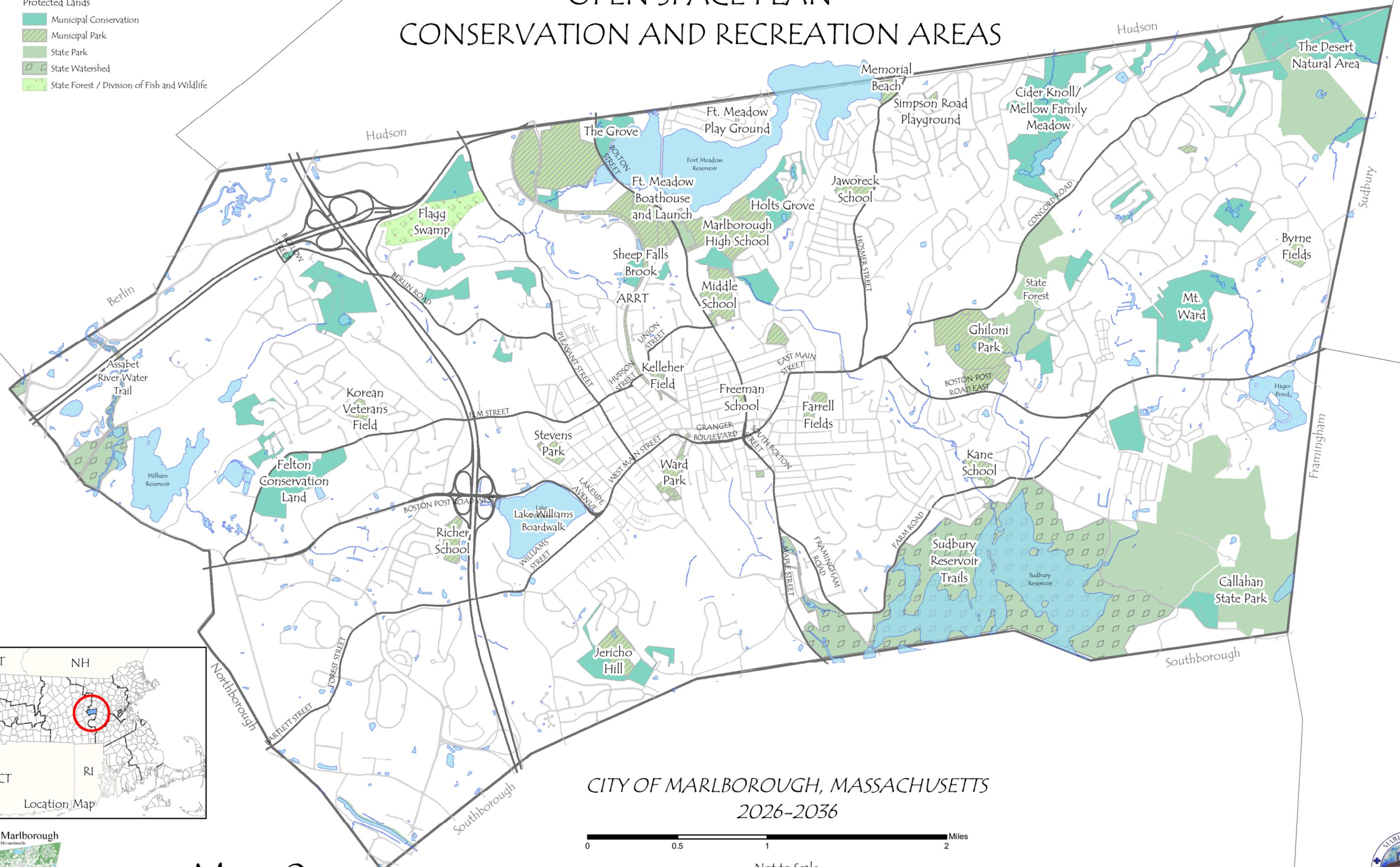


Map 8

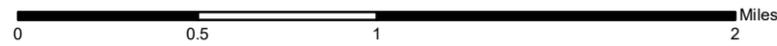


OPEN SPACE PLAN CONSERVATION AND RECREATION AREAS

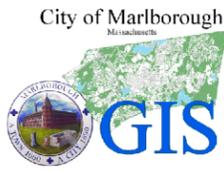
- Protected Lands
-  Municipal Conservation
 -  Municipal Park
 -  State Park
 -  State Watershed
 -  State Forest / Division of Fish and Wildlife



CITY OF MARLBOROUGH, MASSACHUSETTS
2026-2036



Not to Scale



Map 9



OPEN SPACE PLAN ENVIRONMENTAL JUSTICE MAP

2020 Environmental Justice Block Groups

EJ Criteria

- Minority
- Income
- English isolation
- Minority and Income
- Minority and English isolation
- Income and English isolation
- Minority, Income and English isolation
- Protected Open Space

- Panther Trail / Boroughs Loop
- Panther Trail
- Panther Trail - ARRT Connector
- Bay Circuit Trail
- Buuroughs Loop Trail
- Assabet River Rail Trail



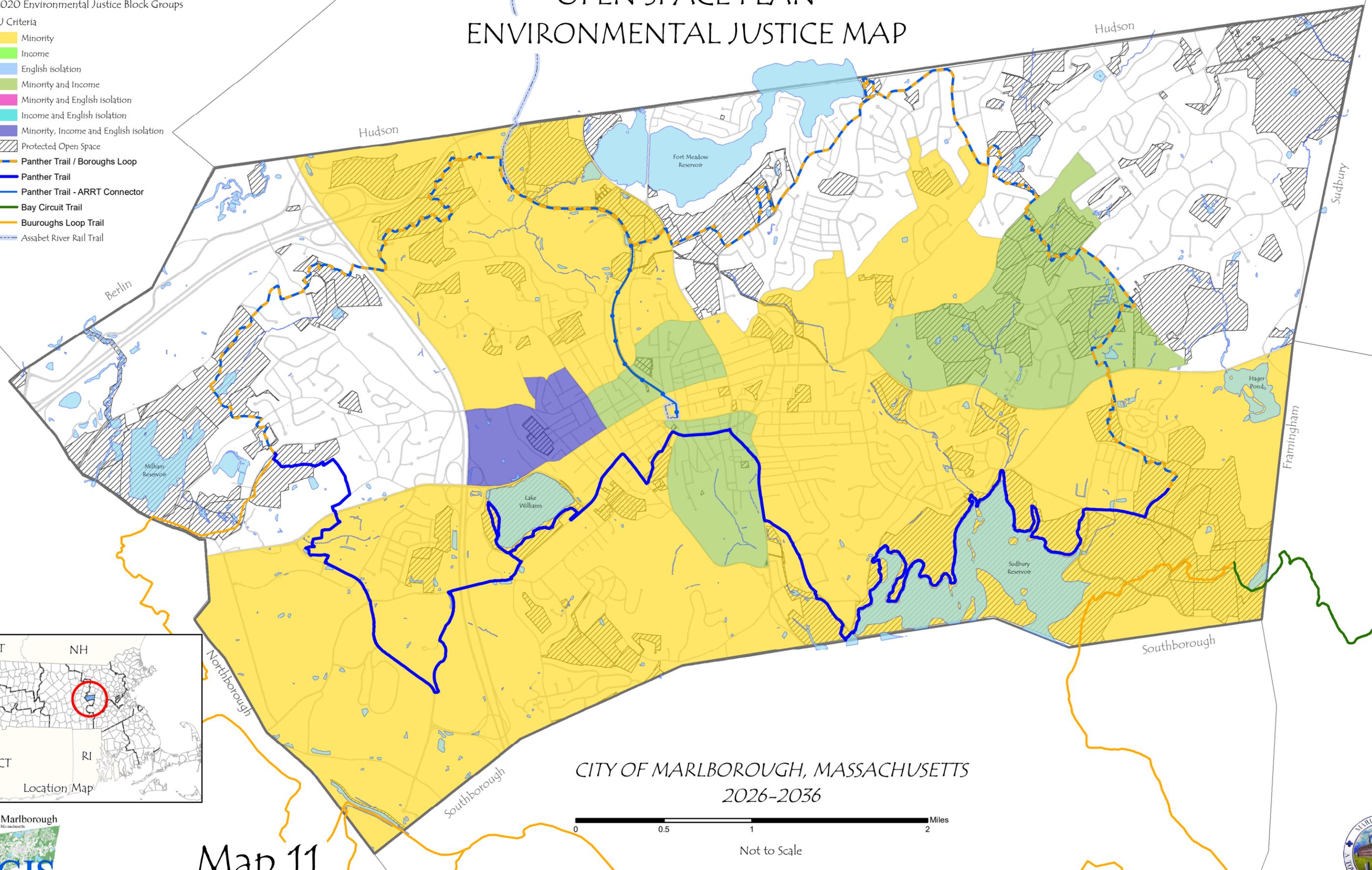
Map 11

CITY OF MARLBOROUGH, MASSACHUSETTS
2026-2036



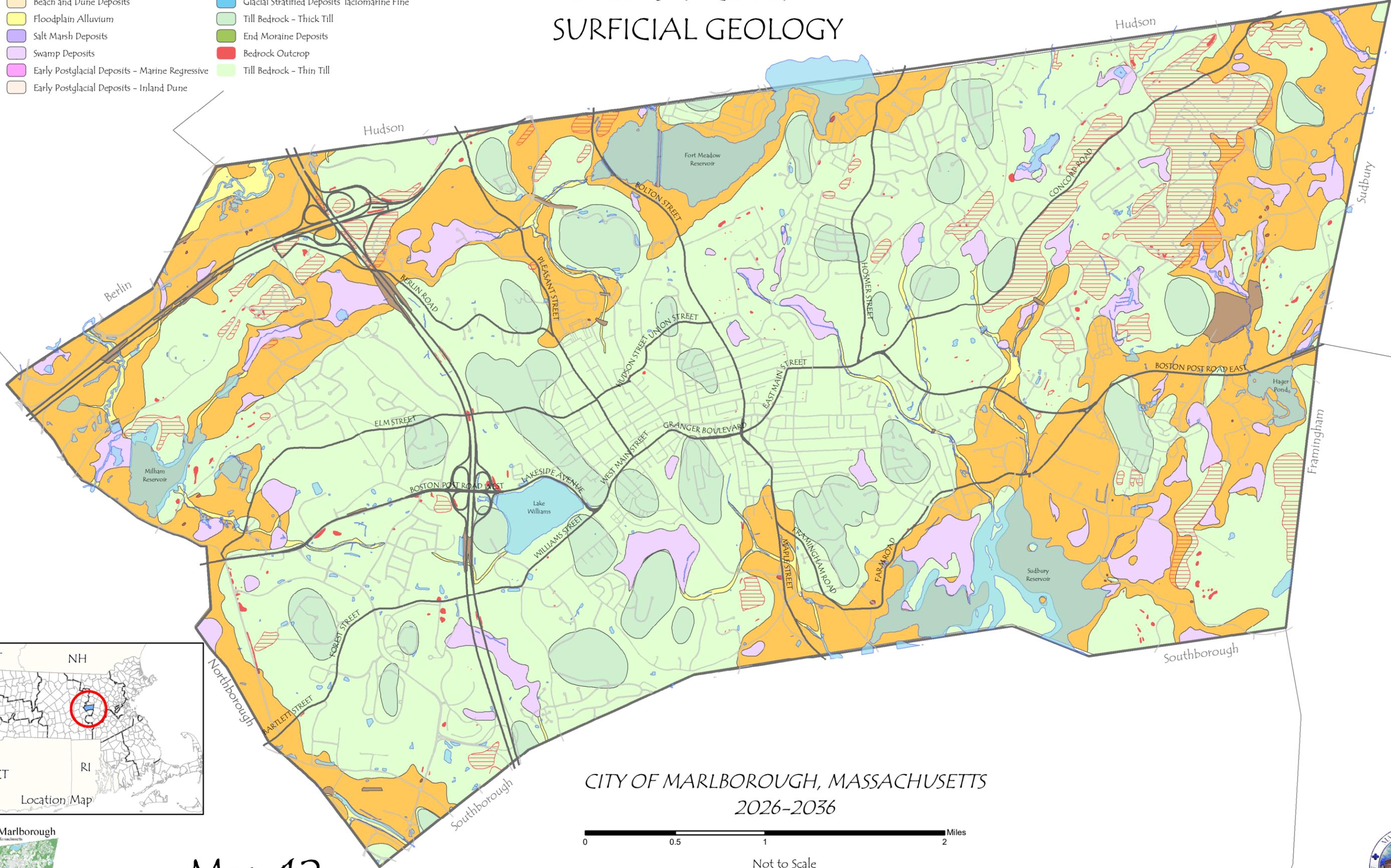
Not to Scale

Data: Massachusetts Executive Office of Energy and Environmental Affairs GIS, U.S. Census Bureau



OPEN SPACE PLAN SURFICIAL GEOLOGY

-  Abundant Outcrop and Shallow Bedrock
-  Postglacial Deposits - Artificial Fill
-  Beach and Dune Deposits
-  Floodplain Alluvium
-  Salt Marsh Deposits
-  Swamp Deposits
-  Early Postglacial Deposits - Marine Regressive
-  Early Postglacial Deposits - Inland Dune
-  Glacial Stratified Deposits - Coarse
-  Glacial Stratified Deposits - Glaciolacustrine Fine
-  Glacial Stratified Deposits - laciomarine Fine
-  Till Bedrock - Thick Till
-  End Moraine Deposits
-  Bedrock Outcrop
-  Till Bedrock - Thin Till



CITY OF MARLBOROUGH, MASSACHUSETTS
2026-2036



Not to Scale



Map 12

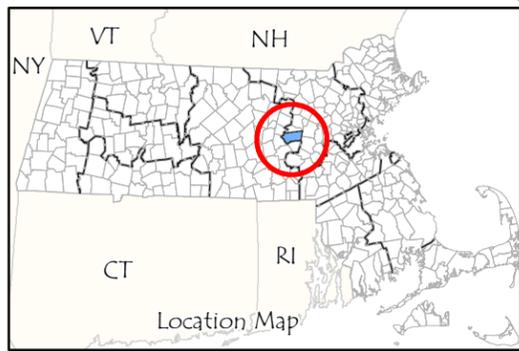
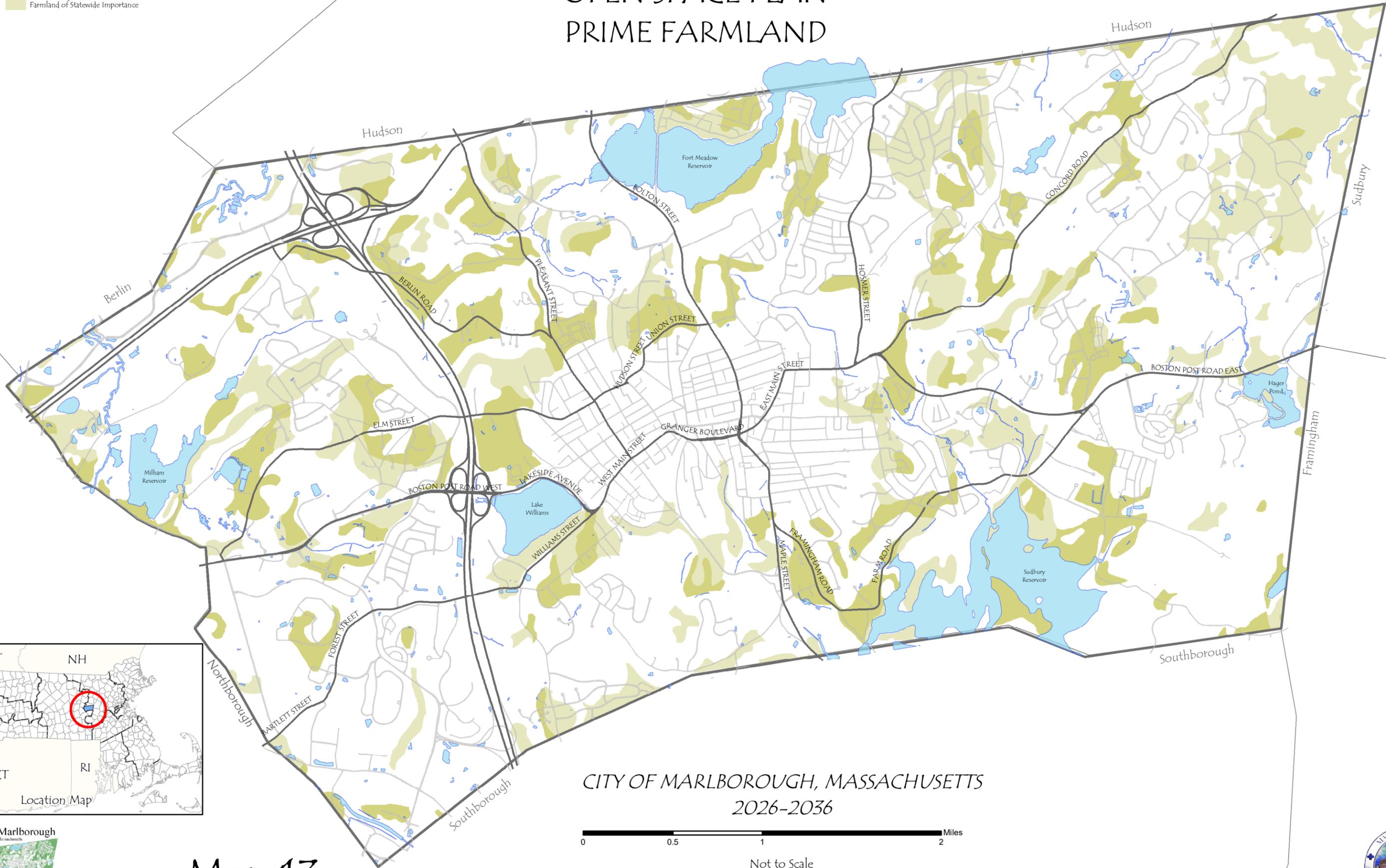
Data: Massachusetts Executive Office of Energy and Environmental Affairs GIS,



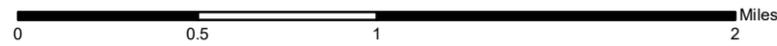


-  All Areas are Prime Farmland
-  Farmland of Statewide Importance

OPEN SPACE PLAN PRIME FARMLAND



CITY OF MARLBOROUGH, MASSACHUSETTS
2026-2036



Not to Scale



Map 13

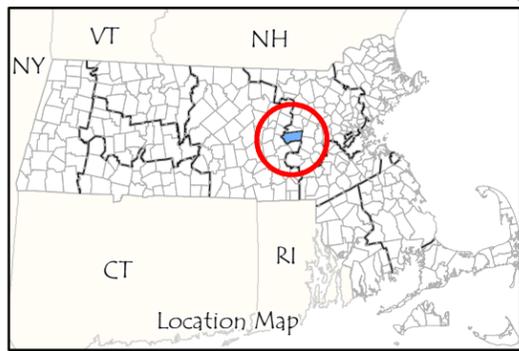
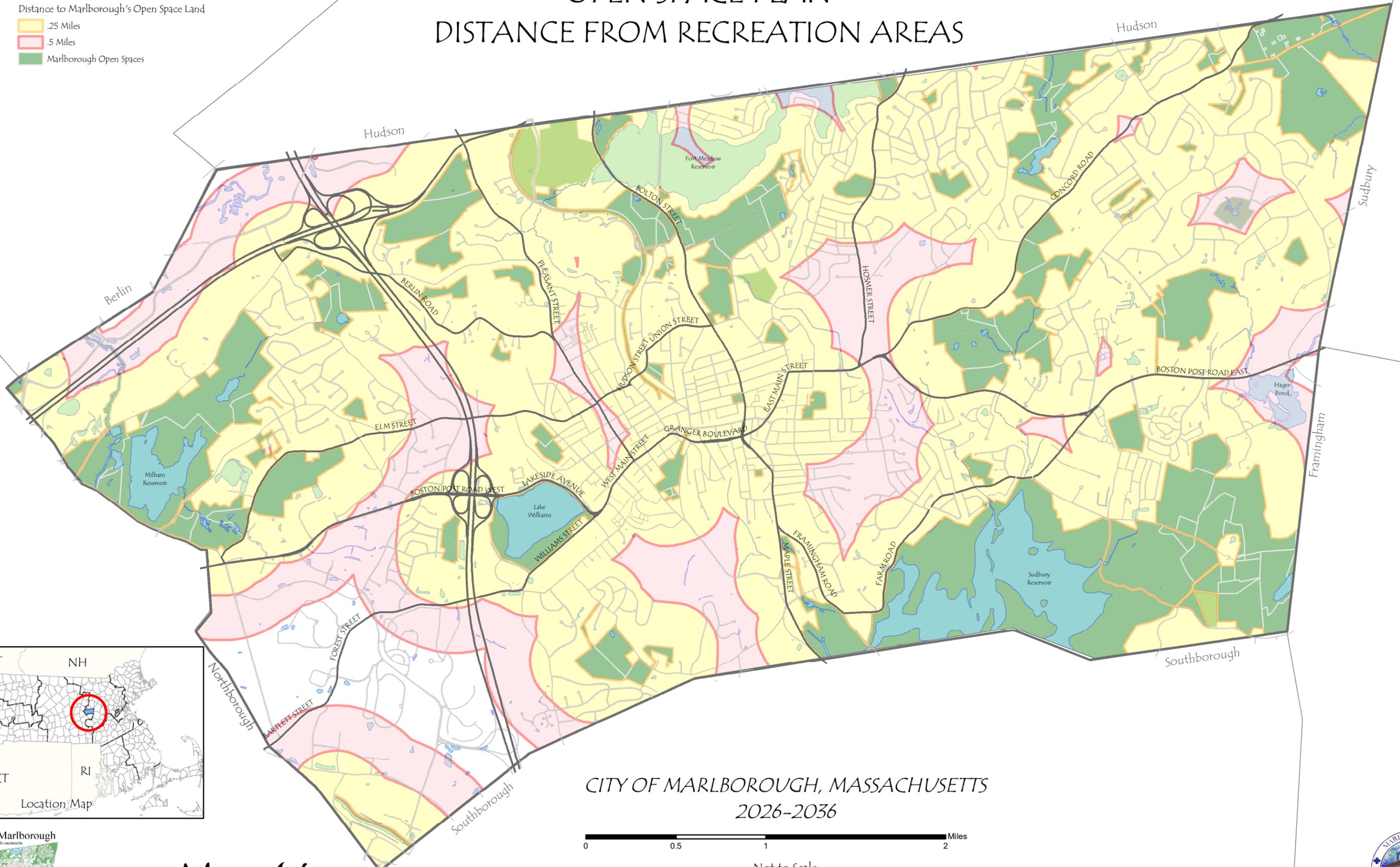
Data: Massachusetts Executive Office of Energy and Environmental Affairs GIS, USDA



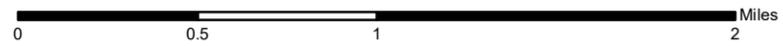
OPEN SPACE PLAN DISTANCE FROM RECREATION AREAS

Distance to Marlborough's Open Space Land

- .25 Miles
- .5 Miles
- Marlborough Open Spaces



CITY OF MARLBOROUGH, MASSACHUSETTS
2026-2036



Not to Scale



Map 14

