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**MASSACHUSETTS EXECUTIVE OFFICE OF
HOUSING & ECONOMIC DEVELOPMENT**

South Coast Rail Technical Assistance Awards September 30, 2010

The state is pleased to award a third round of technical assistance to communities seeking to implement the *South Coast Rail Economic Development and Land Use Corridor Plan*. The Corridor Plan, released in the summer of 2009, calls for a smart growth future for the South Coast with more jobs, better housing, and preserved farms, fields and forests and specifically identifies state-endorsed priority areas for protection and development.

In order to realize the promise of a sustainable future and high quality of life for the region, local and state actions are needed. MassDOT and the Executive Office of Housing and Economic Development provide annual technical assistance to communities to help them build great neighborhoods around new stations, preserve natural resources (like water and land), plan for housing, expand transportation choice, and reinforce centers of economic activity. The technical assistance program is designed to aid the cities and towns in the corridor in developing the necessary detailed plans and zoning changes needed to make the Corridor Plan come alive.

This past summer, we notified the communities of the opportunity for technical assistance in the following areas: station area planning and zoning; economic development and transportation; housing plans and zoning changes; and open space preservation. In reviewing requests for assistance, we gave preference to requests that demonstrated clear and achievable outcomes. We also attempted to use limited resources to allow for an equitable delivery of assistance between communities while prioritizing projects that related most closely to the rail project and smart growth.

We are happy to award technical assistance to the following municipalities and projects:

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Acushnet	The Southeastern Regional Planning and Economic Development District (SRPEDD) will coordinate the conceptual planning for the Riverfront Bike Path along the Acushnet River. They will work with the communities of Acushnet, Fairhaven, and New Bedford in addition to other stakeholders on this project.
Berkley	SRPEDD will work with the Town to develop Low Impact Development (LID) regulations that will accommodate new development in an environmentally sensitive manner. Stormwater runoff will be minimized and treated on-site, which will protect water quality, as a result of these regulations.
Easton	Old Colony Planning Council (OCPC) will conduct a traffic and circulation study for North Easton Village, focusing on safety, access, circulation, and pedestrian and bike connections to the proposed station, adjacent to the proposed Shovel Shop housing development. In addition, OCPC will study and provide recommendations on improving the economic development potential, land use, and smart growth opportunities along Route 138 in the Priority Development Area.
Fall River	SRPEDD will work with the City and stakeholders to produce a concept plan for the Battleship Cove Priority Development Area and proposed station site. Opportunities for redevelopment, infrastructure improvements, parking and circulation recommendations will be developed. They will also provide assistance to the City's efforts to rezone the waterfront area to accommodate transit-oriented development.
Freetown	SRPEDD will work with the Town to provide zoning proposals for station area transit oriented development (TOD) at the Freetown station site. In addition, SPREDD will work with the Town and South Main Street Task Force to develop an Open Space Mixed Use Development bylaw, which will provide incentives for development that is done in an environmentally-sensitive manner.
New Bedford	SRPEDD will work with the City to produce Interim Planning Overlay District (IPOD) zoning ordinances for the Whale's Tooth and King's Highway station areas. These zoning districts are an intermediate step that will provide safeguards while permanent TOD zoning is being developed.
North Attleboro	SRPEDD will work with the Town to create TOD zoning for a portion of the downtown Attleboro Priority Development Area. This zoning will allow for compact, mixed-use development and create opportunities for new housing, businesses, and a transportation hub.
Norton	SPREDD will assist the Town in updating its Open Space and Recreation Plan. This plan is required to receive land protection grants from the Commonwealth.
Rehoboth	SRPEDD will work with the Town to develop an Open Space Residential Design (OSRD) rules and regulations that support the OSRD bylaw in order to preserve valuable open space, while accommodating development in an environmentally sensitive manner.
Rochester	SRPEDD will work with Rochester to create an Agricultural Enterprise Zone bylaw. This bylaw will promote and attract agricultural businesses to the Town, consistent with Rochester's agricultural heritage.
Sharon	Metropolitan Area Planning Council (MAPC) will work with Sharon to update its Housing Production Plan.

- Somerset** SRPEDD will work the Town to develop a mixed-use bylaw for the Slade's Ferry Priority Development Area. As part of the bylaw development process, an innovative civic engagement process will be employed to encourage a wide range of community participation and input.
- Stoughton** MAPC will conduct a residential and commercial market plan for downtown Stoughton. Recommendations on land use changes, the types of businesses to attract, and potential for new housing development will be made as part of the study.
- Taunton** SRPEDD will work with the City to study the feasibility of a secondary access road serving the proposed train station at Taunton Depot. Traffic circulation, safety, and pedestrian and bicycle connections will be analyzed as part of this study. In addition, opportunities for establishing a pedestrian connection at Taunton Station that would connect to Longmeadow Street will be explored.
- Lakeville and surrounding communities** SRPEDD will hire a consultant to conduct a Transfer of Development Rights (TDR) Study. TDR is an effective strategy for steering development into appropriate areas such as downtowns, while permanently protecting open space in outlying locations. A market analysis will be conducted to determine the feasibility of establishing a regional TDR program in Southeastern Massachusetts.