

City of Marlborough Open Space and Recreation Plan 2026-2036

APPENDIX

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APPENDIX A – Inventory of protected and unprotected land

A 1. Protected Parcels as shown to Map 6.

Conservation Land- All conservation land managed by Conservation Commission							
Name & LOCATION	Assessors Map-Parcel	Acers	current use	condition	public access/handicapped accessible	Recreation potential	how acquired
Fiddlehead- PLEASANT ST, PERRY LANE	42-2	11.087 ac	open space no trails	good	no/no	yes	Open Space Development Land fiddlehead sub.
Cider Knoll-Pinewoods-HUCHINSON DR.	9-50	10.659 ac	open space with trails	excellent	yes/yes	yes	Gift-subdivision requirement land Hutchinson Dr.
Cider Knoll-Kane Parcel - STOW RD	9-1	23.691 ac	open space with trails	excellent	yes/yes	yes	City funds-OS
Cider Knoll- Kane parcel-STOW RD	9-3	19.619 ac	"	"	yes/yes	yes	City funds
Cider Knoll- Kane parcel- STOW RD/ CONCORD RD	21-40	0.421 ac	"	"	yes/yes	yes	City funds
Cider Knoll- Kane parcel- STOW RD	21-38	5.081 ac	"	"	yes/yes	yes	City funds
Cider Knoll- Lavender Pond-McNeil CIR/CONCORD RD.	21-1	23.439 ac	"	"	yes/yes	yes	Donation as part of subdivision
Cider Knoll- Mello Family Meadow-STOW RD	20-149	13.342 ac	"	"	yes/yes	yes	City funds
Holt's Grove-STEVENS ST	31-1	15.386 ac	open space with trails	good	yes/yes	yes	Eminent Domain City

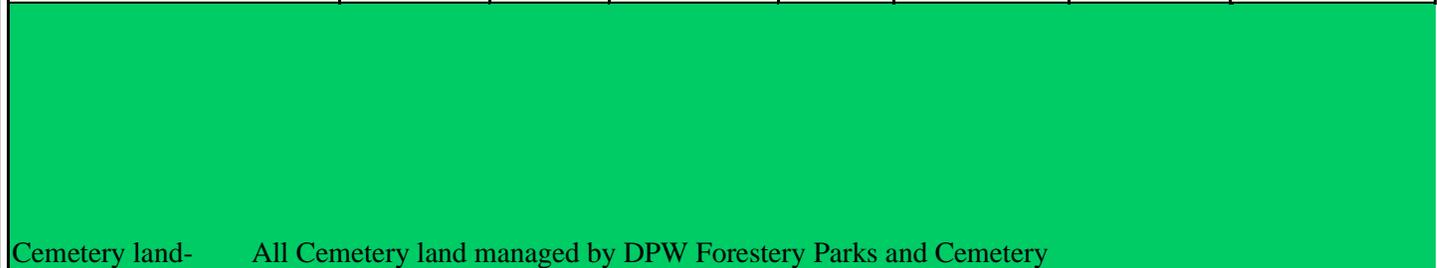
Howe Pond Parcel-BERLIN RD.	40-7	24.987 ac	open space no trails	good	no/no	some but it is wet	city funds
Paternoster Land-BERLIN RD.	26-18	1.225 ac	no trails	good	no/no	no	Gift of Poternoster Family
Howe Pond Parcel-Bigelow St.	40-27	7.875 ac	no trails	good	no/no	some but it is wet	Gift to City Con. Com.
Howe Pond Parcel-Bigelow St.	40-25	14.941 ac	no trails	good	no/no	some but it is wet	Taking - for tax title
Holts Grove- STEVENS ST.	18-93A	4.499 ac	open space with trails	good	yes/no	yes	Taking - for tax title- next to Holts grove
Kensington Woods-LANGELIER LN & Rt. 20	48-5A	2.269 ac	open space with trails	good	yes/no	yes	Gift to City Con. Com.- Sudbury Valley Estates
Kensington Woods-Langelier Ln. BOSTON POST RD. EAST	48-32	7.452 ac	"	"	"	"	Gift from subdivision- Sudbury Valley Estates
Harvard Land-PARMENTER ST.(Near paper St. Norris Rd.)	108-1	6.857 ac	open space	good	no/no	yes	Gift negotiated for water line
Faddoul Property-Jericho Hill BRIGHAM ST.	103-10	26.973 ac	open space/recreation	good	yes/yes	yes	Ch. 61B acquisition/conservation on and recreation
Thoroughbred acres- BERLIN RD/WRIGHT DR	54-24	4.073 ac	open space watershed protection	good	no/no	in future if there is logical a connection	Open Space Development Land
Mt. Ward-LANGELIER LN./BOSTON POST RD. EAST	48-1	71.398 ac	open space	good	yes/no	yes	Purchased in 2000
Forest Grove Open Space- EWALD AVE	60-95	11.407 ac	open space with trails	good	yes/no	yes	Open Space Development Land- Forest Trails

Deerfield village Subdivision BERLIN RD. Open Space Development- PEBBLES WAY	40-57	5.635 ac	open space without trails	good	yes/no	yes- somewhat wet	Open Space Development Land
Desert Parcel-Desert-CONCORD RD.- SUDBURY ST. PARCEL	24-5A	6.352 ac	open space with trails	good	yes/no	yes	gift
Flagg Swamp- Matheson Dr.- WEST HILL RD	28-21	20.651 ac	open space with trails	good	yes/no	yes	gift from Wellen from subdivision plan
Raymond Rd. Open Space- JEAN RD	22-120	3.662 ac	open space with trails	good	yes/no	yes	Open Space Development Land
Raymond Rd. Open Space- RAYMOND RD	35-104	3.134 ac	open space without trail (wet)	good	no/no	no	Open Space Development Land
Open Space Parcel next to New Horizons - part of Ghiloni Park/state forest parcel - HEMENWAY ST	47-49	10.101 ac	open space with trails	good	yes/no	yes	New Horizons deed to Con. Com.per special permit

HEMENWAY ST	47-48	0.171 ac	open space with trails	good	yes/no	yes	gift
Mitrakis - Near bike trail - ASH ST.	43-4	8.823 ac	open space with trails	good	yes/no	yes	City funds
Hemenway St. Extension CONCORD RD	10-30	5.863 ac	open space without trails (wet)	good	no/no	maybe	Gift from subdivision- Goodale Farm
Concord Rd.- HEMENWAY ST.	3-26	2.199 ac	open space without trails	good	no/no	maybe	Gift from subdivision- Goodale Farm
Waters Edge Open Space-STEVE'S ST.	18-141	1.205 ac	open space with trails	fair some encroachment	yes/no	yes	Open space development water's edge sub.
Waters Edge Open Space-STEVE'S ST.	18-175	1.783 ac	open space without trails	fair some encroachment	no/no	yes	OSD
Waters Edge Open Space-STEVE'S ST.	18-93	7.458 ac	open space with trails	good	yes/no	yes	OSD
Orchard Estates III, - STOW RD.	9-60	9.237 ac	open space with trails	good	yes/no	yes	Open space development Orchard Estates III
Open space parcel next to Millham Reservoir land- GREGOIR DR.	65-98	11.686 ac	open space - watershed protection	good	yes/no	yes- can connect	Open space development
Open space connecting Felton Cons. Land to Millham St.- SIMMONS ST.& MILLHAM ST.	65-19	7.792 ac	open space with trails & watershed land	good	yes/no	yes	Open space development
Orchard Estates III, STOW RD.	8-162	2.677 ac	open space without trails	good	yes/no	yes	Open space development
Felton Conservation Area-ELM ST.	66-148	58.363 ac	open space with trails and hay fields	good	yes/no	yes	State Self Help Grant
Conservation Land-Desert-Concord Rd.	4-3	31.283 ac	open space with trails	good	yes/no	yes	taking for conservation purposes
The Grove, BOLTON ST.	16-4	16.617 ac	open space with trails	good	yes/yes	yes	State Self Help Grant
Conservation Land-Desert-CONCORD RD.	4-1	9.905 ac	open space with trails	good	yes/no	yes	Taking for conservation purposes
Shaughnessy Land, LOWER PLEASANT ST.	15-21	22.985 ac	open space without trails	good	yes/no	yes	City funds
Hemenway St. forest trails subdivision open space	11-40	14.547 ac	Open Space with trails	good	yes/no	yes	Open Space Development Forest Trails

Brigham St. open space development on power line	103-11	5.128 ac	Open Space without trails	good	not yet	yes, if land around is acquired will connect trails	Open Space Development (small)
Hemenway St. forest trails subdivision open space- 862 HEMENWAY ST.	10-41	1.427 ac	Open Space without trails	good	not yet	yes	Open Space Development Forest Trails
Boat House Reservoir St.- 9 RESERVOIR ST.	30-9	1.283 ac	Boat house access to lake.	good	yes/yes	yes	Urban self - should be under park land? Check deed/agreement
Desert Conservation Land Parcel- CONCORD RD.	4-2	22.518 ac	open space with trail	good	yes/no	yes	Taking for Conservation purposes
Deefoot Park/Old Concord Rd. Parcels	numerous small lots: 3-8,3-10,36A,3-20,3-11,3-17.3-21,3-22.318,3-19,3-25,3-13,3-6,3-14,315,3-48	2.044 ac	open space with trails	excellent	yes/no	yes	purchased from landowner's city funds
Sterns Rd. Parcel adds to Jericho Hill	114-13A	.088 ac	Open Space	excellent	yes/no	yes	Purchased from landowner with city funds
Berlin Rd. 10 Acres next to tree farm	41-37B	10.148 ac	open space	steep hill	not yet	yes	Purchased with city funds
Open Space at end of Gikas Ln.	43-86C	5.585 ac	open space	wooded	not yet	yes	Open Space Development Gikas Ln.
Open Space behind 421 Bolton St.	30-14	14.840 ac	open space	mostly wetland between two schools	yes/no	yes	Special Permit requirement donated or purchased?
Fitchburg St and Sasseville Way corner - has Flagg Brook and old dam	16-16	4.883 ac	open space	mostly wetland important for water quality	no/no	yes	city purchased with city funds
Goodale St. and Jenks Ln.	assessors 2-29	5.06 ac	open space	woods and stream-important wildlife corridor	no/no	yes	open space development Jenkins

Indian Hill	74-4	20.752 ac	woodland with trails	woods, hill with trail connects to Callahan State Park.	Yes/ yes		Conservation Commission
	Total	662.56 ac					



Cemetery land- All Cemetery land managed by DPW Forestry Parks and Cemetery

Name & LOCATION	Assessors Map-Parcel	Acers	current use	condition	public access/handicapped accessible	Recreation potential	how acquired
Evergreen Cemetery-WILSON ST	47-6	21.545 ac	cemetery	cemetery	yes/yes	trail connections if feasible	city funds
Evergreen Cemetery-WILSON ST	60-34	33.767 ac	"	"	"	"	"
Evergreen Cemetery-WILSON ST	60-33	8.333 ac	"	"	"	"	"
Evergreen Cemetery-WILSON ST	60-35	1.101 ac	"	"	"	"	"
Maplewood Cemetery- PLEASANT St.	55-230	13.754 ac	"	"	"	"	"
Rocklawn cemetery-STEVENSON ST	57-368	4.752 ac	"	"	"	"	"
Rocklawn cemetery-STEVENSON ST	57-369	2.707 ac	"	"	"	"	"
Weeks cemetery-SUDBURY ST.	10-11	0.692 ac	"	"	"	"	"
Spring Hill Cemetery-SPRINGHILL AVE.	57-115	2.542 ac	"	"	"	"	"
St. Mary's Cemetery- BEACH ST..	81-31; 81-30. 81-29	3.76 ac	"	"	"	"	Private
Brigham Cemetery - West Main	81-101	1 "	"	"	"	"	"
I.C. Cemetery-BEACH ST.	81-100	12.193 ac	"	"	"	"	Private
St. Mary's Cemetery- BEACH ST.	81-100A	4.479 ac	"	"	"	"	Private

Robin Hill Cemetery - Donald Lynch Blvd.	26-8	1.213 ac	"	"	"	"	old not sure how acquired
	Total	111.84 ac					

Recreation / Parkland - All Parkland managed by the Recreation Department

Name & LOCATION	Assessors Map-Parcel	Acers	current use	condition	public access/handicapped accessible	Recreation potential	how acquired
Memorial Beach- HOSMER ST.	7-49	7.063 ac	Beach	poor	yes/yes	yes	city funds

Carisbrook/Byrne Field-HAWKINS LN	36-85	7.919 ac	field	good	yes/no	yes	?
Marlborough Middle School-UNION ST.	44-16	25.802 ac	fields	good	yes/yes	yes	?
Ghiloni Park-CONCORD RD	46-41	58.690 ac	Recreation facility many amenities	good	yes/yes	yes	Urban Self Help and city funds
City Land on Hudson St. next to ARRTBOLTON ST.	30-4A	0.749 ac	wooded	wooded	no/no	yes	taking for dump
Old Steven's Estates-STEVEN'S ST.	57-361	6.073 ac	wooded	wooded	no/no	yes	taking
Kelleher Field-HUDSON ST & JEFFERSON ST.	56-177	1.946 ac	football field	good	yes/yes	yes	no records
Ward 6 Play Area-JEFFERSON ST.	56-159	2.072 ac	football field & Playground	good	yes/yes	yes	Urban Self Help and city funds
Farrell Field-HILDERTH ST- 89 SAWIN ST.	70-350	7.562 ac	play fields and kiddie pool	good	yes/yes	yes	no records
Freeman School-BOLTON ST	70-18	1.742 ac	playground	good	yes/yes	yes	no records
Korean Veterans Field-MILLHAM ST	66-5	6.258 ac	field	good	yes/yes	yes	city funds
Ghiloni Park-CONCORD RD(next to fire station)	59-7	16.471 ac	wooded trail and picnic benches	good	yes/yes	yes	Urban Self Help and city funds
Stevens Howe Playground- BROAD ST	68-53	7.089 ac	playground	good	yes/yes	yes	no records
Pappascosmos "Pappas" Playground-JOHN ST	82-115A	0.896 ac	playground	good	yes/yes	yes	no records
Richer Elementary School-MCGEE AVE.	79-25	12.461 ac	Playground/fields	good	yes/yes	yes	no records
Jericho Hill Recreation Area BRIGHAM ST.	103-9	19.212 ac	recreation facility with playground & trail and sledding hill	good	yes/yes	yes	City Funds/Urban self help

Ghiloni Park- CONCORD RD	46-47	5.186 ac	mostly wooded/play field	good	yes/yes	yes	City Funds/Urban self help
Veteran's Park-Bolton St.	93-56	0.077 ac	urban park with plantings & benches	good	yes/yes	yes	taking
Assabet River Rail Trail- Between Jefferson St. and I-290 Connector Rd.	1-1RT	1329.793 ac	paved bike/pedestrian path	good	yes/yes	yes	to be managed by recreation
Assabet River Rail Trail- Between Jefferson St. and I-290 Connector Rd.	1-2RT	1329.793 ac	"	"	"	"	to be managed by recreation
Assabet River Rail Trail- Between Jefferson St. and I-290 Connector Rd.	16-600	1.538 ac	"	"	"	"	to be managed by recreation
Assabet River Rail Trail- Between Jefferson St. and I-290 Connector Rd.	56-600	2.137 ac	"	"	"	"	to be managed by recreation
Assabet River Rail Trail- Between Jefferson St. and I-290 Connector Rd.	43-600	3.381 ac	"	"	"	"	to be managed by recreation
Assabet River Rail Trail- Between Jefferson St. and I-290 Connector Rd.	30-600	8.949 ac	"	"	"	"	to be managed by recreation
Jaworek School-Hosmer St.	19-229A	13.319 ac	fields, courts & playground	good	yes/yes	yes	school dept.

Kane Elementary School-Farm Rd.	84-106	9.359 ac	field & playground	good	yes/yes	yes	school
Simpson Road Playground-Simpson Rd.	8-16A	2.445 ac	Playground	good	yes/yes	yes	?
Ft. Meadow Playground-Second Rd.	6-31	0.255 ac	Playground	good	yes/yes	yes	?
Marlborough Senior High School Stevens St.	30-12	62.142 ac	fields				High School
part of Kelleher Field/ Jefferson St.	56-176	0.103 ac	football	fair	yes/yes	yes	Urban Self Help and city funds
Jefferson St. off	56-159A	0.203 ac	football	fair	yes/yes	yes	urban self help
Jackson Circle, end of cul-de-sac	22-6A	1.848 ac	open land	good	no/no	yes	gifted through subdivision plans
Ward Park	69-394	13.199 ac	Recreation facility many amenities	poor	yes/yes	yes	no records
Between South St. and Liberty St.	81-190, 81-187A, 81-188	2.254 ac					
239 Concord Rd. Recreation Office	46-46	0.665 ac	office and fields	good	yes/yes	yes	Self Help Grant
	Total	2,968.65 Ac					

Municipal Other City Owned Land Managed as noted

Name & LOCATION	Assessors Map-Parcel	Acers	current use	condition	public access/handicapped accessible	Recreation potential	how acquired
Desert Parcel-Sudbury St.	36-12	15.976 ac	conservation land	wooded	yes/no	yes for conservation land	DPW water & sewer-gift to city 1965
City Land on Bolton St.	30-4C	8.866 ac	capped landfill	capped landfill	no/no	high- potential park	DPW/ recreation
City Land on Bolton St.	30-4B	4.890 ac	"	"	"	"	DPW/ recreation
City Land on Bolton St.	30-4	4.321 ac	"	"	"	"	DPW/ recreation
Bigelow St. Parcel-BIGELOW ST.	40-46	2.438 ac	open wetland	wooded	no/no	watershed land	undesignated*
Old Landfill- BOLTON ST.	30-4	20.319 ac	capped landfill	capped landfill	no/no	high- potential park	DPW
Easterly Treatment Plant-BOSTON POST RD.	61-16	71.842 ac					DPW water & sewer
Kings Grant Rd.	44-104	7.216 ac	swamp	swamp	no/no	conservation/watershed protection	DPW water & sewer
SEWER TAKING LAND- KINGS GRANT RD. AND CLINTON ST AREA	58-700	0.918 ac	sewer bed	sewer line	no/no	potential for trail connections	DPW water & sewer
SEWER TAKING LAND- KINGS GRANT RD. AND CLINTON ST AREA	44-702	1.100 ac	"	"	"	"	DPW water & sewer
SEWER TAKING LAND- KINGS GRANT RD. AND CLINTON ST AREA	44-700	1.022 ac	"	"	"	"	DPW water & sewer
SEWER TAKING LAND- KINGS GRANT RD. AND CLINTON ST AREA	44-701	0.610 ac	"	"	"	"	DPW water & sewer
SEWER TAKING LAND- KINGS GRANT RD. AND CLINTON ST AREA	30-700	0.311 ac	"	"	"	"	DPW water & sewer
SEWER TAKING LAND- KINGS GRANT RD. AND CLINTON ST AREA	30-701	0.812 ac	"	"	"	"	DPW water & sewer
SEWER TAKING LAND- off Hudson St.	43-700	0.099 ac	"	"	"	"	DPW water & sewer

SEWER TAKING LAND- KINGS GRANT RD. AND CLINTON ST AREA	57-396	2.050 ac	"	"	"	"	DPW water & sewer
Conservation Land - Desert Parcel CONCORD RD.	3-21A	35.408 ac	conservation land	wooded	yes/no	conservation land	Conservation Commission*
Assabet Valley Vocational High School-Fitchburg St.	16-1	26.266 ac	school land	school & fields	yes/yes	Provides Recreation	AVRVHS
Off Onamog St- on power line.	82-27A	0.154 ac	wooded	wooded	no/no	no	DPW
Grogan path open space	22-6	11.747 ac	wooded wetland	wooded wetland	no/no	for conservation purposes/wildlife	Subdivision conveyance- Conservation- confirm deed
Jeferson St. next to Kelleher field	56-174	0.243 ac	wooded	wooded	yes/no	next to recreation fields provides a buffer	Recreation
Donald Lynch Blvd. next to Assabet River	13-4A	8.794 ac	wetland/river	wetland river	no/no	part of Assabet river should be protected for conservation	Wetland - conservation? Check deed
Assabet Valley Vocational High School-Fitchburg St.	16-2	64.438 ac	regional school land	school & fields	yes/yes	provides recreation	AVRVHS
Next to Lake Williams & Rte. 20	80-60A	0.352 ac	next to route 20	trees/berm	no/no	water quality potential	City funds
Total		290.19 ac					

Municipal Watershed Land Managed by the Department of Public Works Water Dept.

Name & LOCATION	Assessors Map-Parcel	Acers	current use	condition	public access/handicapped accessible	Recreation potential	how acquired
Howe Pond Parcel-BERLIN RD.	40-22	6.476 ac	Water shed land	wooded/wetland/reservoir	no/no	yes for trails	city funds watershed land
Spoon hill - water tank	20-2	14.256 ac	"	"	"	"	"
Millham Reservoir, watershed Boundary St.	76-1A	2.101 ac	"	"	"	"	"
Millham Reservoir, watershed Boundary St.	76-3	3.795 ac	"	"	"	"	"
Millham Reservoir, watershed Boundary St.	76-4	10.335 ac	"	"	"	"	"
Millham Reservoir, watershed Boundary St.	76-5	0.136 ac	"	"	"	"	"

Millham Reservoir, watershed Boundary St.	64-6	3.719 ac	"	"	"	"	"
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Millham Reservoir, watershed Boundary St.	76-1	10.748 ac	"	"	"	"	"
Millham Reservoir, watershed Boundary St.	88-5	23.752 ac	"	"	"	"	"
Millham Reservoir, watershed Boundary St.	77-7	11.581 ac	"	"	"	"	"
Millham Reservoir, watershed Boundary St.	77-8	7.748 ac	"	"	"	"	"
water tower-BROAD ST.	68-80	5.429 ac	"	"	"	"	"
Former Hillside School land-Robin Hill St.	52-2A	116.087 ac	"	"	"	"	"
Lake Williams Reservoir-Williams St.	80-124	110.862 ac	"	"	"	"	"
Millham Reservoir, watershed Boundary St.	76-2	152.650 ac	"	"	"	"	"
Former Hillside School land-Robin Hill St.	64-4	1.015 ac	"	"	"	"	"
	Total	480.69 ac					

Private Protected Land - Conservation Restrictions (CR) or other protection as noted - Managed as noted by owner and CR holder identified in comment section.

Name & LOCATION	Assessors Map-Parcel	Acers	current use	condition	public access/handicapped accessible	Recreation potential	how acquired
Conservation Restriction conveyed by New Horizons to city	34-70	portion of 20.619 ac	conservation land	wooded good	yes/no	yes for trails	Conservation Commission/New Horizons
Thomas Stow Farm	45-72	7.164 ac	wood-land	Wooded/ wetland	no/no	no	Homeowners
Thomas Stow Farm	45-104	3.415 ac	woodland	woodland/ wetland	no/no	no	Homeowners

Jefferson at Wheeler Hill- DONALD LYNCH BLVD.	14-7	portion of 57.172 ac	wood-land	woodland good condition	no/no	in future but it is encumbered by farm restriction next door	JPI - no public access
Avalon Orchards	58-50	portion of 22.635 ac	wood-land	wood-land	yes/no	yes for trails that exist	Homeowners/ Avalon Bay
Gay Conservation Restriction WILLIAMS ST.	113-7	0.995 ac	wood-land	good woodland	no/no	provides buffer	Sudbury Valley Trustees
New Horizons- HEMENWAY ST..	34-8	portion of 22.791 ac	woodland with trails	good woodland	yes/no	abutts open space	Conservation Commission/New Horizons
The Desert Conservation Land- Old Concord Rd.	12-1	33.880 ac	wood-land	good woodland	yes/no	part of Desert Conservation land area	Sudbury Valley Trustees
Union Common- MAIN ST.	70-292	0.893 ac	urban park	great	yes/yes	urban park	Managed by DPW
Jericho Hill Estates-Kelleher St.	102-61	9.410 ac	wood-land	great	no/no	potential for trail connection	Homeowners
Jericho Hill Parcel-Kelleher St	102-32	0.893 ac	"	"	"	"	Homeowners
Jericho Hill Parcel-Kelleher St	102-62	12.508 ac	"	"	"	"	Homeowners
Forest St. Forekicks site in back	90-2	portion of 23.191 ac	wooded	great	no/no	potential for trail connection	Fore kicks II
Wayside Inn Rd. & Hop Brook	62-4A	4.687 ac	wooded and wetland marsh	great	no/no	possibly	Sudbury Valley Trustees
Brigham St. on Southborough Town Line	114-5	2.610 Ac	Woodland	woodland good condition	no/no	no	CR held by SVT (check)
	Total	88.07 Ac.					

State Protected Land - park & forest - Managed by Dept. of Conservation and Recreation (DCR)

Name & LOCATION	Assessors Map-Parcel	Acers	current use	condition	public access/handicapped accessible	Recreation potential	how acquired
Desert - Conservation Land-Concord Rd.	3-5	10.053 ac	wooded trails	great	yes/no	has trails	Desert Natural Area State Forest
Marlborough State Forest (part of Desert area)-Concord Rd.	11-4	106.507 ac	"	"	"	"	Desert Natural Area State Forest
Marlborough State Forest-Concord Rd. Hemenway St.	34-7	12.430 ac	"	"	"	"	Ghiloni Park- State Forest
Marlborough State Forest-Concord Rd. Hemenway St.	34-9	13.282 ac	"	"	"	"	Ghiloni Park- State Forest
Marlborough State Forest-Concord Rd. Hemenway St.	47-1	20.751 ac	"	"	"	"	Ghiloni Park- State Forest
Marlborough State Forest-Concord Rd. Hemenway St.	47-28	35.392 ac	"	"	"	"	Ghiloni Park- State Forest
Callahan State Park -Broadmeadow St.	86-4	5.478 ac	"	"	"	"	Callahan State Park
Callahan State Park -Broadmeadow St.	98-10	33.186 ac	"	"	"	"	Callahan State Park
Callahan State Park -Broadmeadow St.	98-5	1.829 ac	"	"	"	"	Callahan State Park
Callahan State Park -Broadmeadow St.	98-4	0.744 ac	"	"	"	"	Callahan State Park
Callahan State Park -Broadmeadow St.	109-5	14.200 ac	"	"	"	"	Callahan State Park
Callahan State Park- Broadmeadow St.	98-6	9.943 ac	"	"	"	"	Callahan State Park
Callahan State Park- Broadmeadow St.	98-7A	9.474 ac	"	"	"	"	Callahan State Park
Callahan State Park- Broadmeadow St.	98-7A	3.996 ac	"	"	"	"	Callahan State Park
Navin Memorial Skating Rink-Bolton St.	30-12A	5.277 ac	"	"	"	"	Navin Skating Rink
Callahan State Park- Broadmeadow St.	87-1	61.389 ac	"	"	"	"	Callahan State Park
Callahan State Park- Broadmeadow St.	98-8	6.902 ac	"	"	"	"	Callahan State Park
Callahan State Park -Broadmeadow St.	74-1	23.295 ac	"	"	"	"	Callahan State Park
Callahan State Park -Broadmeadow St.	86-3	50.697 ac	"	"	"	"	Callahan State Park
Callahan State Park -Broadmeadow St.	97-2A	25.343 ac	"	"	"	"	Callahan State Park

Callahan State Park -Broadmeadow St.	98-2A	6.274 ac	"	"	"	"	Callahan State Park
Callahan State Park -Broadmeadow St.	97-1	5.965 ac	"	"	"	"	Callahan State Park
Callahan State Park -Broadmeadow St.	98-11	2.932 ac	"	"	"	"	Callahan State Park
Callahan State Park -Broadmeadow St.	97-3	18.667 ac	"	"	"	"	Callahan State Park
Callahan State Park -Broadmeadow St.	97-4	103.807 ac	"	"	"	"	Callahan State Park
Parmenter St. Callahan State Park addition	109-1	11.736 acers	forested/old field	excellent	yes/no	yes	Collaboration with DCR, SVT and City Of Marlborough
Parmenter St. Callahan State Park addition	108-2	11.365 ac	forested/old field	excellent	yes/no	yes	Collaboration with DCR, SVT and City Of Marlborough
Pleasant St. south of 85 Connector west of Pleasant St. and north of West Hill Rd. ,	28-20	52.287 ac	forested/ with streams	excellent with trails	yes/no		Transferred by state MDOT to DFW
	Total	663.2 ac					

State Protected Watershed Land

Name & LOCATION	Assessors Map-Parcel	Acers	current use	condition	public access/handicapped accessible	Recreation potential	how acquired
Assabet River Wetlands-Robin Hill St.	63-5	11.356 ac	wetland and floodplain	good	yes/no	potential for trail connection	Tyler Dam- Assabet River

Assabet River Wetlands-Robin Hill St.	50-1	3.790 ac	"	"	"	"	Off River Rd.
Tyler Dam-Robin Hill St.	64-5	30.838 ac	"	"	"	"	Tyler Dam- Assabet River
Maple Street Pond-MAPLE ST	93-98	4.431 ac	overgrown wetland full of knot weed	poor overgrown with invasives	no/no	potential for recreational skate pond in future	Sudbury Reservoir pond behind Monties

Maple Street Pond-MAPLE ST	93-94	0.281 ac	"	"	"	"	Sudbury Reservoir channel @ Walker St.
Filter Beds, Sudbury Reservoir, Walker St.	105-19	47.396 ac	overgrown wetland filter beds	poor overgrown with invasives	yes/no	potential for trails and access to water	Sudbury Reservoir
Sudbury Reservoir, Farm Rd.	105-20	607.601 ac	"	"	"	"	Sudbury Reservoir
	Total	705.69 ac					

A2- Unprotected Parcels as shown on Map 7

Mapped Unprotected Parcels - Orange on Map 7				
Map and Parcel #	Street Address	PAR_AREA	Map DESIGNATION	
113-5	WILLIAMS ST	17.102 ac	Unprotected	
113-1	465 WILLIAMS ST	18.708 ac	Unprotected	
103-12	23 LAROSE DR	5.593 ac	Unprotected	
103-34	BRIGHAM ST	2.725 ac	Unprotected	
100-19	FOREST ST	23.765 ac	Unprotected	
100-10	384 FOREST ST	2.333 ac	Unprotected	
99-1	HAYES MEMORIAL DR	30.323 ac	Unprotected	
108-3	385 PARMENTER ST	43.082 ac	Unprotected	
103-19	SOUTH ST	36.303 ac	Unprotected	
92-32A	SOUTH ST	3.727 ac	Unprotected	
91-37	BRIGHAM ST	8.833 ac	Unprotected	
92-32	279 SOUTH ST	42.162 ac	Unprotected	
92-19	BEACH ST	2.871 ac	Unprotected	
94-26A	FARM RD	1.268 ac	Unprotected	
94-26B	FARM RD	0.489 ac	Unprotected	
92-23A	BEACH ST	0.710 ac	Unprotected	
92-33	SOUTH ST	3.560 ac	Unprotected	
92-22	BEACH ST	0.669 ac	Unprotected	
92-24	BEACH ST	8.172 ac	Unprotected	
83-162A	DARTMOUTH ST	0.165 ac	Unprotected	
83-163A	DARTMOUTH ST	0.581 ac	Unprotected	
83-164A	DARTMOUTH ST	0.739 ac	Unprotected	
83-89	EXETER ST	1.688 ac	Unprotected	
83-105	FAIRFIELD ST	4.648 ac	Unprotected	
82-27	NEWTON ST	23.554 ac	Unprotected	
80-51	LINCOLN ST	1.818 ac	Unprotected	
83-157	COOK LN	10.573 ac	Unprotected	

84-103	458 FARM RD	6.864 ac	Unprotected	
68-28	116 WINTER ST	4.181 ac	Unprotected	
75-2	BROADMEADOW ST	22.103 ac	Unprotected	
68-1	ELM ST	1.869 ac	Unprotected	
75-1	HAGER ST	4.995 ac	Unprotected	
39-27	ROBIN HILL ST	4.591 ac	Unprotected	
54-17	ELM ST	22.994 ac	Unprotected	
55-52	ROOSEVELT ST	2.924 ac	Unprotected	
59-9	BOSTON POST RD EAST	7.350 ac	Unprotected	
68-19	287 ELM ST	12.057 ac	Unprotected	

Map and Parcel #	Street Address	PAR_AREA	Map DESIGNATION	
60-96B	BOSTON POST RD EAST	6.700 ac	Unprotected	
55-40	43 SPRING ST	17.758 ac	Unprotected	
61-7	720 BOSTON POST RD EAST	19.774 ac	Unprotected	
62-3A	BOSTON POST RD EAST	23.302 ac	Unprotected	
42-57	MECHANIC ST	3.111 ac	Unprotected	
52-1	356 ROBIN HILL ST	88.547 ac	Unprotected	
44-42	159 STEVENS ST	0.586 ac	Unprotected	
44-42	159 STEVENS ST	0.121 ac	Unprotected	
42-78D	ASH ST	3.827 ac	Unprotected	
43-1	85 ASH ST	5.372 ac	Unprotected	
15-3	882 PLEASANT ST	20.531 ac	Unprotected	
39-26B	ROBIN HILL ST	25.503 ac	Unprotected	
43-86	107 KELBER DR	3.131 ac	Unprotected	
44-42	159 STEVENS ST	20.691 ac	Unprotected	
36-67	59 STETSON DR	1.011 ac	Unprotected	
29-16A	PLEASANT ST	0.053 ac	Unprotected	
30-18	BOLTON ST	3.755 ac	unprotected	
42-70A	PLEASANT ST	56.149 ac	Unprotected	
24-1	SUDBURY ST	1.440 ac	Unprotected	
29-23	BOLTON ST	21.980 ac	Unprotected	
24-11	SUDBURY ST	3.656 ac	Unprotected	

26-1	BIGELOW ST	6.983 ac	Unprotected	
24-10	SUDBURY ST	3.351 ac	Unprotected	
13-6	RIVER RD	4.799 ac	Unprotected	
13-7	DONALD J LYNCH BLVD	1.650 ac	Unprotected	
13-5	BIGELOW ST	3.278 ac	Unprotected	
13-4	ROBIN HILL ST	2.032 ac	Unprotected	
24-9	SUDBURY ST	3.134 ac	Unprotected	
24-4	HANLON DR	3.625 ac	Unprotected	
24-8	SUDBURY ST	3.004 ac	Unprotected	
14-3B	ROBIN HILL ST	3.509 ac	Unprotected	
24-7	SUDBURY ST	3.242 ac	Unprotected	
14-3A	ROBIN HILL ST	3.901 ac	Unprotected	
24-3	HANLON DR	3.671 ac	Unprotected	
14-1	PLEASANT ST	2.258 ac	Unprotected	
24-2	HANLON DR	3.107 ac	Unprotected	
24-6	SUDBURY ST	3.985 ac	Unprotected	
22-12F	HEMENWAY ST	1.183 ac	Unprotected	
19-127	STEVENS ST	0.107 ac	Unprotected	
11-39	HEMENWAY ST	1.158 ac	Unprotected	
5-3	RESERVOIR ST	3.385 ac	Unprotected	
30-10	RED SPRING RD	10 ac	Unprotected	
62-15	895 BOSTON POST RD EAST	144.393 ac	Unprotected	

Unprotected parcels under Ch. 61, 61A and 61B designation.

Unprotected Chapter 61 Property - Yellow on Map 7				
Assesors Map and Parcel #	Street Address	PAR_AREA	Map DESIGNATION	comment
97-2	460 BROADMEADOW ST	2.214 ac	Unprotected - Ch 61	
98-2	506 BROADMEADOW ST	6.422 ac	Unprotected - Ch 61	
93-30A	SOUTH ST	1.153 ac	Unprotected - Ch 61	
93-6	SOUTH ST	3.745 ac	Unprotected - Ch 61	
91-7	146 WILLIAMS ST	9.328 ac	Unprotected - Ch 61	
98-1	497 BROADMEADOW ST	1.084 ac	Unprotected - Ch 61	
93-30	SOUTH ST	5.266 ac	Unprotected - Ch 61	
65-25	MILLHAM ST	20.908 ac	Unprotected - Ch 61	
77-9	MUDDY LN	2.230 ac	Unprotected - Ch 61	
77-3	9 MUDDY LN	1.069 ac	Unprotected - Ch 61	
85-19A	BROADMEADOW RD	5.532 ac	Unprotected - Ch 61	
85-19	BROADMEADOW ST	7.308 ac	Unprotected - Ch 61	
77-4	MUDDY LN	0.480 ac	Unprotected - Ch 61	
77-6	42 MUDDY LN	18.600 ac	Unprotected - Ch 61	
77-2	945 ELM ST	4.240 ac	Unprotected - Ch 61	
47-5	HEMENWAY ST	10.380 ac	Unprotected - Ch 61	
59-1	BOSTON POST RD EAST	58.301 ac	Unprotected - Ch 61	
41-25	187 BERLIN RD	37.172 ac	Unprotected - Ch 61	
46-33	298 CONCORD RD	64.833 ac	Unprotected - Ch 61	
14-3	ROBIN HILL ST	8.180 ac	Unprotected - Ch 61	

Unprotected with Permits - Orange hatched on Map 7

Map and Parcel #	Street Address	Acers	Map DESIGNATION
111-10	686 FOREST ST	8.58	Unprotected with Permits
112-10A	SIMARANO DR	13.17	Unprotected with Permits
99-4	HAYES MEMORIAL DR	14.01	Unprotected with Permits
88-34	900 NICKERSON RD	7.7	Unprotected with Permits
88-35	HAYES MEMORIAL DR	15.81	Unprotected with Permits
73-15A	FARM RD	3.36	Unprotected with Permits
73-14	FARM RD	4.19	Unprotected with Permits
69-340	305 LINCOLN ST	0.4	Unprotected with Permits
69-343	293 LINCOLN ST	0.2	Unprotected with Permits
69-345	283 LINCOLN ST	0.33	Unprotected with Permits
69-339	LINCOLN ST	0.18	Unprotected with permits
69-338	MECHANIC ST	0.55	Unprotected with Permits
69-342	301 LINCOLN ST	0.11	Unprotected with Permits
69-339A	325 LINCOLN ST	0.43	Unprotected with Permits
69-338A	LINCOLN ST	0.36	Unprotected with Permits
69-341	297 LINCOLN ST	0.31	Unprotected with Permits
69-337	MECHANIC ST	0.78	Unprotected with Permits
27-11	43 DUFRESNE DR	6.43	Unprotected with Permits
26-31	DONALD J LYNCH BLVD	21.43	Unprotected with Permits
99-6	HAYES MEMORIAL DR	30.32	Unprotected with Permits
111-5	FOREST ST	28.25	Unprotected with Permits
116-13	107 SIMARANO DR	15.53	Unprotected with Permits

APPENDIX B

Recreation Facilities inventory - location and facility function/program

This can also be found on the city website online at: [Fields & Parks | Marlborough, MA](#)

Facilities

Assabet River Rail Trail

Lincoln St. at Highland St., Marlborough. MA

Nature/Walking Trails

Bauks Field

431 Bolton Street, Marlborough. MA

Baseball Field

Blue Field

431 Bolton Street, Marlborough. MA

Multipurpose Field

Boroughs Loop - Marlborough, Southborough

Marlborough, Marlborough. MA

Nature/Walking Trails

Byrne Field

Hawkins Lane, Marlborough. MA

Multipurpose Field

Callahan State Park

Broadmeadow Rd., Marlborough. MA

Nature/Walking Trails

Cider Knoll Conservation Land

525 Stow Rd., Marlborough. MA

Nature/Walking Trails

Colaiani Playground

First Road, Marlborough. MA

Playground

Cole Field (Formerly Community Center Field)

25 Union Street, Marlborough. MA

Baseball Field

Demers Field (Formerly known as Red Field)

431 Bolton Street, Marlborough. MA

Softball Field

Desert Natural Area/Memorial Forest Reservation

Concord Rd. at Mosher Ln., Marlborough. MA

Nature/Walking Trails

Duca Playground

Rice Street, Marlborough. MA

Playground

<p>☐ Farrell Field 1 85 Sawin Street, Marlborough. MA</p>	Softball Field
<p>Baldelli Softball Field 85 Sawin Street, Marlborough. MA</p>	Softball Field
<p>Farrell Playground 85 Sawin Street, Marlborough. MA</p>	Playground
<p>Farrell Wading Pool 85 Sawin Street, Marlborough. MA</p>	Aquatic Facilities
<p>Farrell Field 2 85 Sawin Street, Marlborough. MA</p>	Softball Field
<p>Felton Conservation Land Elm St., Marlborough. MA</p>	Nature/Walking Trails

☐ **Ghiloni Park**

239 Concord Road, Marlborough. MA

Multipurpose Field

DiAntonio Softball Field

239 Concord Road, Marlborough. MA

Softball Field

Dirico Field

239 Concord Road, Marlborough. MA

Multipurpose Field

Ghiloni Nature Trail/State Forest

239 Concord Road, Marlborough. MA

Nature/Walking Trails

Ghiloni Park Dek Hockey Rink

239 Concord Road, Marlborough. MA

Dek Hockey Rink

Ghiloni Park Exercise Area

239 Concord Road, Marlborough. MA

Fitness Area

Ghiloni Park Playground (Ages 6 & Up)

239 Concord Road, Marlborough. MA

Playground

Ghiloni Park Splash Pad

239 Concord Road, Marlborough. MA

Aquatic Facilities

Lambert Basketball Courts

239 Concord Road, Marlborough. MA

Basketball Court

Sand Volleyball Court

239 Concord Road, Marlborough. MA

Volleyball Court

Vietnam Veterans Field

239 Concord Road, Marlborough. MA

Multipurpose Field

Hixson Boat Launch

Reservoir Street, Marlborough. MA

Aquatic Facilities

Holt's Grove

Stevens Street, Marlborough. MA

Nature/Walking Trails

☐ **Jaworek School Fields**

444 Hosmer Street, Marlborough. MA

Multipurpose Field

Jaworek Basketball Hoops

444 Hosmer Street, Marlborough. MA

Basketball Court

Jericho Hill Recreation Area 496 Brigham St., Marlborough. MA	Nature/Walking Trails
<input type="checkbox"/> Jericho Hill Recreation Facility 496 Brigham Street, Marlborough. MA	General
Jericho Hill Basketball Court 496 Brigham Street, Marlborough. MA	Basketball Court
Jericho Playground 496 Brigham Street, Marlborough. MA	Playground
<input type="checkbox"/> John Street Playground John Street, Marlborough. MA	Playground
John Street Basketball Court John Street, Marlborough. MA	Basketball Court
<input type="checkbox"/> Kane School 520 Farm Road, Marlborough. MA	Multipurpose Field
Kane Basketball Court 520 Farm Road, Marlborough. MA	Basketball Court
Kane School Playground 520 Farm Road, Marlborough. MA	Playground
<input type="checkbox"/> Kelleher Field 45 Jefferson Street, Marlborough. MA	Multipurpose Field
Kelleher Basketball Court 45 Jefferson Street, Marlborough. MA	Basketball Court
Kelleher Field Playground 45 Jefferson Street, Marlborough. MA	Playground

☐ **Korean Veterans Field**

85 Millham Street, Marlborough. MA

Multipurpose Field

Korean Vets Basketball Court

85 Millham Street, Marlborough. MA

Basketball Court

Korean Vets Playground

85 Millham Street, Marlborough. MA

Playground

Lake Williams Trail

Lizotte Dr., Marlborough. MA

Nature/Walking Trails

Marlborough High School Tennis Courts

431 Bolton Street, Marlborough. MA

Tennis Courts

☐ **Memorial Beach**

Memorial Beach, Marlborough. MA

Aquatic Facilities

Memorial Beach Basketball Court

Memorial Beach, Marlborough. MA

Basketball Court

Memorial Beach Playground

Memorial Beach, Marlborough. MA

Playground

Mount Ward Conservation Land

Langelier Ln., Marlborough. MA

Nature/Walking Trails

Noble Turf Field at Whitcomb School

25 Union Street, Marlborough. MA

Multipurpose Field

☐ **Richer School**

Richer School, Marlborough. MA

Multipurpose Field

Richer School Basketball Hoops

Richer School, Marlborough. MA

Basketball Court

Richer School Playground

Richer School, Marlborough. MA

Playground

Sheep Falls Brook Conservation Area

Hudson St., Marlborough. MA

Nature/Walking Trails

Simpson Playground

Simpson Playground, Marlborough. MA

Playground

<p>Stevens Park Stevens Park, Marlborough. MA</p>	Baseball Field
<p>Lower Stevens Park Field (Babe Ruth Diamond) Stevens Park, Marlborough. MA</p>	Baseball Field
<p>Stevens Park Futsal Court Stevens Park, Marlborough. MA</p>	Futsal Court
<p>Stevens Park Playground Stevens Park, Marlborough. MA</p>	Playground
<p>Stevens Park Splash Pad Stevens Park, Marlborough. MA</p>	Aquatic Facilities
<p>Stevens Park Upper Softball Field Stevens Park, Marlborough. MA</p>	Softball Field
<p>The Grove Conservation Land Bolton Street, Marlborough. MA</p>	Nature/Walking Trails
<p>Union Common Union Common, Marlborough. MA</p>	General
<p>Vital Field / Track 431 Bolton Street, Marlborough. MA</p>	Multipurpose Field
<p>Ward Park Field 57 Orchard Street, Marlborough. MA</p>	Multipurpose Field
<p>Ward Basketball Court 57 Orchard Street, Marlborough. MA</p>	Basketball Court
<p>Ward Park Playground 57 Orchard Street, Marlborough. MA</p>	Playground
<p>Ward Park Volleyball Court 57 Orchard Street, Marlborough. MA</p>	Volleyball Court
<p>Ward Park Wading Pool 57 Orchard Street, Marlborough. MA</p>	Aquatic Facilities
<p>Ward Pickleball Court 57 Orchard Street, Marlborough. MA</p>	Pickleball Court

Ward Skate Park 57 Orchard Street, Marlborough. MA	Skate Park
Whitcomb Front Field 25 Union Street, Marlborough. MA	Multipurpose Field
Whitcomb Playground 25 Union Street, Marlborough. MA	Playground
<input type="checkbox"/> Williams Street Baseball Fields 177 Williams Street, Marlborough. MA	Baseball Field
Langelier Field: (Youth Baseball Diamond) 177 Williams Street, Marlborough. MA	Baseball Field
Leduc Field: (Youth Baseball Diamond) 177 Williams Street, Marlborough. MA	Baseball Field
Martinangelo Field: (Youth Baseball Diamond) 177 Williams Street, Marlborough. MA	Baseball Field
Williams Street Playground 177 Williams Street, Marlborough. MA	Playground

More details can be found at the City of Marlborough Website under Recreation Department found here: [Facilities](#)

Appendix C.

Conservation Lands with trails:

1. Cider Knoll Conservation Land- nature trails/community garden
2. Desert Natural Area / Memorial Forest Reservation – Nature trails
3. Felton Conservation Land- nature trails open fields
4. Ghiloni Nature Trail / State Forest- nature trails/paved trail
5. The Grove Conservation Land- nature trail
6. Holt's Grove Conservation Land- nature trail
7. Jericho Hill Recreation Area- nature trail/ sledding hill
8. Lake Williams Trail- nature trail/ floating boardwalk
9. Mount Ward Conservation Land- nature trail
10. Panther Trail - 26.2-mile trail connections
11. Sheep Falls Brook Conservation Area- nature trail
12. Howe Pond Conservation Area- nature trail
13. Millham Reservoir – watershed Land – nature trail
14. Sudbury Reservoir Trail – State DCR land – nature trail
15. Indian Hill trail – nature trail connection to Callahan State Park
16. State Parks – State DCR Land – Callahan State Park – nature trail

See city website under Conservation Commission for full trail maps and descriptions found here: [Trail Maps | Marlborough, MA](#)

Appendix D

Public Comments

We held 7 public meetings with various groups in the city and culminated these meetings with a public meeting at the library to gather input.

Meetings were held with the following groups on the following dates:

Commission on Disabilities -3-3-2025

Conservation Commission/ Historic Commission 3-20-2025

Planning Board 3-24-2025

Library Trustees- 4-1-2025

City Council – Open Space Committee 4-7-2025

Marlborough Economic Development Corp, Chamber of Commerce, Rotary Club – 4-8-2025

Recreation Commission and Sports Groups - 4-9-2025

Lions Club 4-23-2025

Public organizations Marlborough library - 4-29-2025

Comments from each of these meetings were compiled and are listed below.

All these comments were reviewed and where feasible addressed and incorporated within the document. Where item has not been included a note beside this item is noted.

Disabilities Commission: 3-3-2025

We discussed overall accessibility issues throughout the city. Recommendations that came out of this discussion were as follows:

- Playgrounds – wood chips are good for kids, but not accessible to wheelchairs. The rubber mats are better. When playgrounds get renovated be sure this is included.
- More trails should be accessible to wheelchairs and those with mobility impairments. City should look at several properties to improve the path so they can be enjoyed by ALL.
- Glad for new ramp coming to access bike path on Jefferson St.
- Glad for Lake Williams Boardwalk however there are some significant changes needed to make it accessible. A report has been prepared by the Commission and will be shared with OSRP committee. (Note: this report was provided and given to the DPW. Upgrades to the access to Boardwalk and parking area are being installed in spring 2026)
- Encourage more communication with Disabilities Commission when developing projects- especially conservation and recreation. Although most facilities are accessible.
- Glad for the accessible kayak launch at The Grove and the Hixon Boat Launch.

Conservation Commission / Historic Commission- 3-20-25

- Robin Hill St. properties have interesting foundations and caves which should be noted
- High priority parcels mentioned were Hillside School/Robin Hill undeveloped property and property between Blaiswood Ave and the Bike Path
- Wildlife corridor along North Branch Brook – between Elm St. and Berlin Rd. as shown on plan should be high priority.
- South St. swamp and Hill/ Old Rawchuck property is an important parcel, the largest left in the city and has high wildlife corridor and wildlife value.
- Better protection of wetlands to ensure integrity of these important natural resources.
- Control road salt to protect our lakes and streams and keep them healthy
- Conservation Commission agrees with the plan
- Scenic Roads:

- Should add Scenic Roads to one of the maps so they are visible when reviewing items.
- Add action item to notify abutters who live along scenic roads on the rules for trees and stone walls.
- Should scenic roads have signs to ID them.
- History of the properties and how they were acquired should be documented.
- Historic property should receive some protection
 - Historic Commission will come up with some action items to include in the report. (see below which are included in report)
- Somewhere the apple history and shoe factory history should be documented – since history helps us understand the people who came before us.
- Didn't know the city had all the recreation and conservation properties, need to do a better job advertising these amazing resources. This should be top priority goal.
- Will Hazmat sites be included in this plan?
- The city doesn't know who it is- which is the root cause of the jumble of development we see now. A plan to steer the city is a good idea.
- In 1800's the filter beds between Framingham Rd. Maple St. and Walker St. were used to clean water before it entered the Sudbury Reservoir. It was advanced technology then, and that technology is still used today. Recommendation is to "show off" this area working with State and State Historic information could be a great "educational" display and work with DCR on trail network.
- To protect natural resources, specifically our streams and water bodies, we need to recommend that road salt be studied and safer alternatives used in order to bring back our water supply and make sure waterbodies are healthy.
- Need to define use for the property on Stevens St. next to the Cemetery.

In addition, after the meeting the Historic Commission provided the following comments:
 Scenic Roads Signage and Education Proposal – July 2025

- Preamble
 - State Definition
 - Part I, Title VII, Chapter 40, Sec 15c.
 - "Stone walls and shade trees".
 - Local Definition
 - City Ord No. 92-4365-1 (1992)
 - List of Streets (Appendix)
- Define the "Need"
 - Historical preservation is more than just old houses & buildings.

- Once it's gone, it's gone. Changes made without understanding the historic nature are often impossible to remedy.
- Why is this important to Marlborough?

Proposal:

Part 1: Signage

Add "Scenic Road" signs at the major termination points for each of the 28 scenic roads in the city. A more extensive project would involve signage similar to the Massachusetts Scenic Byways program (<https://www.bywayswestmass.com/>) but at a much smaller scale. A longer-term thought is creating the concept of "micro-destinations", highlighting interesting drives or rides through the city by expanding on the Panther Trail and Boroughs Loop Trail.

Part 2: Education

Provide education for the residents/property owners on scenic roads about the history and expectations of living along these routes. Ideally this should take an informational tone, not be strictly a "list of no's". Ideally this would be easily digestible, something like an Infographic, stressing the concept of "stewardship".

Content framework:

- History of scenic roads designation.
- Why they matter.
- Responsibility of property owners.
 - Protection of shade trees and stone walls
- Process for making changes.

2. Sample of scenic road sign:



(A list of scenic roads was provided which have been included, and the above items put into action items which have been included in Section 9 Goal 5 Objective B.)

Planning Board Comments: 4-7-2025

- Properties listed should be prioritized so community knows what the highest priority is and work on acquisition.
- Allowing kayaking and fishing at Lake Williams (this may have been a joke but just in case)
- Is the City working with Sudbury Valley and other conservation groups to try and acquire some of the undeveloped land?
- Making these maps available on GIS
 - Could be utilized as a tool to compare proposed developments
- Requiring a review from Conservation on proposed developments even when wetlands are not present
- Requiring developers to review these maps for conflicts
- Requesting developers to include more natural vegetation and specific species of plants
- Notifying properties that have streams or buffer zones with specific requirements and providing the owners with a summary of their “dos and don’ts”
- Remind property owners that they live within an open space development
 - This is currently being remedied with restrictions on open gov (the City’s permitting program)
- Discussion on the cold-water streams within Marlborough
- Discussion on the City owned dams, and their current conditions
 - Some of the dams within the city are privately owned
- Storm water regulations for new construction
 - The city is working on drafting ordinance language
 - Having the City look at preventative and corrective services to reduce flooding areas
 - The possibility of purchasing properties and converting them back to natural vegetation
- Climate change impact

- Implementation of porous pavement
 - City has a pilot plan for the use of porous pavement
- Flooding areas
- Making it an action item
- Adopting policies that increases pollinator gardens and plants that provide shade to keep areas cooler in temperature
- Collecting and generating models to calculate future rain fall and temperature changes to see how the environment would change over time
- Encourage underground utilities
 - Creating a developer funded account to convert existing above ground utility areas to underground

Library Trustees 4-1-2025

- What about allowing fishing on Lake Williams
- Pesticide and Herbicide use are not good for the environment and should be reduced or eliminated
 - City’s Roadside spraying is destroying native plants
 - Add as an action item to work on elimination of use.
- Library is happy to display and promote any materials that are needed
 - Trail maps
 - Recreation facilities and programs
 - Educational displays i.e. Pollinator gardens, invasive plant control etc.
- Library is hosting “climate café” events throughout the year and can take up these topics- a venue for public education about items in the plan and on climate change.
- Discussed local flooding that has been occurring and suggested this be mapped too.

City Council Comments- 4-7-2025

Each Councilor present provided comments as follows:

Councilor Sean Navin-

- Adding aqueduct trail to the maps, it is not shown
- Using utility corridors for trail connections should be pursued
- Property on Stevens St. next to cemetery needs to be defined for use
- Invasive plant management is a big issue- glad it is included

- Marathon should be planned for the 26.2-mile Panther Trail in Marlborough
- Encouraging and promoting and requiring native plantings as discussed is very important.
- Top priority projects he'd choose are:
 - o Acquire/protect property at end of Blaiswood Ave.
 - o Add aqueduct trail
 - o Add sidewalk to Concord Rd. as recommended.

Councilor Robert Preciado –

- Safe routes to school and adding bike routes to map
- Would love to see bike rentals return again
- Pocket Parks within the city – removing concrete, add more green space downtown and trees to make city greener/vegetation
- Native plants important need to create lists and educate public on what should be planted. i.e. monarch garden plan.
- Need to advertise better where green spaces are –
- Top priorities
 - o Community garden downtown area
 - o South St. Swamp protection
 - o Complete streets continue

Councilor Katie Robey

- Landfill conversion to fields and recreation area likes this project. (Asked when completion date)
- Hager Pond Dam needs to be addressed
- Land designation – make sure undesignated land gets designated as noted in the plan
- Blaiswood land acquisition
- Promote and will visit aqueduct trail

Councilor Trey Fuccillo

- Recreation field upgrades, specifically at Stevens Field and Middle School field improvements
- Boston Scientific land at end of Blaiswood needs protection
- Wants to see dog park open and supports the friends group formation soon.

Councilor Mark Vital

- Sheep falls brook trail protection important – there is a waterfall there too
- Where is there a view to Boston – identify and promote that
- Reline streets with trees is very important especially along Pleasant St.
- Making sure the ARRT is connected through Stow, so the trail gets to Acton.
- Promote and improve native habitats

Councilor David Doucette

- Was happy to serve on this committee and noted that the process was open and transparent and getting feedback is important for this plan to be successful
- Would like to see sidewalk along Concord Rd. so people have safe access to Ghiloni Park and to the new Central Mass bike trail
- The Blaiswood Ave land should be pursued
- Promoting the city's recreation and conservation resources may best be done through the schools – often get good distribution.

Councilor Teona Brown

- Agrees with what has been said so far. Her top priorities are:
- A community garden in the downtown area people can walk to
- Creating a formal trail around Millham Reservoir (while still protecting this back up water supply)
- Protection of the properties along Robin Hill Rd. is very important to her and her constituents
- Adding scenic roads to the maps as has been noted.

Councilor John Irish

- Chapter 61 properties are important and working with assessors when there are changes so the city is aware

Councilor Mike Ossing

- Include page numbers in the table of contents and sections so easier to read and find things
- Discussed the funding options and that the CPA is a tax, talked about options for funding and what fees should be explored for funding – this should be a task in the plan. Reminded councilors that if the city doesn't own it or have some type of restriction on a property and it is private, that owner can do whatever they want with the property. If not owned by city, then it's not protected.
- Top priorities are:
 - o Houde Tree Farm
 - o Designating trails for mountain bike and road bike routes to be added to maps
 - o Creating trails around water is important and much appreciated.

MEDC, Rotary Club and Chamber of Commerce – 4-8-2025

- Can the plan prioritize the parcels and why they are important to help leaders prioritize protection

- Can the scenic roads be overlaid on one of the maps, so they are visible and obvious, maybe map 7, and to ensure protection. Also helps city council and MEDC when reviewing project.
 - Set goals on acquisitions
 - Advocate for funding as noted is important
 - Working with businesses to partnership with the city on project – have businesses help “adopt” spaces or facilities and help with upkeep i.e. new snack shack/bathrooms on ARRT.
 - Allow fishing in Lake Williams, note where fishing is permitted
 - Create a city music venue – half shell similar to Hudson. (not included)
-

Recreation Commission/ Sports groups- 4-9-25

Projects- reviewed and updated priorities

- Development of a park/recreational facility at the old Hudson Street Landfill
- Develop and expand existing recreational park areas and identify those areas that need improvements such as field upgrades, parking lot improvements, building shade structures, planting trees, and improving playground equipment
- Add parks to neighborhoods that don’t have play areas within walking distance
- Aggressively pursue state and/or private grant funds for improvements to recreation facilities
- Construct a new wading pool at Ward Park to replace the existing wading pool
- Construct a new wading pool at Hildreth School to replace the existing wading pool
- Finding space to construct a Frisbee Golf Course

Bauks Field (Marlborough High School)

- Immediate repairs needed at two locations (pitchers’ mound and batter’s box)
- Padding at backstop to be replaced
- Replacement of turf

Byrne Field

- Fix Drainage issue by parking lot
 - Add playground
 - Add netting behind the soccer goals

Demers Field (Marlborough High School)

- Replacement of turf field

Farrell Fields

- Front field drainage issues-needs to be regraded, and drainage added
- Fix Drainage issues from Hildreth Street onto field

Ghiloni Park

- Rehab Diantonio softball field (drainage issues)
- Musco lighting for softball and soccer fields
- Gate at exercise equipment at gravel path
- Gravel path to be paved

- Lower soccer field behind building-drainage issues-add loam
- Install a Pavilion

Kelleher Field

- Replace visitor side bleachers
- Musco lighting
- Replace or a better detail for concrete pillars around field
- Fix Driveway and sidewalk alignment

Noble Field (Marlborough Middle School)

- Replacement of turf and resurfacing of track at Noble Field

Stevens Park

- Drainage issue
- Infield mix issue
- Netting surrounding field needs to be replaced
- Rebuild Mound
- Home Plate needs to be remolded
- Complete Infield Removal and Rebuild

Vital Track and Field (Marlborough High School)

- Request replacement of existing field with turf
- Stadium style bleachers (2 additional) or seating within slope areas
- New Scoreboard
- Musco lighting for field
- 12x16 building to store turf maintenance equipment and material
- Bathroom and concessions building

Williams Street Baseball Field Complex

Martinangelo Field

- Put existing lighting on Musco System
- Retaining wall, (135' Wall) 1st Baseline
- Removal of dead pine trees behind 1st base dugout
- Fencing for top of new wall

Leduc Field

- Infield reconstruction
- Fencing repair & replace (when needed) existing
- Batting Cage Area (double cages & platform)
- New dugouts with roofs and drainage
- 5 row premium aisle & riser bleachers (25' W 72 Seats). Quantity: 2
- Put existing lighting on Musco System

Langelier

- Fix Drainage issues
- Put existing lighting on Musco System

Ward Park:

- Pavilion or shade structures at Ward Park for the Ward Park Pickleball group (I'm not sure if this was mentioned in our earlier conversations)

Recreation Department Solutions to Reach All Socio-Economic Backgrounds

Affordable Access to Programs and Facilities:

The Marlborough Recreation Department offers scholarships or financial assistance for children and adults to participate in camps, classes, and events. This helps ensure that financial constraints do not prevent residents from benefiting from recreational opportunities. This includes free or low-cost sports programs, classes, and free access to Memorial Beach, the city wading pools, splash pads, and free rentals of canoes, kayaks, and paddleboards at the Hixson Boat Launch.

Inclusive and Diverse Programming:

The Marlborough Recreation Departments strives to design programs that cater to a wide range of interests and abilities, cultural activities that reflect the community's diversity, and programs specifically aimed at seniors and youth. This inclusivity helps bring together people from different backgrounds.

Community Building and Social Inclusion:

By helping organize events, festivals, and community gatherings such as Movies in the Park, Summer Concert Series, Family Fun Day Festival, Farmers Market, Horribles Parade, Labor Day Parade, and Home for the Holidays it fosters social cohesion and community spirit within our city. These activities provide opportunities for residents to interact, build relationships, and strengthen community bonds, regardless of socio-economic status.

Health and Wellness Initiatives:

The Marlborough Recreation Department promotes physical and mental health through fitness classes, creative workshops, access to parks, aquatic facilities, fields, playgrounds, and walking / hiking trails. These initiatives are particularly important for low-income residents who may have limited access to fitness facilities or daycare resources. By offering these services, it helps provide equitable opportunities for all residents to enjoy the benefits of recreation, while also encouraging healthier and more connected communities.

Lions Club - Main St. Café 4-23-25

- Millham Reservoir – back up water supply, can fishing and formal trail around lake be allowed. Right now, only illegal use/ drug needles/ drinking is occurring along Boundary and Millham St. and area is getting trashed. It's a lovely asset that should be protected.
- Planting trees for shade and reducing heat islands is important – groups and organizations like the Lions Club could help fund or match funds for this type of work.
- What about a full-sized city owned swimming pool for year-round use.
- Shade pavilion as described is really important and necessary
- New ARRT access point off Jefferson St. path connection needs handrails to access bike path safely.
- Add more benches along the ARRT, to help those who need more places to rest along the way.
- Can the bike rental program return? The bike rentals along the rail trail would be great.
- Likes the idea of another community garden. Any thoughts to including a sensory garden too – smell and texture for those with reduced or lost senses?
- Making more areas handicapped accessible so more people can use them.

- What about a high adventure park for the public? Or is this a liability. Discussed high adventure course at high school which exists.
- How to make road construction project use quality fill when doing final touch up on private lawns when done? Can there be a standard that requires higher quality loam? Some of the loam used has been contaminated with hydraulic fluid and nothing will grow.
- Can the city find a place for concerts like the Hudson Hatch shell?
- More pickle ball courts, the demand is so high now for them.
- Can the city provide dog poop bags at different parks such as Ward Park?

Several members volunteered to help with dog park committee and to help implement this open space plan.

General Public – meeting held at Marlborough library - 4-29-2025

- Add scenic road list into the plan and show on maps
- Adding native planting along the Assabet River Rail Trail and
- Tree Committee needed to help city trees and encourage planting of more native trees throughout the city.
- Should test water quality of lakes and ponds for salt.
- What about murals on large buildings to promote art
- Need more open space near large apartment complexes -make this a requirement (especially on West Side of city where it is very dense).
- Establish program for litter control
- Pesticide use on roadways and parks – need to educate DPW and Community about dangers
- Collaborate with senior center for green house use
- How is the health of our waterways measured, who is doing this, can this be an action item?
- Bike Rodeo – free bike giveaways – for bikes found by Police Dept. – similar to other communities.

St. Stevens Church – 6-18-25

- Interested in pollinator gardens and native plantings
 - Concerned with excessive development in the city
 - Unaware that there were so many parcels of conservation land and trails
 - Interested in helping advance the goals of the plan and protect open space
 - Unaware of Boroughs and Panther Trails so close to the church.
 - Interested in the conversion of the landfill into a park.
-

ON Line- Comments:

In addition to the public meetings the draft OSRP was posted on the City’s Conservation website and residents were encouraged to go to the site and leave and thoughts and ideas there too. Only 8 total responses were received on questions as follows:

1. How do you rate the OSRP Plan? Did it provide a good vision for the city of Marlborough?

[More details](#)



2. What recommendations in the plan do you like best?

6 Responses

ID ↑	Name	Responses
1	anonymous	All of it.
2	anonymous	All the maps associated with the plan is very helpful. Identifying possible actions is excellent.
3	anonymous	Bolton St. Hudson St. landfill converted to fields.
4	anonymous	It does map out the current parcels of interest
5	anonymous	The goals of the plan are clearly articulated and all encompassing. I like the focus on identifying parcels of land that are critical for preserving and protecting watershed and wetland resources, e.g. land connected to Fort Meadow (pg 89 in report)
6	anonymous	After everything we went through with regarding the Blaiswood Ave development proposal, what I like most is protecting the land that is owned by Boston Scientific. I’ve realized just how important it is to stand up for what’s right. I will always fight for what’s best—not just for me and my family, but for the city we call home. Our community deserves thoughtful planning, fairness, and decisions that prioritize the people who live here, and I’m committed to making sure that happen.

3. What is missing from the Plan, what would you add?

6 Responses

ID ↑	Name	Responses
1	anonymous	Trail thru desert area to Mass Central Rail Trail. There is a connection on the other side of the trail connection that goes to the Assabet wildlife refuge and even to the ARRT.
2	anonymous	better advertisement of all the properties and recreation facilities the city has
3	anonymous	This plan does not seem to have any defined actions to saving greenspace. There is no mention of changes to zoning district overlays, reaching out to have right of first refusals in place for purchasing locations of interest and no cohesive plan. There is no plan for light pollution resolutions meeting the dark sky requirements for city owned properties or enforcement of this for private locations. No mention of city initiatives to maintain the spaces we have in a green matter, including no herbicides, pesticides or use of gas-powered equipment. No thought on water runoff issues in areas that routine flood (Farm Road) or culvert restoration is mentioned. There is no mention of requirements for new developments to meet native planting or green requirements before being built as other towns have, such as all new office buildings have 15% of lot space kept green and native.
4	anonymous	I would like to see a youth gardening club at the big greenhouse next to the senior center Ward park.
5	anonymous	I don't recall reading any interest in Marlboro becoming a dark sky community. With all the additional building in the city I think paying attention to the impact of lighting at night is important. In addition, I think it is important to value to the protection of land to keep larger parcels untouched. It is fantastic that the City has miles and miles of trails and recreation areas, but keeping some land in its most natural state also has immeasurable value and might keep some of the costs for longterm maintenance more manageable.
6	anonymous	The plan to hire a city planner as this role is crucial to a city. This individual prevents chaotic expansion by ensuring infrastructure, housing, and businesses develop in a logical way. I don't believe this is being reviewed - we need balance for the residents, commercial, and recreational spaces to create a livable city in the suburbs.

4. Any other comments?

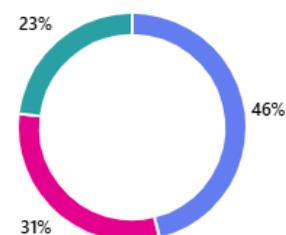
6 Responses

ID ↑	Name	Responses
1	anonymous	Great job by everyone involved!
2	anonymous	nice job
3	anonymous	It is absurd to build things like dog parks and then not have the town maintain them or run them. Requiring residents to organize and run a facility the city built is not appropriate and if that is the case, than those funds should have been used by the town for something that would not be locked until an organization that there has been no publicity on needing, is arranged.
4	anonymous	Suggestion: Make a page for the public to easily find and view public amenities, trails and useful tools. Some examples, the masstrailtracker is not easily searchable through google if you don't know it exists or search the correct wording. A page that provided, location, hours, maps and allowable uses all in one place. In the past I've struggle to determine things like, are dogs allowed, can I bike there, is this open to the public (things like the school track) and are there time restrictions.
5	anonymous	I applaud the efforts of the committee and Conservation Commission. Reaching the goals of this comprehensive plan is essential for ensuring that Marlborough preserve the feel of this "country kind of city" in the future with both a healthy population and physical environment while utilizing and caring for our shared natural resources.
6	anonymous	I really appreciated Priscilla Ryder's presentation at the library. I've lived here for over 30 years, yet I had no idea about all the incredible trails in our city—discovering them has been such a pleasant surprise! I believe there should be a better way to keep residents informed about all the amenities and opportunities available. As a full-time professional juggling work, caring for aging parents, and everyday responsibilities, it's not always easy to stay updated on local news and new developments. A more effective communication approach could really help ensure that everyone, regardless of their busy schedules, knows about the great things our city has to offer.

5. What brings you to Marlborough (check all that apply)

[More details](#)

- I live in Marlborough 6
- I work in Marlborough 4
- I visit Marlborough for work/play 3



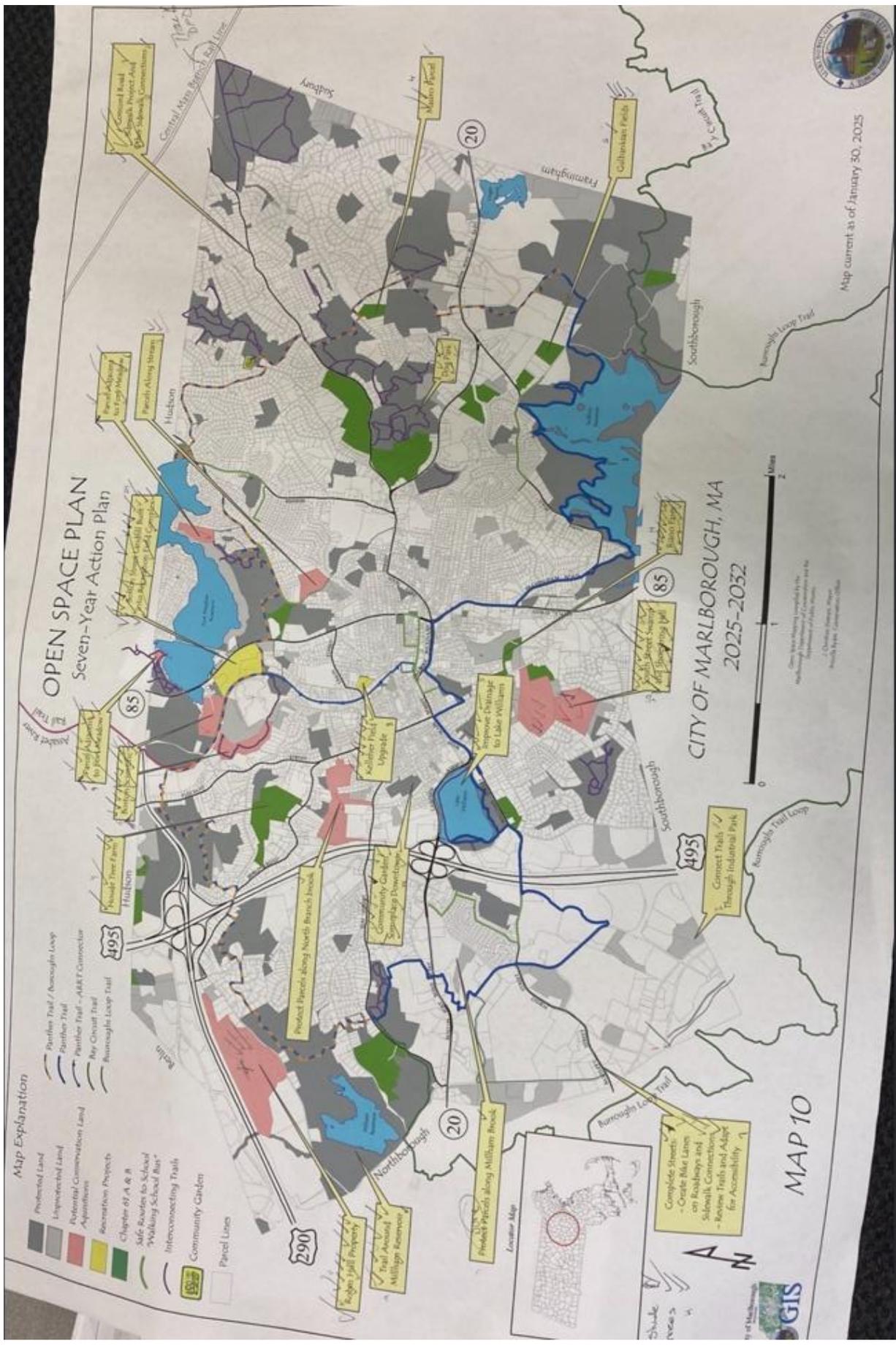
Community Feedback on Map #10 :

Feedback on map- As part of each of these presentations all the maps were displayed for viewing. The participants were asked to check off 3 of their top choices for the plan on the Draft 10-year action plan map. This was used to help visualize what the city residents prioritized.

The following is a list by # check marks by each item:

- 24- Bolton St. Landfill- convert to park
- 20-South Street Swamp and Shoestring Hill – land protection
- 15- Ft. Meadow Land – Boston Scientific Blaiswood property/ next to The Grove/ Red Spring Rd. protection
- 14- protect farms Riano Farm
- 14- Community garden someplace downtown
- 11-Robin Hill property protection
- 9 Trail around Millham Reservoir
- 8- Concord Rd. sidewalk project to connect to Ghiloni Park
- 8- Kelleher Field upgrade
- 7- complete streets, bike lanes, walking trail connections
- 6- Create a dog park
- 5- improve drainage around Lake Williams
- 4- protect parcels along brooks
- 4- Shade Trees to be planted along city streets.

(see copy of marked up map below)



Map Explanation

- Protected Land
- Unprotected Land
- Districtal Conservation Land
- Apartments
- Recreation Projects
- Chapter of A, B
- Safe Routes to School
- "Walking School Bus"
- Interconnecting Trails
- Community Garden
- Parcel Lines

**OPEN SPACE PLAN
Seven-Year Action Plan**

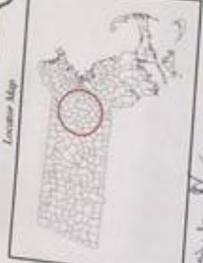
**CITY OF MARLBOROUGH, MA
2025-2032**



City of Marlborough prepared by the
Department of Planning and
Development in collaboration with
the following departments:
- Planning
- Public Works
- Health & Community Affairs

MAP 10

Map current as of January 30, 2025



GIS

APPENDIX E -

Marlborough Scenic Roads – shown also on Map #3

-
- Ash Street
 - Beach Street
 - Berlin Road
 - Bigelow Street
 - Brigham Street
 - Church Street
 - Clover Hill Street
 - Concord Road
 - Dudley Street
 - East Dudley Street
 - Elm Street
 - Farm Road
 - Fitchburg Street
 - Framingham Road
 - Hemenway Street
 - Hemenway Street Extensic
 - Hosmer Street
 - Millham Road
 - Parmenter Road
 - Pleasant Street
 - Robin Hill Road
 - Spoonhill Avenue
 - Stevens Street
 - Stow Road
 - Sudbury Street
 - Wayside Inn Road
 - West Hill Road
 - Westborough Road
-

END APPENDIX