

Priority Parcels and Existing Open Space in West Newbury

SOURCE: 2016 WEST NEWBURY ASSESSOR'S LIST, WEST NEWBURY, MASSACHUSETTS

West Newbury is 9,443 Acres in Size

ROUGHLY 14.7 SQUARE MILES, INCLUDES MERRIMACK RIVER



9,443 ACRES USED IN 2008 PLAN AND IS SAME ACREAGE REPORTED BY 2017 MASSGIS. THIS NUMBER IS USED TO CALCULATE PERCENT OF PRIORITY PARCELS AND PROTECTED OPEN SPACE LAND ILLUSTRATED HERE.

TOWN CONTAINS 8,368 ACRES OF ASSESSED LAND.

Priority Parcels, Unprotected Land
2,044 Acres = 22% of West Newbury

Protected Open Space
2,167 Acres = 23% of West Newbury

TOWN MUNICIPAL LAND: 466 ACRES

TOWN CONSERVATION LAND: 536 ACRES

PRIVATE LAND WITH APR OR CR: 561 ACRES

GREENBELT PROTECTED LAND: 383 ACRES

STATE & FEDERAL LAND: 416 ACRES

CITY OF NEWBURYPORT: 201 ACRES

TOWN BUILDINGS AND CEMETERIES: 71 ACRES

Private Land, Unprotected Open Space

PRIORITY PARCELS NO PROTECTION: 586 ACRES

PRIORITY PARCELS CHAPTER 61 LAND WITH LIMITED PROTECTION: 1,106 ACRES

Public Land, Unprotected Open Space

PRIORITY PARCELS
TOWN MUNICIPAL LAND: 352 ACRES
INCLUDES: TRAILS IN RIVERBEND WEST, DUNN FIELD, BRAKE HILL AND MULLEN

OTHER MUNICIPAL LAND: 114 ACRES
INCLUDES: ACTION COVE PLAYGROUND, BACHELOR FIELD, CARR POST, FERRY PARK, TRAINING FIELD

Protected Open Space, Private, Public and Nonprofit Land

PUBLIC, TOWN CONSERVATION LAND: 536 ACRES
INCLUDES: TRAILS IN RIVERBEND, MILL POND, PIPESTAVE HILL, WITHERS CONSERVATION AREA

PRIVATE, CHAPTER 61 LAND WITH PERMANENT AGRICULTURE PRESERVATION RESTRICTION: 482 ACRES
+
PRIVATE, CHAPTER 61 LAND WITH PERMANENT CONSERVATION RESTRICTION: 79 ACRES

GREENBELT PUBLIC LAND: 334 ACRES
INCLUDES: TRAILS IN ORDWAY, ATHERTON, INDIAN HILL, OTHERS
+
GREENBELT PRIVATE LAND: 49 ACRES

MASSACHUSETTS DEPT. OF FISH & WILDLIFE: 416 ACRES
INCLUDES: TRAILS IN CRANE POND WMA, PART OF 2,500 ACRE FOREST

NEWBURYPORT WATER DEPT: 201 ACRES
INCLUDES: RESERVOIRS LAND AND WATER

TOWN BUILDINGS: 50 ACRES + 5 CEMETERIES: 21 ACRES
INCLUDES: PENTUCKET HIGH SCHOOL ATHLETIC FIELDS

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**WEST NEWBURY
OPEN SPACE COMMITTEE**

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Private, Public and Nonprofit Parcels

ALL PARCELS LISTED QUALIFY AS OPEN SPACE. SITES LISTED BY STREET ADDRESS LOCATION WITH ACREAGE

Town Municipal Unprotected, Public Land Listed as Priority Parcels

RIVERBEND WEST	129.11
BRAKE HILL FOREST	116.50
DUNN FIELD	71.50
MULLEN WOODS	34.19
MULLEN ROW	0.46

Other Town Municipal Unprotected, Public Land

BACHELOR ST, PARK	19.87
BACHELOR ST	2.90
BRIDGE ST, FERRYPK	0.40
1 CHERRY HILL ST	1.85
3 CHERRY HILL ST	2.06
CHESTNUT ST	0.52
CORTLAND LN	2.30
CRANE NECK ST	10.00
EAST OF I-95	0.75
FARM LN	0.79
GARDEN ST	0.18
GEORGETOWN RD	6.50
KELLY BROOK LN	6.88
KELLY BROOK LN	0.28
1 MAIN ST	0.05
407 MAIN ST	0.65
MAIN ST, CARR POST	0.20
MAIN ST	1.70
MAIN ST	0.05
MAIN ST	1.11
MAIN ST	0.10
MAIN ST	6.00
MARSHALL DR	4.88
MARSHALL DR	0.22
MIDDLE ST	11.88
MIDDLE ST	6.47
MIDDLE ST	2.70
MIDDLE ST	2.50
6 MOULTON ST	2.64
8 MOULTON ST	2.26
POOR HOUSE LN	9.00
23 RIVER MEADOW	0.70
SOUTH ST	1.75
TRAINING FIELD RD	1.60
TURKEY HILL RD	1.00
WEST OF I-95	0.75

NOTE: THE LARGE 213 ACRE MILL POND AND PIPESTAVE PARCEL IS LISTED AS A MUNICIPAL SITE, BUT IS PERMANENTLY PROTECTED THRU A CONSERVATION RESTRICTION WITH ESSEX COUNTY GREENBELT.

Town Conservation Protected, Public Land

ASH ST	22.00
ASH ST	5.70
ASH ST	8.75
CAPT PIERCE DR	28.70
CRANE NECK ST	1.13
EAST OF I-95	1.00
GEORGETOWN RD	2.50
GEORGETOWN RD	7.00
HILLTOP CIR	0.38
HILLTOP CIR	2.10
HILLTOP CIR	0.23
HILLTOP CIR	16.11
HILLTOP CIR	5.57
HILLTOP CIR	11.11
MILL POND-PIPESTAVE	213.13
MAIN ST	24.55
MIDDLE ST	1.85
MIDDLE ST	1.98
MIDDLE ST	6.00
MIDDLE ST	6.66
MIDDLE ST, WITHERS	24.00
OFF INTERSTATE 95	9.14
PARSONS ROAD	30.59
RIVER MEADOW DR	0.26
RIVER MEADOW DR	2.90
RIVER MEADOW DR	0.76
RIVER MEADOW DR	0.60
RIVER RD, RIVERBEND	50.11
RIVER RD, RIVERBEND	17.00
RIVER RD	1.20
WOODCREST DR	32.63

Private Chapter 61 Land, APR Protection

BAILEYS LN	135.10
BAILEYS LN	108.00
BAILEYS LN	30.00
CRANE NECK ST	23.98
CRANE NECK ST	14.70
CRANE NECK ST	5.73
CRANE NECK ST	17.00
CRANE NECK ST	63.00
BROWN ISLAND RD	37.00
BROWN ISLAND RD	25.50
RIVER RD	22.00

Private Chapter 61 Land, Conservation Restriction

23 FARM LN	17.51
2 CHURCH ST	9.00
32 GEORGETOWN RD	19.00
GEORGETOWN RD	24.00
INDIAN HILL ST	9.00

Greenbelt Public Conservation Land

ASH ST	1.85
BACHELOR ST	12.25
GARDEN ST	7.00
GARDEN ST	5.75
115 INDIAN HILL ST	17.21
INDIAN HILL ST	23.01
INDIAN HILL ST	7.81
INDIAN HILL ST	20.13
INDIAN HILL ST	21.16
MAIN ST	1.70
MAIN ST	1.90
MECHANIC ST	23.83
MIDDLE ST	3.10
MIDDLE ST	12.31
MIDDLE ST	1.92
MIDDLE ST	18.56
MIDDLE ST	3.50
MOULTON ST	10.00
PIKES BRIDGE RD	10.00
RIVER RD	5.00
RIVER RD	4.70
SOUTH ST	4.88
SOUTH ST REAR	11.00
23 TURKEY HILL RD	55.15
TURKEY HILL RD	30.83
TURKEY HILL RD	19.00

Greenbelt Private Conservation Land

148 GARDEN ST	4.80
50 SOUTH ST	19.00
55 INDIAN HILL ST	2.60
57 INDIAN HILL ST	1.90
756 MAIN ST	8.40
95 INDIAN HILL ST	12.50

Essex County Greenbelt is a non profit land trust.

Town Buildings

GARDEN ST, GRANGE	4.68
GARDEN ST, GRANGE	0.66
GARDEN ST, FIRE STA	0.40
22 MAIN ST, PRSD	37.00
MAIN ST, PRSD	1.50
381 MAIN ST, OFFICE	1.41
MAIN ST, FIRE STA	1.80
MAIN ST, LIBRARY	0.79
MAIN ST, TOWNHALL	0.60
692 MAIN ST, APTS	1.52

State & Federal Public Land (Crane Pond WMA)

ASH ST	4.35
ASH ST	115.00
ASH ST	24.51
ASH ST	20.98
ASH ST	69.00
ASH ST	12.10
BROWN ISLAND RD	78.00
BROWN ISLAND RD	11.00
CHURCH, BOATRAMP	0.49
CRANE NECK ST	23.00
CRANE NECK ST	2.00
EAST OF I-95	17.06
EAST OF I-95	1.65
GEORGETOWN RD	9.35
GEORGETOWN RD	6.50
MIDDLE ST	2.50
MIDDLE ST	18.00
SOUTH ST	0.86

City of Newburyport Reservoirs Land & Water

MIDDLE ST	10.00
MOULTON ST	1.30
MOULTON ST	28.40
MOULTON ST	4.40
MOULTON ST	3.50
MOULTON ST	4.60
MOULTON ST	0.10
MOULTON ST	67.30
MOULTON ST	2.50
MOULTON ST	5.20
MOULTON ST	14.70
INDIAN HILL ST	14.90
TURKEY HILL RD	2.00
TURKEY HILL RD	35.00
ROGERS ST	7.00

Cemeteries

BRIDGE ST	5.00
PLEASANT ST	3.50
TURKEY HILL RD	1.00
CHASE ST	3.31
BACHELOR ST	7.84

West Newbury Open Space Priority Parcel List

Priority Parcel Land Preservation Criteria

Connects to Greenbelt or other conservation land	Large contiguous parcel	Scenic views, landscapes	Trails, recreational uses	Farmland, open fields	Forests, wildlife habitat	Water resource protection	River, water access	Hilltop protection	Chapter 61 land	Municipal land
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Street Address or Location	Acres	Lot ID#	Connects to Greenbelt or other conservation land	Large contiguous parcel	Scenic views, landscapes	Trails, recreational uses	Farmland, open fields	Forests, wildlife habitat	Water resource protection	River, water access	Hilltop protection	Chapter 61 land	Municipal land	Site Name
23 ARCHELAUS PL	19.16	R-14-610					X				X			
42 ARCHELAUS PL	11.00	R-14-580					X				X			
ARCHELAUS PL	6.00	R-14-570			X		X				X			ANN'S AVE TRAIL TO MILL POND
28 ASH ST	4.48	R-9-110			X	X					X			WHITE GATE TREE FARM
30 ASH ST	4.11	R-9-120			X	X				X	X			WHITE GATE TREE FARM
32 ASH ST	3.22	R-9-12F			X	X				X	X			WHITE GATE TREE FARM
34 ASH ST	2.73	R-9-12G			X	X					X			WHITE GATE TREE FARM
52 ASH ST	12.71	R-8-100			X	X	X				X			NEER NORTH HORSE FARM
114 ASH ST	36.00	R-7-40	X	X		X					X			EVERGREEN TREE FARM
ASH ST	8.94	R-8-90	X		X	X					X			
ASH ST	7.53	R-9-90	X			X				X	X			WHITE GATE TREE FARM
ASH ST	8.00	R-9-100	X				X				X			
169 BACHELOR ST	13.50	R-8-10			X		X							
184 BACHELOR ST	34.70	R-16-30	X	X			X							
186 BACHELOR ST	9.30	R-16-20			X		X							
BACHELOR ST	15.27	R-7-210	X	X			X				X			
BACHELOR ST	6.70	R-15-870					X				X			
77 BRIDGE ST	7.10	R-12-270			X		X		X					FIELD ACROSS FERRY PARK
CHASE ST	71.50	R-26-190	X	X	X	X	X	X	X				X	DUNN FIELD
CHERRY HILL ST	18.72	R-16-210			X		X	X			X			
CHURCH ST	8.09	R-11-900				X	X				X			
CHURCH ST	34.19	R-13-1310			X	X		X					X	MULLEN WOODS
28 COFFIN ST	7.90	R-23-80			X	X	X	X						
COFFIN ST	30.00	R-23-40			X		X	X						

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COFFIN ST	10.76	R-23-90		X		X	X							
COFFIN ST	10.00	R-23-120		X		X		X						
COFFIN ST	11.00	R-23-110		X		X	X							
COFFIN ST	3.18	R-23-6B						X						
3 COLBY LN	16.08	R-14-23F		X			X					X		
114 CRANE NECK ST	15.66	R-3-310		X			X					X		
135 CRANE NECK ST	6.24	R-3-2A					X							
169 CRANE NECK ST	5.47	R-4-5A					X					X		
194 CRANE NECK ST	70.00	R-4-120	X	X				X				X		
CRANE NECK ST	27.58	R-3-2B					X					X		
24 DOLE PL	18.24	R-1-62A						X				X		
31 DOLE PL	8.71	R-1-640						X	X					AQUIFER SITE
21 EMERY LN	38.00	R-28-210	X	X	X	X		X		X				SSJE EMERY EAST
EMERY LN	67.00	R-28-190	X	X	X	X	X			X				SSJE EMERY WEST
125 GARDEN ST	47.81	R-21-160		X			X	X				X		
168 GARDEN ST	12.23	R-17-8C	X				X	X				X		INDIAN MEADOW HORSE FARM
34 GARDEN ST	10.30	R-27-220	X					X				X		
GARDEN ST	33.72	R-20-60	X	X	X		X	X		X		X		ARTICHOKE FARM
GARDEN ST	3.00	R-21-20	X				X	X				X		
GARDEN ST	3.00	R-27-240			X		X					X		
ILLSLEY HILL RD	4.75	R-7-14G						X			X			
ILLSLEY HILL RD	38.00	R-7-150	X	X				X			X			
7 KENTS CT	12.57	R-2-200		X		X		X						YOUNG'S MEADOW TRAIL
9 KENTS CT	26.00	R-2-190		X			X	X						

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Street Address or Location	Acres	Lot ID#												Site Name
14 KIMBALL RD	13.20	R-8-120		X	X	X	X					X	X	GRAF FIELD
KIMBALL RD	3.46	R-9-12E				X								
17 KIMBALL RD	4.73	R-8-13D				X						X		
87 MAIN ST	10.00	R-2-280										X		
187 MAIN ST	19.00	R-2-410		X	X		X						X	KNAPPS GREENHOUSES
286 MAIN ST	0.75	U-1-230				X								POST OFFICE TO WHETSTONE
317 MAIN ST	14.78	U-1-380				X	X					X	X	DUNN FARM
331 MAIN ST	12.00	R-10-420				X		X						
347 MAIN ST	3.30	R-10-370						X						
519 MAIN ST	27.30	R-14-360		X		X	X							
520 MAIN ST	6.30	R-13-820	X				X						X	LONG HILL FARM
540 MAIN ST	16.00	R-23-10				X	X						X	RIVERRUN HORSE FARM
551 MAIN ST	9.62	R-14-30D				X							X	
694 MAIN ST	129.11	R-23-230	X	X	X	X		X		X	X		X	RIVERBEND WEST
866 MAIN ST	10.00	R-28-150		X	X		X							BROWN SPRING FARM
902 MAIN ST	31.76	R-28-160		X		X		X		X				SSJE SCHIFANO
MAIN ST	26.00	R-27-20		X		X		X	X					SSJE WELL FIELD
MAIN ST	116.50	R-2-350		X	X	X		X			X		X	BRAKE HILL FOREST
MAIN ST	8.50	R-10-330			X	X	X							DALEY FIELD
MAIN ST	26.25	R-23-1B			X	X		X					X	RIVERRUN HORSE FARM
MAIN ST	0.46	R-13-1300				X							X	MULLEN WOODS ROW
46 MAPLE ST	13.00	R-10-470		X		X		X						ST ANN'S RECTORY
95 MAPLE ST	8.54	R-10-760	X		X		X						X	
118 MAPLE ST	0.70	R-10-640					X						X	

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MAPLE ST	1.00	R-10-620					X				X			
MEETINGHOUSE HILL RD	10.40	R-9-50			X					X				
MEETINGHOUSE HILL RD	13.65	R-10-42A	X			X	X							
MEETINGHOUSE HILL RD	2.20	R-10-660					X				X			
15 MERRILL ST	14.50	R-10-240	X			X					X			
157 MIDDLE ST	64.50	R-8-50	X	X			X				X			
MIDDLE ST	12.82	R-15-560					X			X	X			
MIDDLE ST	9.00	R-15-790				X					X			
MIDDLE ST	5.82	R-27-250	X		X		X				X			
MIDDLE ST	11.00	R-27-280		X		X	X				X			
MIDDLE ST	5.00	R-27-28A					X				X			
MIDDLE ST	18.00	R-27-290	X	X	X	X	X				X			
MIDDLE ST	16.50	R-27-320	X	X		X	X				X			FOLLANSBEE TRAIL TO WITHERS
102 MOULTON ST	18.83	R-6-180	X	X	X	X	X	X			X			MAPLE CREST FARM
106-108 MOULTON ST	13.95	R-6-18D		X			X				X			MAPLE CREST FARM
MOULTON ST	27.75	R-7-180	X		X		X	X		X	X			
PIKES BRIDGE RD	25.00	R-17-70	X		X		X		X		X			
24 PLEASANT ST	6.25	R-1-51A					X	X			X			
PLEASANT ST	9.70	R-1-510					X	X			X			
PLEASANT ST	4.05	R-1-590					X				X			
POOR HOUSE LN	12.57	R-14-30F		X		X	X				X			ANN'S AVE TRAIL TO MILL POND
11 POORE'S LN	78.81	R-21-170		X			X	X			X			
125 RIVER RD	33.00	R-24-120		X			X			X	X			
177 RIVER RD	12.40	R-24-90				X	X				X			

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183 RIVER RD	9.00	R-24-7A					X					X		GREW FARM
RIVER RD	51.00	R-24-80		X		X	X			X	X			GREW FARM
RIVER RD	0.40	R-24-7D			X				X		X			GREW FARM
RIVER RD	2.60	R-24-8A							X	X	X			GREW FARM
RIVER RD	12.00	R-12-90				X			X					
RIVER RD	25.30	R-24-50		X			X							
RIVER RD	6.64	R-24-70					X							
RIVER RD	16.00	R-25-190	X		X				X					
ROGERS ST	61.43	R-20-40	X	X	X		X	X	X		X			ARTICHOKE FARM
ROGERS ST	2.25	R-20-4A			X		X		X		X			ARTICHOKE FARM
ROGERS ST	1.33	R-20-50			X		X				X			ARTICHOKE FARM
ROGERS ST	8.40	R-20-70				X	X		X		X			ARTICHOKE FARM
ROGERS ST	10.50	R-20-90	X			X	X	X	X		X			ARTICHOKE FARM
TURKEY HILL RD	12.00	R-20-10	X	X			X	X			X			ARTICHOKE FARM
33 TURKEY HILL RD	6.88	R-19-230	X				X				X			

Parcels Selected for Open Space Preservation:

The 2017 list includes 111 priority parcels containing 2,044 acres of land. This includes private lands, private Chapter 61 lands with limited protection and several large municipal parcels, all of which are vulnerable to change and potential development. Parcels are listed alphabetically by street address, with some site names shown for reference. Eleven criteria categories are used to highlight each parcel's value and contribution for open space preservation.

MVPC 2017 Open Space Action Map:

Map illustrates priority parcels using three color schemes.

- Private, Unprotected Land: 36 parcels. Includes same priority parcels in 2009 OSRP plus 8 new sites which have become important.
- Private Land, Chapter 61 Protected: 70 parcels. West Newbury has 86 Chapter 61 parcels. This list does not include 16 Chapter lands with permanent protection; 11 parcels with Agriculture Preservation Restrictions (APR) and 5 parcels with Conservation Restrictions.
- Municipal Land: 5 parcels
Town owned parcels include 129 acres in Riverbend West (Page School), 116 acres in Brake Hill, 71 acres in Dunn Field and 34 acres in Mullen.

