



# SOUTH COAST RAIL CORRIDOR PLAN UPDATE

COMMUNITY PRIORITY AREAS  
OF REGIONAL SIGNIFICANCE

DECEMBER, 2013



Executive Office  
Of Housing and  
Economic Development



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**Table 1. 2013 Community Priority Development Areas of Regional Significance (PDAs)**

ID Number	Name	Municipality	Acres
16-01	Downtown Attleboro	Attleboro	90.63
42-01	24 and 104 Interchange	Bridgewater	345.49
42-02	Downtown	Bridgewater	610.79
50-11	Canton Center Economic Opportunity District	Canton	119.12
72-02	Faunce Corner Road North	Dartmouth	798.47
72-04	New Bedford Business Park	Dartmouth	509.52
88-04	North Easton Village	Easton	33.63
88-05	Queset Area	Easton	308.98
88-06	Roche Bros. Plaza	Easton	34.42
95-01	Arts Overlay District	Fall River	158.93
95-02	Battleship Cove Station Site	Fall River	3.31
95-03	Central Business District	Fall River	64.97
95-04	Fall River Depot Station Site	Fall River	4.99
95-05	Industrial Park, Bio Park, and Commerce Park	Fall River	1,142.41
95-07	Waterfront and Transit Oriented Development District	Fall River	342.20
99-01	Route 1 Growth Node	Foxborough	722.35
99-02	Downtown / Invensys Growth Node	Foxborough	155.72
102-08	Planned Mixed-Use District	Freetown	116.78
146-04	State Hospital Redevelopment	Lakeville	84.69
167-02	Cabot Business Park	Mansfield	644.26
167-04	Downtown Revitalization District	Mansfield	47.24
167-06	Station Revitalization District (TOD)	Mansfield	63.44
182-02	Development Opportunity and Commercial Development Districts	Middleborough	1,139.25
182-03	Downtown Economic Opportunity Area	Middleborough	108.31
201-02	Berkshire Hathaway Redevelopment Area	New Bedford	24.87
201-04	Downtown	New Bedford	76.05
201-05	Elco Dress and Coggeshall Street	New Bedford	27.41
201-06	Fish Island	New Bedford	7.21
201-07	Goodyear Redevelopment	New Bedford	42.80
201-08	Greater New Bedford Industrial Park	New Bedford	674.78
201-09	Hicks Logan Sawyer Redevelopment	New Bedford	97.85
201-10	International Marketplace	New Bedford	203.37
201-12	Madewell	New Bedford	16.81
201-15	NStar	New Bedford	29.18
201-16	Pope's Island Water Industry	New Bedford	19.47

ID Number	Name	Municipality	Acres
201-17	Quest Center and Armory	New Bedford	10.88
201-18	Riverside Landing	New Bedford	33.53
201-22	State Pier	New Bedford	20.47
201-24	Whale's Tooth	New Bedford	40.11
211-02	Downtown and TOD	North Attleborough	43.37
245-04	Raynham Park and Ryan Drive	Raynham	129.13
245-05	Raynham Woods Business Park	Raynham	314.91
266-01	Post Office Square	Sharon	25.50
266-02	Sharon Commons	Sharon	97.47
285-02	Downtown Stoughton	Stoughton	75.74
285-03	Easton-Stoughton Station Area	Stoughton	32.99
293-02	Dean Street TOD	Taunton	23.03
293-03	Downtown Taunton Business District	Taunton	135.14
293-07	Myles Standish Industrial Park	Taunton	691.06
293-08	Myles Standish Industrial Park Expansion and Life Science Center	Taunton	245.84
293-12	Target Station Site	Taunton	70.18
		<b>TOTAL ACRES</b>	<b>10,859.07</b>

**Table 2. 2013 Community Priority Protection Areas of Regional Significance (PPAs)**

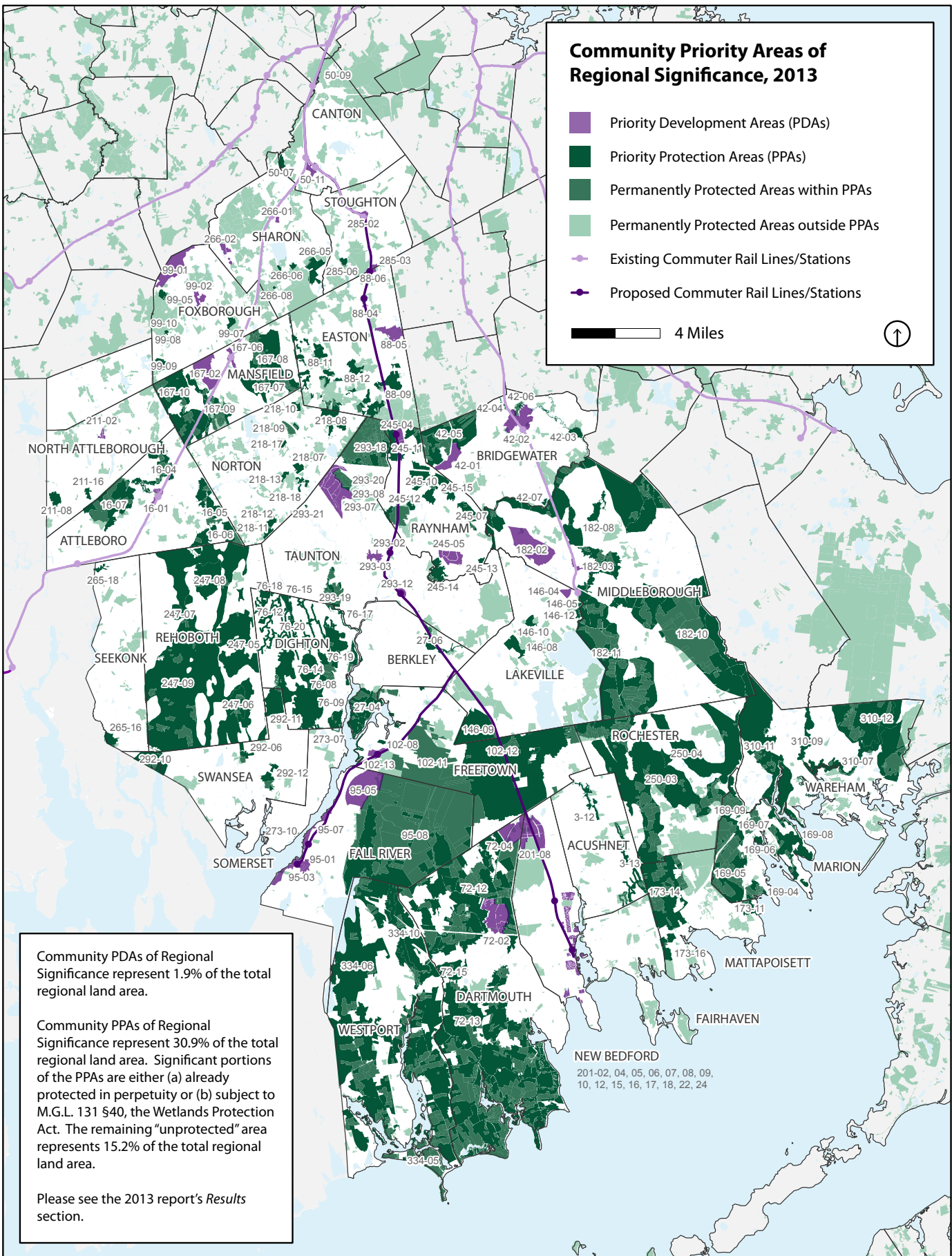
ID Number	Name	Community	Acres
3-12	Reservoir	Acushnet	207.76
3-13	Tinkham Pond Water Resource	Acushnet	642.82
16-04	Bungay River	Attleboro	805.11
16-05	Chartley Brook	Attleboro	1,063.64
16-06	Hemlock Swamp	Attleboro	295.53
16-07	Manchester Reservoir and Orrs Pond	Attleboro	1,714.81
27-04	Assonet Neck	Berkley	1,144.73
27-05	Bridge Village Historic District	Berkley	12.99
27-06	Cotley River Floodplain	Berkley	267.05
42-03	Calthrop	Bridgewater	139.07
42-04	Iron Works	Bridgewater	16.99
42-05	Lake Nippenicket/Hockomock Swamp	Bridgewater	2,146.93
42-06	Stiles and Hart	Bridgewater	70.41
42-07	Taunton-Town-Matfield River Corridor	Bridgewater	217.91
50-07	Brookmeadow Country Club	Canton	88.82
50-09	Hemenway Drive Scenic Way	Canton	3.37
72-12	Shingle Island River and Acushnet Cedar Swamp	Dartmouth	8,520.78
72-13	Slocum River, Smith Neck, and Apponagansett River	Dartmouth	16,947.15
72-15	Town Wells	Dartmouth	551.26
76-08	Aquifer Overlay District	Dighton	406.70
76-09	Broad Cove	Dighton	258.88
76-12	Maple Swamp	Dighton	206.66
76-14	Pidges Swamp, Muddy Cove Brook, and Sunken Brook BioMap 2 Corridor	Dighton	3,624.86
76-15	Segregansett River Aquifer	Dighton	135.32
76-17	Three Mile River ACEC	Dighton	94.39
76-18	Town Forest	Dighton	90.29
76-19	Waterfront Protection Area	Dighton	218.45
76-20	Zone A Surface Water Protection	Dighton	1,628.36
88-09	Open Space Expansion Areas	Easton	1,462.89
88-11	Clover Valley Farm	Easton	177.09
88-12	Gill Property	Easton	188.54
95-08	Bio Reserve and Water Resource Protection Area	Fall River	13,560.44
99-05	242-246 Main Street	Foxborough	78.41
99-07	Spring Brook Headwaters	Foxborough	118.05
99-08	Law Farm	Foxborough	18.75
99-09	Sportsmen's Club	Foxborough	141.10
99-10	American Tower Management Property	Foxborough	6.01

ID Number	Name	Community	Acres
102-11	Open Space and Recreation Districts	Freetown	4,490.18
102-12	Outstanding Resource Water	Freetown	7,688.62
102-13	Peacehaven Riverfront Protection	Freetown	118.48
146-05	Bridge Street Farm	Lakeville	15.11
146-08	Elders' Pond Farmland	Lakeville	257.81
146-09	Howland Road Conservation Area	Lakeville	1,209.03
146-10	Loon Pond Farm	Lakeville	99.68
146-12	Vaughn Street Farm	Lakeville	41.74
167-07	Canoe River Greenway	Mansfield	588.78
167-08	Canoe River Zone II Aquifer	Mansfield	2,211.20
167-09	Hodges Brook	Mansfield	911.26
167-10	Wading River	Mansfield	2,394.47
169-04	Aucoot Cove	Marion	310.00
169-05	Haggerty, Haskell, and Bear Swamps Water Resource Protection	Marion	3,472.70
169-06	Little Neck	Marion	75.57
169-07	Washburn Park and Point Road Bogs	Marion	287.79
169-08	Weweantic River, Great Hill Point, and Sippican Neck	Marion	1,265.38
169-09	Sippican River Protection Overlay District	Marion	114.03
173-11	Aucoot Cove	Mattapoisett	220.51
173-14	Mattapoisett River Aquifer Protection District	Mattapoisett	2,948.86
173-16	West Mattapoisett Habitat Conservation	Mattapoisett	283.25
182-08	Beaver Dam Swamp BioMap 2	Middleborough	241.51
182-10	Rocky Gutter Protection Area	Middleborough	8,155.25
182-11	Surface Water Protection Area	Middleborough	12,901.27
201-32	Palmer Island	New Bedford	6.50
201-36	River's End Park	New Bedford	3.82
211-08	Abbott Run Water Protection Area	North Attleborough	164.36
211-16	Seven Mile River Preservation	North Attleborough	61.89
218-07	Balfour Farm	Norton	95.93
218-08	Canoe River-Hockomock ACEC and Easton Corridor	Norton	335.56
218-09	Canoe River Greenbelt	Norton	128.30
218-10	Daggat and Crandall Land	Norton	61.02
218-11	East Hodges Land	Norton	72.65
218-12	Former Egg Farm	Norton	84.89
218-13	Lockety Neck	Norton	50.18
218-15	Proposed Agricultural Preservation Restriction	Norton	57.45
218-17	Rumford River Protection Area	Norton	43.75
218-18	TNC and LPS	Norton	32.49
245-07	Basset Brook	Raynham	319.36



ID Number	Name	Community	Acres
245-10	Dead Swamp	Raynham	488.17
245-11	Hockomock Swamp ACEC	Raynham	862.80
245-12	Pine Swamp	Raynham	589.54
245-13	Taunton River	Raynham	56.36
245-14	The Taunton River Oxbow	Raynham	357.80
245-15	Titicut Swamp	Raynham	532.59
245-14	The Taunton River Oxbow	Raynham	357.80
247-05	County Street BioMap 2	Rehoboth	2,219.78
247-06	Munwhague BioMap 2	Rehoboth	554.06
247-07	Perryville Road BioMap 2	Rehoboth	286.72
247-08	Tremont Street BioMap 2	Rehoboth	991.72
247-09	Water Resource Protection District	Rehoboth	13,660.38
250-03	Mattapoissett River and Snipatuit Pond Water Resources	Rochester	8,249.94
250-04	Sippican River Area Aquifer	Rochester	3,762.42
265-16	Runnins River APR	Seekonk	169.37
265-18	Ten Mile River	Seekonk	56.46
266-05	Rattlesnake Hill	Sharon	339.39
266-06	Morse Farm	Sharon	37.88
266-07	Camp Gannett	Sharon	21.06
266-08	71R Mansfield	Sharon	10.16
273-07	Broad Cove Passive Recreation	Somerset	18.50
273-10	Waterfront Multi-Use Path	Somerset	4.68
285-06	Ames Long Pond East	Stoughton	61.08
292-06	Cole River Resource Area	Swansea	166.43
292-10	Palmer River Corridor	Swansea	621.91
292-11	Two-Mile Purchase and Cole River Headwaters	Swansea	534.63
292-12	Village Park	Swansea	245.10
293-18	Hockomock Swamp ACEC	Taunton	2,177.05
293-19	Three Mile River ACEC	Taunton	547.24
293-20	Watson Pond	Taunton	276.41
293-21	Woodward Springs Park	Taunton	7.32
310-07	Agawam River	Wareham	1,348.47
310-09	Wankinco River	Wareham	390.19
310-11	Weweantic River Basin	Wareham	3,935.33
310-12	Zone II Aquifer Protection District	Wareham	3,950.38
334-05	Barrier Beach System	Westport	906.01
334-06	Farmland and Forest Blocks	Westport	18,465.55
334-10	Surface Water Resources: Bread and Cheese Brook	Westport	830.44
		<b>TOTAL ACRES</b>	<b>176,829.26</b>

**Figure 1. Community Priority Areas of Regional Significance, 2013**



# **SOUTH COAST RAIL CORRIDOR PLAN FIVE-YEAR UPDATE: COMMUNITY PRIORITY AREAS OF REGIONAL SIGNIFICANCE**

## **INTRODUCTION**

In 2013, the 31 communities within the South Coast Rail Corridor updated areas where they would like to see growth (Priority Development Areas - PDAs) and areas they would like to preserve (Priority Protection Areas – PPAs). This community-driven land use planning exercise first took place in 2008, when three Regional Planning Agencies (RPAs) - Metropolitan Area Planning Council (MAPC), Old Colony Planning Council (OCPC) and Southeastern Regional Planning and Economic Development District (SRPEDD) - worked alongside local residents, business owners, officials, and organizations as these community members designated the areas that were most important to them for development or protection. All 31 South Coast Rail (SCR) Corridor communities participated in this project in 2008 and again in 2013. The purpose of identifying priority areas of local, regional, and state significance is to target public investments, focus planning activities, and catalyze private development within a coordinated framework.

As part of the 5-Year Update of the Corridor Plan, participating municipalities identified 250 community priority areas for development and 206 community priority areas for protection, comprising nearly 42,000 acres and 197,000 acres, respectively. These Community Priority Areas were the foundation of the process that determined the Community Priority Areas of Regional Significance. This report describes the process by which MAPC, OCPC and SRPEDD, conducted this work.

### ***What are Community Priority Development Areas of Regional Significance?***

Community Priority Development Areas of Regional Significance (Regional PDAs) are areas having additional development or redevelopment potential for housing opportunities and economic growth that meet regional needs due to either their size, location, or other attributes that would help to achieve regional and state goals. PDAs often have several key characteristics such as good transportation access, available infrastructure (primarily water and sewer), few environmental constraints, and local support. PDAs can range in size from a single parcel of only a few acres to multiple parcels comprising many acres. Potential development ranges from small-scale infill to large commercial, industrial, residential, or mixed-use projects. Chapter 40R Districts, industrial parks, and proposed and existing commuter rail station sites are typical examples of PDAs of regional significance.

### ***What are Community Priority Protection Areas of Regional Significance?***

Community Priority Protection Areas of Regional Significance (Regional PPAs) are areas that are important to protect due to the presence of significant natural or cultural resources that often cross municipal boundaries, including endangered species habitats, areas critical to water supply of multiple municipalities, historic resources, scenic vistas, and farms. Like PDAs, the PPAs can vary greatly in size. Sites may be candidates for protection through acquisition or conservation restrictions.

### ***Executive Order 525 (E.O. 525)***

In fall 2010, Governor Patrick issued Executive Order 525 (E.O. 525) providing for the implementation of the South Coast Rail Economic Development and Land Use Corridor Plan and Corridor Map (Corridor Plan) through state agency actions and investments. The Executive Order calls for state investments to be consistent with the Corridor Plan's recommendations to the maximum extent feasible. These state actions have the potential to leverage local and private investments in the priority areas. The Executive Order also directs state agencies to conduct a retrospective analysis to determine how consistent their actions and investments in the region have been with the Corridor Plan goals. The first analysis of state investments along the corridor was conducted in 2012. The analysis found that 78.5 percent of the spending related to investment decisions that were made between FY09 and FY11 in the South Coast region furthered the development or preservation goals of a priority area.<sup>1</sup>

### **PRIORITY AREA SCREENING METHODOLOGY**

The Community Priority Areas of Regional Significance (Regional PAs) are all derived from local priorities identified by stakeholders in each municipality. The RPAs supported the efforts of municipal officials and other participants to delineate local priorities, but ***after the local process was complete additional areas were not added and boundaries were not adjusted.*** To manageably and objectively assess the extensive list of community priorities for development, the RPAs used a new Geographic Information Systems (GIS) data-driven screening tool, developed by MAPC and tailored to this project, to evaluate each PDA site's regional significance and consistency with the Commonwealth's Sustainable Development Principles.

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<sup>1</sup> *State Investment in the South Coast Region and Implementation of the Corridor Plan: A Retrospective Analysis*; South Coast Rail Inter-Agency Working Group; February 23, 2012.

The RPAs also used a GIS data-driven process designed by the Executive Office of Energy and Environmental Affairs (EOEEA), in partnership with the Merrimack Valley Planning Commission, as an assessment tool in the evaluation of the locally identified Priority Protection Areas.

***It is important to note that GIS modeling results and evaluations served only as a starting point for the RPA's selection of Community Priority Areas of Regional Significance.*** Model results were not the sole deciding factor. RPAs also considered State Sustainable Development Principles, state programs and policies, existing regional investment areas, job centers, and other RPA initiatives.

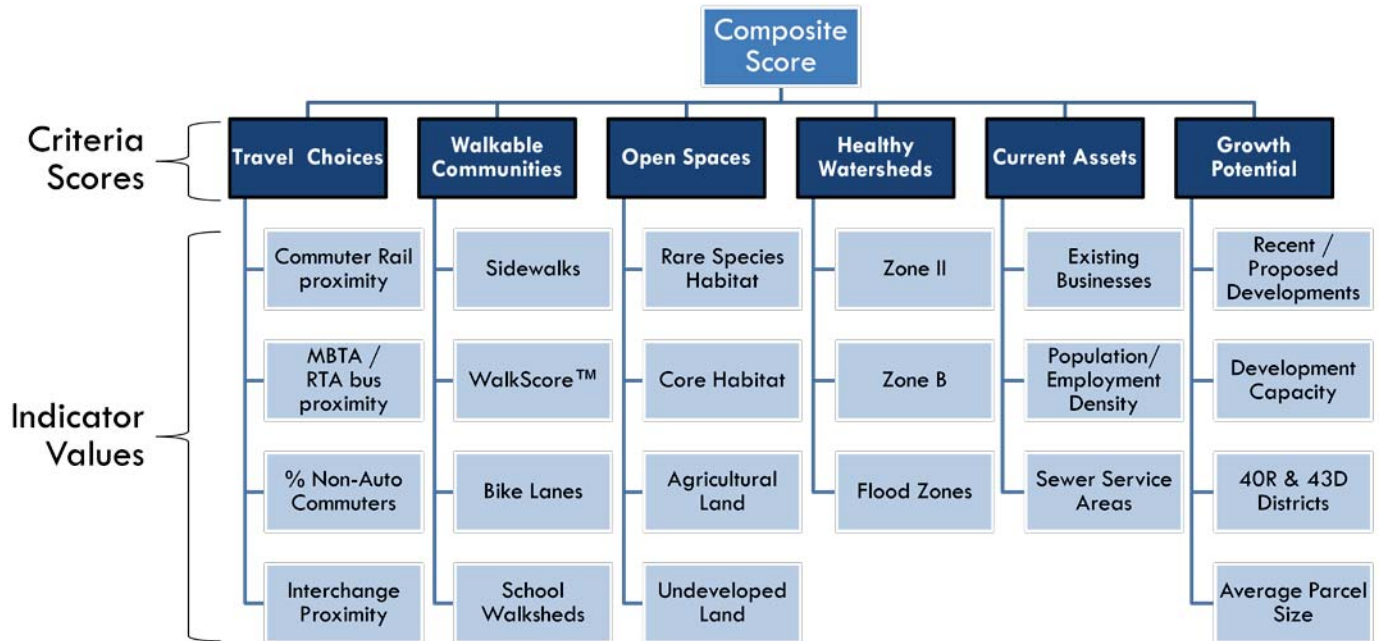
### ***Priority Development Area Regional Screening Process***

In order to begin to evaluate and rank the 250 PDA sites in an objective way, the RPAs developed a data-driven screening tool that uses information about each site's location and attributes to assess its suitability for a specific type of development. The screening tool combines information about specific site indicators (e.g., highway exit proximity, availability of municipal sewer service, existing businesses) into a score for each of six different criteria. The scores for these criteria are further combined into a composite score that can be used to compare sites to each other. These criteria are developed in direct response to the *Commonwealth's Sustainable Development Principles*, ([http://www.mass.gov/envir/smart\\_growth\\_toolkit/pdf/patrick-principles.pdf](http://www.mass.gov/envir/smart_growth_toolkit/pdf/patrick-principles.pdf)) the *South Coast Rail Economic Development and Land Use Corridor Plan*, MAPC's regional plan *MetroFuture: Making a Greater Boston Region*, OCPC's regional plan *Regional Policy Plan: A Guide For Shaping Our Communities And The OCPC Region*, and other RPA work programs.

Recognizing that different sites may be suitable for different types of development (for example, the characteristics that make a site suitable for industrial development are different than those conducive to multi-family residential housing), the RPAs asked municipalities to identify what type of development would be appropriate for each local priority. The RPAs identified six general types of development and tailored the indicators and their weighting to reflect the factors most important to each development type. For example, highway interchange proximity is considered to be very important for industrial development, but not multi-family residential. Figure 2 (below on page 10) depicts how indicators are combined to score each site.

Figure 2.

# Priority Development Area Scoring



More than twenty different *indicators* were combined to generate a score for each of six broad *criteria*, which were, in turn, combined to create a *composite score* for each site. A complete list with data sources and specific metrics used to generate the indicators is available on the project website at <http://www.srpedd.org/scr-update>. A value for each indicator was calculated for each site, and then normalized. For example, the Interchange Proximity indicator is based on the calculated driving distance to the nearest highway exit, with distances ranging from ¼ mile to more than five miles; these values were then normalized so that the site closest to a highway interchange has a score of 100, and the most remote site has a value of zero. The normalized indicator value is then combined with the comparable values for commuter rail proximity, bus proximity, and non-auto commuters to generate a combined Travel Choices score, also ranging from 0 to 100. The six criteria scores are then combined to yield a composite score for each site. Table 3 describes what is implied by a low or high score for each of the criteria.

**Table 3. Summary Criteria for PDAs**

What a low score means	Summary Criteria and Indicators	What a high score means
<ul style="list-style-type: none"> <li>No bus or rail transit within walking distance</li> <li>Nearly all residents commute by car</li> <li>Must take local roads or arterials to reach highway</li> </ul>	<p style="text-align: center;"><b>Travel Choices</b></p> <p style="text-align: center;">Commuter Rail Station Areas MBTA &amp; RTA Bus Service Percent of Non-Auto Commutes Interchange Proximity (non-residential sites only)</p>	<ul style="list-style-type: none"> <li>Existing train or bus service is an option for some trips</li> <li>Up to 20% of people take transit, walk or bike to work</li> <li>Easy access to highway</li> </ul>
<ul style="list-style-type: none"> <li>Not many sidewalks in the area &amp; not many destinations to walk to</li> <li>No off-road options for riding or walking nearby</li> <li>No schools within walking distance</li> <li>Air quality may be poor due to large amounts of traffic</li> </ul>	<p style="text-align: center;"><b>Walkable Communities</b></p> <p style="text-align: center;">Sidewalk Availability WalkScore™ Bicycle/Pedestrian Lanes &amp; Paths High Traffic Roadway Proximity Walkable Schools Intersection Density</p>	<ul style="list-style-type: none"> <li>Residents and workers have option to walk or bike to nearby destinations</li> <li>Less traffic from short trips and school commutes</li> <li>Buildings near each other, less parking in between</li> </ul>
<ul style="list-style-type: none"> <li>Undeveloped site; may contribute to town character</li> <li>Rare species and wild areas may be impacted or may delay permitting</li> <li>Fewer local farms</li> </ul>	<p style="text-align: center;"><b>Open Spaces</b></p> <p style="text-align: center;">Rare Species Priority Habitat Core Habitat &amp; Critical Landscapes Agricultural Land Uses Undeveloped Land</p>	<ul style="list-style-type: none"> <li>Site is already developed</li> <li>No impacts to rare species</li> <li>Possible opportunities to restore degraded natural areas</li> </ul>
<ul style="list-style-type: none"> <li>Site contributes to a public well or drains to reservoir.</li> <li>Vulnerable to flooding; resilient design required</li> <li>If already developed, may be opportunity for restoration or recharge</li> </ul>	<p style="text-align: center;"><b>Healthy Watersheds</b></p> <p style="text-align: center;">Zone II Aquifer Recharge Areas Zone B Surface Water Supply 100-Year Flood Zones 500-Year Flood Zones</p>	<ul style="list-style-type: none"> <li>Development will not directly affect public water supply</li> <li>On-site treatment and recharge needed to reduce downstream flooding</li> </ul>
<ul style="list-style-type: none"> <li>Not currently home to many businesses</li> <li>Few residents or workers nearby</li> <li>Would require sewer extension or on-site disposal</li> </ul>	<p style="text-align: center;"><b>Current Assets</b></p> <p style="text-align: center;">Number of Businesses Population &amp; Employment Density Sewer Service Areas</p>	<ul style="list-style-type: none"> <li>Already a substantial employment center</li> <li>Large resident market for new retail</li> <li>Numerous residents and workers to share benefit/cost of investments</li> </ul>
<ul style="list-style-type: none"> <li>No recent development or current proposals</li> <li>Only a small amount of development could be accommodated</li> <li>Expedited permitting not guaranteed</li> </ul>	<p style="text-align: center;"><b>Growth Potential</b></p> <p style="text-align: center;">Recent &amp; Proposed Developments Estimated Development Capacity Smart Growth Zoning Districts (40R) Expedited Permitting Districts (43D) Growth District Initiative Sites (GDI)</p>	<ul style="list-style-type: none"> <li>Private sector investments already in place or planned</li> <li>May be opportunity for very large scale development</li> <li>Community support may speed permitting process</li> </ul>

### **Indicator and Criteria Weighting**

The 250 PDAs identified by South Coast Rail municipalities are a very diverse collection appropriate for different kinds of development. Some areas are targeted for moderate density mixed-use infill development; some are sites for stand-alone retail uses; and others are more appropriate for large-scale, transformational redevelopment that may create a new street network and whole new urban fabric. As a result, the RPAs felt it was not appropriate to measure each site using exactly the same set of indicators and criteria. Instead, the RPAs tailored the scoring system for each of the development types so that it emphasized the site and location characteristics most relevant to that type of development. For example, sidewalk availability, school walkability, transit service, and proximity to goods and services are key criteria for locating multi-family housing; meanwhile, proximity to highway interchanges, sewer system availability, and the protection of natural habitat are more critical considerations for industrial or large-scale commercial development.

This “tailored” scoring system was implemented by weighting certain indicators more heavily in the calculation of criteria scores, and weighting certain criteria more heavily in calculation of the composite score. Table 4 shows the percentage of the composite score attributable to each criterion, for each development type. Note that if all six criteria were weighted equally, each would account for 16.6% of the composite score.

**Table 4. Composite Score for Criterion per Development Type, Percent**

Criteria	Development Type					
	Multi-family Residential	Mixed-Use: Infill	Mixed-Use: Master Planned	Commercial: Retail, Entertainment & Hospitality	Commercial: Office & Medical	Commercial: Industrial
Travel Choices	30%	22%	17%	19%	14%	9%
Walkable Communities	30%	28%	8%	17%	17%	9%
Open Spaces	7%	16%	22%	19%	19%	23%
Healthy Watersheds	19%	6%	14%	12%	22%	23%
Current Assets	7%	16%	17%	19%	14%	14%
Growth Potential	7%	13%	22%	14%	14%	23%

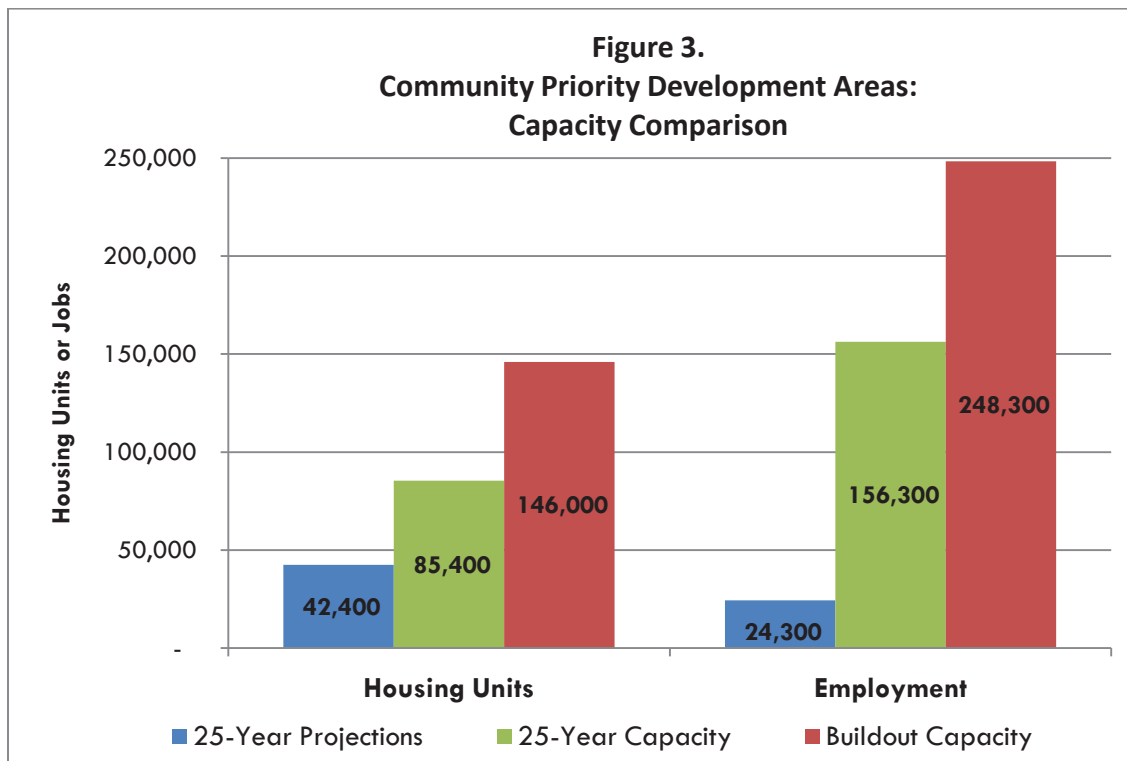


Each site eligible for a given development type was scored against all those sites also eligible for that development type, and the distribution of scores was used to calculate the rank order for each site as well as its percentile score—how many sites for that type scored worse than the site in question (e.g., a site in the 95<sup>th</sup> percentile scored better than 95% of the sites also eligible for that development type). Development areas that are eligible for multiple types of development were assigned multiple scores—one for each development type.

### ***Estimated Development Potential***

In order to better assess the benefits and impacts of development at each site, the RPAs estimated the development potential (employment and housing units) for each site and eligible development type. First, the RPAs identified the “buildable” area within each site by excluding wetlands, priority habitat and BioMap2 areas, permanently protected open space, existing roadways, and other undevelopable areas such as cemeteries. Based on recent development in the corridor, the RPAs developed a set of assumptions about the likely density of future development, in terms of floor-to-area ratio (FAR), a commonly used measure of density calculated by dividing building area into total lot area for a given site. RPAs applied the FAR to the buildable area of each site and subtracted the floor area of existing development (as indicated by municipal assessor data) to estimate potential new floor area at full build-out. Standard employment density multipliers were used to convert floor area to employment estimates. Finally, the RPAs made approximate forecasts of how much of the development might occur within the 25 year planning period. Sites with capacity of fewer than 500 jobs were assumed to have the potential to achieve full build-out within the planning period; the 25-year capacity for larger sites was calculated using a discount factor proportional to the total capacity of the site. In the largest sites, only 50% of the development capacity was estimated to occur in the next 25 years.

The chart in Figure 3 (below, on page 14) compares the aggregate housing and employment capacity of ***all 250 Community PDAs*** to the projected housing demand and employment growth for all SCR municipalities from 2010 to 2035. Projections were developed independently by the RPAs based on regional control totals issued by MassDOT in 2011. It indicates that the PDAs could accommodate about twice as many housing units as will be needed in the corridor over the next 25 years, and more than 6 times as many jobs as are likely. ***The abundance of development capacity in the PDAs demonstrates the importance of screening all these local priorities to identify the best opportunities so that growth can be focused and not diffused across hundreds of sites.***



***Priority Protection Area Regional Screening Process***

To evaluate Priority Protection Areas, the RPAs used a screening methodology developed by EOEEA. Similar to the screening used for PDAs, this method combines 20 different indicators about each site into a composite score. However, there are no intermediate criteria scores; the indicators are all normalized and then combined into a composite score according to a weighting system developed by EOEEA. The table below lists the indicators used for the PPA analysis and the relative weighting. If all 20 criteria were weighted equally, each would account for 5% of the composite score.

**Table 5. Indicator Weights Used for Regional Screen of PPAs**

Criteria	Weight
Coldwater Fisheries (Department of Fish and Game)	4%
Core Habitat (Massachusetts Natural Heritage & Endangered Species Program and The Nature Conservancy BioMap2)	9%
Critical Natural Landscape (Massachusetts Natural Heritage & Endangered Species Program and The Nature Conservancy BioMap2)	9%
Priority Habitats of Rare Species (Massachusetts Natural Heritage & Endangered Species Program)	9%
Certified Vernal Pools with 150-ft Buffer	4%
Aquifers (High and Medium Yield)	4%
Sole Source Aquifers Designated by Department of Environmental Protection	1%
Prime Agricultural Soils	7%
Prime Forest Land	4%
Wellhead Protection Areas Approved by Department of Environmental Protection, within Half-Mile of Public Water Supplies	7%
Wellhead Protection Areas Approved by Department of Environmental Protection, outside Half-Mile of Public Water Supplies	4%
Interim Wellhead Protection Areas: (Half-Mile Buffer of Public Water Supplies)	5%
Surface Water Supply Protection Areas: Zone Bs	5%
Department of Environmental Protection Wetlands with 150-ft Buffer, Erased with BioMap2 Critical Natural Landscape Wetlands	4%
Rivers Protection Act Buffers	4%
Composite Shoreline with 400-ft Buffer (National Oceanic and Atmospheric Administration)	5%
Areas of Critical Environmental Concern (Department of Conservation and Recreation)	4%
Outstanding Resource Waters	5%
100-Year Flood Zones (Federal Emergency Management Agency)	2%
1000 ft Buffer of Protected Open Space (Buffer Only)	3%

*Detailed model results that describe the Community PDA model suitability scores and Community PPA percentile rankings can be found on the project website at:*

<http://www.srpedd.org/scr-update> .

## REGIONAL WORKSHOPS

On September 24, 2013 and September 26, 2013, the RPAs held two regional workshops at F. L. Olmsted School in North Easton and Town Hall in Dartmouth, respectively. The purpose of these meetings was to present preliminary choices for Community Priority Areas of Regional Significance (Regional PAs), to describe the RPA selection process, and to solicit direct input from regional advocacy groups and community representatives. Participants provided comments in person, via comment card, or via email or post following the meeting. The workshops included overview presentations and an open house, during which RPAs provided four interactive GIS workstations that allowed participants to pose questions or share concerns regarding specific priority areas. Please see Appendix 3 for complete documentation of meetings, comments, and responses.

**Figure 4. Regional Workshop Photos**



## **RESULTS**

Based on a thorough review of all comments, RPAs made meaningful adjustments to their draft choices and created a final list and map of 51 Regional PDAs and 113 Regional PPAs.<sup>2</sup> The final designations are listed at the beginning of this report on pages 1-5 with a map on page 6 and once again in Appendices 1 and 2. Additionally, each Regional PA is also described in depth, starting on page 20.

The South Coast Rail Corridor's 31 communities encompass over 572,000 acres. Table 6, below, shows that roughly 33% of the region's land area is designated as a regionally significant PDA or a PPA. Regional PDAs represent approximately 2% of the region's land area while Regional PPAs represent 31%.

**Table 6. Priority Areas and Their Regional Context**

<b>Priority Area</b>	<b>2013 Acres</b>	<b>% of SCR Region</b>
Development	10,859	1.9%
Protection	176,829	30.9%
All Priority Areas	187,688	32.8%
<b>TOTAL AREA OF ALL 31 SCR COMMUNITIES</b>	<b>572,238</b>	

During the 2013 Five-Year Priority Area Update process, the overall acreage of Regional Priority Areas changed significantly. Table 7 (below, on page 18) provides a comparison of the 2008 and 2013 Regional Priority Areas in terms of their area.

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<sup>2</sup> For PDAs, the decision-making process followed four steps: (1) RPAs selected top-scoring sites for each of the six different types of development; (2) RPAs selected sites adjacent to an existing or proposed commuter rail station and sites already receiving significant state investment and attention through the EOHED Growth District Initiative and aligned programs; (3) RPAs selected sites that are existing regional employment or housing centers that have some capacity for future growth, and; (4) RPAs selected sites that received substantive and actionable public comments that demonstrate the site's potential to advance state and regional goals for job and housing development. For PPAs, the decision-making process followed two steps: (1) RPAs selected sites that performed in the top half ( $\geq 50\%$ ) of the EOEEA model and (2) sites that received substantive and actionable public comments.

**Table 7. 2008 and 2013 Priority Area Comparison**

Priority Area Type	2008 Acres	2008 % of Total Priority Acres	2013 Acres	2013 % of Total Priority Acres	2008 to 2013 % Change in Acres
Development	29,070	15.4%	10,859	5.8%	-63%
Protection	156,897	83.1%	176,829	94.2%	13%
Combined	2,921	1.5%	0	0.0%	-100%
<b>TOTAL</b>	<b>188,888</b>	<b>100.0%</b>	<b>187,688</b>	<b>100.0%</b>	<b>-1%</b>

***A More Strategic Inventory of Priority Development Areas***

The RPAs reduced the overall acreage of regionally significant PDAs by 63% from approximately 29,000 acres to approximately 10,900 acres. ***RPAs believe that this condensed area represents a more strategic inventory that will permit key sites to reach their full potential, allow public sector infrastructure dollars to be spent more efficiently, and encourage growth that is consistent with the Commonwealth’s Sustainable Development Principles.*** It is important to note that, despite this reduction in overall area, these Regional PDAs can still accommodate more than 50% of the housing units and over 100% of the jobs that are projected for the region in the next two decades.

During the 2013 process, the RPAs also used GIS model results, proposed development types, and assumptions about the region’s built environment to project a build-out of the Regional PDAs. The RPAs estimate that the 51 selected sites could accommodate approximately 53,600 new jobs and 25,800 new housing units. These results are summarized in Table 8 (below, on page 19). As previously stated, this represents over 50% of the region’s projected 42,000 housing units and over 100% of the region’s projected jobs 24,300 jobs in 2035.<sup>3</sup>

<sup>3</sup> MassDOT and RPA Regional Travel Demand Forecasting Models.

**Table 8. Projected Build-Out of 2013 Regional PDAs**

Development Type	Number of Selected Sites	Projected Capacity: Additional Housing Units	Projected Capacity: Additional Jobs
Multi-family Residential	9	2,941	0
Mixed-Use Infill	12	16,650	17,630
Mixed-Use Master Planned	9	6,276	12,124
Commercial Retail	4	0	2,681
Commercial Office	6	0	6,139
Commercial Industrial	11	0	15,040
<b>Total</b>	<b>51</b>	<b>25,867</b>	<b>53,614</b>

***An Expanded Inventory of Regional Priority Protection Areas***

Additionally, the total acres designated as Regional PPAs rose 13% from 2008 to 2013, from 156,900 acres to 176,800 acres. These designations constitute 94% of total regional priority acres, representing the RPA’s firm commitment to the region’s natural and cultural resources.

As illustrated below in Table 9 (below, on page 20), of the approximately 176,800 acres designated for protection, 50,300 acres (28%) already have permanent protection status, leaving 126,500 acres. This figure represents 72% of the total Regional PPA area and 22% of the region’s overall land area. It is important to note that, of these remaining 126,500 acres in need of further protection measures, approximately 39,300 acres are wetlands and are therefore subject to protection under M.G.L. 131 §40, the Wetlands Protection Act. ***This leaves a total of approximately 87,000 Regional PPA acres that are neither (a) already protected in perpetuity, nor are (b) protected by M.G.L. 131 §40. This figure is equivalent to 49% of the total Regional PPA area and 15% of the region’s total land area.*** Conservation efforts should be directed to these areas.

**Table 9. Remaining PPA Protection Needs**

A	B	C	D	E
Total PPA Acres	Acres of Permanently Protected Open Space within PPAs	Remaining PPA Acres To Be Protected [A - B]	Remaining Acres To Be Protected As % of Total PPA Acres [C ÷ A]	Remaining to be protected as % of Region Area [C ÷ 572,238]
176,829	50,335	<b>126,495</b>	72%	22 %

C	F	G	H	I
Remaining Acres To Be Protected [A - B]	Acres of Wetland in Remaining PPA Area	Remaining PPA to be protected (Upland That Is Not Permanently Protected) [C - F]	Remaining Acres To Be Protected As % of Total PPA Acres [G ÷ A]	Remaining to be protected as % or Region Area [G ÷ 572,238]
<b>126,495</b>	39,271	<b>87,224</b>	49%	<b>15%</b>

**Further Information**

Additional Information about the South Coast Rail Priority Areas Five-Year Update is available on the SRPEDD website at: <http://www.srpedd.org/scr-update> .

The website provides links to information about the Regional PDA and PPA selection methodology and screening results as well as the process of updating the Community Priority Development Areas and the Community Priority Protection Areas. The individual Community reports may also be accessed.



## **COMMUNITY PRIORITY DEVELOPMENT AREAS OF REGIONAL SIGNIFICANCE**

### **Attleboro: Downtown Attleboro [16-01]**

*Purpose:* Continued progress with the revitalization of the downtown.

*Boundaries:* Boundaries correspond to parcels within target redevelopment areas and include an EOA.

*Changes from 2008:* In 2008, this PA was called *Downtown/CBD*. Community representatives refined the boundaries to follow parcel lines and renamed this PA in order to more clearly describe its location.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Mixed-Use Infill development type.

### **Bridgewater: 24 and 104 Interchange [42-01]**

*Purpose:* Further development of available land around the Route 24 and Route 104 Interchange.

*Boundaries:* Defined by using the Town approved Planned Development District and the Elm Street Industrial District zones.

*Changes from 2008:* Area was reduced in size by eliminating the environmentally sensitive areas and boundaries were altered to more clearly follow zoning and parcel lines.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Mixed-Use Master Planned development type.

### **Bridgewater: Downtown [42-02]**

*Purpose:* Further redevelopment of property in the downtown area and increased high density housing in the PDA.

*Boundaries:* Correspond to parcels located in portions of the Central Business District, Industrial, East Gateway Business District, and Residential zoning districts.

*Changes from 2008:* The Waterford Village 40R, Proposed T Parking Structure/Deck, and Share Lot with MBTA for Downtown Development 2008 Priority Development Areas were combined and expanded to include a larger area centered on Downtown Bridgewater.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Mixed-Use Infill development type.

#### **Canton: Canton Center Economic Opportunity District [50-11]**

*Purpose:* Significant economic development district.

*Boundaries:* Area defined using EOD zoning districts.

*Changes from 2008:* Boundaries revised to reflect changes in zoning.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Mixed-Use Infill development type.

#### **Dartmouth: Faunce Corner Road North [72-02]**

*Purpose:* Industrial, medical, retail development.

*Boundaries:* Boundaries correspond to selected parcels along Faunce Corner Road that are either entirely or partially within the Limited Industrial Zoning District, with the exception of one small parcel (0.46 acres) that is adjacent to the Limited Industrial District, but entirely within the Single Residence B Zoning District.

*Changes from 2008:* This was part of the larger 2008 *North Faunce Corner / South Faunce Corner* PDA. Community representatives altered boundaries to more clearly follow parcel lines and zoning districts.

*Regional Significance:* This Community Priority Area is of Regional Significance for the Commercial-Office development type. The RPAs received substantive and actionable public comments that demonstrate the site's potential to further state and regional goals for jobs development.

#### **Dartmouth: New Bedford Business Park [72-04]**

*Purpose:* Continued economic development in selected parcels within this successful business park.

*Boundaries:* Boundaries correspond to selected parcels either entirely or partially within the General Industrial Zoning District, with the exception of one small parcel (1.1 acres) that is adjacent to the General Industrial District, but entirely within Single Residence B Zoning District.

*Changes from 2008:* Community representatives altered boundaries to follow specific parcel lines. The area was extended to the west and south.

*Regional Significance:* This Community Priority Area is of Regional Significance for the Commercial-Industrial development type. The RPAs received substantive and actionable public comments that demonstrate the site's potential to further state and regional goals for jobs development.

#### **Easton: North Easton Village [88-04]**

*Purpose:* Further redevelopment of available parcels.

*Boundaries:* Correspond to developed parcels within industrial and business zones.

*Changes from 2008:* Area was altered to more clearly follow parcels found in the industrial and business zoning districts.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Multi-family Residential development type, based on its location in proximity to a proposed South Coast Rail Station site.

#### **Easton: Queset Area [88-05]**

*Purpose:* Further development and redevelopment of available land.

*Boundaries:* Correspond to developed parcels within industrial and business zones.

*Changes from 2008:* The 2008 Queset PDA and the Easton Industrial Park PDA were combined and then altered to more clearly follow parcels found in the industrial, business, and residential zoning districts.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Mixed-Use Master Planned development type, as a regional housing center with capacity for future growth.

#### **Easton: Roche Bros. Plaza [88-06]**

*Purpose:* Further development of available land.

*Boundaries:* Correspond to developed and undeveloped parcels within business zoning district.

*Changes from 2008:* Area was altered to more clearly follow parcels found in the business zoning district.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Commercial Retail development type, based on its location in proximity to a proposed South Coast Rail Station site.

#### **Fall River: Arts Overlay District [95-01]**

*Purpose:* To create a core of arts, cultural, and residential activities and to encourage greater pedestrian connections among Mixed-Uses and to the downtown/Central Business District.

*Boundaries:* Boundaries correspond to the Arts Overlay District Zoning District.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow zoning districts.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Mixed-Use Infill development type, based on its location in proximity to a proposed South Coast Rail Station site.

#### **Fall River: Battleship Cove Station Site [95-02]**

*Purpose:* Commuter Rail Station and multi-modal hub with connections to the Waterfront and Downtown.

*Boundaries:* Boundaries correspond to the parcel containing the proposed commuter rail station site.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Mixed-Use Infill development type, based on its location in proximity to a proposed South Coast Rail Station site.

#### **Fall River: Central Business District [95-03]**

*Purpose:* Diverse, Central Business District economic development.

*Boundaries:* Boundaries correspond to the Central Business District zoning where not covered by the Arts Overlay District.

*Changes from 2008:* In 2008, this PA was called *Downtown Fall River Area*. Community representatives renamed this PA in order to more clearly describe its location and altered its boundaries to more clearly follow zoning districts.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Mixed-Use Master Planned development type.

#### **Fall River: Fall River Depot Station Site [95-04]**

*Purpose:* Commuter Rail Station and multi-modal hub.

*Boundaries:* Boundaries correspond to parcels containing the proposed commuter rail station site.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Mixed-Use Infill development type, based on its location in proximity to a proposed South Coast Rail Station site.

#### **Fall River: Industrial Park, Bio Park, and Commerce Park [95-05]**

*Purpose:* Economic Development and Research and Development.

*Boundaries:* Boundaries correspond to the Industrial Park and Research and Development Overlay Districts. This designation contains Economic Opportunity Areas (EOA), a Chapter 43D Priority Development Site (PDS), and an EOHED Growth Districts Initiative (GDI) site.

*Changes from 2008:* In 2008, this PA consisted only of the smaller *Fall River Executive Park PDA*. Community representatives expanded boundaries to more clearly follow zoning districts and to designate a larger area.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Commercial-Industrial development type, since it is a Growth District Initiative site.

#### **Fall River: Waterfront and Transit Oriented Development [95-07]**

*Purpose:* Transit-Oriented Development. Commercial and Industrial development associated with the Waterfront along with Mixed-Use potential.

*Boundaries:* Boundaries correspond to the existing WTOD district and the proposed enlargement of the WTOD district. This area contains an EOA.

*Changes from 2008:* In 2008, this PA consisted of three separate, but adjacent PDAs: *Central Waterfront, Designated Port Area, and South Waterfront*. Community representatives altered boundaries to more clearly follow parcel zoning districts and to designate a larger, contiguous area. Representatives also chose to change this priority designation from Combined PDA/PPA to PDA in order to emphasize potential development that revitalizes and complements the Waterfront.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Mixed-Use Infill development type, based on its location in proximity to a proposed South Coast Rail Station site.

#### **Foxborough: Route 1 Corridor Growth Node [99-01]**

*Purpose:* The Route 1 Corridor is largely zoned for and developed as non-residential development. It includes a 500+/- acre Economic Development Area Overlay District, much of it owned by the owners of Gillette Stadium. The overlay district is intended to encourage economic development of the property located at or adjacent to the stadium and to address the unique pressures and demands of development and use of such property due to the high volume of pedestrian and vehicular traffic generated by uses in this area.

*Boundaries:* Boundaries correspond with the Economic Development Area Overlay District and surrounding parcels developed by the Owners of Gillette Stadium.

*Changes from 2009:* In 2009, this PA was named "Route 1 Corridor". The Town of Foxborough is currently finalizing an update of their Master Plan since 1971 and designated the Route 1 corridor as one of four Growth Nodes.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Commercial-Office development type, since it is a Growth District Initiative site.

#### **Foxborough: Downtown-Invensys Growth Node [99-02]**

*Purpose:* The Downtown zoning districts contains many elements of a Mixed-Use central business district. It includes a zoning ordinance that provides design review to preserve and enhance the Town of Foxborough's cultural, economic and historical resources in the Design Review Overlay District.

*Boundaries:* Boundaries reflect the Design Review Overlay District and the Invensys site.

*Changes from 2009:* In 2009, this area was defined using a half-mile radius from Town center and identified the downtown and Invensys sites as two separate priority areas. The current priority area combines both sites and renamed to “Downtown-Invensys Growth Node” to be consistent with their master plan update.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Commercial-Office development type based on the site’s potential to further state and regional goals for jobs development. The Foxborough Planning Board has developed an Economic Development Master Plan and Downtown Strategy to help guide the Town’s future development and land uses.

### **Freetown: Planned Mixed-Use District [102-08]**

*Purpose:* Compact development with pedestrian opportunities and a mix of uses.

*Boundaries:* Boundaries correspond to the Planned Mixed-Use (PMUD) Zoning District, portions of which are designated as an EOA and Chapter 43D PDS (both split with the Riverfront Business Park PDA).

*Changes from 2008:* Community representatives renamed the 2008 *Rte. 79 TOD* PDA and revised its purpose to more clearly describe the location and purpose. The current area covers part of the 2008 *Riverfront Executive Park & Peace Haven Combined PDA/PPA* (see below).

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Mixed-Use Master Planned development type, based on its location in proximity to a proposed South Coast Rail Station site.

### **Lakeville: State Hospital Redevelopment [146-04]**

*Purpose:* Potential Mixed-Use or business redevelopment of this former hospital site and its abutting areas adjacent to the existing MBTA Commuter Rail station and the Chapter 40R district.

*Boundaries:* Boundaries correspond to selected parcels within the Mixed-Use Development and the Business Zoning Districts. The site contains an EOA and a Chapter 43D Priority Development Site (PDS).

*Changes from 2008:* Community representatives altered boundaries to more clearly follow zoning districts and parcel lines.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Multi-family Residential development type, based on its location in proximity to a proposed South Coast Rail Station site.

**Mansfield: Cabot Business Park [167-02]**

*Purpose:* Continued economic development in selected parcels within the Planned Business District, including the existing Economic Development Area (EOA).

*Boundaries:* Boundaries correspond to selected parcels within the Planned Business District, excluding undisturbed parcels adjacent to Hodges Brook PPA.

*Changes from 2008:* Community representatives included selected parcels rather than the whole business park.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Commercial-Industrial development type. The RPAs received substantive and actionable public comments that demonstrate the site’s potential to further state and regional goals for jobs development.

**Mansfield: Downtown Revitalization District [167-04]**

*Purpose:* General business, transit-oriented development and housing development associated with the Downtown.

*Boundaries:* Boundaries correspond to the North Main Street Business Overlay Zoning District.

*Changes from 2008:* Community representatives separated this area from the larger 2008 *Downtown Station Area Redevelopment* PDA and altered its boundaries to more clearly follow the zoning district.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process as a Mixed-Use Infill development type.

**Mansfield: Station Revitalization District (TOD) [167-06]**

*Purpose:* General business, transit-oriented, and housing development associated with the Downtown and the existing MBTA Commuter Rail Station.

*Boundaries:* Boundaries correspond to the proposed TOD Overlay District.

*Changes from 2008:* Community representatives separated this area from the larger 2008 *Downtown Station Area Redevelopment* PDA.



*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process as a Multi-family Residential development type.

**Middleborough: Development Opportunity District (DOD) and Commercial Development District (CDD) [182-02]**

*Purpose:* To provide light manufacturing, distribution, office, and business development opportunities.

*Boundaries:* Boundaries correspond to the Development Opportunity District (DOD) and Commercial Development District (CDD) Zoning Districts. They also include small portions of the General Use and Residence A Zoning Districts adjacent to the Rotary, terminating at I-495. The boundaries contain both an Economic Opportunity Area (EOA) and Chapter 43D Priority Development Site (PDS).

*Changes from 2008:* Community representatives altered boundaries to more clearly follow zoning districts.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Commercial-Industrial development type. The RPAs received substantive and actionable public comments that demonstrate the site's potential to further state and regional goals for jobs development.

**Middleborough: Downtown Economic Opportunity Area [182-03]**

*Purpose:* To provide for infrastructure improvements and Mixed-Use redevelopment opportunities within the EOA designation.

*Boundaries:* Boundaries correspond to the Downtown EOA boundaries.

*Changes from 2008:* In 2008, this PA was called *Downtown District*. Community representatives renamed this PA to more clearly describe its purpose and altered its boundaries to more clearly follow those of the EOA.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Mixed-Use Infill development type, based on its location in proximity to a proposed South Coast Rail Station site.

**New Bedford: Berkshire Hathaway Redevelopment Area [201-02]**

*Purpose:* Mill complex redevelopment as an art district.

*Boundaries:* Boundaries correspond to the parcels containing the former site bordered by Gifford Street, Cove Street, and Route 18.

*Changes from 2008:* Community representatives slightly altered boundaries to follow parcel lines.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Multi-family Residential development type.

#### **New Bedford: Downtown [201-04]**

*Purpose:* Continued growth and development within the historic Downtown.

*Boundaries:* Boundaries correspond to traditional Downtown area. Portions of the PDA are within an EOHED Growth Districts Initiative designation. Downtown also contains an EOA.

*Changes from 2008:* In 2008, this PA was named the *New Bedford Whaling and National Historic Park*. Community representatives renamed this PA to better identify its location. The boundary was refined to follow parcel lines and to exclude part of the 2013 *State Pier* PDA.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Mixed-Use Infill development type.

#### **New Bedford: Elco Dress and Coggeshall Street [201-05]**

*Purpose:* Continued use and redevelopment of existing large scale uses and underutilized parcels.

*Boundaries:* Boundaries correspond to selected parcels along the South Coast Rail right-of-way from Collette Street to Coggeshall Street.

*Changes from 2008:* This is a new Priority Area in 2013.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Commercial-Retail development type.

#### **New Bedford: Fish Island [201-06]**

*Purpose:* Continued use of this port facility.

*Boundaries:* All parcels on the island.

*Changes from 2008:* This is a new Priority Area in 2013.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Commercial-Industrial development type.

#### **New Bedford: Goodyear Redevelopment [201-07]**

*Purpose:* Redevelopment of an underutilized former industrial site.

*Boundaries:* Boundaries correspond to selected parcels bordered by Bolton Street, Bonnet Street, Rockdale Avenue, and Rivet Street. The site is an EOA.

*Changes from 2008:* Boundaries were refined to correspond with parcel lines; *Ashley Park* PPA was excluded.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Commercial-Industrial development type.

#### **New Bedford: Greater New Bedford Industrial Park [201-08]**

*Purpose:* Economic Development.

*Boundaries:* Boundaries correspond to parcels within the Greater New Bedford Industrial Park, including three Chapter 43D Priority Development Sites (PDS).

*Changes from 2008:* Boundaries were slightly refined to correspond with parcel lines.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a commercial-industrial development type. The RPAs received substantive and actionable public comments that demonstrate the site's potential to further state and regional goals for jobs development.

#### **New Bedford: Hicks Logan Sawyer Redevelopment [201-09]**

*Purpose:* Mixed-Use redevelopment and TOD; potential District Improvement Financing (DIF) area.

*Boundaries:* Boundaries correspond to selected parcels between the Harbor, Route 18, Herman Melville Boulevard, and Route 6. The PDA contains an EOA and is entirely within an EOHED Growth Districts Initiative designation.

*Changes from 2008:* Boundaries were refined to correspond with parcel lines; the 2013 Wamsutta National Historic Register District Combined Priority Area was excluded; the parcels south of Wamsutta Street were added.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Mixed-Use Master Planned development type.

#### **New Bedford: International Marketplace [201-10]**

*Purpose:* Economic development and Mixed-Use expansion.

*Boundaries:* Boundaries correspond to selected parcels within this designated area between Tarkiln Hill Road, Ashley Boulevard, Acushnet Avenue, North Front Street, and Coggeshall Street.

*Changes from 2008:* In 2008, part of this area was within the *Upper Harbor Redevelopment District*. Community representatives identified selected parcels as a separate PDA.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Commercial-Retail development type.

#### **New Bedford: Madewell [201-12]**

*Purpose:* Redevelopment of underutilized former industrial site.

*Boundaries:* Boundaries correspond to selected parcels bordered by Grit Street and Freeman Street, centered on Rodney French Boulevard.

*Changes from 2008:* The portion east of Rodney French Boulevard was added.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Multi-family Residential development type.

#### **New Bedford: NStar [201-15]**

*Purpose:* Redevelopment of underutilized sites along the waterfront.

*Boundaries:* Boundaries correspond to parcels containing the former Sprague and NStar facilities. A small portion of the site is within an EOHEG Growth Districts Initiative designation.

*Changes from 2008:* In 2008, this area was named *Sprague/NSTAR Site*. City representatives renamed this site to more clearly identify the location. Boundaries were refined to follow parcel lines.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Mixed-Use Master Planned development type.

#### **New Bedford: Pope’s Island Water Industry [201-16]**

*Purpose:* To maintain and encourage existing fishing and marine industry uses on the island.

*Boundaries:* Boundaries correspond to the island parcels in use north of Huttleston Avenue.

*Changes from 2008:* This is a new Priority Area in 2013.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Commercial-Industrial development type.

#### **New Bedford: Quest Center and Armory [201-17]**

*Purpose:* Business and technology incubator.

*Boundaries:* Boundaries correspond to selected parcels bordered by Campbell Street, Purchase Street, Maxfield Street, and State Street.

*Changes from 2008:* The City renamed this PA to include “Armory” to more clearly identify its location. Boundaries were slightly refined to follow parcel lines.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Commercial-Office development type.

#### **New Bedford: Riverside Landing [201-18]**

*Purpose:* Mixed-Use redevelopment in the form of residential, retail, office, and commercial uses.

*Boundaries:* Boundaries correspond to selected parcels centered on Sawyer Street along the Upper Harbor and abutting *Riverside Park* PPA. Portions of the PDA are within an EOHD Growth Districts Initiative designation.

*Changes from 2008:* In 2008, this PA was named *Fairhaven Mills Redevelopment*. City representatives renamed this area to that of a proposed development. Boundaries were refined to follow parcel lines; an area north of Sawyer Street was added and the area between Coggeshall Street and Rte. I-195 removed.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Mixed-Use Master Planned development type.

### **New Bedford: State Pier [201-22]**

*Purpose:* Additional activities such as short sea shipping, expanded cruise ship and charter vessel berthing, special events, and development serving off-shore Wind Energy.

*Boundaries:* Boundaries correspond to parcels containing the existing State Pier facility. The PDA is entirely within an EOHEG Growth Districts Initiative designation and contains a Chapter 43D PDS.

*Changes from 2008:* In 2008, this priority area was named *Downtown Hotel (Historic Redevelopment)*. City representatives renamed this PA to clarify its location and purpose. Specific waterfront parcels were added to the PDA parcel to enlarge this PDA.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Commercial-Industrial development type.

### **New Bedford: Whale's Tooth [201-24]**

*Purpose:* Proposed rail station and associated Mixed-Use and transit-oriented development.

*Boundaries:* Boundaries correspond to the parcels abutting and containing the proposed South Coast Rail station site between Acushnet Avenue and Herman Melville Boulevard. The PDA is entirely within an EOHEG Growth Districts Initiative designation.

*Changes from 2008:* Parcels located between Acushnet Avenue and the railroad tracks were added.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Mixed-Use Master Planned development type.

### **North Attleborough: Downtown and TOD [211-02]**

*Purpose:* Continued Mixed-Use and business redevelopment and infrastructure investment in the Downtown and the Transit Oriented Development Zoning District. Community representatives renamed this PA in order to more clearly describe its purpose.

*Boundaries:* Boundaries correspond to selected parcels within the Commercial 7.5 Zoning District and Transit Oriented Development Overlay Zoning District. The site contains an Economic Opportunity Area (EOA).

*Changes from 2008:* In 2008, this priority area was named *Downtown Redevelopment*. Community representatives renamed this PA in order to more clearly describe its purpose. The eastern portion of the 2008 PDA became part of *East Washington Street Mixed-Use and Commercial PDA*. Boundaries were revised to follow parcel lines.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Multi-family Residential development type.

### **Raynham: Raynham Park and Ryan Drive [245-04]**

*Purpose:* Development associated with the proposed South Coast Rail Station site; redevelopment of underutilized disturbed areas; potential slot parlor/gaming facility. Any development in this PDA should incorporate Low Impact Development (LID) stormwater management techniques due to its proximity to the *Hockomock Swamp ACEC\_PPA* [245-11].

*Boundaries:* Boundaries correspond to selected parcels and undisturbed areas within the Industrial Zone, excluding undisturbed areas associated with the Hockomock Swamp ACEC.

*Changes from 2008:* In 2008, this PDA was called the *Raynham Dog Track (Combined PDA/PPA) and Rte. 138 Development Site*. Community representatives renamed this area in order to more clearly describe its purpose and altered its boundaries to more clearly follow parcel lines and zoning districts. Community representatives also changed a portion of this priority designation from Combined PDA/PPA to PDA in order to clarify the area's purpose as predominantly LID redevelopment.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Mixed-Use Master Planned development type, based on its location in proximity to a proposed South Coast Rail Station site.

### **Raynham: Raynham Woods Business Park [245-05]**

*Purpose:* Continued economic development within this successful business park.

*Boundaries:* Boundaries correspond to parcels within the Designated Development Zoning District and selected parcels within the adjacent Business Zoning District. The site contains three Chapter 43D Priority Development Sites (PDS) and an Economic Opportunity Area (EOA).

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines and zoning districts.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Commercial-Office development type. This site received substantive and actionable public comments that demonstrate the site's potential to advance state and regional goals for jobs development.

### **Sharon: Post Office Square [266-01]**

*Purpose:* In the Town of Sharon Community Development Plan written in 2004, attracting more investment to Sharon's Town Center was considered a key strategy for achieving the Town's vision of balancing economic development and environmental preservation goals. Sharon Town Center is located about a quarter-mile away from Sharon Station, which serves the Providence/Stoughton Line of the MBTA Commuter Rail.

*Boundaries:* The PDA boundaries were delineated using zoning Business District A.

*Changes from 2009:* Since 2009, a wastewater management study has been completed for the town center. An expansion plan was not implemented due to size and cost of the project. A new wastewater treatment plant in the Town Center with a capacity for 75,000 gallons per day would cost about \$5.0 million. The town is exploring new and innovative wastewater treatment technologies as they are introduced in an ongoing effort to achieve wastewater goals at a cost the community can afford to pay.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Multi-family Residential development type, based on its location in proximity to a proposed South Coast Rail Station site.

### **Sharon: Sharon Commons [266-02]**

*Purpose:* The Sharon Commons development site was designated a 40R district by the Town in 2012, which included Business D, Professional C, and Wastewater Overlay sub-districts. Several commercial and housing developments have taken place in this area since the designation and due to its proximity to Route 95 and 1 interchanges, the Town deems this area as significant.



*Boundaries:* Defined using 40R subzones and Shaw's Plaza.

*Changes from 2009:* New priority area.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Multi-family Residential development type, based on the site's potential to further state and regional goals for housing unit development.

#### **Stoughton: Downtown Stoughton [285-02]**

*Purpose:* Further redevelopment of available parcels.

*Boundaries:* Corresponds to the Stoughton Center Mixed-Use Overlay District parcels.

*Changes from 2008:* Area was altered to more clearly follow parcels found in the Stoughton Center Mixed-Use Overlay District with sensitive environmental area removed.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Mixed-Use Infill development type.

#### **Stoughton: Easton-Stoughton Station Area [285-03]**

*Purpose:* Further development or redevelopment of available parcels in proximity to the proposed commuter rail station.

*Boundaries:* Corresponds to business zoned parcels in Stoughton located in proximity to the proposed commuter rail stations.

*Changes from 2008:* Not included in 2008; added in 2013

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Multi-family Residential development type, based on its location in proximity to a proposed South Coast Rail Station site.

#### **Taunton: Dean Street TOD [293-02]**

*Purpose:* Future transit-oriented development (TOD) associated with the proposed South Coast Rail station site.

*Boundaries:* Boundaries correspond to the TOD zoning district.

*Changes from 2008:* Boundaries were revised from a smaller circular designation to follow the zoning district.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Multi-family Residential development type, based on its location in proximity to a proposed South Coast Rail Station site.

**Taunton: Downtown Business District [293-03]**

*Purpose:* Continued economic development associated with Downtown Taunton, including the EOA.

*Boundaries:* Boundaries correspond to the Business zoning district.

*Changes from 2008:* In 2008, this named *Downtown Taunton*. City representatives renamed this priority area to more clearly describe its purpose. The boundary was revised to follow the zoning.

*Regional Significance:* This Community Priority Area is of Regional Significance as a top-scoring site in the regional screening model process for the Mixed-Use Infill development type.

**Taunton: Myles Standish Industrial Park [293-07]**

*Purpose:* Continued economic development in selected parcels within the Industrial zoning district, including the existing EOA.

*Boundaries:* Boundaries correspond to selected parcels within the Industrial zoning district.

*Changes from 2008:* Boundaries were revised to follow parcel lines and to exclude the current *Watson Pond PPA*.

*Regional Significance:* This Community Priority Area is of Regional Significance as a Commercial-Industrial development type. The RPAs received substantive and actionable public comments that demonstrate the site's potential to further state and regional goals for jobs development due to its status as an expansion of an existing regional employment center.

**Taunton: Myles Standish Industrial Park Expansion and Life Sciences Center [293-08]**

*Purpose:* Redevelopment of this vacant site and further economic development associated with the Myles Standish Industrial Park, including the Chapter 43D Priority Development Site (PDS).

*Boundaries:* Boundaries correspond to selected parcels within and directly adjacent to the Chapter 43D PDS.

*Changes from 2008:* In 2008, this was named *Devers School Core Campus* with a purpose of expansion of the Myles Standish Industrial Park. City representatives renamed this priority area and revised its stated purpose to more clearly identify its location and purpose. The boundaries were revised to follow parcel lines and to include part of the 2008 *Myles Standish Industrial Park* PDA.

*Regional Significance:* This Community Priority Area is of Regional Significance as a Commercial-Industrial development type. The RPAs received substantive and actionable public comments that demonstrate the site's potential to further state and regional goals for jobs development due to its status as an expansion of an existing regional employment center.

**Taunton: Target Station Site [293-12]**

*Purpose:* Future transit-oriented development (TOD) associated with the proposed South Coast Rail station site.

*Boundaries:* Boundaries correspond to a ¼-mile radius northeast of the rail right-of-way; this boundary excludes existing neighborhoods to the southwest of the right-of-way.

*Changes from 2008:* The 2008 circular area included neighborhoods southwest of the rail right-of-way, which the city removed from the 2013 PA.

*Regional Significance:* This Community Priority Area is of Regional Significance, as a Mixed-Use Master Planned development type, based on its location in proximity to a proposed South Coast Rail Station site.

## **Community Priority Protection Areas of Regional Significance**

### **Acushnet: Reservoir [3-12]**

*Purpose:* To preserve the drinking water supply.

*Boundaries:* Boundaries correspond to the reservoir as delineated in DEP hydrography GIS data.

*Changes from 2008:* In 2008, this area was located within the 2008 Green Belt & Aquifer Protection Area PA. The community created it as a separate PA in 2013.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Acushnet: Tinkham Pond Water Resource [3-13]**

*Purpose:* To preserve the drinking water supply and wetlands.

*Boundaries:* Boundaries correspond to a 200' buffer around DEP linear hydrography GIS features.

*Changes from 2008:* Community representatives altered boundaries to clearly follow the designated buffer around DEP linear hydrography GIS.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Attleboro: Bungay River [16-04]**

*Purpose:* To preserve water resources and wetlands and maintain recreation activities such as trails and canoeing; to maintain floodplain protection.

*Boundaries:* Boundaries include chosen parcels adjacent to the Bungay River and its associated wetlands.

*Changes from 2008:* In 2008, this was the *Bungay River Basin* and its purpose was "Potential future source of drinking water; expansion of walking, jogging, bicycling trails; greater utilization of the canoe launch." The community renamed the PA, refined its purpose, and adjusted the boundaries to follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Attleboro: Chartley Brook [16-05]**

*Purpose:* To preserve designated habitat areas including BioMap 2 Core Habitats, BioMap2 Critical Natural Landscapes, and NHESP Vernal Pools; to maintain recreation and education opportunities.

*Boundaries:* Boundaries include chosen parcels associated with state-designated habitat areas, excluding concentrated areas of development and the City landfill.

*Changes from 2008:* Community representatives revised the purpose to provide more clarity and altered the boundaries to correspond with state designated habitat areas.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Attleboro: Hemlock Swamp [16-06]**

*Purpose:* To preserve designated habitat areas including BioMap 2 Core Habitats, BioMap2 Critical Natural Landscapes, and NHESP Vernal Pools; to maintain recreation and education opportunities.

*Boundaries:* Boundaries include chosen parcels associated with habitat information, excluding concentrated areas of development.

*Changes from 2008:* Community representatives revised the purpose to provide more clarity and slightly altered the boundaries to correspond with designated habitat areas.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Attleboro: Manchester Reservoir and Orrs Pond [16-07]**

*Purpose:* To protect public drinking water supplies; to maintain passive recreation and education opportunities.

*Boundaries:* Boundaries follow DEP Outstanding Resource Water boundaries within City limits, excluding a small portion of the Industrial Business Park PDA.

*Changes from 2008:* In 2008, this was the *Manchester Pond Reservoir Area*. Community representatives renamed this PPA to reflect the addition of Orrs Pond, refined the boundaries to follow DEP designations, and added area to the south.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Berkley: Assonet Neck [27-04]**

*Purpose:* To protect natural resources and habitat areas, including BioMap 2 Core Habitats, and to preserve historic Native American sites.

*Boundaries:* All parcels in Assonet Neck; the northern boundary follows the inlet from the Taunton River then follow property lines across to the Freetown line.

*Changes from 2008:* Community representatives incorporated the 2008 *Assonet Neck, Shoves Neck, and 42<sup>nd</sup> Street* PAs into one for the common purposes above and revised the boundaries to follow parcel lines and the inlet as described above.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Berkley: Bridge Village Historic District [27-05]**

*Purpose:* To preserve historic character.

*Boundaries:* Boundaries correspond to selected parcels by the bridge.

*Changes from 2008:* This is a new PPA in 2013. Community representatives separated it from the *Drinking Water Recharge Area* PPA because of its specific historic purpose. Boundaries were slightly revised to follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Berkley: Cotley River Floodplain [27-06]**

*Purpose:* To preserve the floodplains.

*Boundaries:* Boundaries correspond to the 2012 FEMA 100-Year (Zone A) Floodplain.

*Changes from 2008:* The community added “floodplain” to the name to better identify its purpose. The boundary was slightly revised to follow the floodplain delineation.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Bridgewater: Calthrop [42-03]**

*Purpose:* Protection of NHESP Priority Habitat area and potential link to Taunton-Town-Matfield River Corridor.

*Boundaries:* Generally correspond to parcel of land located in the Residential zoning area.

*Changes from 2008:* Child's Bridge Cluster Development 2008 Priority Development Area was changed to a Priority Protection Area and expanded in size in light of changing town priorities.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Bridgewater: Iron Works [42-04]**

*Purpose:* Protection of historic structure and corresponding land with the intention to link property to the Stiles and Hart PPA and the Downtown PDA.

*Boundaries:* Correspond to the Iron Works parcel.

*Changes from 2008:* Not included in 2008; added in 2013.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Bridgewater: Lake Nippenicket/Hockomock Swamp [42-05]**

*Purpose:* Protection of Lake Nippenicket and environmentally sensitive Hockomock Swamp land.

*Boundaries:* Corresponds to the Hockomock Area of Critical Environmental Concern (ACEC).

*Changes from 2008:* Not included in 2008; added in 2013.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Bridgewater: Stiles and Hart [42-06]**

*Purpose:* Protection of open space along the Town River.

*Boundaries:* Corresponds to the Stiles and Hart parcel.

*Changes from 2008:* Not included in 2008; added in 2013.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Bridgewater: Taunton-Town-Matfield River Corridor [42-07]**

*Purpose:* Protection of the river and associated banks.

*Boundaries:* Corresponds to the river shoreline.

*Changes from 2008:* Included in 2008 only as a Regional and State Priority; added in 2013 as a Community Priority.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Canton: Brookmeadow Country Club [50-07]**

*Purpose:* To protect open space for recreational use.

*Boundaries:* Defined using country club boundaries.

*Changes from 2009:* Name change from “Brookmeadow Golf Course”.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Canton: Hemenway Drive Scenic Way [50-09]**

*Purpose:* To protect scenic route along Hemenway Drive.

*Boundaries:* Defined using section of Hemenway Drive between Green Street and Brush Hill Road.

*Changes from 2009:* New priority area.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Dartmouth: Shingle Island River and Acushnet Cedar Swamp [72-12]**

*Purpose:* To preserve contiguous habitats, water resources, cultural sites, open space, and active agriculture associated with the Acushnet Cedar Swamp.



*Boundaries:* Boundaries correspond to selected, largely undeveloped parcels in north Dartmouth, the majority of which are north of I-195. Selected developed parcels are excluded from the PPA.

*Changes from 2008:* In 2008, this PA were separate Community representatives renamed this area in order to more clearly describe its location and refined its boundaries to more clearly follow parcel lines within designated resources areas including BioMap 2 Core Habitats and Critical Natural Landscapes, NHESP Vernal Pools, and High- and Medium Yield Aquifers. They then excluded selected developed parcels.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Dartmouth: Slocum River, Smith Neck, and Apponagansett River [72-13]**

*Purpose:* To preserve contiguous active farmland, NRCS SSURGO-Certified Soils of All-Prime and Statewide significance, BioMap 2 Core Habitats and Critical Natural landscapes, NHESP Vernal Pools, DEP Zone II Aquifers, and High- and Medium-Yield Aquifers.

*Boundaries:* Boundaries correspond to over 25 square miles of largely undeveloped parcels in South Dartmouth. Selected development parcels are excluded from the PPA designation.

*Changes from 2008:* Community representatives revised the boundaries to more clearly follow parcel lines and zoning districts while excluding developed parcels from the PPA. The purpose was revised to describe specific features to protect.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Dartmouth: Town Wells [72-15]**

*Purpose:* To preserve public drinking water supplies and protect designated resource areas including DEP Zone II Aquifers, High- and Medium-Yield Aquifers, and Interim Wellhead Protection Areas.

*Boundaries:* Boundaries correspond to selected, largely undeveloped parcels in west Dartmouth between Route 6 to the north and Old Westport Road to the south.

*Changes from 2008:* Community representatives revised the purpose of this PPA to include designated resource areas and altered boundaries to more clearly follow parcel lines of selected undeveloped parcels.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Dighton: Aquifer Overlay District [76-08]**

*Purpose:* To protect public drinking water resources.

*Boundaries:* Boundaries correspond one of the three Aquifer Overlay Zoning District. This area entirely covers a DEP Zone II Aquifer.

*Changes from 2008:* In 2008, this PA was called the *Aquifer*. Community representatives renamed this area in order to more clearly describe its purpose and altered its boundaries to more clearly follow Zoning Districts.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Dighton: Broad Cove [76-09]**

*Purpose:* Preservation of this ecologically valuable area that may also contain archeological resources.

*Boundaries:* Boundaries correspond to BioMap 2 Core Habitats and Critical Natural Landscapes associated with Broad Cove and the Taunton River.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow BioMap 2 habitats.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Dighton: Maple Swamp [76-12]**

*Purpose:* Preservation of the swamp.

*Boundaries:* Boundaries correspond to the Residential and Conservation Zoning District in the northwest section of Town, south of Route 44. This PA contains a BioMap 2 Critical Natural Landscape.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow Zoning districts.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Dighton: Pidges Swamp, Muddy Cove Brook, and Sunken Brook BioMap 2 Corridor [76-14]**

*Purpose:* To preserve a contiguous corridor of BioMap 2 Core Habitats and Critical Natural Landscapes associated with the brooks and swamp.

*Boundaries:* Boundaries correspond to updated BioMap 2 Core Habitats and Critical Natural Landscapes. These include aquatic, wetlands, and vernal pool habitats.

*Changes from 2008:* In 2008, this priority area consisted of three individual PPAs called *Pidges Swamp, Muddy Cove Brook, and Sunken Brook*. Community representatives incorporated these designations into one contiguous PPA corridor and altered its boundaries to more clearly follow BioMap 2 habitat boundaries.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Dighton: Segregansett River Aquifer [76-15]**

*Purpose:* To protect public drinking water resources.

*Boundaries:* Boundaries correspond one of the three Aquifer Overlay Zoning District. This area entirely covers a DEP Zone II Aquifer.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow Zoning districts.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Dighton: Three Mile River ACEC [76-17]**

*Purpose:* Protection of the Three Mile River ACEC.

*Boundaries:* Boundaries correspond to the Three Mile River ACEC, excluding previously disturbed areas associated with the Dighton Industries PDA.

*Changes from 2008:* Community representatives altered boundaries to follow the ACEC.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Dighton: Town Forest [76-18]**

*Purpose:* To preserve public open space.

*Boundaries:* Boundaries correspond to the Residential and Conservation Zoning District in the northwest section of Town, along the borders with Taunton and Rehoboth. This PA contains a BioMap 2 Core Habitat, a BioMap 2 Critical Natural Landscape, and a DEP Outstanding Resource Water.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow Zoning districts.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Dighton: Waterfront Protection Area [76-19]**

*Purpose:* To protect the Taunton River waterfront, including the Bristol County Agricultural High School and a Medium- and High-Yield Aquifer. Community representatives renamed this PA in order to more clearly describe its purpose.

*Boundaries:* Boundaries correspond to selected undeveloped, waterfront parcels.

*Changes from 2008:* In 2008, this PA was called the *Waterfront Aquifer*. Community representatives renamed this area in order to more clearly describe its purpose and altered its boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Dighton: Zone A Surface Water Protection Areas [76-20]**

*Purpose:* To preserve public drinking water resources directly associated with DEP Zone A Surface Water Protection Areas and DEP Outstanding Resource Water designations.

*Boundaries:* Boundaries correspond to updated DEP Zone A Surface Water Protection Areas within the DEP Outstanding Resource Water designation, excluding areas already designated for protection by the Town Forrest PPA, Maple Swamp PPA, Segregansett River Aquifer PPA, and the Pidges Swamp, Muddy Cove Brook, and Sunken Brook BioMap2 Corridor PPA.

*Changes from 2008:* In 2008, this PA was called the *Surface Water Protection Area/Zone II*. Community representatives renamed this area in order to more clearly describe its purpose and altered its boundaries to more clearly follow Zone As.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Easton: Open Space Expansion Areas [88-09]**

*Purpose:* Protection of undeveloped parcels in environmentally sensitive areas to expand municipal open space.

*Boundaries:* Corresponds to undeveloped parcels located in the Hockomock and Canoe River Areas of Critical Environmental Concern (ACEC).

*Changes from 2008:* Numerous 2008 areas were merged into one 2013 PPA and boundaries were altered to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Easton: Clover Valley Farm [88-11]**

*Purpose:* Protection of scenic vista, agricultural land, watershed, and wildlife habitat and wildlife connectivity to surrounding protected land

*Boundaries:* Corresponds to parcels identified by the Town of Easton.

*Changes from 2008:* Area was altered to more clearly follow parcels lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance.

### **Easton: Gill Property [88-12]**

*Purpose:* Protection of the watershed, wildlife habitat and corridors and recreational fields.

*Boundaries:* Corresponds to parcels identified by the Town of Easton.

*Changes from 2008:* The 2008 Priority Area was altered to more clearly follow parcels lines and renamed from Gill Land to Gill Property.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Fall River: Bio Reserve and Water Resource Protection Area [95-08]**

*Purpose:* To protect water resources and natural habitats.

*Boundaries:* Boundaries correspond to the Watershed and Water Supply Overlay District Zoning District; this expansive designation includes BioMap 2 Core Habitats and Critical Natural Landscapes, NHESP Vernal Pools, Zone A Surface Water Protection Areas, and High- and Medium-Yield Aquifers.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow zoning districts.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Foxborough: 242-246 Main Street [99-05]**

*Purpose:* Connects the Gilbert H. Hills Street Forest with Rte. 140, providing a “front door” to the Town conservation/state forest 1000+ acre block of land.

*Boundaries:* The property totals some 82.8 acres of land located on Rte. 140 near the Main Street-Pierce Street split.

*Changes from 2009:* New priority area.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Foxborough: Spring Brook Headwaters [99-07]**

*Purpose:* To preserve open space, habitat, and connect substantial town conservation lands.

*Boundaries:* Defined by parcel of undeveloped land.

*Changes from 2009:* New priority area.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Foxborough: Law Farm [99-08]**

*Purpose:* To preserve open space, habitat and connect substantial town conservation lands.

*Boundaries:* Defined by parcel of undeveloped land.

*Changes from 2009:* No change.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Foxborough: Sportsmen’s Club [99-09]**

*Purpose:* The Sportsmen’s club is currently protected under Chapter 61B. The Town’s Conservation Commission regards this as important wildlife habitat; however, concerns regarding the level of lead contamination at the site from its current use as a shooting range could lead to environmental evaluation prior to acquisition.

*Boundaries:* Boundaries reflect Sportsmen’s Club property.

*Changes from 2009:* No change.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Foxborough: American Tower Management Property [99-10]**

*Purpose:* To preserve open space within State Forest.

*Changes from 2009:* New priority area.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Freetown: Open Space and Recreation Districts [102-11]**

*Purpose:* To protect open space, habitats, and recreation opportunities.

*Boundaries:* Boundaries correspond to all portions of the Open Space and Recreation zoning district not covered by other Priority Areas.

*Changes from 2008:* This is a new PA in 2013.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Freetown: Outstanding Resource Water [102-12]**

*Purpose:* To preserve public drinking water resources, open space, and habitats.

*Boundaries:* Boundaries correspond to DEP Outstanding Resource Waters, excluding those areas already included in the *Open Space and Recreation Districts* PPA, *East Freetown Small Business* PDA, *East Freetown Business District* PDA, *Braleigh Road Industrial District* PDA, and *Lower Country Road* PDA. This expansive designation includes BioMap 2 Core Habitats and Critical Natural Landscapes, NHESP Vernal Pools, Zone A Surface Water Protection Areas, and High- and Medium-Yield Aquifers.

*Changes from 2008:* Four 2008 PPAs - *Fall Brook Water Resource, East Freetown Water Resource, Rocky Woods, and Route 140 Priority Habitat* - were combined into one PPA. Community representatives renamed this PA in order to more clearly describe its purpose.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Freetown: Peacehaven Riverfront Protection [102-13]**

*Purpose:* To acknowledge the area's natural and cultural significance.

*Boundaries:* A 300 foot buffer along the Assonet River.

*Changes from 2008:* Community representatives chose to designate a separate Peacehaven Riverfront Protection PPA out of the former *Riverfront Executive Park & Peacehaven Combined PDA/PPA*.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Lakeville: Bridge Street Farm [146-05]**

*Purpose:* To preserve active agriculture and open space adjacent to the Nemasket River.

*Boundaries:* Boundaries correspond to parcels along Bridge Street containing active agricultural uses adjacent to the Nemasket River.

*Changes from 2008:* In 2008, this PA was part of the *Farmland Area Combined PDA/PPA*. Community representatives renamed this PA in order to more clearly describe its location and altered its boundaries to more clearly follow parcel lines. Representatives also chose to change this priority designation from Combined PDA/PPA to PPA in order to emphasize the preservation of active agriculture.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Lakeville: Elders' Pond Farmland [146-08]**

*Purpose:* To preserve active agriculture and open space.

*Boundaries:* Boundaries correspond to parcels along Elders' Pond Road containing active agriculture.



*Changes from 2008:* In 2008, this PA was called *Farmland Protection Area*. Community representatives renamed this PA in order to more clearly describe its location and altered its boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Lakeville: Howland Road Conservation Area [146-09]**

*Purpose:* To preserve open space near the Assawompsett Ponds Complex containing BioMap 2 Core Habitats and DEP Outstanding Resource Water areas.

*Boundaries:* Boundaries correspond to 1,200 acres of selected undeveloped and underdeveloped parcels west of Route 140.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Lakeville: Loon Pond Farm [146-10]**

*Purpose:* To preserve active agriculture and open space.

*Boundaries:* Boundaries correspond to parcels along Loon Pond Road containing active agriculture.

*Changes from 2008:* In 2008, this PA was part of the *Crooked Lane Farmland Combined PDA/PPA*. Community representatives renamed this PA in order to more clearly describe its location and altered its boundaries to more clearly follow parcel lines. Representatives also chose to change this priority designation from Combined PDA/PPA to PPA in order to emphasize the preservation of active agriculture.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Lakeville: Vaughn Street Farm [146-12]**

*Purpose:* To preserve active agriculture and open space adjacent to the Nemasket River.

*Boundaries:* Boundaries correspond to parcels along Vaughn Street containing active agricultural uses adjacent to the Nemasket River.

*Changes from 2008:* In 2008, this PA was part of the *Farmland Area Combined PDA/PPA*. Community representatives renamed this PA in order to more clearly describe its location and also altered its boundaries to more clearly follow parcel lines. Representatives also changed this priority designation from Combined PDA/PPA to PPA in order to emphasize the preservation of active agriculture.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Mansfield: Canoe River Greenway [167-07]**

*Purpose:* To preserve open space and passive recreation along the Canoe River.

*Boundaries:* Boundaries correspond to a 200' buffer from wetland features and water bodies associated with the Canoe River.

*Changes from 2008:* In 2008 this was named the *Canoe River Corridor*. Community representatives rename this PA to more clearly identify its purpose. Boundaries were slightly refined to follow the buffer.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Mansfield: Canoe River Zone II Aquifer [167-08]**

*Purpose:* To preserve the Canoe River Sole Source Aquifer, public drinking water resources, and associated habitats.

*Boundaries:* Boundaries correspond to a recent Zone II Aquifer boundary produced by DEP for the Town.

*Changes from 2008:* The community added "Zone II" to the name for greater clarity, refined boundaries as noted above, and excluded the *Canoe River Greenway* PPA.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Mansfield: Hodges Brook [167-09]**

*Purpose:* To preserve habitats associated with Hodges Brook, including BioMap 2 Core Habitats and Critical Natural Landscapes and NHESP Vernal Pools.

*Boundaries:* Boundaries correspond to a combination of BioMap 2 Core Habitats and Critical Natural Landscapes and a 200' buffer from wetland features and water bodies

associated with the brook. Two parcels (13-24, 14-55) that are a high priority for open space acquisition are also included.

*Changes from 2008:* The community refined the boundaries to follow environmental features described above.

*Future Action:* Acquire additional land by various strategies, including taking advantage of the Land and Water Conservation Fund. Parcels 13-24 and 14-55 are a top town priority.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Mansfield: Wading River [167-10]**

*Purpose:* To preserve open space and natural resources associated with the Wading River, including BioMap 2 Core Habitats and Critical Natural Landscapes, DEP Outstanding Resource Waters, DEP Zone II Aquifers, and NHESP Vernal Pools.

*Boundaries:* Boundaries correspond to a combination of BioMap 2 Core Habitats and Critical Natural Landscapes, DEP Outstanding Resource Waters, DEP Zone II Aquifers, and NHESP Priority Habitats.

*Changes from 2008:* The community slightly expanded the area to correspond to environmental features described above and added specific natural resource designations to the purpose.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Marion: Aucoot Cove [169-04]**

*Purpose:* To preserve habitats and coastal resources associated with Aucoot Cove, including BioMap 2 Core Habitats and Critical Natural Landscapes.

*Boundaries:* Boundaries correspond to BioMap 2 Core Habitats and Critical Natural Landscapes.

*Changes from 2008:* This priority area is new in 2013.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Marion: Haggerty, Haskell, and Bear Swamps Water Resource Protection [169-05]**

*Purpose:* To preserve habitats and water resources associated with these wetland areas including BioMap 2 Core Habitats and DEP Zone II Aquifers.

*Boundaries:* Boundaries correspond to a combination of the Town's Aquifer Protection Zoning District, Water Resource Protection District, and BioMap 2 Core Habitats and Critical Natural Landscapes in western Marion. Boundaries exclude those areas already designated by the *Sippican River Protection Overlay District\_PPA*.

*Changes from 2008:* In 2008, this PA consisted of three separate designations: *Haggerty's Brook, Benson's Brook, and Borden's Brook*. Community representatives renamed this area in order to more clearly describe the locations. Community representatives also expanded its boundaries to more clearly follow designated resource areas and zoning districts and to designate a larger, contiguous protection corridor.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Marion: Little Neck [169-06]**

*Purpose:* To preserve habitats and coastal resources associated with Sippican Harbor, including BioMap 2 Core Habitats.

*Boundaries:* Boundaries correspond to selected undeveloped and lightly developed parcels along Little Neck.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Marion: Washburn Park and Point Road Bogs [169-07]**

*Purpose:* To preserve open space, passive and active recreation, and active agriculture within Town.

*Boundaries:* Boundaries correspond to selected undeveloped and lightly developed parcels along Point Road and south to Washburn Park. Boundaries exclude those areas already designated by the *Sippican River Protection Overlay District\_PPA*.

*Changes from 2008:* This priority area is new in 2013.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Marion: Weweantic River, Great Hill Point, and Sippican Neck [169-08]**

*Purpose:* To preserve farmland, open space, and natural resources associated with these areas and the Weweantic River and Buzzards Bay, including BioMap 2 Core Habitats and Critical Natural Landscapes.

*Boundaries:* Boundaries correspond to a combination of BioMap 2 Core Habitats and Critical Natural Landscapes.

*Changes from 2008:* In 2008, this PA consisted of three separate designations: *Weweantic River, Great Swamp, and Sippican Neck*. Community representatives renamed this area in order to more clearly describe one of the locations. Community representatives also expanded its boundaries to more clearly follow designated resource areas to designate a larger, contiguous protection corridor.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Marion: Sippican River Protection Overlay District [169-09]**

*Purpose:* To preserve habitats and riparian resources associated with the Sippican River, including BioMap 2 Core Habitats and Critical Natural Landscapes.

*Boundaries:* Boundaries correspond to Sippican River Protection Overlay Zoning District.

*Changes from 2008:* This priority area is new in 2013.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Mattapoisett: Aucoot Cove [173-11]**

*Purpose:* Continued land acquisition and protection of this open space and habitat area that includes BioMap 2 Critical Natural Landscapes and NHESP Priority Habitats.

*Boundaries:* Boundaries correspond to selected, undeveloped parcels between the Marion Town line to the north, Aucoot Road to the south and east, and Marion Road to the west.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Mattapoisett: Mattapoisett River Aquifer Protection District [173-14]**

*Purpose:* To preserve public drinking water and natural resources, including DEP Zone II Aquifers, and DEP Medium- and High-Yield Aquifers, BioMap 2 Core Habitats, and BioMap 2 Critical Natural Landscapes.

*Boundaries:* Boundaries correspond to the Mattapoisett River Aquifer Protection Zoning District, excluding the *Route 6 Business Corridor PDA*, *Route 6 Mixed-Use Area PDA*, *Tinkham Hill PDA*, *Crystal Spring Road PDA*, and *Sand Pit Redevelopment PDA*.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow zoning districts.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Mattapoisett: West Mattapoisett Habitat Conservation [173-16]**

*Purpose:* To preserve habitats including BioMap 2 Core Habitats and Critical Natural Landscapes and NHESP Priority Habitats.

*Boundaries:* Boundaries correspond to selected undeveloped parcels south of Route 6.

*Changes from 2008:* In 2008, this PA was part of the *Mattapoisett River Aquifer Protection District*. Community representatives made this PA independent, renamed it to more clearly describe its purpose, and altered its boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Middleborough: Beaver Dam Swamp BioMap 2 [182-08]**

*Purpose:* To preserve habitats.

*Boundaries:* Boundaries correspond to BioMap 2 Core Natural Habitats.

*Changes from 2008:* This priority area is new in 2013.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Middleborough: Rocky Gutter Protection Area [182-10]**

*Purpose:* To preserve habitat, open space, water resources, and historic/cultural sites.

*Boundaries:* Boundaries correspond to selected parcels containing and neighboring designated resource areas. The resource areas include, but are not limited to BioMap 2 Core Habitats, NHESP Vernal Pools, and Medium-Yield Aquifers. “Edge boundaries” consist of a combination of the chosen roadways, parcels with selected and concentrated existing development, the Town Line, and other PA boundaries.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow the above map features.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Middleborough: Surface Water Protection Area [182-11]**

*Purpose:* To preserve water resources, open space, and habitats.

*Boundaries:* Boundaries correspond to selected parcels containing and neighboring designated resource areas. The resource areas include, but are not limited to, BioMap 2 Core Habitats, NHESP Vernal Pools, Zone A Surface Water Protection Areas, and High- and Medium-Yield Aquifers. “Edge boundaries” consist of a combination of the chosen roadways, parcels with selected and concentrated existing development, the Town Line, and other PA boundaries.

*Changes from 2008:* In 2008, this PA was called *Black Brook Corridor/Freitas Farms/Great Cedar Swamp/Little Cedar Swamp*. Community representatives renamed this PA to more clearly describe its purpose. Representatives also altered its boundaries to more clearly follow the above map features.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **New Bedford: Palmer Island [201-32]**

*Purpose:* To preserve public open space along the Harbor.

*Boundaries:* Boundaries correspond to parcels containing conservation land.

*Changes from 2008:* This is a new Priority Area in 2013.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**New Bedford: River's End Park [201-36]**

*Purpose:* To preserve public open space along the Harbor.

*Boundaries:* Boundaries correspond to parcels containing a potential park.

*Changes from 2008:* This is a new Priority Area in 2013.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**North Attleborough: Abbott Run Water Protection Area [211-08]**

*Purpose:* To preserve habitats and water resources including BioMap 2 Core Habitats and DEP Zone II Aquifers.

*Boundaries:* Boundaries correspond to selected undeveloped parcels south of Hunts Bridge Road.

*Changes from 2008:* In 2008, the priority area was named *Abbott Run*. The community renamed this PA and explicitly added state-designated habitat and water resources to the purpose to more clearly identify its purpose. Boundaries were revised to follow selected parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**North Attleborough: Seven Mile River Preservation [211-16]**

*Purpose:* To preserve open space adjacent to the Seven Mile River and its associated water resources.

*Boundaries:* Boundaries correspond to selected undeveloped parcels between Rte. I-295 and Luther Reservoir.

*Changes from 2008:* Boundaries were revised to follow selected parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).



### **Norton: Balfour Farm [218-07]**

*Purpose:* To preserve open space and active agriculture.

*Boundaries:* Boundaries correspond to selected parcels along Pine Street.

*Changes from 2008:* In 2008, this PA was part of the *Three-Mile River ACEC PPA*. Community representatives renamed this PA in order to more clearly describe its purpose and location and altered its boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Norton: Canoe River-Hockomock ACEC and Easton Conservation Corridor [218-08]**

*Purpose:* To create habitat corridors between existing preservation areas and to protect farmland and natural habitats associated with the two adjacent ACECs (Canoe River and Hockomock), including BioMap 2 Core Habitats and Critical Natural Landscapes, NHESP Priority Habitats, and NHESP Vernal Pools.

*Boundaries:* Boundaries correspond to selected parcels along East Hodges Street and the Taunton City line.

*Changes from 2008:* This is a new PPA in 2013.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Norton: Canoe River Greenbelt [218-09]**

*Purpose:* To preserve habitats and water resources including BioMap 2 Core Habitats, NHESP Vernal Pools, NHESP Priority Habitat Area, Areas of Critical Environmental Concern, Medium- and High-Yield Aquifers, and DEP Zone II Aquifers.

*Boundaries:* Boundaries correspond to selected parcels along the Canoe River.

*Changes from 2008:* In 2008, this PA was called *CRAAC Greenbelt*. Community representatives renamed this PA in order to more clearly describe its purpose and altered its boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Norton: Daggat and Crandall Land [218-10]**

*Purpose:* To preserve open space and active agriculture.

*Boundaries:* Boundaries correspond to selected parcels along Newland Street.

*Changes from 2008:* In 2008, this PA was part of the *Mill Corner* PDA. Community representatives renamed this PA in order to more clearly describe its location and altered its boundaries to more clearly follow parcel lines. Representatives also chose to change this priority designation from PDA to PPA in order to emphasize the preservation of open space and active agriculture.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Norton: East Hodges Land [218-11]**

*Purpose:* To preserve farmland and natural habitats associated with the Three-Mile River ACEC, including BioMap 2 Core Habitats and NHESP Vernal Pools.

*Boundaries:* Boundaries correspond to selected parcels along East Hodges Street and the Taunton City line.

*Changes from 2008:* In 2008, this PA was part of the *Crooked Meadow Swamp* PPA. Community representatives renamed this PA in order to more clearly describe its purpose and location and altered its boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Norton: Former Egg Farm [218-12]**

*Purpose:* To preserve farmland and natural habitats associated with the Three-Mile River ACEC, including BioMap 2 Core Habitats and Critical Natural Landscapes.

*Boundaries:* Boundaries correspond to selected parcels north of East Hodges Street.

*Changes from 2008:* In 2008, this PA was part of the *Crooked Meadow Swamp* PPA. Community representatives renamed this PA in order to more clearly describe its purpose and location and altered its boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Norton: Lockety Neck [218-13]**

*Purpose:* To preserve resources associated with the ACEC, including BioMap 2 Core Habitats and Critical Natural Landscapes and local historically/culturally significant areas.

*Boundaries:* Boundaries correspond to selected parcels along the Three-Mile River.

*Changes from 2008:* In 2008, this PA was part of the *Three-Mile River ACEC\_PPA*. Community representatives renamed this PA in order to more clearly describe its location and altered its boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Norton: Proposed Agricultural Preservation Restriction [218-15]**

*Purpose:* To preserve open space and active agriculture.

*Boundaries:* Boundaries correspond to selected parcels along the Three-Mile River.

*Changes from 2008:* In 2008, this PA was part of the *Three-Mile River ACEC\_PPA*. Community representatives renamed this PA in order to more clearly describe its purpose and location and altered its boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Norton: Rumford River Protection Area [218-17]**

*Purpose:* To preserve habitats and water resources including BioMap 2 Core Habitats, NHESP Priority Habitat Area, and Medium- Yield Aquifers.

*Boundaries:* Boundaries correspond to selected parcels along East Main Street.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Norton: TNC and LPS [218-18]**

*Purpose:* To preserve habitats associated with the ACEC, including BioMap 2 Core Habitats and Critical Natural Landscapes.

*Boundaries:* Boundaries correspond to selected parcels along the Three-Mile River.

*Changes from 2008:* In 2008, this PA was part of the *Three-Mile River ACEC\_PPA*. Community representatives renamed this PA in order to more clearly describe its purpose and location and altered its boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Raynham: Bassett Brook [245-07]**

*Purpose:* To preserve habitats associated with the Department of Fish and Game Coldwater Fisheries and NHESP Priority Habitat of Rare Species within and adjacent to the designation.

*Boundaries:* Boundaries correspond to selected parcels between I-495 and Locust Street.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Raynham: Dead Swamp [245-10]**

*Purpose:* To preserve habitats and water resources associated with the ACEC, including BioMap 2 Core Habitats and DEP Zone II Aquifers.

*Boundaries:* Boundaries correspond to selected parcels within the ACEC.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Raynham: Hockomock Swamp ACEC [245-11]**

*Purpose:* To preserve habitats and water resources associated with the ACEC, including BioMap 2 Core Habitats and NHESP Vernal Pools.

*Boundaries:* Boundaries correspond to selected parcels within the ACEC.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Raynham: Pine Swamp [245-12]**

*Purpose:* To preserve habitats and water resources, including BioMap 2 Core Habitats, NHESP Priority Habitats, and DEP Medium-Yield Aquifers.

*Boundaries:* Boundaries correspond to selected parcels in which the swamp is located.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Raynham: Taunton River [245-13]**

*Purpose:* To preserve existing neighborhood scale development and open space adjacent to the Taunton River, a designated Wild and Scenic River.

*Boundaries:* Boundaries correspond to selected parcels between Church Street and the Taunton River.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Raynham: Taunton River Oxbow [245-14]**

*Purpose:* To preserve neighborhood scale development and open space adjacent to the Taunton River, a designated Wild and Scenic River. To preserve BioMap 2 Core Habitats and the Oxbow feature of the river.

*Boundaries:* Boundaries correspond to selected parcels between Church Street and the Taunton River.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Raynham: Titicut Swamp [245-15]**

*Purpose:* To preserve habitats and water resources associated with the ACEC, including BioMap 2 Core Habitats and DEP Zone II Aquifers.

*Boundaries:* Boundaries correspond to selected parcels within and adjacent to the ACEC.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Rehoboth: County Street BioMap 2 [247-05]**

*Purpose:* To preserve BioMap 2 Core Habitats and Critical Natural Landscapes.

*Boundaries:* Boundaries correspond to BioMap 2 Core Habitats and Critical Natural Landscapes not already covered by the *Water Resource Protection District* PPA.

*Changes from 2008:* In 2008, this PA consisted of a portion of the PPA called *Munwhague*. Community representatives renamed this area in order to more clearly describe its location and purpose. Boundaries were altered to more clearly follow designated habitat areas.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Rehoboth: Munwhague BioMap 2 [247-06]**

*Purpose:* To preserve BioMap 2 Core Habitats and Critical Natural Landscapes.

*Boundaries:* Boundaries correspond to BioMap 2 Core Habitats and Critical Natural Landscapes not already covered by the *Water Resource Protection District* PPA.

*Changes from 2008:* In 2008, this PA was called *Munwhague*. Community representatives renamed this area in order to more clearly describe its purpose. Boundaries were altered to more clearly follow designated habitat areas.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Rehoboth: Perryville Road BioMap 2 [247-07]**

*Purpose:* To preserve BioMap 2 Core Habitats and Critical Natural Landscapes.

*Boundaries:* Boundaries correspond to BioMap 2 Core Habitats and Critical Natural Landscapes not already covered by the *Water Resource Protection District* PPA.

*Changes from 2008:* In 2008, this PA was called *The West Branch of the Palmer River* (partial coverage). Community representatives renamed this area in order to more clearly describe its location and purpose. Boundaries were altered to more clearly follow designated habitat areas.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Rehoboth: Tremont Street BioMap 2 [247-08]**

*Purpose:* To preserve BioMap 2 Core Habitats and Critical Natural Landscapes.

*Boundaries:* Boundaries correspond to BioMap 2 Core Habitats and Critical Natural Landscapes.

*Changes from 2008:* In 2008, this PA consisted was called *The West Branch of the Palmer River* (partial coverage). Community representatives renamed this area in order to more clearly describe its location and purpose. Boundaries were altered to more clearly follow designated habitat areas.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Rehoboth: Water Resource Protection District [247-09]**

*Purpose:* To protect drinking water resources and natural habitats.

*Boundaries:* Boundaries correspond to the Water Resource Protection District Zoning District.

*Changes from 2008:* In 2008, this PA consisted of three individual PPAs: *The Aquifer*, *The West Branch of the Palmer River*, and *Stevens Corner*. Community representatives renamed this area in order to more clearly describe its purpose. Boundaries were altered to more clearly follow zoning districts.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Rochester: Mattapoissett River and Snipatuit Pond Water Resources [250-03]**

*Purpose:* To preserve water resources.

*Boundaries:* Boundaries expanded to include all DEP Zone II Aquifers, the Assawompsett Pond Outstanding Resource Water designation, and Snipatuit Pond, excluding the *Village Center Combined PDA/PPA*.

*Changes from 2008:* In 2008, this PA was called *Mattapoisett River, Snipatuit Pond, and Snow's Pond*. Community representatives renamed this PA in order to more clearly describe its purpose and also altered its boundaries to more clearly follow designated resource areas.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Rochester: Sippican River Area Aquifer [250-04]**

*Purpose:* To preserve water resources.

*Boundaries:* Boundaries include all DEP Medium- and High-Yield Aquifers, excluding the *Northeast Rochester Industrial District Combined PDA/PPA* and the *Four Corners PDA*

*Changes from 2008:* In 2008, this PA was called *Sippican River*. Community representatives renamed this PA in order to more clearly describe its purpose and also altered its boundaries to more clearly follow designated resource areas.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Seekonk: Runnins River APR [265-16]**

*Purpose:* To protect the water resources – including a DEP Medium-Yield Aquifer, BioMap 2 Core Habitats and Critical Natural Landscapes, and active agriculture.

*Boundaries:* Boundaries correspond to selected parcels.

*Changes from 2008:* In 2008, this priority area was named Runnins Protection Area. The community renamed this PA to reflect the purpose.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Seekonk: Ten Mile River [265-18]**

*Purpose:* To protect water resources and natural habitats.



*Boundaries:* Boundaries correspond to undisturbed parcels abutting the river, excluding the Maple Avenue Mill PDA.

*Changes from 2008:* The boundary was refined to selected parcel lines and a large parcel north of the river was excluded.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Sharon: Rattlesnake Hill [266-05]**

*Purpose:* Sharon Hills is a proposed development for a senior living community on a 337-acre parcel near the Stoughton town line. The scale of the development was reduced significantly in 2009. As part of the Town's agreement with Brickstone Properties, the developer, a significant portion of the site will be conveyed to the Sharon Conservation Commission for continued preservation as open space.

*Boundaries:* Defined using parcels owned by the developer, Brickstone Properties.

*Changes from 2009:* No changes.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Sharon: Morse Farm [266-06]**

*Purpose:* The Town would like to annex the Morse Farm, a privately owned 41-acre site adjacent to the Borderland State Park. It is identified as Chapter 61 Land in the 2009 OSRP, which shows this site as parcel 12.

*Boundaries:* Defined using parcel boundaries.

*Changes from 2009:* No change.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Sharon: Camp Gannett [266-07]**

*Purpose:* Camp Gannett is an approximately twenty-acre site located south of Lake Massapoag and west of Lakeview Street, in a high visibility area southwest of the Sharon Community Center. Turk, Tracey, and Larry Architects recommended this site for listing in the National Register of Historic Places in a July 2008 application to the Massachusetts Historical Commission. For decades, Camp Gannett has served as a summer getaway for

city children, first as a "Fresh-Air Camp" for Boston-area inner city children in the mid-twentieth century, and now as a summer day camp run by the Elizabeth Peabody House for a diverse group of over one-hundred children from Somerville and surrounding communities. The site is historically significant for the wood frame buildings built in the 1940s and for its continued use as a camp.

*Boundaries:* Boundaries reflect the property parcel.

*Changes from 2009:* The site is currently leased to nearby Camp Everwood by the Elizabeth Peabody House Association. The town would like to continue to list the camp as a priority preservation area in anticipation of possible changes in ownership in the near future. The camp is noted as targeted parcel 11 in the Sharon's 2009 OSRP.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Sharon: 71R Mansfield [266-08]**

*Purpose:* This 10 acre parcel is noted as targeted parcel 2 in the Town's 2009 OSRP. It was conveyed by the Massachusetts Department of Environmental Management to Stanley J. Sreda in 1975. This privately-owned land is surrounded by Town-owned conservation land and unlikely to be developed due to its geology. The parcel is adjacent to King Philip's Rock, part of King Philip's Rock Trail.

*Boundaries:* Defined using parcel boundaries.

*Changes from 2009:* Name change from Sreda Property to current address of the property.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

#### **Somerset: Broad Cove Passive Recreation [273-07]**

*Purpose:* Protection of this resource area and future development of a public boardwalk.

*Boundaries:* Boundaries correspond to selected parcels adjacent to Broad Cove where the proposed boardwalk would be constructed.

*Changes from 2008:* In 2008, this PA was called Broad Cove. Community representatives renamed this area in order to more clearly describe its purpose, which originates from a 1997 plan. Community representatives also altered its boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Somerset: Waterfront Multi-Use Path [273-10]**

*Purpose:* Use of waterfront parcels for a multi-use path.

*Boundaries:* Boundaries correspond to selected parcels along the Taunton River.

*Changes from 2008:* In 2008, this PA was part of *Waterfront Industrial Area* (deleted, see below). Community representatives renamed this area in order to more clearly describe its purpose as a recreational area and changed this designation from PDA to PPA due to the site's proximity to the Taunton River. Community representatives also altered its boundaries to more clearly follow parcel lines.

*Future Action:* Pursue funding for and development of the boardwalk.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Stoughton: Ames Long Pond East [285-06]**

*Purpose:* Protection of sparsely developed land for future expansion of open space.

*Boundaries:* Corresponds to the sparsely developed parcels.

*Changes from 2008:* Area was altered to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Swansea: Cole River Resource Area [292-06]**

*Purpose:* Protection of this resource area, including floodplains, drinking water resources, natural habitats, BioMap 2 Core Habitats and Critical Natural Landscapes.

*Boundaries:* Boundaries correspond to farmland parcels and parcels adjacent to the Cole River.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Swansea: Palmer River Corridor [292-10]**

*Purpose:* Protection of drinking water resources.

*Boundaries:* Boundaries correspond to the High-Yield Aquifer within Town boundaries.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow designated resource areas.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Swansea: Two-Mile Purchase and Cole River Headwaters [292-11]**

*Purpose:* To protect water resources and natural habitats, including DEP Zone II Aquifer and BioMap 2 Core Habitats and Critical Natural Landscapes.

*Boundaries:* Boundaries correspond to DEP Zone II Aquifers and BioMap 2 Critical Natural Landscapes, excluding areas south of Baker Road.

*Changes from 2008:* In 2008, this PA was called *Two-Mile Purchase*. Community representatives renamed this area in order to more clearly describe its purpose and location. Community representatives also altered its boundaries to more clearly follow designated resource areas and roadway centerlines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Swansea: Village Park [292-12]**

*Purpose:* Protection of contiguous open space and natural habitats, including BioMap 2 Core Habitats, Department of Fish and Game Cold Water Fisheries, and NHESP Priority Habitats.

*Boundaries:* Boundaries correspond to selected parcels.

*Changes from 2008:* In 2008, this PA was called *Montaup Surplus Parcels*. Community representatives renamed this area in order to more clearly describe its purpose and location. Community representatives also altered its boundaries to more clearly follow designated parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Taunton: Hockomock Swamp ACEC [293-18]**

*Purpose:* To preserve open space and natural resources associated with the Snake River and ACEC, including BioMap2 Core Habitats and Critical Natural Landscapes and NHESP Vernal Pools.

*Boundaries:* Boundaries correspond to selected parcels north of Rte. I-495 predominantly covered by BioMap 2 Core Habitats and Critical Natural Landscapes, excluding those containing the *North of I-495 Business District* Combined PDA/PPA.

*Changes from 2008:* City representatives added Biomap2 and NHESP designations to the purpose for clarification. Boundaries were slightly refined to follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Taunton: Three Mile River ACEC [293-19]**

*Purpose:* To preserve open space, passive recreation, and habitats such as NHESP Priority Habitats and Vernal Pools associated with the Three Mile River and the ACEC.

*Boundaries:* Boundaries correspond to selected, largely undeveloped parcels along the Three Mile River, excluding those containing the Route 44 Highway Business District PDA and the Warner Boulevard and Harodite Mills Combined PDA/PPAs.

*Changes from 2008:* In 2008, this priority area was named *Native Site/Soper Purchase*. City representatives renamed this priority area to more clearly identify its location and refined boundaries to follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Taunton: Watson Pond [293-20]**

*Purpose:* To preserve natural resources, recreation, and open space in, and adjacent to, Watson Pond State Park.

*Boundaries:* Boundaries correspond to selected parcels containing and adjacent to the State Park.

*Changes from 2008:* The area was expanded northwest of the pond. Boundaries were refined to follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Taunton: Woodward Springs Park [293-21]**

*Purpose:* To preserve public open space.

*Boundaries:* Boundaries correspond to parcels containing the park.

*Changes from 2008:* Boundaries were refined to follow parcel lines.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Wareham: Agawam River [310-07]**

*Purpose:* To protect open space and ensure low-impact development adjacent to the Agawam River.

*Boundaries:* Boundaries correspond to a 200' buffer from all wetland bodies associated with the Agawam River, excluding the *Lower Narrows Historic Area Combined PDA/PPA*, the *Wareham Village PDA*, and the *East Wareham Village PDA*.

*Changes from 2008:* This is a new PA in 2013.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Wareham: Wankinco River [310-09]**

*Purpose:* To protect open space and ensure low-impact development adjacent to the Wankinco River.

*Boundaries:* Boundaries correspond to a 200' buffer from all wetland bodies directly associated with the Wankinco River, excluding the *Park Street Historic Area Combined PDA/PPA* and the *Wareham Village PDA*.

*Changes from 2008:* This is a new PA in 2013.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

**Wareham: Weweantic River Basin [310-11]**

*Purpose:* To protect open space within the Weweantic River basin.

*Boundaries:* Boundaries correspond to the Weweantic River basin.

*Changes from 2008:* In 2008, this PA consisted of the much smaller *Carver Road Protection* PPA. Community representatives renamed this area in order to more clearly describe its location and purpose. Community representatives also expanded its boundaries in order to designate the entire basin as a PPA.

*Regional Significance:* This site is a Community Priority Area of Regional Significance based on its provision of a contiguous corridor for water resource preservation.

### **Wareham: Zone II Aquifer Protection District [310-12]**

*Purpose:* To protect water resources and natural habitats, including DEP Zone II Aquifer and High-Yield Aquifers, Department of Fish and Game Coldwater Fisheries, and BioMap2 Core Habitats.

*Boundaries:* Boundaries correspond to the Zone II Aquifer Protection District and one selected parcel containing portions of the Maple Park Campground, excluding those areas already covered by the *Agawam River* PPA.

*Changes from 2008:* In 2008, this PA consisted of two separate, but adjacent PDAs, *Water Resource Protection* and *Maple Park Campground*. Community representatives renamed this area in order to more clearly describe its location and purpose. Community representatives also expanded its boundaries to more clearly follow zoning districts and to designate a larger, contiguous protection corridor.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Westport: Barrier Beach System [334-05]**

*Purpose:* To protect Natural Communities and Habitat, an estuarine intertidal marsh and a maritime Oak and Holly community.

*Boundaries:* Parcels on the Horseneck Beach State Reservation peninsula that are designated on the state protected land data layer; excludes the *Marina and Boatyard Related Uses* PPA parcels, the developed area and private beach.

*Changes from 2008:* Boundaries were more precisely delineated.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).

### **Westport: Farmland and Forest Blocks [334-06]**

*Purpose:* To preserve active farm areas, promoting agriculture as economic development and to provide buffers between farms and non-farm uses.

*Boundaries:* Boundaries of the farm blocks within this group of PPAs were identified in a previous town process.

*Changes from 2008:* Community representatives maintained the 2008 boundaries of this PPA, but elected to remove areas within other designated PPAs.

*Regional Significance:* This site is a Community Priority Area of Regional Significance based on its provision of a contiguous corridor for water resource and active farmland preservation.

### **Westport: Surface Water Resources: Bread and Cheese Brook [334-10]**

*Purpose:* To preserve water resources, open space, and habitats.

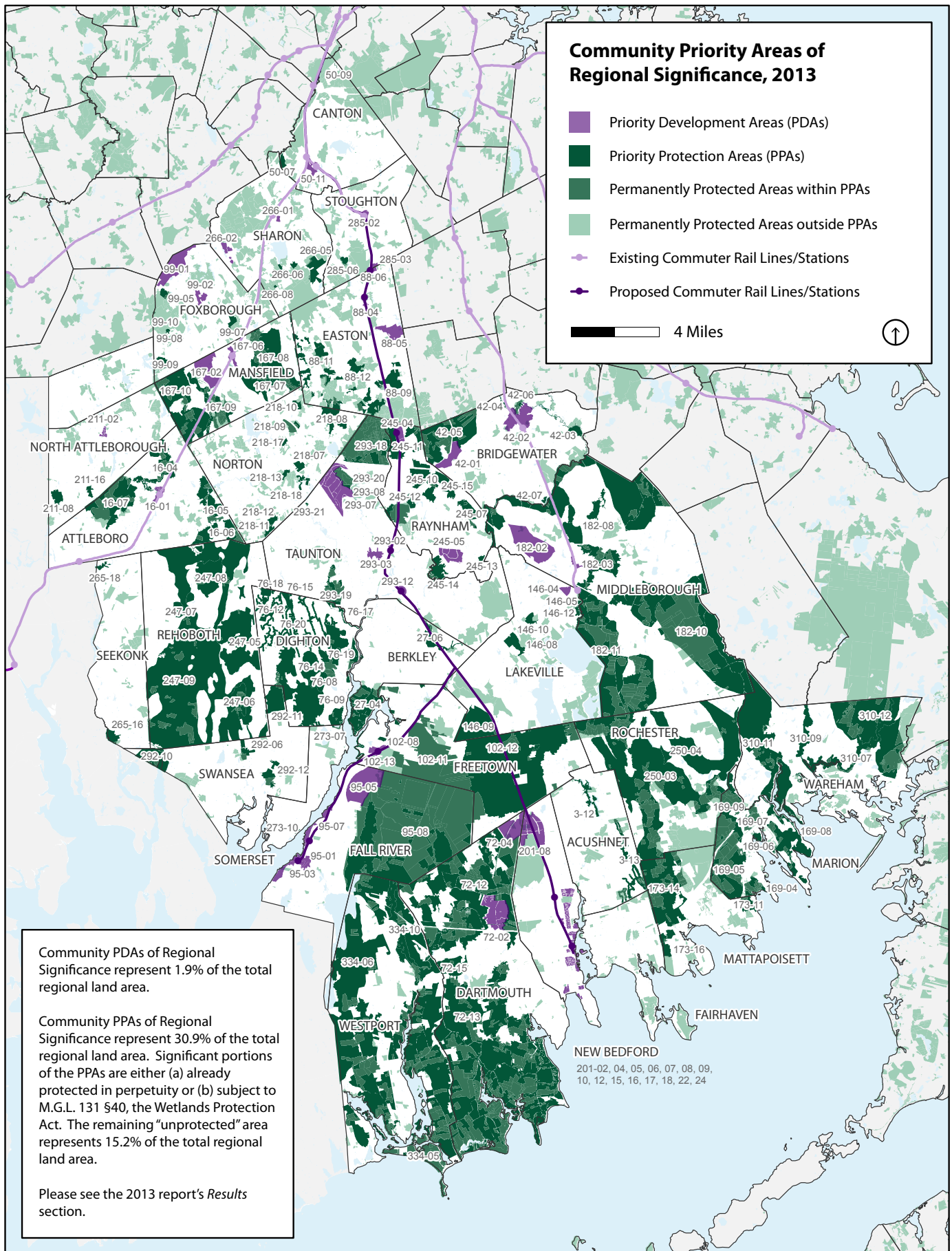
*Boundaries:* The area 400' from the brook and 200' from its associated wetlands.

*Changes from 2008:* In 2008, this was part of the *Surface Water Resources and Aquifer District* PPA.

*Regional Significance:* This site is a Community Priority Area of Regional Significance. It scored in the top half of all PPAs screened by the EOEEA model (described above).



# Appendix 1.1: 2013 Map



**Community Priority Areas of Regional Significance, 2013**

- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
- Permanently Protected Areas within PPAs
- Permanently Protected Areas outside PPAs
- Existing Commuter Rail Lines/Stations
- Proposed Commuter Rail Lines/Stations

4 Miles

↑

Community PDAs of Regional Significance represent 1.9% of the total regional land area.

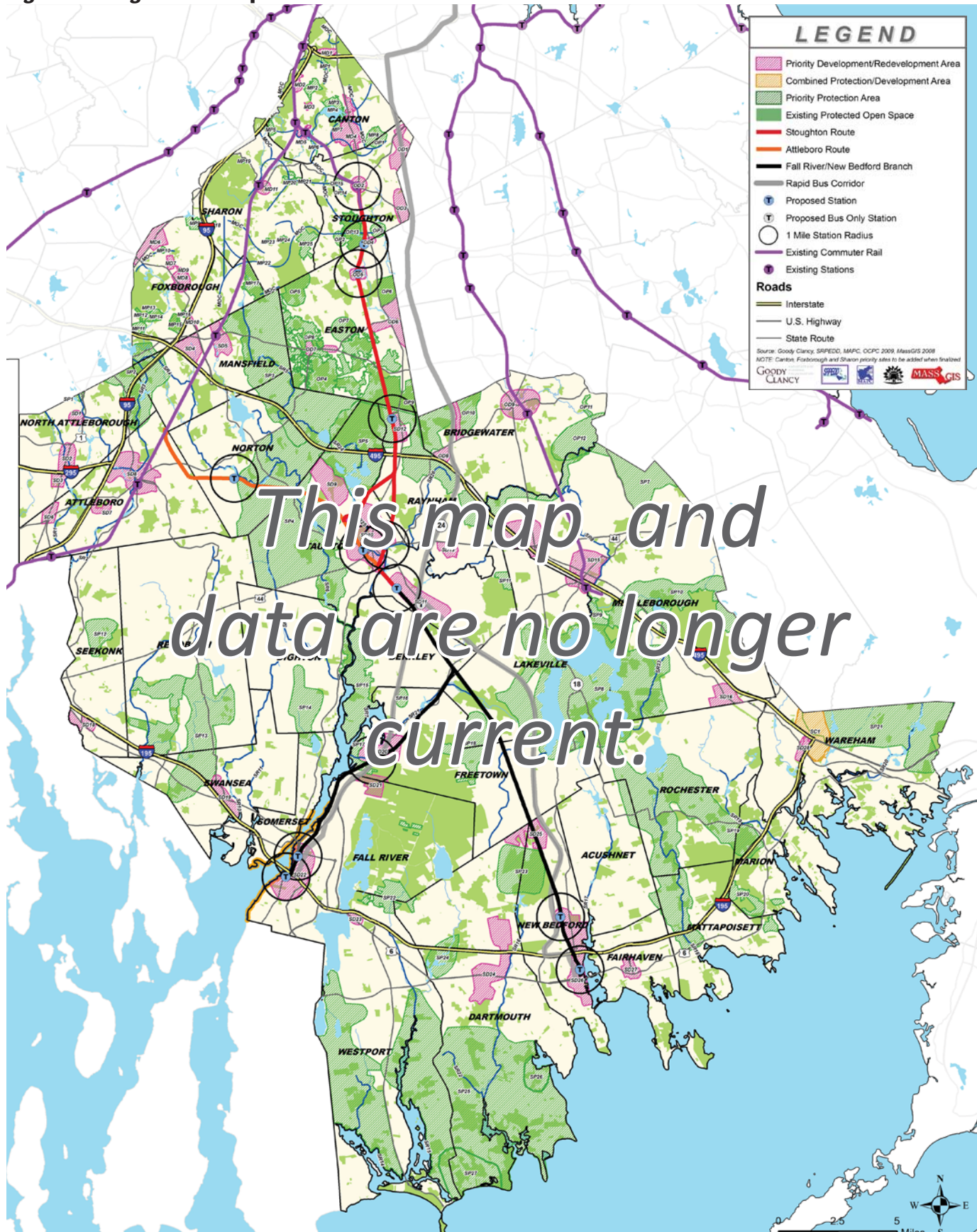
Community PPAs of Regional Significance represent 30.9% of the total regional land area. Significant portions of the PPAs are either (a) already protected in perpetuity or (b) subject to M.G.L. 131 §40, the Wetlands Protection Act. The remaining "unprotected" area represents 15.2% of the total regional land area.

Please see the 2013 report's *Results* section.

NEW BEDFORD  
201-02, 04, 05, 06, 07, 08, 09,  
10, 12, 15, 16, 17, 18, 22, 24

Appendix 1.2: 2008-2009 Map (no longer current)

Figure B-2: Regional Development and Protection Priorities



**Appendix 2. 2013 Community Priority Development Areas of Regional Significance (PDAs)**

ID Number	Name	Municipality	Acres
16-01	Downtown Attleboro	Attleboro	90.63
42-01	24 and 104 Interchange	Bridgewater	345.49
42-02	Downtown	Bridgewater	610.79
50-11	Canton Center Economic Opportunity District	Canton	119.12
72-02	Faunce Corner Road North	Dartmouth	798.47
72-04	New Bedford Business Park	Dartmouth	509.52
88-04	North Easton Village	Easton	33.63
88-05	Queset Area	Easton	308.98
88-06	Roche Bros. Plaza	Easton	34.42
95-01	Arts Overlay District	Fall River	158.93
95-02	Battleship Cove Station Site	Fall River	3.31
95-03	Central Business District	Fall River	64.97
95-04	Fall River Depot Station Site	Fall River	4.99
95-05	Industrial Park, Bio Park, and Commerce Park	Fall River	1,142.41
95-07	Waterfront and Transit Oriented Development District	Fall River	342.20
99-01	Route 1 Growth Node	Foxborough	722.35
99-02	Downtown / Invensys Growth Node	Foxborough	155.72
102-08	Planned Mixed-Use District	Freetown	116.78
146-04	State Hospital Redevelopment	Lakeville	84.69
167-02	Cabot Business Park	Mansfield	644.26
167-04	Downtown Revitalization District	Mansfield	47.24
167-06	Station Revitalization District (TOD)	Mansfield	63.44
182-02	Development Opportunity and Commercial Development Districts	Middleborough	1,139.25
182-03	Downtown Economic Opportunity Area	Middleborough	108.31
201-02	Berkshire Hathaway Redevelopment Area	New Bedford	24.87
201-04	Downtown	New Bedford	76.05
201-05	Elco Dress and Coggeshall Street	New Bedford	27.41
201-06	Fish Island	New Bedford	7.21
201-07	Goodyear Redevelopment	New Bedford	42.80
201-08	Greater New Bedford Industrial Park	New Bedford	674.78
201-09	Hicks Logan Sawyer Redevelopment	New Bedford	97.85
201-10	International Marketplace	New Bedford	203.37
201-12	Madewell	New Bedford	16.81
201-15	NStar	New Bedford	29.18
201-16	Pope's Island Water Industry	New Bedford	19.47

ID Number	Name	Municipality	Acres
201-17	Quest Center and Armory	New Bedford	10.88
201-18	Riverside Landing	New Bedford	33.53
201-22	State Pier	New Bedford	20.47
201-24	Whale's Tooth	New Bedford	40.11
211-02	Downtown and TOD	North Attleborough	43.37
245-04	Raynham Park and Ryan Drive	Raynham	129.13
245-05	Raynham Woods Business Park	Raynham	314.91
266-01	Post Office Square	Sharon	25.50
266-02	Sharon Commons	Sharon	97.47
285-02	Downtown Stoughton	Stoughton	75.74
285-03	Easton-Stoughton Station Area	Stoughton	32.99
293-02	Dean Street TOD	Taunton	23.03
293-03	Downtown Taunton Business District	Taunton	135.14
293-07	Myles Standish Industrial Park	Taunton	691.06
293-08	Myles Standish Industrial Park Expansion and Life Science Center	Taunton	245.84
293-12	Target Station Site	Taunton	70.18
		<b>TOTAL ACRES</b>	<b>10,859.07</b>

**Appendix 2. 2013 Community Priority Protection Areas of Regional Significance (PPAs)**

<b>ID Number</b>	<b>Name</b>	<b>Community</b>	<b>Acres</b>
3-12	Reservoir	Acushnet	207.76
3-13	Tinkham Pond Water Resource	Acushnet	642.82
16-04	Bungay River	Attleboro	805.11
16-05	Chartley Brook	Attleboro	1,063.64
16-06	Hemlock Swamp	Attleboro	295.53
16-07	Manchester Reservoir and Orrs Pond	Attleboro	1,714.81
27-04	Assonet Neck	Berkley	1,144.73
27-05	Bridge Village Historic District	Berkley	12.99
27-06	Cotley River Floodplain	Berkley	267.05
42-03	Calthrop	Bridgewater	139.07
42-04	Iron Works	Bridgewater	16.99
42-05	Lake Nippenicket/Hockomock Swamp	Bridgewater	2,146.93
42-06	Stiles and Hart	Bridgewater	70.41
42-07	Taunton-Town-Matfield River Corridor	Bridgewater	217.91
50-07	Brookmeadow Country Club	Canton	88.82
50-09	Hemenway Drive Scenic Way	Canton	3.37
72-12	Shingle Island River and Acushnet Cedar Swamp	Dartmouth	8,520.78
72-13	Slocum River, Smith Neck, and Apponagansett River	Dartmouth	16,947.15
72-15	Town Wells	Dartmouth	551.26
76-08	Aquifer Overlay District	Dighton	406.70
76-09	Broad Cove	Dighton	258.88
76-12	Maple Swamp	Dighton	206.66
76-14	Pidges Swamp, Muddy Cove Brook, and Sunken Brook BioMap 2 Corridor	Dighton	3,624.86
76-15	Segregansett River Aquifer	Dighton	135.32
76-17	Three Mile River ACEC	Dighton	94.39
76-18	Town Forest	Dighton	90.29
76-19	Waterfront Protection Area	Dighton	218.45
76-20	Zone A Surface Water Protection	Dighton	1,628.36
88-09	Open Space Expansion Areas	Easton	1,462.89
88-11	Clover Valley Farm	Easton	177.09
88-12	Gill Property	Easton	188.54
95-08	Bio Reserve and Water Resource Protection Area	Fall River	13,560.44
99-05	242-246 Main Street	Foxborough	78.41
99-07	Spring Brook Headwaters	Foxborough	118.05
99-08	Law Farm	Foxborough	18.75
99-09	Sportsmen's Club	Foxborough	141.10
99-10	American Tower Management Property	Foxborough	6.01
102-11	Open Space and Recreation Districts	Freetown	4,490.18

ID Number	Name	Community	Acres
102-12	Outstanding Resource Water	Freetown	7,688.62
102-13	Peacehaven Riverfront Protection	Freetown	118.48
146-05	Bridge Street Farm	Lakeville	15.11
146-08	Elders' Pond Farmland	Lakeville	257.81
146-09	Howland Road Conservation Area	Lakeville	1,209.03
146-10	Loon Pond Farm	Lakeville	99.68
146-12	Vaughn Street Farm	Lakeville	41.74
167-07	Canoe River Greenway	Mansfield	588.78
167-08	Canoe River Zone II Aquifer	Mansfield	2,211.20
167-09	Hodges Brook	Mansfield	911.26
167-10	Wading River	Mansfield	2,394.47
169-04	Aucoot Cove	Marion	310.00
169-05	Haggerty, Haskell, and Bear Swamps Water Resource Protection	Marion	3,472.70
169-06	Little Neck	Marion	75.57
169-07	Washburn Park and Point Road Bogs	Marion	287.79
169-08	Weweantic River, Great Hill Point, and Sippican Neck	Marion	1,265.38
169-09	Sippican River Protection Overlay District	Marion	114.03
173-11	Aucoot Cove	Mattapoisett	220.51
173-14	Mattapoisett River Aquifer Protection District	Mattapoisett	2,948.86
173-16	West Mattapoisett Habitat Conservation	Mattapoisett	283.25
182-08	Beaver Dam Swamp BioMap 2	Middleborough	241.51
182-10	Rocky Gutter Protection Area	Middleborough	8,155.25
182-11	Surface Water Protection Area	Middleborough	12,901.27
201-32	Palmer Island	New Bedford	6.50
201-36	River's End Park	New Bedford	3.82
211-08	Abbott Run Water Protection Area	North Attleborough	164.36
211-16	Seven Mile River Preservation	North Attleborough	61.89
218-07	Balfour Farm	Norton	95.93
218-08	Canoe River-Hockomock ACEC and Easton Corridor	Norton	335.56
218-09	Canoe River Greenbelt	Norton	128.30
218-10	Daggat and Crandall Land	Norton	61.02
218-11	East Hodges Land	Norton	72.65
218-12	Former Egg Farm	Norton	84.89
218-13	Lockety Neck	Norton	50.18
218-15	Proposed Agricultural Preservation Restriction	Norton	57.45
218-17	Rumford River Protection Area	Norton	43.75
218-18	TNC and LPS	Norton	32.49
245-07	Basset Brook	Raynham	319.36

ID Number	Name	Community	Acres
245-10	Dead Swamp	Raynham	488.17
245-11	Hockomock Swamp ACEC	Raynham	862.80
245-12	Pine Swamp	Raynham	589.54
245-13	Taunton River	Raynham	56.36
245-14	The Taunton River Oxbow	Raynham	357.80
245-15	Titicut Swamp	Raynham	532.59
245-14	The Taunton River Oxbow	Raynham	357.80
247-05	County Street BioMap 2	Rehoboth	2,219.78
247-06	Munwhague BioMap 2	Rehoboth	554.06
247-07	Perryville Road BioMap 2	Rehoboth	286.72
247-08	Tremont Street BioMap 2	Rehoboth	991.72
247-09	Water Resource Protection District	Rehoboth	13,660.38
250-03	Mattapoissett River and Snipatuit Pond Water Resources	Rochester	8,249.94
250-04	Sippican River Area Aquifer	Rochester	3,762.42
265-16	Runnins River APR	Seekonk	169.37
265-18	Ten Mile River	Seekonk	56.46
266-05	Rattlesnake Hill	Sharon	339.39
266-06	Morse Farm	Sharon	37.88
266-07	Camp Gannett	Sharon	21.06
266-08	71R Mansfield	Sharon	10.16
273-07	Broad Cove Passive Recreation	Somerset	18.50
273-10	Waterfront Multi-Use Path	Somerset	4.68
285-06	Ames Long Pond East	Stoughton	61.08
292-06	Cole River Resource Area	Swansea	166.43
292-10	Palmer River Corridor	Swansea	621.91
292-11	Two-Mile Purchase and Cole River Headwaters	Swansea	534.63
292-12	Village Park	Swansea	245.10
293-18	Hockomock Swamp ACEC	Taunton	2,177.05
293-19	Three Mile River ACEC	Taunton	547.24
293-20	Watson Pond	Taunton	276.41
293-21	Woodward Springs Park	Taunton	7.32
310-07	Agawam River	Wareham	1,348.47
310-09	Wankinco River	Wareham	390.19
310-11	Weweantic River Basin	Wareham	3,935.33
310-12	Zone II Aquifer Protection District	Wareham	3,950.38
334-05	Barrier Beach System	Westport	906.01
334-06	Farmland and Forest Blocks	Westport	18,465.55
334-10	Surface Water Resources: Bread and Cheese Brook	Westport	830.44
		<b>TOTAL ACRES</b>	<b>176,829.26</b>

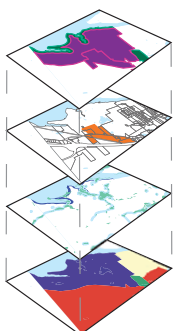
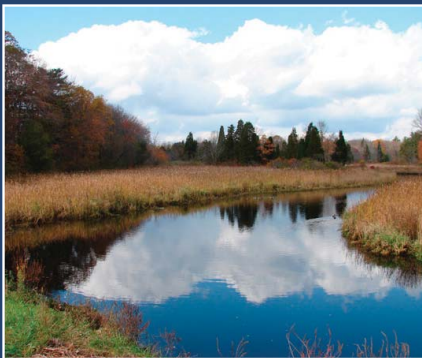
**Appendix 3.1.1: Documentation of Community Meetings**

<b>SOUTH COAST RAIL CORRIDOR LAND USE AND ECONOMIC DEVELOPMENT PLAN</b>				
<b>FIVE-YEAR COMMUNITY PRIORITY AREA UPDATE COMMUNITY MEETINGS</b>				
<b>06/30/2013</b>				
<b>Community</b>	<b>RPA</b>	<b>Introduction</b>	<b>Preliminary</b>	<b>Public</b>
Acushnet	SRPEDD	1/3/2013	3/26/2013	5/24/2013
Attleboro	SRPEDD	1/15/2013	2/22/2013	5/30/2013
Berkley	SRPEDD	12/5/2012	3/21/2013	5/9/2013
Bridgewater	OCPC	3/5/2013	3/4/2013	4/24/2013
			4/11/2013	
Dartmouth	SRPEDD	12/17/2012	1/17/2013	5/20/2013
Dighton	SRPEDD	12/12/2012	1/24/2013	5/29/2013
Easton	OCPC	3/11/2013	2/26/2013	5/7/2013
			5/6/2013	
Fairhaven	SRPEDD	12/27/2012	2/20/2013	5/20/2013
Fall River	SRPEDD	12/10/2012	3/14/2013	5/9/2013
Foxboro	MAPC	5/3/2013	5/6/2013	6/13/2013
Freetown	SRPEDD	12/17/2012	3/11/2013	5/21/2013
Lakeville	SRPEDD	1/7/2013	3/6/2013	5/28/2013
Mansfield	SRPEDD	1/16/2013	3/12/2013	5/15/2013
Marion	SRPEDD	12/18/2012	3/12/2013	5/16/2013
Mattapoisett	SRPEDD	12/11/2012	3/10/2013	5/20/2013
Middleborough	SRPEDD	2/4/2013	3/20/2013	6/25/2013
New Bedford	SRPEDD	1/7/2013	2/21/2013	5/13/2013
North Attleborough	SRPEDD	12/6/2012	3/5/2013	5/16/2013
Norton	SRPEDD	12/20/2012	3/5/2013	5/23/2013
Raynham	SRPEDD	12/11/2012	3/19/2013	5/2/2013
Rehoboth	SRPEDD	12/10/2012	2/28/2013	5/1/2013
Rochester	SRPEDD	1/7/2013	3/28/2013	5/15/2013
Seekonk	SRPEDD	12/19/2012	2/27/2013	5/14/2013
Sharon	MAPC	5/2/2013	5/14/2013	6/19/2013
Somerset	SRPEDD	1/9/2013	4/25/2013	5/23/2013
Stoughton	OCPC/ MAPC	3/19/2013	3/13/2013	5/21/2013
Swansea	SRPEDD	1/8/2013	2/6/2013	5/30/2013
Taunton	SRPEDD	1/30/2013	1/19/2013	5/29/2013
Wareham	SRPEDD	1/15/2013	4/17/2013	6/10/2013
Westport	SRPEDD	12/3/2012	3/2/2013	6/4/2013
			4/10/2013	





SOUTH COAST RAIL



Priority Area Boundaries  
↑  
Selected Parcels and Overlays  
↑  
Environmental Considerations  
↑  
Zoning Districts

## South Coast Rail Regional Priority Areas 5-Year Update

### Regional Forum 1

Tuesday, September 24  
6 - 8 PM  
F. L. Olmsted School  
101 Lothrop Street  
North Easton, MA 02356

### Regional Forum 2

Thursday, September 26  
3 - 5 PM  
Dartmouth Town Hall  
400 Slocum Road  
Dartmouth, MA 02747

### What are Priority Development Areas (PDAs)?

These are areas that are appropriate for increased development or redevelopment due to several factors including good transportation access, available infrastructure (primarily water and sewer), an absence of environmental constraints, and local support.

### What are Priority Protection Areas (PPAs)?

These are areas that are important to protect due to the presence of significant natural and cultural resources including endangered species habitats, areas critical to water supply, scenic vistas, and farms.

### Who chose the PDA and PPA locations?

During 2008 and 2009, local residents, business owners, and officials worked alongside their Regional Planning Agencies (RPAs) to designate PDAs and PPAs. In 2013, Communities and RPAs reviewed and updated this work.

### Why are we updating our designations?

New data becomes available and priorities change. *Please note that in 2013, the RPAs will only select regional designations from those sites already chosen as priorities by cities and towns.*

### Project Website

<http://www.srpedd.org/scr-update.asp>



# http://www.srpedd.org/scr-update

Screenshot of a the first portion of the project website

**WHAT WE DO • OUR REGION • NEWS • ABOUT SRPEDD • RESOURCE LIBRARY • CALENDAR • PARTNERS** **HOME • CONTACT US**

## SRPEDD Southeastern Regional Planning and Economic Development District

### Community Priority Area 5 Year Update

COMPREHENSIVE PLANNING & HOUSING ECONOMIC DEVELOPMENT ENVIRONMENT GAMING HOMELAND SECURITY MUNICIPAL PARTNERSHIPS  
SOUTH COAST RAIL TECHNICAL ASSISTANCE TRANSPORTATION

**CURRENT WORK**  
[Community Priority Area 5 Year Update](#)  
**FEIR/S**  
[Reader's Guide](#)  
[Executive Summary](#)

**PROGRAMS**  
[Southeastern Massachusetts Commuter Rail Task Force](#)  
[Commuter Rail Task Force Minutes](#)

**PLANS & PROJECTS**  
[South Coast Rail And Executive Order 525 Interactive Map](#)  
[South Coast Rail Technical Assistance Projects](#)  
[Transfer Of Development Rights \(TDR\) Feasibility Study](#)

**RESOURCES**  
**PARTNERSHIPS & RELATED LINKS**

**Community Priority Area 5-Year Update**- This webpage presents information explaining the process of updating Priority Development Areas (PDAs) and Priority Protection Areas (PPAs) in each of the **South Coast Rail** (SCR) Corridor 31 communities. This land use planning exercise started in 2008, when SRPEDD, **MAPC**, and **OCPC** worked alongside local residents, business-owners, officials, and organizations to designate PDAs and PPAs. Please click here to access a **5-Year Update brochure** for background information.

These same three regional planning agencies (RPAs) recently received a contract from MassDOT and EOHEd to revisit each SCR community to provide an opportunity to confirm or revise past designations in light of potential changes in municipal priorities. The RPAs also hope to incorporate both new geographic information systems (GIS) data and an understanding of Executive Order 525 into community workshops in order to facilitate decision-making.

The 5-Year Update process began in December 2012 with introductory presentations to Board of Selectmen and Mayors. Once these initial

**SRPEDD CALENDAR**

**SCR ANNOUNCEMENTS**

**SCR STAFF**  
[Stephen C. Smith](#)  
Executive Director  
508-824-1367, ext. 220  
[Jean Fox](#)  
EOT Project Manager

# 5-Year Update of South Coast Rail Priority Areas: Regional Meeting 1, 9/24/13

Name	Representing	Email (optional)
SHARON WASON	FOXBOROUGH	swason@town.foxborough.ma.us
Leonard Flynn	Mansfield	leonard.flynn@verizon.net
Greg Gornall	Bridgewater	ggornall@bridgewater.com
RAY AJEMIAN	BRIDGEWATER	RPAJEMIAN@VERIZON.NET
JED CORNOCK	OCPC	jcorno@ocpcrpa.org
Eric Arbeene	OCPC	eArbeene@ocpcrpa.org
Judy Bookbinder	Sharon	
Paul Bookbinder	Sharon	
Victor Negrete	EOTED	victor.negrete@state.ma.us
Don Sullivan	SRPEDD	dsullivan@srpedd.org
Joshua Freeman	Self	josh@joshfreeman.org
Ray Wallace	Self	raywall@msn.com
<del>Richard L...</del>	Trautman Development/Mass Development Corporation	
Jane Kudacey	Middleborough	jkudacey@middleborough.com
<del>Jane Kudacey</del>	Man Wolf	
Stephan Castellana	Selection Berkley	
Pat Ciaramella	OCPC	pcciaramella@ocpcrpa.org
Cheryl Weinstein	NADD (neighbors against destructive development)	naddgroup@gmail.com
Kyla Bennett	PFEER	kylabennett@peer.org

# 5-Year Update of South Coast Rail Priority Areas: Regional Meeting 1, 9/24/13

Name	Representing	Email (optional)
Sandy Conaty	SRPEDD	sconaty@srpedd.org
STEVEN WINTER	MAPC	
TIM REYNOLDS	MAPC	
Bill Wang	MAPC	

Added:

- Steve
- Bill
- Grant

Victoria Maguire	EOHED
Jean Fox	Mass DOT



# 5-Year Update of South Coast Rail Priority Areas: Regional Meeting 2, 9/26/13

Name	Representing	Email (optional)
Shaun P Burke	Mansfield	S.Burke@Mansfield.Ma.Com
LARRY PARE	FALL RIVER	GLENN81187@VERIZON.NET
Ellen Bidlack	Dighton	ellenbidlack@yahoo.com
Ed Tartubo	Mansfield	etartubo@jerkconway.com
Linda Grubb	Lakeville	
TON DAVIS	New Bedford + Dartmouth	TDAVIS@GWBIF.COM
Mark Forest	N/A	mforest@thedelahuntygroup.com
Dwight Meli-Wed	Dartmouth	dwend-er@Town.dartmouth.ma.us
JEA CORNOCK	OCPC	jcornoock@ocpcrpa.org
Randall Kowz		ehlenhke@verizon.net
Jane Kirby	Planning Board-Dartmouth	jkirby@town.dartmouth.MA.US
TRISH GARRIGAN	EPA	GARRIGAN.TRISH@EPA.GOV
Steve Smith	SRPEDD	ssmith@srpedd.org
John Charbonneau	Raynham	jcharbonneau@raynham.town.ma.us
BILL RATT	FAIRHAVEN	
David Grossman	Dartmouth	
PAUL MURPHY	DARTMOUTH	pmurphy@town.dartmouth.ma.us
Victor Negrete	EOHED	
Priscilla Chapman	Taunton River Watershed Alliance	TRWA_staff@verizon.net
Don Sulm	SRPEDD	don@srpedd.org
PEUENWASH	MAPC	SWINTON@MAPC.ORG
BILL WANG	MAPC	BWANG@MAPC.ORG

# 5-Year Update of South Coast Rail Priority Areas: Regional Meeting 2, 9/26/13

Name

*Eran Melillo*

Representing

*Dartmouth*

Email (optional)



**Appendix 3.2: Public Comments and Responses**

Town	Commenter	Location	Comment Summary	Response
Berkley	Stephen Castellina; Selectman's Office - Berkley, MA	General	This project is a waste of taxpayer's money. It is an environmental disaster and a financial boondoggle. It is not needed and the money wasted so far would have been better spent on enhanced bus opportunities. Please spend the money on bringing jobs to southeastern Massachusetts. Anyone with any [sence] would doubt the Army Corp of Engineers report that came out (Sept 2013) stating that the least environmental impact would be through the [Hockomock] Swamp	Comments noted.
Bridgewater	Bridgewater Master Plan Implementation/Energy Committee	Rt. 24/104 Interchange PDA	The Bridgewater Master Plan Implementation/Energy Committee supports the designation of the land around the Rt. 24/104 interchange as a Community Priority Development Area of Regional Significance. The Committee noted that the town has invested considerable time and money (including zoning changes and the extension of water and sewer lines) into this area. Bridgewater's 2002 Master Plan supports the development of infrastructure as a means of supporting economic development in this area. The Committee sees this location as having potential to support regional scale development that can greatly increase the town's tax base and as such designated this site as Chapter 43D Expedited Permitting site.	The Rt. 24/104 Interchange PDA has been designated as a Community Priority Development Area of Regional Significance.
Bridgewater	Bridgewater Planning Board	Rt. 24/104 Interchange PDA	The Bridgewater Planning Board along with the Master Plan Committee and Town Council have all voted in favor designating the land around the Rt. 24/104 interchange as a Community Priority Development Area of Regional Significance. The Planning Board stated that the town has invested time and money by bring municipal infrastructure to the site and has altered zoning at the site to encourage additional economic development. Additionally, the Commonwealth has made significant investments in this area with the signalization of the interchange and the designation of the site as Chapter 43D Expedited Permitting site. This site is singled out for its development potential due to its ability to support regional scale development that will be able increase taxable income for the town, which cannot be duplicated elsewhere in town. The site has had a SFEIR filed for 900,000 GSF of office and commercial space and more recently, the Bridgewater Zoning Board of Appeals has approved a 289-unit Chapter 40B development on the site.	The Rt. 24/104 Interchange PDA has been designated as a Community Priority Development Area of Regional Significance.

Bridgewater	Greg Guimond, Bridgewater Town Planner	Rt. 24/104 Interchange PDA	The Town Planner stated that the town has invested time and money by bring municipal infrastructure to the site and has altered zoning at the site to encourage additional economic development. Additionally, the Commonwealth has made significant investments in this area with the signalization of the interchange and the designation of the site as Chapter 43D Expedited Permitting site. This site is singled out for its development potential due to its ability to support regional scale development that will be able increase taxable income for the town, which cannot be duplicated elsewhere in town. The site has had a SFEIR filed for 900,000 GSF of office and commercial space and more recently, the Bridgewater Zoning Board of Appeals has approved a 289-unit Chapter 40B development on the site.	The Rt. 24/104 Interchange PDA has been designated as a Community Priority Development Area of Regional Significance.
Bridgewater	Raymond Ajemian, Bridgewater Planning Board Chairman	Rt. 24/104 Interchange PDA	The Bridgewater Planning Board Chairman supports the designation of the land at the Rt. 24/104 Interchange as a Community Priority Development Area of Regional Significance. Over the years, the profile of the site has grown due to considerable investments made by the state, the town as well as by private developers and is now one of the town's last areas for large scale commercial development, whose development is critical for future growth in Bridgewater.	The Rt. 24/104 Interchange PDA has been designated as a Community Priority Development Area of Regional Significance.
Bridgewater	Michael Dutton, Bridgewater Town Manager	Rt. 24/104 Interchange PDA	The Bridgewater Town Manager supports the designation of the lands around the Rt. 24/104 interchange as a Community Priority Development Area of Regional Significance and notes that the Bridgewater Planning Board along with the Master Plan Committee and Town Council have also all voted in favor of designating the land around the Rt. 24/104 interchange as a Community Priority Development Area of Regional Significance. The Town Manager also stated that the town has invested time and money by bring municipal infrastructure to the site and has altered zoning at the site to encourage additional economic development. Additionally, the Commonwealth has made significant investments in this area with the signalization of the interchange and the designation of the site as Chapter 43D Expedited Permitting site. This site is singled out for its development potential due to its ability to support regional scale development that will be able increase taxable income for the town, which cannot be duplicated elsewhere in town. The site has had a SFEIR filed for 900,000 GSF of office and commercial space and more recently, the Bridgewater Zoning Board of Appeals has approved a 289-unit Chapter 40B development on the site.	The Rt. 24/104 Interchange PDA has been designated as a Community Priority Development Area of Regional Significance.



Dartmouth	Deborah Melino-Wender, Town of Dartmouth	Rte 6 PDA; Faunce Corner Rd North PDA	The town requested reconsideration of two areas of town as significant regional development opportunities. <ol style="list-style-type: none"> <li>1. Rt 6 area: This is the central retail area for the region and has capacity for additional development. This area is on the SRTA route.</li> <li>2. Faunce Corner Rd area: With expansion of the medical facilities here, this area is becoming an important medical destination for the region.</li> </ol> Both areas have excellent/close access to I-195.	RPAs concur that the Faunce Corner Road North PDA [72-02] is of regional significance due to 2,700 existing jobs and its recent history of high-value medical/office development.
Easton	Gary Anderson, Director of Easton Planning & Community Development	Queset Area PDA	The Director of Easton Planning & Community Development supports the Queset Area PDA as a Community Priority Development Area of Regional Significance. It incorporates a 40R District and a mixed use development including 240 units, 25% of which will be affordable. The area is well suited for residential and commercial development.	The Queset Area PDA has been designated as a Community Priority Development Area of Regional Significance.
Easton	Gary Anderson, Director of Easton Planning & Community Development	Clover Valley Farm PPA	The Director of Easton Planning & Community Development supports the Clover Valley Farm PPA as a Community Priority Protection Area of Regional Significance. It is a critical preservation resource of 140 acres and is part of the Canoe River ACEC. It includes rare, prime agricultural soils and is on endangered agricultural parcels.	The Clover Valley Farm PPA has been designated as a Community Priority Development Area of Regional Significance.
Easton	Gary Anderson, Director of Easton Planning & Community Development	Hockomock Swamp ACEC	The Director of Easton Planning & Community Development asked that if the Hockomock Swamp is selected as a regional PPA it should reflect the geography of the entire resource, which includes land in Easton.	In addition to PDAs and PPAs, the Community Priority Areas of Regional Significance Map displays permanently protected open space in order to show areas that are already protected and to concentrate the future protection of land which is not currently protected.

Lakeville	Rita Garbitt, Town Administrator; Lakeville, MA	State Hospital Redevelopment PDA	<p>The Town of Lakeville has reviewed the draft report on Regional Priority Development Areas (PDAs) and Regional Priority Preservation Areas (RPPAs) in relation to the South Coast Rail Corridor, and our comments are below:</p> <p><b><u>PDA Comments</u></b></p> <p>The Town was extremely disappointed by the low scores assigned to the former Lakeville State Hospital (Hospital) site. The low score means that the Hospital site is not included in the list of the 39 Regionally Significant Priority Development Area sites. Because of the low scoring of the Hospital site, we must question the criteria used and the “tailored” scoring system. The Hospital site is located on a State numbered route, within a half mile of Interstate 495 and the Middleborough/Lakeville Commuter Rail Station. Although previously developed, the Hospital site has been vacant for a number of years. One of our questions was if any weight was given to the redevelopment of vacant sites?</p> <p>It is unclear why, if the scoring process proves to be accurate, that there are sites shown as Regionally Significant PDAs that scored lower than the State Hospital. Other sites shown as High Profile have Percentile Scores lower than the Hospital site: Commercial/Industrial: - Hospital Site 48.40% versus Freetown’s Bio Park – 1.79% or Dartmouth’s New Bedford Business Park 15.12%; Mixed Use Master Planned – Hospital Site 43.31% versus Easton’s Queset Area 39.06%.</p> <p>Also, the first paragraph, page 2 of the document titled <b>South Coast Rail Identification of “Regionally Significant” Priority Areas Screen Process Summary and Preliminary Results September 19, 2013 (PDA/PPA summary document)</b> states there are nine (9) sites, while the spread sheet, provided with the summary document, shows 11 sites.</p>	<p>Comments noted. Additionally, the State Hospital Redevelopment PDA [146-04] should have been selected in step 2 of the RPA’s designation process, noted below. This was an omission. Therefore, the RPAs concur that this PDA is of regional significance, regardless of its modeling score.</p> <p>For PDAs, the decision-making process followed four steps: (1) RPAs selected top-scoring sites for each of the six different types of development; (2) RPAs selected sites adjacent to an existing or proposed commuter rail station and sites already receiving significant state investment and attention through the EOHED Growth District Initiative and aligned programs; (3) RPAs selected sites that are existing regional employment or housing centers that have some capacity for future growth, and; (4) RPAs selected sites that received substantive and actionable public comments that demonstrate the site’s potential to advance state and regional goals for job and housing development.</p>
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Lakeville (cont)	Rita Garbitt, Town Administrator; Lakeville, MA	State Hospital Redevelopment PDA	<p><b><u>Table5:Summary Criteria for PDAs</u></b>  A low score for Travel Choices states “Must take local roads or arterials to reach highway”. Is there a site with direct access to a highway? In this statement, what is considered a highway?</p> <p><b><u>PPA Comments:</u></b></p> <p><b><u>Table 7: Indicator Weights Used for Regional Screen of PPAs</u></b>  It appears that the model used to evaluate PPAs did not include any indicators to recognize Federal Law Section 106, National Historic Preservation, i.e. cultural, historical or archaeological preservation.</p> <p>The spread sheet titled <b>Priority Preservation Areas – Suitability Criteria</b> provided to Lakeville by SRPEDD show 20 indicators. The PDA/PPA summary document noted above shows only 18 indicators. Missing indicators are Department of Fish and Game Coldwater Fisheries and NOAA Composite shoreline 400 ft. buffer.</p> <p>There is a mistake in the paragraph under <b>Priority Preservation Areas</b> on the last page of the <i>PDA/PPA summary document</i>, second to last sentence. It should read Table 7 lists the indicators use[d] for the PPA analysis.... (not PDA). If there are 20 indicators, the last sentence should be changed too.</p>	Comments noted.
Mansfield	Shaun P. Burke, Town Planner, Mansfield, MA	Cabot Business Park	<ol style="list-style-type: none"> <li>1. The Cabot Business Park in Mansfield should be ranked as a Primary Development Area of Regional Significance. I have attached a memo that clearly states the reasons for my position. I can also provide documentation to support each statement. [See Appendix for attachments.]</li> <li>2. The Cabot Park extends into Foxborough and contains an additional 200 acres of land and similar businesses.</li> </ol>	RPAs concur that the Cabot Business Park PDA [176-02] is of regional significance due to 3,100 existing jobs and its recent development-oriented zoning changes.

Middleborough	Jane Kudcey, Director, OECD	Development Opportunity District and Commercial Development District PDA	<p>Middleborough Development Opportunity District/Rotary scored in the 65% percentile over all commercial &amp; industrial sites, despite the fact that the area included habitat areas, which the Town most definitely would not develop. This is the major area of development for the Town.</p> <p>The Middleborough DOD, including the Middleborough Rotary is of great regional impact, which is not reflected in the algorithms used by the regional planning agencies. The Rotary is the intersection of MA Route 44, the main east-west corridor between Plymouth. It is adjacent to Rt. 495 Exits 5 &amp; 6 and Routes 18 and 28. This is a high traffic area as several hundred employees commute from many neighboring towns to work in these industrial parks. It is a major cause of traffic delays and accidents which affects traffic on the Interstate as well as the State Roads. This gridlock poses a serious impediment to growth for the Town of Middleborough as well as surrounding communities. SRPEDD recognizes the regional impact of the Rotary and has recently pledged a full year's allotment of Transportation Improvement Funding of \$15M to address this issue. [See Appendix for attachments.]</p>	<p>Comments noted. RPAs concur that the Development Opportunity District and Commercial Development District PDA [182-02] is of regional significance due to 2,500 existing jobs and opportunities for expansion. Additionally, the Southeastern Massachusetts Metropolitan Planning Organization's Joint Transportation Planning Group (JTPG) recently commitment \$12M-\$15M to improve the Middleborough Rotary, which is a regional transportation priority found at the center of this PDA.</p>
Middleborough	Ruth McCawley Geoffroy, Middleborough Planning Director	<p>Southpoint Corporate Center</p> <p>Development Opportunity District and Commercial Development District PDA</p>	<ol style="list-style-type: none"> <li>1. Southpointe Corporate Center is an industrial park located in the DO District however, it is not included in the Regional PDA for the DO District. The DO Overlay was extended to Southpointe in the early 1990's.</li> <li>2. The numbers for potential new development and number of jobs for the DO and CD Districts are incorrect:  DO District New Development Potential: <ul style="list-style-type: none"> <li>Campanelli Business Park Tenant Expansion: 445,000 s.f.</li> <li>Middleborough Park @ 495: 587,000 s.f.</li> <li>Southpointe Corporate Center: 750,000 s.f.</li> <li>Total DO District New Development Potential: 1,782,000 s.f.</li> </ul> CD District New Development Potential: 500,000 s.f.  Total DO and CD Districts New Development Potential: 2,282,000 s.f.</li> </ol>	<p>Comments noted. See note above.</p> <p>The municipality identified the Southpointe Corporate Center as a separate PDA: Southpointe [182-07]. As such it was evaluated separately from the Development Opportunity District (DOD) and Commercial Development District (CDD) PDA [182-02] and is not included as a part of the DOD and CDD PDA.</p>

Middleborough (cont.)	Ruth McCawley Geoffroy, Middleborough Planning Director	Southpoint Corporate Center  Development Opportunity District and Commercial Development District PDA	3. It is our understanding that these districts were penalized in the metrics because of water resources associated with them. The DO District was created after significant comprehensive planning with SRPEDD from 1980-1987, resulting in the dedication of significant utility infrastructure and the development of businesses beginning in 1984. The parks currently host a total of 1,918,568 s.f. of built space. Middleborough has extensive water resources throughout its 72 sq. mi. area, aggressively protected through Zone 2 and Zone 3 WRPD Zoning. Because of the location of this District with respect to regional highway infrastructure and public utilities, it has been dedicated by the Town for economic development. Construction in these parks must comply with existing laws to protect wetlands, water resources and endangered species and they do. If businesses comply with these laws, they and the Town should not be penalized because portions of their sites are subject to them. A Town the size of Middleborough, with its large percentage of wetlands, must address issues related to natural resource protection on almost every lot. These locations are a benefit to both the region and State because of their large sizes, proximity to the intersection of I-495 and Rtes 44, 18 and 28, and access to public water and sewer service. Middleborough's Gas & Electric Department offers utility rates more competitive than the many of the State's private utility providers.	Comments noted.
New Bedford	Tom Davis, Executive Director, Greater New Bedford Industrial Foundation	New Bedford: Greater Industrial Park Dartmouth: New Bedford Business Park	The New Bedford Business Park has the potential to create 3,000 more jobs: 1. 220 Acres of developable upland acre lots left to sell 2. Two former Polaroid buildings totaling 350,000 sq. ft. are being renovated and will be placed on the market in the next two-six months 3. We have 140,000 sq. ft of lease space available in 5 flex buildings. [See Appendix for supporting documentation.]	RPAs concur that the New Bedford Business Park [72-04] / Greater New Bedford Industrial Park [201-08] are of regional significance due to 2,500 existing jobs and opportunities for expansion.

Public Employees for Environmental Responsibility (PEER)	Kyla Bennett, Ph.D., J.D.	Hockomock Swamp ACEC	Ms. Bennett stated that the Hockomock Swamp in Easton was included in the regional PPA map of 2009 and is no longer listed as a PPA in Easton. The Hockomock Swamp is a wetland of national importance and should be returned to the PPA map in Easton.	In addition to PDAs and PPAs, the Community Priority Areas of Regional Significance Map displays permanently protected open space in order show areas that are already protected and to concentrate the future protection of land which is not currently protected. Moreover, during the 2013 process, the RPAs only assessed the priority area designations as identified by the communities to determine Community Priority Areas of Regional Significance. <b><i>Additional areas were not added and boundaries were not adjusted.</i></b>
Raynham	John Charbonneau, Raynham Town Planner	Raynham Woods Business Park PDA	The Town Planner's letter and supporting documentation was submitted to illustrate why the Raynham Woods Business Park PDA is a regionally significant PDA. The letter describes its location east of the interchange of Route 24 and Route 44, states that it is home to approximately 33 businesses employing approximately 3,200 people from all over the region. Documentation includes the types of businesses, number of employees, diversity of its workforce, areas served by the businesses and tax revenue generated. There is also land available for future growth.	RPAs concurs that the Raynham Woods Business Park PDA [245-05] is of regional significance due to 3,500 existing jobs and notable job density (at 11.25 jobs per acre) for the South Coast Region.

Sharon	Compilation of 21 forms, all expressing support for this area to be designated a Priority Preservation Area	Rattlesnake Hill PPA	Rattlesnake Hill is an undeveloped 337-acre parcel immediately adjacent to Borderland State Park on three sides of the parcel. Glacially smoothed granite at the summit contains rare and well preserved examples of “chatter marks” produced by rocks being dragged along the base of a thick glacial sheet and marking the underlying rock and stone formed 400 million years ago, as it cooled from magma. The summit offers a culturally significant scenic vista, the dimension and scope of which has remained unchanged for centuries. The site contains fossil fish documenting and reflecting the evolution of several major groups of fish that took place during the Devonian Age. The parcel provides habitat and safe passage for many species, including the Blanding’s Turtle, and holds vernal pools.	This site has been designated a Regional Priority Area. It scored in the top half of all PPAs screened by the EOE EA model.
South Coast Rail Corridor Communities	<p><b>The Nature Conservancy</b>, Jon Kachmar, Southeastern MA Program Director;  <b>Taunton River Watershed Alliance, Inc.</b>, Priscilla Chapman;  <b>Wildlands Trust</b>, Karen Grey, Executive Director;  <b>Greater Fall River Land Conservancy</b>, Alfred J. Lima, President</p>	Berkley, Bridgewater, Dighton, Fairhaven, Fall River, Freetown, Middleborough, Raynham, Somerset, Taunton, Wareham	Joint comments were submitted in one document detailing the importance of protecting the Taunton River Corridor. The Taunton River has been federally designated as a Wild and Scenic River. The SCR Corridor Plan’s identification of PPAs “constitutes an appropriate and critical forum to advance the goals and strategies” of the Taunton River Stewardship Plan and Study. The groups detail “specific areas that are not currently included in the proposed PPAs, but should be, based on their proximity to the river and/or the ecological values they represent.” They also expressed concern that the PPAs include both protected and unprotected lands stating that the “priority for state funding needs to be directed to critical parcels that are unprotected.”	Comments noted. In addition to PDAs and PPAs, the Community Priority Areas of Regional Significance Map displays permanently protected open space in order show areas that are already protected and to concentrate the future protection of land which is not currently protected. Moreover, during the 2013 process, the RPAs only assessed the priority area designations as identified by the communities to determine Community Priority Areas of Regional Significance. <b><i>Additional areas were not added and boundaries were not adjusted.</i></b>

Taunton	Richard L. Shafer, Project Manager	Myles Standish Industrial Park [293-07]; Myles Standish Industrial Park Expansion and Life Sciences Center [293-08]	<p>Myles Standish Industrial Park is one of the most successful industrial Parks in Southeastern Massachusetts. Now at 1029 acres, the park has 97 companies with 6300 employees in 5.9 million square feet of buildings (largest industrial park by building square feet in Southern New England). The 220 acre expansion area which is now under construction will add another 1.9 million sq. ft. of buildings and is projected to create 1500-2000 additional jobs for Greater Taunton and the region.</p> <p>The 40 year development of MSIP has been a model public/private partnership of local, regional, state, and federal organizations and agencies all working together to bring jobs and taxes to [the] City of Taunton and the state of Massachusetts.</p> <p>It was disappointing to discover at the recent South Coast Rail Forum that though the \$28 million MSIP Expansion project #293-08 scored near the 90<sup>th</sup> percentile range in the project screening process, it was not one of the Tier 1 projects.</p> <p>MSIP Expansion will have public bus service and is within 15-20 minutes of the Mansfield commuter rail station; offers wide breakdown lanes and sidewalks for walking and biking; has extensive stormwater systems both common and private; over 150 acres buildable with minimal impact on wetlands, protected habitat, and the nearby aquifer; continues MSIP's long standing garden style industrial park model through its deed covenants and restrictions; and the \$15 million demolition and remediation project will remove over 40 obsolete buildings, over 2 miles of underground tunnels, and miles of unused pavement and utilities.</p> <p>Though not adjacent to a commuter rail station or designated as a growth district, the MDIP Expansion area is a state approved 43D priority development site and Taunton is a designated Gateway City. The \$28 million project has received \$4.6 million in federal and state infrastructure grants thus far to enable it to reduce its build out projection from 10-15 years to 7-10 years.</p> <p>We respectfully request that the MSIP Expansion Area be considered with the Tier 1 Regionally Significant PDAs in continued recognition of Myles Standish Industrial Park's economic impact in Southeastern Massachusetts.</p>	SRPEDD concurs that the Myles Standish Industrial Park [293-07] and the Myles Standish Industrial Park Expansion and Life Science Center [293-08] are of regional significance due to approximately 5,800 existing jobs, recent investments, and significant opportunities for expansion.
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# 60-Mile Radius of Mansfield, MA

Towns within 60 miles

Total Population within 60 miles:  
7,538,657

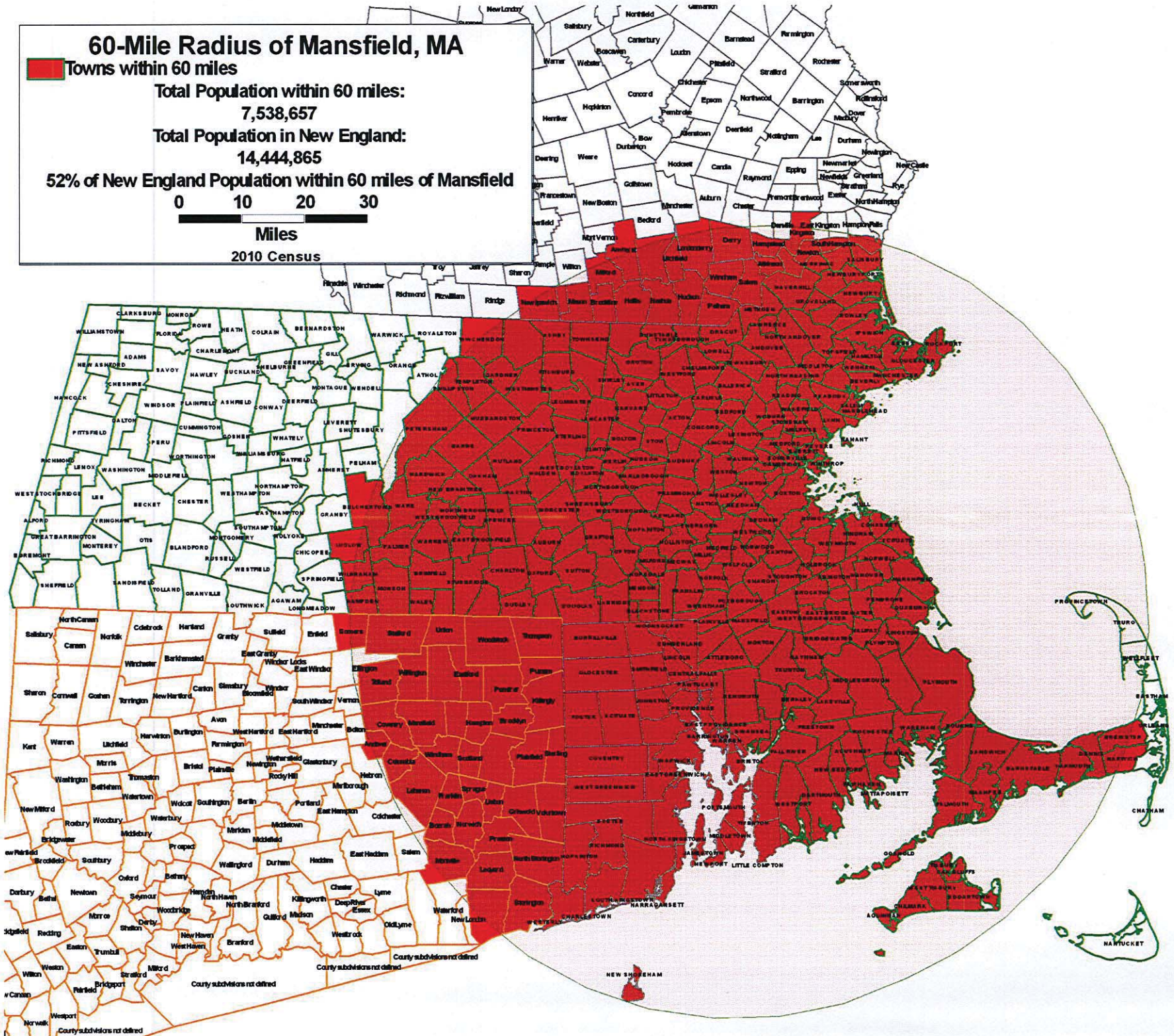
Total Population in New England:  
14,444,865

52% of New England Population within 60 miles of Mansfield

0 10 20 30

Miles

2010 Census



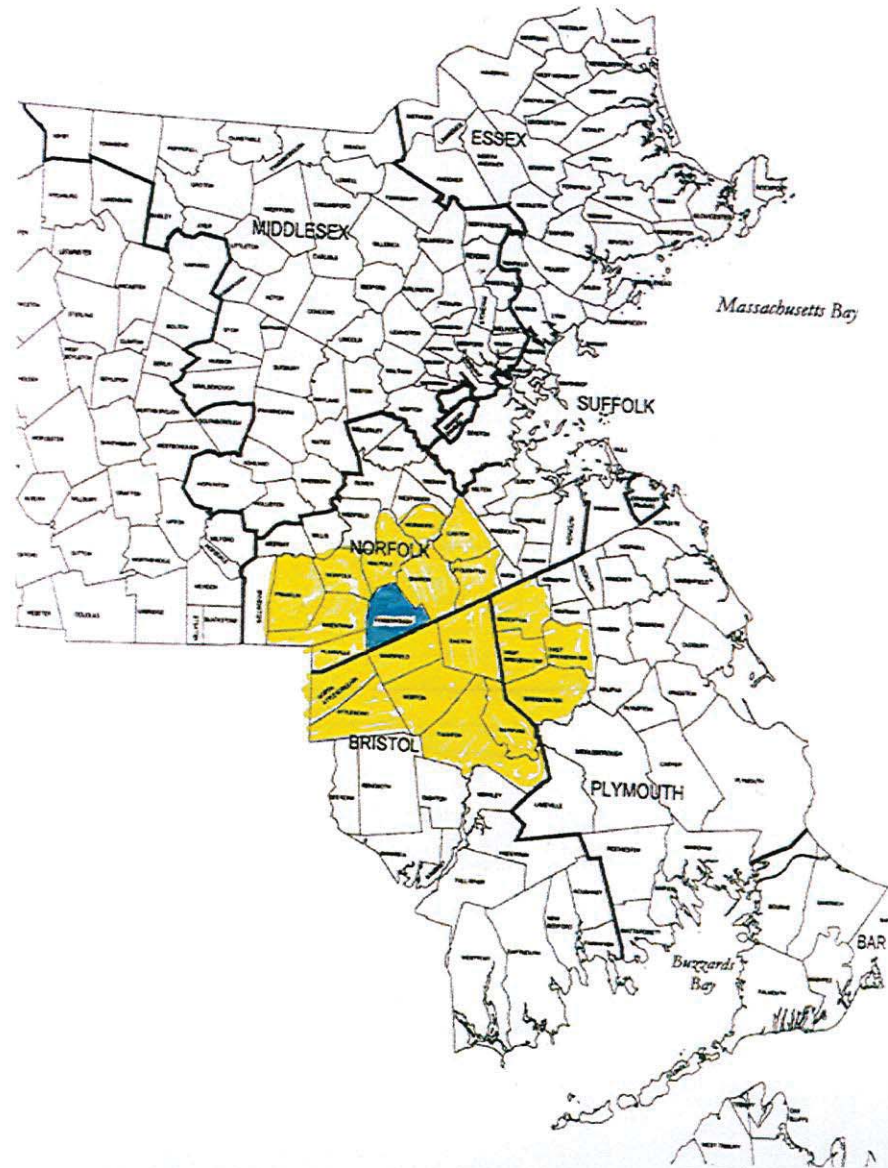
## Tri-Town Chamber of Commerce Area of Economic Development

<u>Company</u>	<u>Approved</u>	<u>Jobs Retained</u>	<u>Jobs Created</u>	<u>TIF or STA</u>	<u>Total Investment</u>	<u>New &amp; Existing Revenue to Municipality over TIF Life</u>
<b><u>NORTON</u></b>						
Plantation Products	1996	27	15	15-year TIF	\$2,800,000	
South Shore Millworks	1997	9	10	10-year TIF	\$56,000	
Rustic Fire Protection	1998	30	10	10-year TIF	\$240,000	
Corporate Fulfillment Systems	2000	30	20	20-year TIF	\$2,025,000	
General Motors	2004	140	1	20-year TIF	\$37,000,000	
Bodek & Rhodes	2005	0	5	5-year TIF	\$1,800,000	\$480,201
Autopart International	2006	250	85	10-year TIF	\$7,400,000	\$1,711,058
Horizon Beverage	2011	<u>381</u>	<u>35</u>	13-year TIF	<u>\$43,000,000</u>	<u>\$5,494,908</u> **
		<b>867</b>	<b>181</b>		<b>\$94,321,000</b>	<b>\$7,686,167</b>
<b><u>MANSFIELD</u></b>						
Rolf C Hagen (USA) Corp	2003	60	20	10-year TIF	\$2,500,000	\$2,272,966
MEDCO	2004	0	20	10-year TIF	\$3,500,000	\$452,589
Samsonite	2005	0	122	5-year STA	\$2,000,000	\$977,920
Spherics	2005	0	45	8-year TIF	\$7,000,000	
Innovative Spinal Technology	2006	0	168	7-year TIF	\$8,000,000	
Covidien	2008	1209	50	20-year TIF	\$47,000,000	\$2,704,396
Medline	2008	48	10	10-year TIF	\$16,250,000	\$1,517,170
Tyco Valves & Controls	2008	85	30	18-year TIF	\$22,000,000	\$2,697,528
Smith & Nephew	2010	<u>350</u>	<u>20</u>	13-year STA	<u>\$3,000,000</u>	<u>\$12,080,337</u>
		<b>1752</b>	<b>485</b>		<b>\$111,250,000</b>	<b>\$22,702,906</b>
<b><u>FOXBORO</u></b>						
Invensys	2012	<u>900</u>	<u>250</u>	15-year TIF	<u>\$33,000,000</u>	<u>\$7,622,886</u>
						<i>Includes Excise Tax &amp; Permit fees</i> **
<b>Total</b>		<b>3,519</b>	<b>916</b>	<b>total jobs</b>	<b>\$238,571,000</b>	<b>\$38,011,959</b>

# Invensys

- Foxboro 102
- Mansfield 66
- Norton 36
- N. Attleboro 52
- Attleboro 68
- Plainville 22
- Wrentham 27
- Norfolk 2
- Sharon 13
- Franklin 23
- Walpole 5
- Canton 5
- Norwood 8
- Stoughton 10
- Brockton 13
- W. Bridgewater 6
- E. Bridgewater 12
- Bridgewater 17
- Raynham 9
- Taunton 77

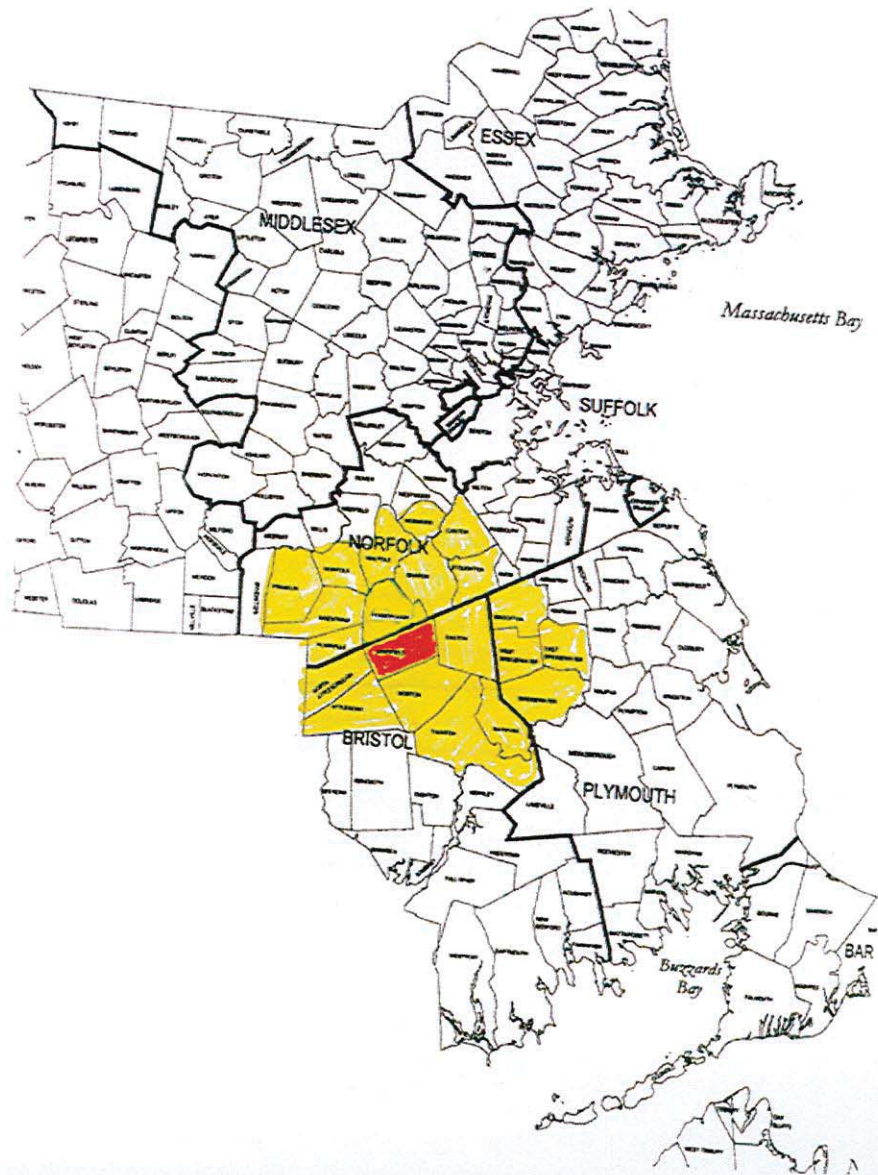
573



# Covidien

- Foxboro 45
- Mansfield 86
- Norton 52
- N. Attleboro 77
- Attleboro 92
- Plainville 32
- Wrentham 27
- Norfolk 12
- Sharon 20
- Franklin 54
- Walpole 20
- Canton 9
- Norwood 13
- Stoughton 4
- Brockton 9
- W. Bridgewater 6
- Bridgewater 7
- Raynham 9
- Taunton 46

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The Boston Globe

## South

MIDDLEBOROUGH

# Group pledges \$15m to fix dangerous rotary

By Michele Morgan Bolton | GLOBE CORRESPONDENT SEPTEMBER 22, 2013

A regional planning and economic development agency has pledged up to \$15 million in transportation improvement funds to help replace the Middleborough rotary, an effort aimed at narrowing the gap between the town and the state on resolving the decades-old safety issue.

The funds represent a full year's allotment of Transportation Improvement Funding, a roughly 80 to 20 percent mix of federal and state money, respectively, that the Southeastern Regional Planning and Economic Development District receives annually for work in its 27 member cities and towns, according to James Hadfield, transportation planning manager for the Taunton-based agency.

"This region feels strongly enough for a remedy that we would be willing to give the entire amount to fix the rotary once and for all," Hadfield said. "There are jobs here, and the potential for more, but no one wants to come here."

The junction of Route 44, Route 28, Route 18, and Interstate 495 is a notorious trouble spot, the site of frequent accidents and backups, and almost constant, mind-numbing congestion.

Hadfield said crushing rotary traffic is already seen as a hindrance to local development efforts in the Route 44 corridor, and is only expected to worsen if a casino is located in Taunton, and/or a slots parlor in Raynham, as proposed.

"There will never be a perfect project," he said. "But this is a regional issue that affects so many residents it needs to be a statewide priority."

Discussions about fixes at the rotary have been ongoing for decades, but work has been stymied by a disagreement between the town and the state Department of Transportation over which plan would work best.

After an analysis of about 40 alternatives, MassDOT proposed a \$25 million plan that includes a flyover of Route 44 that diverts drivers heading west in a kind of loop, first onto Route 18, then off to I-495, and finally back onto Route 44 toward Taunton.

A plan Middleborough commissioned from McMahon Associates would cost about \$38 million and also includes a flyover but is more direct, town officials said, separating the eastbound and westbound lanes on Route 44, and adding an auxiliary lane on I-495.

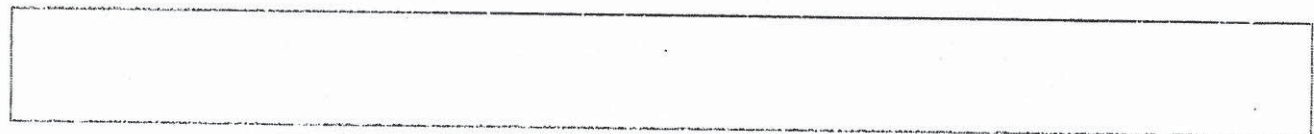
In a letter to state Transportation Secretary Richard A. Davey, Lee Azinheira, chairman of the regional planning agency's Joint Transportation Planning Group, said members have been recommending rotary improvements since 1982.

According to a 2012 regional transportation plan, the rotary had 152 recorded crashes between 2006 and 2008 and has been a daily source of congestion, Azinheira said.

"The amount of this commitment is roughly the difference between the McMahon alternative and the [state] design," Middleborough Town Manager Charles Cristello said in a letter to Davey, asking for a meeting to come to consensus so the work to move the project forward can begin.

Executives from both Campanelli Development and Conroy Development, owners of the two largest industrial parks in Middleborough, have also sent the state letters of support for the town's plan, as has the town of Raynham.

Jeff DeMarco, a partner at the Campanelli company, said the state plan would hurt the 2.16 million-square-foot industrial park located just north of the rotary.



"It would result in the park tenants, employees, customers, and vendors being prevented from easily accessing Route 44 west, and requiring them to travel onto, and off of, I-495, which is both inconvenient and dangerous," he said, because it requires merging into high-speed traffic twice.

"Once a flyover is constructed, as proposed by MassDOT and the town, and the rotary is removed, there is no longer an impediment to slow down traffic travelling at 60-plus miles per hour," DeMarco said in his letter. "We urge Mass DOT to construct the town's alternative to these changes and maintain the easy, fluid traffic movements that local businesses have enjoyed for over 20 years."

Joseph D. Lynch, a Conroy vice president, said the diversion of local traffic away from Route 44 west onto two I-495 interchanges "will have a devastating impact to our future development efforts at the park."

Similarly, Raynham's town administrator, Randall Buckner, said his Board of Selectmen has voted unanimously to support the Middleborough design, "agreeing it makes much more sense for all the communities in the area as it allows access to Route 44 from the rotary."

On the local end, the allocation to give the money to support the Middleborough project would have to be approved by the Metropolitan Planning Organization, officials said.

State transportation department spokeswoman Sara Lavoie said the agency is aware of the financial proposal being made by the regional planning group, and "MassDOT design and traffic engineers continue to study both alternatives."

Acknowledging that a meeting has been requested, she said no date has yet been set.

*Michele Morgan Bolton can be reached at [michelebolton@live.com](mailto:michelebolton@live.com).*

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# NEW BEDFORD BUSINESS PARK

One of the hottest business parks on the East Coast





# NEW BEDFORD BUSINESS PARK

One of the hottest business parks on the East Coast

## PARK GROWTH SINCE 1999

- 40 PURCHASES, 23 EXPANSIONS & 25 LEASES
- COMPANIES MORE THAN DOUBLED TO 44
- INCREASED JOBS FROM 1,500 TO 4,500
- SALES REVENUE OF \$2 BILLION/YEAR
- ANNUAL PAYROLL OF \$250 MILLION
- NEW BEDFORD BUSINESS PARK IS 2nd LARGEST INDUSTRIAL PARK IN MASSACHUSETTS IN TERMS OF JOB CREATION

# NEW BEDFORD BUSINESS PARK

One of the hottest business parks on the East Coast

## 10 NEW COMPANIES AND 9 EXPANSIONS SINCE JANUARY 2008

### SYMMETRY MEDICAL, A NYSE COMPANY

Acquired 85,000 Sq. Ft. Facility for the Manufacture of Orthopedic Medical Devices. Relocated its New Product R&D Division from its Headquarters in Indiana to the Park.

### REINHART FOODSERVICE

Located in the Park and Expanded Food Distribution Facility from 88,000 Sq. Ft. to 116,000 Sq. Ft.

### LIGHTHOUSE MASONRY

Constructed 30,000 Sq. Ft. Headquarters Office & Supply Facility.

### AFC CABLE SYSTEMS

Expanded 1 of its 2 Manufacturing Plants in the Park from 200,000 Sq. Ft. to 240,000 Sq. Ft.

### TITLEIST

Expanded 1 of its 3 Facilities in the Park from 187,000 to 225,000 Sq. Ft.

# NEW BEDFORD BUSINESS PARK

One of the hottest business parks on the East Coast

## **Cont'd 2008 – 2013 NEW COMPANIES AND EXPANSIONS**

### GOLD PEAK INDUSTRIES FROM HONG KONG

Leased 65,000 Sq. Ft. Facility to Manufacture Electric Motor Scooters.

### CON EDISON DEVELOPMENT

Completed Construction of 8,000 Panel Solar Farm.

### MORGAN ADVANCED MATERIALS

Reconfigured and Modernized Existing Facility.

### HORACIOS SHEET METAL

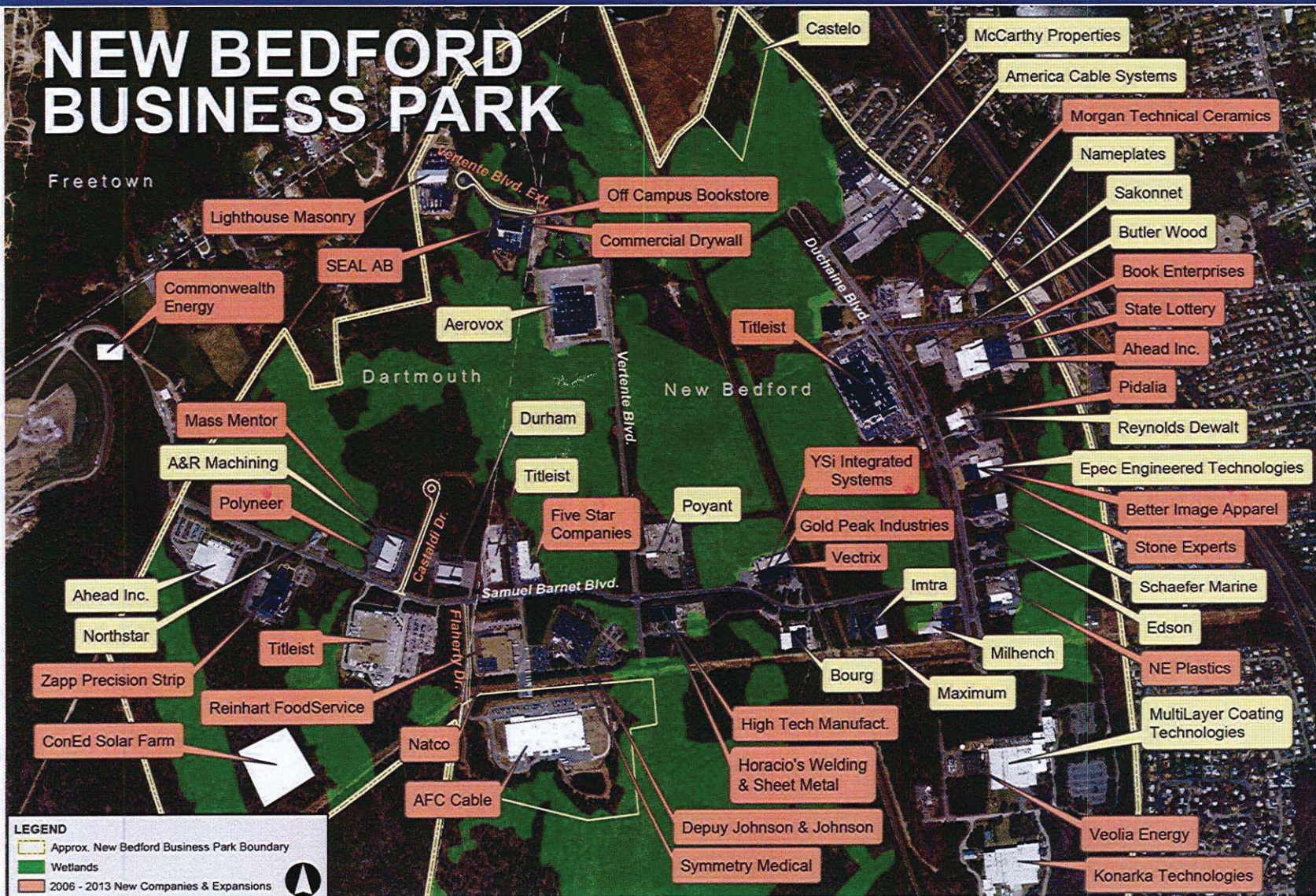
Expanded 28,000 Sq. Ft. Facility to 36,000 Sq. Ft.

### OTHER COMPANIES

7 Leased 90,000 Sq. Ft. in FIVE Different Park Buildings and 1 Expanded by 5,000 Sq. Ft.

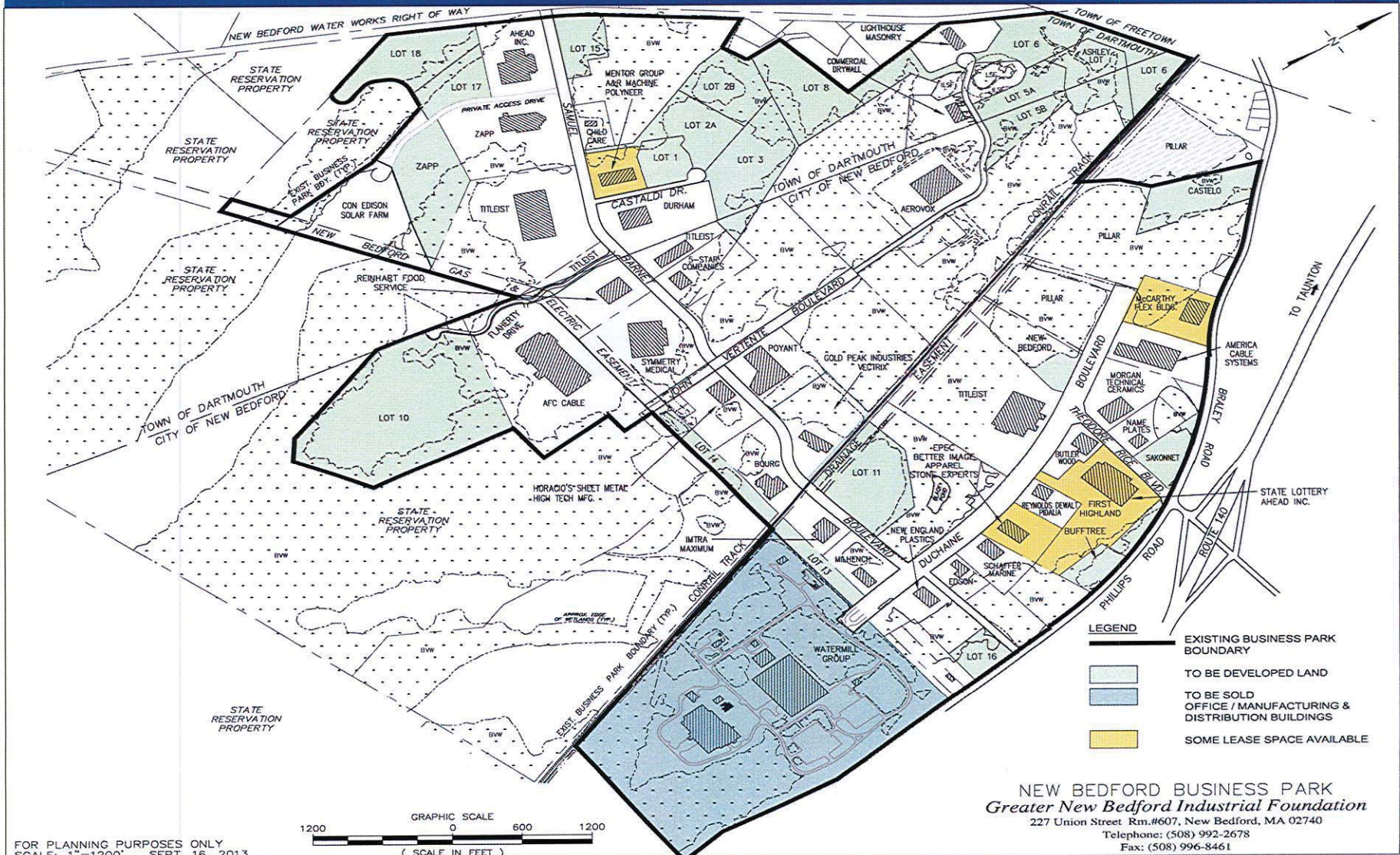
ABOVE ACTIVITY HAS GENERATED 800 JOBS TO DATE

# Major Growth Since 2006

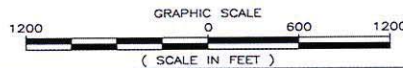


# NEW BEDFORD BUSINESS PARK

## Lots of property left to sell and lease



FOR PLANNING PURPOSES ONLY  
 SCALE: 1"=1200' SEPT. 16, 2013



**JOBS LOCATED IN SE MASS CITIES WITH POPULATION OF 20,000+**  
**(Source-Mass Dept of Labor ES 202 Series)\***

	<u>1998</u>	<u>2012**</u>	<u>Percentage Increase (Decrease)</u>
Attleborough	23,034	16,405	(28.8)
Brockton	36,947	37,785	2.3
Dartmouth	13,517	15,682*** + 2,200 Jobs	16.0
Fall River	39,397	33,686	(14.5)
Mansfield	11,150	11,238	0.8
Middleborough	7,279	8,461	16.2
New Bedford	35,673	36,899**** + 1,200 Jobs	3.4
North Attleborough	12,005	11,311	(5.8)
Taunton	22,166	23,134	4.4
Wareham	<u>6,421</u>	<u>8,639</u>	<u>34.5</u>
<b><u>TOTAL</u></b>	<b><u>207,589</u></b>	<b><u>203,240</u></b>	<b><u>(2.1)</u></b>
Boston	554,165	570,888	3.0

\* DERIVED FROM QUARTERLY REPORTS OF EMPLOYERS

\*\* LATEST AVAILABLE DATA

\*\*\* 40% OF JOB GROWTH IN NEW BEDFORD BUSINESS PARK

\*\*\*\* MORE THAN 100% OF JOB GROWTH IN NEW BEDFORD BUSINESS PARK