Why Is Open Space Important?

1. Quality of life

2. Preserve our rural & historic heritage for future generations

3. School taxes - control the increase

1. Quality of Life

- **♯** Open space feels like home
- # We don't need more traffic
- **#** Recreation opportunities
 - Walking
 - Birding
 - Family activities

2. Preserve Our Rural and Historic Heritage

■ We care about future generations

Historic houses are our homes

■ Working farms define Worcester

3. Control the Growth of School Taxes

The average home in Worcester ...

SENDS	0.8	children to school
COSTS	\$8514	to educate 0.8 child
PAYS	\$4588	in school taxes
COSTS	(\$3926)	each year

\$aving Land \$aves Money

COST of development rights on 50 acres = \$2,000,000 COST to Worcester at 25% = \$500,000 Up to 23 homes could be built on those acres.

COST of school tax deficit, per home, per year = \$3926 COST of 23 homes x \$3926 = \$90,298 EVERY

YEAR

Here's the PAYBACK to buying development rights:

- \$90,298 x 6 years = \$ 541,788
- In 6 years, the cost of buying the development rights is PAID..
- The school tax deficit from 23 new homes goes on FOREVER.

Building houses costs taxpayers \$3926 per new house EVERY YEAR

Saving land costs taxpayers the SAME \$3926 for 6 years – after that, the cost is ZERO



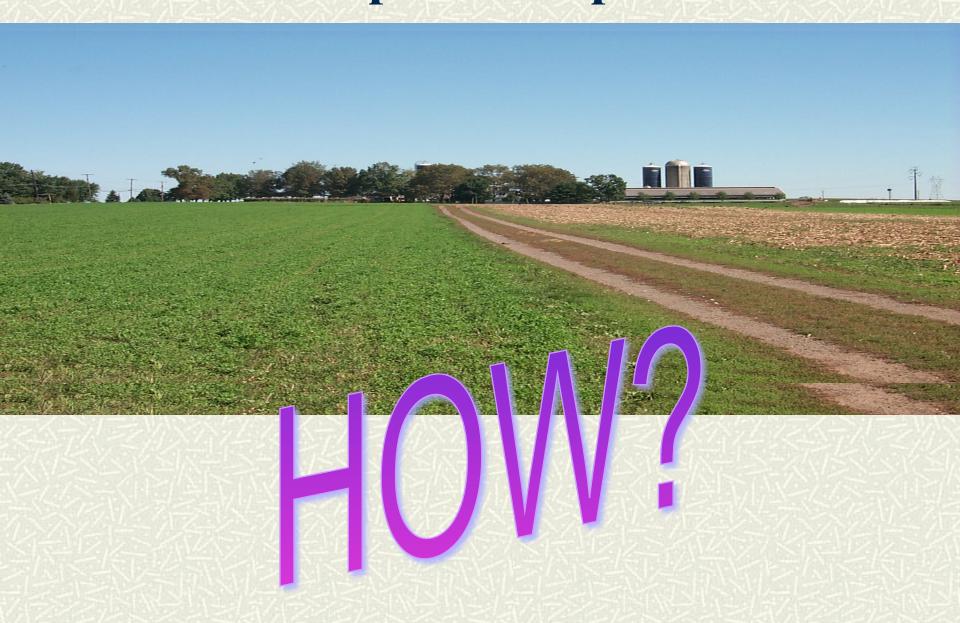


Worcester's Open Space Plan is being revised.

The Plan will identify --

- **#** Natural resources
 - Wetlands and floodplains
 - Woodlands
 - **Steep slopes**
 - **Stream corridors**
- # Farms
- **#** Historic buildings
- **Scenic** resources

Then it's up to us to protect them.



Now We Get Down To Work

- 1. Form an Open Space Committee
- 2. Identify resources to be protected
- 3. Identify protection strategies
- 4. Implement strategies

1. Form an Open Space Committee

- Matthew Schelly, Montgomery County Community Planner
- Susan Caughlan, Open Space Coordinator
- John Harris, Supervisor
- Patricia Quigley, Planning Commission member
- Gordon Todd, Planning Commission member
- Bradford Smith, member of the public
- Richard Anderl, Peter Wentz Farmstead Society and Worcester Historical Society
- Dorothy McGrane, Farmers Union Horse Company
- Clare Billett, Natural Lands Trust consultant
- Members of the public are welcome

The Open Space Committee at work



Worcester's Open Space Committee is working with our Montgomery County Planner and a consultant from Natural Lands Trust to revise our Plan

2. Identify Resources To Be Protected

How much land is already preserved?

How much land is already developed?

#What's left to work with?