

## **Regional Priority Protection and Development Areas**

### ***Priority Development Areas***

#### **SD1. North Attleboro Downtown**

The North Attleboro Downtown has been identified as a priority development area which already serves as a mixed-use center. This area has commercial redevelopment and additional in-fill opportunities. The North Attleboro downtown center offers Brownfield reuse, riverfront improvements relative to the 10-Mile River. In addition pedestrian linkages from the surrounding neighborhood to a downtown destination in transition and emerging growth center

#### **SD2. North Attleboro Route 1 Redevelopment**

The Route 1 Redevelopment area is an older commercial area with a mixture of motels, car dealerships and small businesses. The area is a narrow (100 to 300 feet in depth) and linear activity along a four lane section of Route 1 located between Routes 120 and 295. The district allows highway commercial uses on smaller lots with a minimum lot size 30,000. There are some older residential properties scattered through the district as well as a large older movie complex at least 20 years old. This area has been in decline as a commercial area since the introduction of the Mall and then eventually a multiple big box plaza south of Route 295. The North Attleboro Planner is looking into the possibility of promoting the redevelopment of this area with a full menu of zoning changes to allow for a mixture of uses. The depth of the district is also being reviewed. This area is served by public transit and is situated between the historic downtown mix use area and the big box plazas and the regional mall.

#### **SD3. North Attleboro Mall Redevelopment**

The North Attleboro Mall redevelopment area is currently under long range planning efforts for possible zoning changes that will allow for introduction of a broader range of uses. The current mall is nearly 20 years old and has witnessed a number of big box plazas developed along Route 1 south into Attleboro as well as the introduction of an upscale Regional mall in downtown Providence. The planning staff is investigating the possibility of following the recent national redevelopment trends of redeveloping older enclosed malls into a mixed use life style development.

**SD4. Cabot Business Park Redevelopment**

Cabot Business Park is located on Forbes Road off Route 495. A change in zoning from Industrial (I1) to Planned Business District (PBD) is helping to shape the development of the Cabot Business Park. By prohibiting retail businesses, increasing allowed density, and allowing a number of uses “by right” (subject to site plan review) the Cabot Business Park is attracting BioTech and Research and Development Companies. Other uses in the industrial park include light manufacturing, office and warehousing.

**SD5. Mansfield Downtown/TOD Site**

Mansfield currently enjoys a vital and walkable downtown area; however, connections between the commuter rail train station and downtown are less than desirable. Improving the physical link between the two areas, as well as improving circulation patterns at the station and downtown, will help open opportunities for Transit Oriented Development, Mixed- Use Development and Infill in this area. Incorporating approved design standards into Mansfield zoning, and considering the possibility of adopting form-based code could create some uniformity and improve the aesthetic appeal of the downtown area.

**SD6. Route 1 Attleboro**

The City has identified a portion of the Route 1 corridor starting in the north at the town line heading south along the corridor to the Route 1/23 interchange. The area contains several zoning districts under review for planning and zoning to support commercial redevelopment, mixed-use development and infill opportunities

**SD7. IBP Attleboro Industrial Business**

Attleboro Industrial Business Park (AIBP) consists of 189 acres located abutting the east side of I-95 northbound. The proposed development plan anticipates construction of thirty new industries totaling 800,000 square feet of space, 50 million in private investment and the creation of 2,500 new employment opportunities. The City has designated the site as Economic Opportunity Area (EOA), a 43D site and as a local Priority Development Area. The SRPEDD Comprehensive Economic Development Strategy (CEDS), 2008 identifies the site as one of the top ten EDA priority projects for the region.

**SD8. Downtown Attleboro**

The downtown Attleboro revitalization project has several components; however the catalysts for redevelopment are the proposed construction for the Attleboro Intermodal Transportation Center (AITC) and the development of a Riverfront TOD. The AITC consists of constructing a multi story parking facility with 900 spaces, 180 adjacent surface lot spaces, and ground floor commercial, office and other appropriate uses at the existing MBTA commuter rail station. The Riverfront TOD component calls for the construction of 300 housing units developed as a recreation area with green space, walking and bike paths providing pedestrian linkages to the AITC and the downtown. The project will increase public parking in the downtown, improve traffic circulation, allow for mixed-use redevelopment, address brownfield redevelopment, provide pedestrian access and linkages between all destinations, which is expected to stimulate new commercial activity and private investment to the downtown business core. The area is identified as a Growth District, is designated as an Economic Opportunity Area (EOA) and the AITC is ranked in CEDS as an EDA priority project.

**SD9. Myles Standish Industrial Park (MISP)**

The Myles Standish Industrial Park (MISP) is a 837-acre industrial park located in the northwest corner of the city at I-495, Exit 9, Bay Street. The MSIP established in 1974 and is one of the largest and most successful public industrial parks in New England. Currently the Park has 5.8 million square feet of space with approximately 101 companies, providing 7,500 jobs, and over \$4.0 million in local tax revenues. The City of Taunton is an Economic Target Area (ETA) and the MSIP is designated as an Economic Opportunity Area (EOA).

MISP expansion area consists of 150 acres of former state surplus property referred to as the Paul A. Dever School. The area abuts the existing Myles Standish Industrial Park to the north and east, Waston's Pond and the Dever School Core Campus to the west and Freemont Street, a residential area to the south. The area is largely vacant and zoned industrial. MSIP Phase VI expansion is anticipated to develop an additional 1.0 million square feet of space, create an estimated 1,200 to 1,500 new jobs, and allow for passive recreational open space linkages to Waston's Pond. The City of Taunton recently identified the site for designation under Chapter 43D Expedited Permitting Program to enhance development potential. The Paul A. Dever School has been identified as a heritage landscape priority through the Department of Conservation and Recreation's Heritage Landscape Inventory Program.

## **SD10. Taunton Downtown/TOD Sites**

### *Dean Street*

This site is located off Route 44 west on Arlington Street adjacent to Taunton Depot and is represented as a 9-acre industrial area formerly the New Jersey Rubber Company. The site is fenced having already experienced demolition, remediation and is currently awaiting additional assessment. The City has identified the site for potential redevelopment as a transit oriented development and appropriate zoning has been approved. It is anticipated that mixed-use redevelopment opportunities including residential, economic development, open space and recreation; all targeted around commuter rail will attract redevelopment and provide potential pedestrian linkages to downtown destinations extending revitalization.

### *Lot 6-A (Taunton Metro TOD site)*

This site is a 7-acre, vacant lot, formerly used as a rail maintenance facility located on Mason Street between, Porter and Wales Streets adjacent to the GATRA Bus Terminal and the Taunton Housing Authority. The site is fenced and has been identified as a brownfield. Due to the nature of the contamination located on the site, the City of Taunton has determined that it will be more suitable to relocate the GATRA Bus Terminal and reuse the current bus terminal as a potential Transit-oriented development (TOD). A transit center which would offer an array of mixed-use redevelopment including housing, economic development, open space and recreation opportunities, and pedestrian linkages to downtown centered on transportation services.

## **SD11. Liberty and Union Park/TOD Site**

Liberty and Union Park (LUIP) is located in East Taunton on both sides of Stevens Street at Route 140 interchange (north, across from the Silver City Galleria) and Rte 24/140 the LUIP consists of a 350-acre, three-phased industrial park development project. The site offers excellent highway access, water and sewer, and the portion of the site, identified under Phase III has access to the CSX rail freight line. It is anticipated that at full-build out the Liberty and Union Industrial Park will accommodate twenty new companies, more than 200 million in private investments and create up to 3,000 new employment opportunities.

**SD12. Raynham Park/TOD**

The Raynham Park site is located on Route 138 and comprises approximately 90-acres. Potential exists at this location for a Transit Oriented Development (TOD). There is additional potential as a mixed-use redevelopment area. The property directly abuts the CSX rail freight line and provides transportation access, and has potential to attain municipal water and sewer. The site may also be considered for Economic Opportunity Area designation (EOA). Given the sensitivity of the surrounding Hockomock Swamp, an Area of Critical Environmental Concern, the potential exists to redevelop existing developed land along Route 138, with a focus on utilizing Low Impact Development (LID) and creating a natural buffer along the interface between the swamp and the developable area. The aim of LID is to develop areas in a way that will reduce impact on resources and minimize effects to the environment.

**SD13. Raynham Woods Business Park**

The Raynham Woods Commerce Center is a 330-acre business park located on Route 44 at the Route 24/44 Interchange (Exit 13). Currently the park is at 65% build-out and contains approximately 30 industries providing over 2,700 employment opportunities throughout the greater Raynham area. In addition, there are several new development and expansion projects planned and underway. The park offers transportation access, water, sewer and gas. Raynham has identified the location as a Designated Development Area and an EOA. The Town is currently working on designating the remaining sites as Chapter 43D expedited permitting sites.

**SD14. Middleborough Development Opportunities District**

The Middleborough Development Opportunities area is an overlay district located near the interchange of Routes 405 and 44 as well as the rotary of Routes 44, 18 and 28. The district includes approximately 670 acres and has a number of office and warehouse buildings.

**SD15. Middleborough Downtown/Lakeville TOD**

*Middleborough Downtown*

This area is comprised of three districts including residential, general use and business. The location begins on Rte 44 at Old Center Street and extends east (crossing the Old Colony Commuter Rail Line) to the Nemasket River, then runs along the boundary of the River to I-495, south of the Lakeville/Middleborough Commuter Rail Station. The area is split in half by the

rail corridor, which is located in the general use district that extends south from Rte 44 to I-495. A residential district is situated on the west side of this area and includes Old Center and Center Streets, Anderson Ave and Maple Rd. The southern end of the area is bounded by the Route 28 corridor, identified as a general use district and extends to the Nemasket River. The second half of the area or the eastside contains a general use district along Everett Street, Middleborough's CBD South Main/Station/Center Streets surrounded by neighborhood residential. The area offers mixed-use redevelopment opportunities and potential EOA designation.

#### *Lakeville*

The Lakeville State Hospital area (Lakeville Commons) is located between the eastern segments of Routes 79 and 105 heading toward the Middleboro line with the entrance to the facility situated on Route 105 across from Bridge Street. National Development currently owns this 72-acre site, which was closed in 1992. The hospital buildings are scheduled for demolition for mixed-use redevelopment including restaurants, retail, and office space. More dense housing than is currently allowed is being proposed. The site has been designated as an Economic Opportunity Area (EOA).

#### **SD16. South Middleborough Mixed-Use**

This area represents a segment along the Route 28 corridor from the Rock Village area south to the Wareham line running parallel to I-495 and the Wareham Branch of the CSX rail freight line. The area contains business and industrial parks and offers opportunities for mixed-use development in appropriate locations.

#### **SD17. North Carver Business Area**

Located in North Carver at the Route 44/58 interchange, this area includes the 28-acre Whitworth site, the North Carver landfill off Plymouth Street (both of which are brownfields) and the Rte 58 business corridor from the Plympton town line south to Meetinghouse Road (southern end of Muddy Pond). At the present the northern portion of this area between Route 44 north to the town line is experiencing commercial redevelopment. The area offers good transportation access and municipal water, but has no sewer. The entire area is proposed for mixed-use development and is being assessed for its practicability as a receiving area under the Town's Transfer of Development Rights (TDR) by-law. The Whitworth site is designated as an Economic Opportunity Area (EOA).

**SD18. Route 6/114A Redevelopment Area (Seekonk)**

This area represents a segment of the Rte 6/195 area at the Rhode Island line. The area has been identified as a major commercial corridor offering opportunities for commercial redevelopment, professional and office redevelopment and, in-fill opportunities.

**SD19. Swansea Mall Redevelopment**

The Swansea Mall Redevelopment Area includes the mall, Route 6, and Sears Farm a town owned property.

*Swansea Mall Redevelopment Area*

This area is being considered for mixed use as mall and town center. Potentially the area could be a focal point for the town. The development of Oakwood Apartments a multifamily, higher density residential use around the perimeter of this area begins to create the feel of a village residential design on a larger scale

*Route 6*

The 2003 Swansea Comprehensive Plan and the 1997 Regional Land Use Priority Development Areas and Priority Protection Areas in Southeastern Massachusetts both vision Route 6 as an area of redevelopment. A number of priority development and redevelopment strategies have been identified such as economic development incentives, staff and organizational support, zoning revisions, improvement plan design and standards for Route 6 corridor, while supporting local agriculture and shellfishing. Some of the initiatives addressed could endorse water and sewer infrastructure, tax incentives, Brownfield site assessment; streamline permitting, design guidelines and village type development. Along Route 6 the plan encourages mixed use, business nodes, neighborhood oriented convenience retail, and pedestrian centers.

*Sears Farm*

The Sears Farm located off Route 6 is currently being considered as a new development site for general business, office and research. The Town of Swansea owns this property. This site could potentially become a center for office space, high-tech industry or research and development. A development plan is needed with infrastructure investment and incentives. There is potential for a conservation easement on the Cole River. Water and sewage is an issue for development in this area

**SD20. South Main Street, Freetown/TOD/43D Sites**

The South Main Street development area is located along the lower end of South Main Street at the intersection of South Main Street and the CSX line, adjacent to the Brightman Lumber Company and just northwest of the new interchange at Route 24 and Route 79. The site is being considered as a location for a commuter rail station which may offer potential mixed-use and housing opportunities. A 43-D site has been approved by the State of Massachusetts within the Campanelle Industrial Park.

**SD21. Fall River Executive Park**

The proposed Executive Park is located in the north end of Fall River. Conceptual development plans propose approximately three million square feet of office space. This project is expected to provide 8,000 new jobs, with \$350 million in annual payroll from private investment, and \$14 million in annual state income tax revenue. The Executive Park is considered a Priority Economic Development Opportunity (PEDO). A 30-acre Transit Oriented Development (TOD) has been suggested for the area north of the proposed Fall River Executive Office Park and interchange.

**SD22. Fall River Downtown/TOD Sites**

This area contains the City's Central Business District, including Fall River City Hall, the location of the proposed new District Court, financial and business industries, several civic activities, restaurant, shops and other retail and services activities. Considerations in the downtown include mixed-use redevelopment through expanding and improving retail, service, and restaurant activities with increased and enhanced housing. Key components of the redevelopment strategy are restoration of existing historic structures, in-fill development, improved streetscapes and amenities, opportunities for pedestrian linkages, (between the downtown, adjacent neighborhoods and waterfront), signage and infrastructure

*TOD Sites (Depot & Battleship Cove)*

The Fall River Depot, located off Davol Street is an approximately 8-acre site near the Fall River central waterfront district. The city envisions a multi-modal transportation center with commuter parking and mixed-use redevelopment at this site. The site is capable of supporting smart growth, and presents a classic transit oriented development concept.

The Battleship Cove Station, located behind the Ponta Del Gada, is anticipated to be a platform only station serving the downtown area and Battleship Cove. This site offers minimal parking and would be more geared to pedestrian and tourism

service. The site's proximity to the waterfront, downtown Fall River, and a dense residential neighborhood also provides the potential to support smart growth by creating linkages between these land uses.

**SD23. Sanford Road Business District (Route 6, Westport)**

The Sanford Road Business District is located on the west end of Route 6, closest to the City of Fall River boundary and runs east to Gifford Street. This area remains a low-density residential area with neighborhood commercial uses and services. Currently some development exist that could be considered good quality anchors for attracting new and diverse development. These anchors would include not only White's and the Hampton Inn, but also the Advanced Technology Manufacturing Center University of Massachusetts Dartmouth (ATMC, UMass) and MediTech in Fall River. The Town of Westport is interested in capitalizing on the business incubator that UMass has begun to develop. The idea is to offer affordable space where entrepreneurs can access low-cost workspace and college interns to help grow their startup business. This area could be ideal for a potential office park or research and technology. Constraints to development in this area include an Aquifer Overlay District, extensive wetlands and Priority Habitat identified by the Natural Heritage and Endangered Species Program. (SRPEDD, Route 6 Corridor Study, 2005)

**SD24. Faunce Corner/UMass**

*North Faunce Corner*

This area is located north of the 195 interchange at the intersection of the CSX rail line and Faunce Corner Road extending north along Faunce Corner Road to approximately Old Farm River Road. The identified area is zoned for limited industrial and a large portion consists of the Faunce Corner Overlay District. Some of the uses in this area include retail outlet, medical offices (Hawthorne Medical Group) industrial parks (Ledgewood IP and Heritage IP, aka Energy Park) manufacturing (Harvey Industries) and residential development. The area offers good highway access, water and sewer service and a significant amount of build-out is available however; there are concerns with traffic, safety, circulation and limited environmental issues. The Town of Dartmouth is a designated Economic Target Area and can offer development incentives for specific development proposals; generally projects in the Business Park have received these benefits. In addition the town has designated the energy park as a 43D site for expedited permitting in support of economic development.

*South Faunce Corner*

The area is located south of the 195 Faunce Mall Road interchange, Exit 12 and extends south along Faunce Corner Mall Road to a point south of S. Brown Court and Orchard Street.. This area represents Dartmouth's general business area along Route 6 and office park on Faunce Corner Mall Road. These areas have been identified for mixed-use redevelopment and infill on Route 6 with business, medical and office development targeted along the Mall Road north to I-195. The area has good transportation access but congestion is an issue; water and sewer is available.

#### *UMass*

The University of Massachusetts, Dartmouth Campus is located at 285 Old Westport Road, south of Route 6. The facility is a 710-acre campus containing 14 building including classrooms, labs and research space and residences for over 8,700 students. The UMass Campus is an hour from Boston and 30 minutes from Providence. The site has several hundred acres of undeveloped land, which may provide both private and public opportunities for life sciences activities including R&D, bio and marine technology, pharmaceuticals, manufacturing and other ancillary activities.

#### **SD25. New Bedford Industrial Park**

The Greater New Bedford Business Park (NBBP) is located in the northern section of the City of New Bedford on Route 140 at exit 7, Braley Road and a portion extends into the Town of Dartmouth on the west. The Business Park is bordered by Freetown to the north, Route 140 to the east, the Acushnet Cedar Swamp to the south and Crapo Hill landfill to the west. The NBBP consists of 1,300 acres and is home to 45 companies employing approximately 5,000 workers. The Business Park is designated as an Economic Opportunity Area and has three (3) sites designated as Priority Development Areas under the Commonwealth's Chapter 43D program.

#### **SD26. New Bedford Downtown/TOD Sites**

##### *Whale's Tooth*

A proposed Transit-oriented Development (TOD) Inter-modal Center has been identified through the Executive Office of Transportation South Coast Rail Project. The Whale's Tooth station site is located on Herman Melville Boulevard, east of Route 18 and south of Wamsutta Street. The parcel, currently vacant was formerly occupied by a rail yard and railroad maintenance facility. This site was identified as the preferred station location in 2002 the city in response constructed a parking lot that could be used for not only commuter rail service but also provide intermodal connections including ferry service.

The site adjacent to the Hicks, Logan and Sawyer area is currently proposed as a Transit Oriented Development (TOD) and includes a layover facility and bus terminal. It is anticipated that additional mixed-use redevelopment will be encouraged throughout the area. Access is provided within a one' half mile (½ mi) of the site by regional connections to Route 18 and I-195 via Herman Melville Boulevard. A pedestrian bridge from the commuter rail station crosses over Route 18 to Clasky Park Neighborhood in addition a feeder bus service will provide linkages to the site, adjacent neighborhoods and the downtown.

*King's Highway*

This area is located at along King's Highway (Tarklin Hill Road) parallel to the CSX line at Route 140. The area covers roughly 55 acres represented by an older marginal commercial mall. Limited industrial activity however throughout most of the area is underutilized with asphalted parking. The site has been identified as a proposed Transit Oriented Development (TOD) location providing direct connections to rail service and mixed-use opportunities including residential and commercial development. The City of New Bedford would rather encourage commercial and industrial development at this location.

**SD27. Alden Road Redevelopment Area (Fairhaven)**

The Alden Road Redevelopment Area includes not only the Alden Road Industrial Development Area, but also the Kmart Plaza and the southeast portion of Alden Road business district.

*Alden Road Industrial Development Area*

The Alden Road Industrial Development area is located starting at the intersection of Route 240 and Bridge Street. This area contains approximately 84 acres and consists of a number of business activities including commercial and retail uses. This area offers redevelopment, expansion and in-fill opportunities for potential higher and more beneficial uses. In addition the 28-acre Fairhaven Landfill site, which is located adjacent to this area, may hold some economic benefits solar panels, wind power or other opportunity. The area is an Economic Opportunity Area (EOA), potential development incentives exists pending a specific project.

*Kmart Plaza: Alden Road South - Area I*

The south section of Alden Road that includes the Kmart Plaza represents two (2) principle commercial plazas containing approximately 68 acres and includes the Walmart Plaza (Fairhaven Common) and the Big Kmart Plaza. The Walmart Plaza contains several commercial buildings including Walmart, Sears, Marshall's, Ocean State Job Lot and other retail businesses with a combined space of 247,000 Sq. Ft. The Kmart Plaza site has two buildings and several businesses including Kmart,

Staples and an automotive business. The total space on this site is approximately 93,000 Sq. Ft. Additional land on the site is available for expansion and development. These areas have been identified for potential redevelopment and infill development opportunities. The area is a designated Economic Opportunity Area (EOA) whereby potential development incentives maybe offered.

*Alden Road Southeast - Area II*

The southeast section of Alden Road II area covers approximately 33 acres and includes the New Bedford Standard Times facility, a 200,000 square feet printing and distribution building situated on a 6- acre site. The remaining area has several businesses and vacant parcels held in private ownership. Fairhaven has identified this area for mixed-use redevelopment and infill development opportunities including residential potential, which complement the adjacent residential neighborhood to the south. This area too is a designated Economic Opportunity Area (EOA).

**SD28. Route 28/Toby Road Redevelopment Area (Wareham)**

This location includes the recently developed Wareham Crossing site (former Commonwealth Electric property). Wareham Crossing consists of 675,000 SF of shopping space offering over 35 stores and restaurants. Leading retailers include Target, Lowe's, Best Buy, L.L Bean, Borders, Yankee Candle and others and, is represented as a major commercial destination with to Route 28 and interstates 495 and 195. In addition, the Wareham Industrial Park situated in the same area across from Wareham Crossing on Route 28. The industrial park has been identified for potential redevelop and infill opportunities.

### ***Priority Protection Areas***

#### **SP1. Ten Mile River/Zone II Water Resource (Plainville, North Attleborough, Attleboro, and Seekonk)**

The Ten Mile River picks up flow from two major tributaries, the Seven Mile River and the Bungay River from there it flows generally south through North Attleborough, Attleboro, and Seekonk before entering Rhode Island. The North Attleborough National Fish Hatchery is located in its upper reaches, and the river offers stocked trout fishing in the spring. A Zone II wellhead protection area has been determined by hydro-geologic modeling and approved by the Department of Environmental Protection's Drinking Water

- ❑ Medium/High-Yield Aquifer
- ❑ 100 and 500-Year Floodplain
- ❑ IWPA/Public Water Resources
- ❑ Zone II Water Resource Protection Area
- ❑ Living Waters, Priority, Estimated, and BioCore Habitat
- ❑ Scenic Resource and Recreational Resource

#### **SP2. Bungay River/Zone II Water Resource (Plainville, Mansfield)**

The Bungay River is a short river in southeastern Massachusetts that is a tributary of the Ten Mile River. The Bungay River begins in Witch Pond in Foxborough, and flows south through Greenwood Lake and through North Attleboro and Attleboro. It enters the Ten Mile River in Attleboro and ultimately empties into the Narragansett Bay. The river flows through one of the best red maple swamp communities, provides home to rare plant species and brook trout. A Zone II wellhead protection area has been determined by hydro-geologic modeling and approved by the Department of Environmental Protection's Drinking Water Program.

- ❑ Medium/High-Yield Aquifer
- ❑ Zone A Surface Water Protection Area
- ❑ Zone II Ground Water Resource Protection Area
- ❑ IWPA/Public Water Resources
- ❑ 100 and 500-Year Floodplain
- ❑ Living Waters, Priority, Estimated, BioCore Habitat, and Certified Vernal Pools
- ❑ Scenic Resource and Recreational Resource

### **SP3. Canoe River ACEC**

Areas of Critical Environmental Concern (ACECs) are places in Massachusetts that receive special recognition because of the quality, uniqueness and significance of their natural and cultural resources. These areas are identified and nominated at the community level and reviewed and designated by the states' Secretary of Environmental Affairs, ACEC designation creates a framework for local and regional stewardship of critical resources and ecosystems.

- ❑ Canoe River Aquifer (17,200 acres, 1991) Easton, Foxborough, Mansfield, Sharon, and Taunton
- ❑ Surface Water Resource
- ❑ Medium/High-Yield Aquifer
- ❑ Significant 100 and 500-Year Floodplain
- ❑ IWPA/Public Water Resources
- ❑ Globally Rare Species, Living Waters, Priority, Estimated, BioCore Habitat, Natural Communities of Significance and Certified Vernal Pools
- ❑ Significant Historic and Prehistoric Significance
- ❑ Scenic Resource and Recreational Resource

### **SP4. Three Mile River ACEC**

Areas of Critical Environmental Concern (ACECs) are places in Massachusetts that receive special recognition because of the quality, uniqueness and significance of their natural and cultural resources. These areas are identified and nominated at the community level and reviewed and designated by the states' Secretary of Environmental Affairs, ACEC designation creates a framework for local and regional stewardship of critical resources and ecosystems.

#### *Silver Maple Floodplain*

A floodplain is the area of flatland that is covered by water when a river reaches maximum height. The dominant tree species is usually Silver Maple, but Cottonwood, Sycamore and Black Willow are also characteristic of a floodplain forest. The floodplain is naturally a very dynamic zone because of the constantly changing course, height, and velocity of the water. Though the floodplain forest tends to be long and narrow, where the floodplain is broad they can extend well inland. There are only four high-quality examples of floodplain forest on small rivers across the state, the best example of which is the silver maple floodplain on the Three Mile River in Taunton, located adjacent to the Parker Memorial Golf Course. This floodplain is Ranked S-2 in the Classification of the Natural Communities of Massachusetts.

- ❑ Three Mile River Watershed (14,275 acres, 2008) Dighton, Norton, and Taunton

- ❑ Surface Water Resource
- ❑ Medium/High-Yield Aquifer
- ❑ Significant 100 and 500-Year Floodplain
- ❑ IWPA/Public Water Resources
- ❑ Globally Rare Species, Living Waters, Priority, Estimated, BioCore Habitat, Natural Communities of Significance and Certified Vernal Pools
- ❑ Significant Historic and Prehistoric Significance
- ❑ Scenic Resource and Recreational Resource

**SP5. Hockomock Swamp ACEC**

Areas of Critical Environmental Concern (ACECs) are places in Massachusetts that receive special recognition because of the quality, uniqueness and significance of their natural and cultural resources. These areas are identified and nominated at the community level and reviewed and designated by the states' Secretary of Environmental Affairs, ACEC designation creates a framework for local and regional stewardship of critical resources and ecosystems.

- ❑ Hockomock Swamp (16,950 acres, 1990) Bridgewater, Easton, Norton, Raynham, Taunton, and West Bridgewater
- ❑ Surface Water Resource
- ❑ Medium/High-Yield Aquifer
- ❑ Significant 100 and 500-Year Floodplain
- ❑ IWPA/Public Water Resources
- ❑ Globally Rare Species, Living Waters, Priority, Estimated, BioCore Habitat, Natural Communities of Significance and Certified Vernal Pools
- ❑ Significant Historic and Prehistoric Significance
- ❑ Scenic Resource and Recreational Resource

**SP6. Upper Taunton River Corridor**

The Taunton River is the longest undammed coastal river in New England, and supports 45 species of fish and many species of shellfish. The watershed is the habitat for 154 types of birds, including 12 rare species. The Taunton River is currently being considered for Wild and Scenic designation.

- ❑ Globally Rare Species, Priority, Estimated, BioCore Habitat, Living Waters and Natural Communities of significance

- ❑ 100 and 500-Year Floodplain
- ❑ Historic and Prehistoric Significance (Camp Titicut)
- ❑ Scenic and Recreational Resource
- ❑ The confluence of the Nemasket River
- ❑ Agricultural Significance

**SP7. Great & Little Cedar Swamps**

Great Cedar Swamp and Little Cedar Swamp are located in north of Route 44 in Middleborough. The two swamps are a unique vegetation community including pure stands of Atlantic White Cedar.

**SP8. Assawompset Pond Complex**

The Assawompset Pond Complex (APC) covers 4,000 acres in Lakeville, Middleborough, Rochester and Freetown. The APC provides a drinking water to a quarter of a million people in Southeastern Massachusetts.

- ❑ Surface Water Resource with Zone A and B Protection
- ❑ Globally Rare Species, Priority, Estimated, BioCore Habitat, Living Waters and Natural Communities of significance
- ❑ Significant 100 and 500-Year Floodplain
- ❑ Unfragmented Habitat – potentially major connection to east/west green heart corridor connection
- ❑ Scenic Resource and (limited Recreational Resource)
- ❑ Nesting Eagles

**SP9. Nemasket River**

The Nemasket River is a small river which flows from Assawompset Pond in Lakeville and through Middleborough where it empties into the Taunton River. The Nemasket maintains the largest run of alewives in New England. This is large in part due to the pristine waters of the Assawompset Pond complex in Middleborough, Lakeville, and Rochester.

- ❑ 100 and 500-Year Floodplain
- ❑ IWPA/Public Water Resources
- ❑ Globally Rare Species, Living Waters, Priority, Estimated, BioCore Habitat, Natural Communities of Significance and Certified Vernal Pools

- ❑ Historic and Prehistoric Significance
- ❑ Scenic Resource and Recreational Resource
- ❑ Significant Fisheries Resource

**SP10. Greenbelt Corridor (Green Heart)**

The Green Heart Corridor was first realized by a group of Harvard students and their theory struck a cord here in the Southeastern Massachusetts Region. This idea if realized would create an unframed corridor of green space from the Taunton River to the Atlanta Ocean via the communities of Fall River, Freetown, Lakeville, Middleborough, and Carver.

*Rocky Woods*

Rocky Woods in Lakeville exemplify outstanding regional resources as an undisturbed cultural landscape believed to have been important to human communities as long as 12,000 years ago. The steep ledges of Rocky Woods make this bedrock outcropping one of the largest in the entire Taunton River Basin, and provides an unusually large and unique floral habitat. Unusual fern and wildflower species as well as a particularly diverse forest canopy characterized this area.

- ❑ Medium to High-Yield Aquifer
- ❑ IWPA's
- ❑ Globally Rare Species, Priority, Estimated, BioCore Habitat, Living Waters and Natural Communities of significance
- ❑ 100 and 500-Year Floodplain
- ❑ Significant Chapter 61 Agricultural Properties (Makepeace Cranberry properties)
- ❑ Recreational and Scenic Resources
- ❑ Historical Significance

**SP11. Thatcher Pond**

Thatcher's Pond is a Coastal Plain Pond, an extremely vulnerable and globally rare habitat type which supports many very rare plants and animals. Thatcher Pond is one of the few Coastal Plains Ponds that are almost completely intact, and it has two rare plant populations. There may also be an opportunity for expansion of the adjacent DEM Massasoit State Park.

**SP12. Runnins River Headwater**

The Runnins River Headwater protection area is located in Seekonk and offers greenway connection and water resource protection.

**SP13. Palmer River Aquifer & Zone II Protection Area**

The Palmer River flows 11 miles through Rehoboth and Swansea. The Town of Swansea has recently identified and has begun constructing a desalinization facility on the lower Palmer. The Town of Rehoboth is reliant on groundwater as their water resource and a medium and high yield aquifer is located within the Palmer River watershed.

- ❑ Medium/High-Yield Aquifer
- ❑ 100 and 500-Year Floodplain
- ❑ IWPA/Public Water Resources
- ❑ Living Waters, Priority, Estimated, BioCore Habitat, and Certified Vernal Pools
- ❑ Historic and Prehistoric Significance
- ❑ Scenic Resource and Recreational Resource
- ❑ Significant Chapter 61A and Forestry Plans

**SP14. Muddy Cove Brook**

Muddy Cove Brook area is located in Dighton and Somerset and includes a water recharge protection area, BioCore habitat and farm protection.

**SP15. Lower Taunton River Corridor, Peace Haven & Mowry's Path**

The Taunton River is the longest undammed coastal river in New England, and supports 45 species of fish and many species of shellfish. The watershed is the habitat for 154 types of birds, including 12 rare species. The Taunton River is currently being considered for Wild and Scenic designation. (See SP17 for more information concerning Peace Haven & Mowry's Path)

- ❑ Globally Rare Species, Priority, Estimated, BioCore Habitat, Living Waters and Natural Communities of significance
- ❑ 100 and 500-Year Floodplain
- ❑ Historic and Prehistoric Significance (Peace Haven, Sweets Knoll, the Boat Site, Conspiracy Island, and much more)
- ❑ Scenic Resource and Recreational Resource

- ❑ Unique Geological Significance
- ❑ Medium/High-Yield Aquifer
- ❑ Surface Water Resource for the City of Brockton
- ❑ Peace Haven to the confluence of the Three Mile River

### **SP16. Acidic Fen**

Acidic fens are basically acidic peatlands dominated by sedge and sphagnum that experience some groundwater or surface water flow. Standing water is common within fens throughout much of the growing season. This example of an acidic fen is large, of high quality, and not degraded by development. Nutrient enrichments of bogs and fens lead to deterioration of the peat. In addition, any alterations in the water level have a negative impact on the community. The “fen” is located north of Interchange 10 off Route 24 in Freetown. It has been identified as a significant ecological landscape by The Trustees of Reservations and ranked S3 by the Natural Heritage Endangered Species Program due to its high quality and identified globally rare species.

### **SP17. Peace Haven & Mowry’s Path**

Peace Haven in Freetown is considered one of the richest archeological sites in southeastern Massachusetts, and is the site of 11,000 years of settlement by the Native Peoples ending with the Pocassetts in the Colonial era. It also includes the path King Phillip used during his escape across the Taunton River from armies of the European settlers during the King Phillip Wars in the 1600s. Peace Haven is largely wooded and offers rich habitat to a variety of wildlife. (ROSA, 2007) (See Lower Taunton River, SP15)

### **SP18. Greenway Connection**

The Greenway Connection is a large area of undeveloped land that is centrally located in Freetown and Lakeville and connects the Freetown State Forest to the Assonet Cedar Swamp. A green belt connection can be realized from Fall River to Lakeville with a number of key parcels being acquired to make this a reality.

### **SP19. Mattapoisett River Aquifer Protection District**

The Mattapoisett River begins at Snipatuit Pond in Rochester and flows southward through Mattapoisett and empties into Mattapoisett Harbor. The identified river corridor is valued drinking water supply for four communities: Rochester, Mattapoisett, Fairhaven, and Marion serving more than 24,000 people.

- ❑ Medium and High Yield Aquifer (*Rochester and Mattapoisett*)
- ❑ IWPA's
- ❑ Zone II Water Resource Protection Area (*Rochester and Mattapoisett*)
- ❑ Priority, Estimated, and BioCore Habitats, Living Waters and Natural Communities of significance
- ❑ 100 and 500-Year Floodplain and VE (areas of high velocity)
- ❑ Large farm blocks, with Chapter 61a properties interspersed with much of their rural character intact.
- ❑ Scenic Vistas
- ❑ Significant Fisheries Resource

### **SP20. Aucoot Cove**

Aucoot Cove is a shared resource located in the Towns of Mattapoisett and Marion. The Buzzards Bay National Estuary Program has recommended this area be adopted as an Outstanding Resource Waters (ORW) for its valuable shellfish resource, eelgrass habitat, other species of flora and fauna.

### **SP21. Pine Barrens and PCA**

The Pine Barrens occur on dry, acidic, and sandy soils of glacial deposits. These significant natural communities are fire-dependent, requiring a fire interval of 5-50 years to maintain its characteristic species. Pine Barrens are globally rare areas. The barrens are a shared resource of Carver, Wareham, and Plymouth and are home to nine rare species of flora and fauna.

- ❑ Plymouth-Carver Sole Source Aquifer is a significant water resource is for seven towns: Carver, Plymouth, Bourne, Kingston, Middleborough, Plympton, and Wareham. (*Middleborough does not draw water from this source*)
- ❑ Medium to High-Yield Aquifer
- ❑ IWPA's
- ❑ Globally Rare Species, Priority, Estimated, BioCore Habitat, Living Waters and Natural Communities of significance
- ❑ 100 and 500-Year Floodplain
- ❑ Myles Standish State Forest

- ❑ Significant Chapter 61 Agricultural Properties (Makepeace Cranberry properties)
- ❑ Recreational and Scenic Resources

**SP22. BioReserve (extension and parcels within)**

The Bioreserve is a 13,400-acre area designed to be able to sustain the native biodiversity of the southeastern region and protect public water supplies. The original concept was aimed at balancing the protection of biodiversity, cultural resources, economic development and human activity. The Bioreserve is managed cooperatively with The Trustee's of Reservation, the City of Fall River, the Massachusetts Executive Office of Environmental Affairs (currently the Executive Office of Energy and Environmental Affairs, EOEEA), Department of Conservation and Recreation, and the Division of Fisheries and Wildlife. The Bioreserve builds on the City's wealth of natural resources and scenic beauty.

- ❑ Water Resource District: Zone A, B, and C
- ❑ Historic and Archeological Significance
- ❑ Durfee Mill site
- ❑ 100 and 500-Year Floodplain
- ❑ IWPA/Public Water Resources
- ❑ Globally Rare Species, Living Waters, Priority, Estimated, BioCore Habitat, Natural Communities of Significance and Certified Vernal Pools

**SP23. Acushnet Swamp**

The 1,100-acre Acushnet Cedar Swamp abuts the airport to the north, and another large swamp, the Apponogansett, surrounds the southern portion. Acushnet is a National Natural Landmark, managed by the Massachusetts Department of Environmental Protection, and is one of the largest Atlantic white cedar swamps remaining in Massachusetts; it is considered a Unique Resource Zone. The swamp provides habitat for several different plant and animal species listed as rare or threatened by the Massachusetts Natural Heritage and Endangered Species Program. It contains areas of upland forest adjacent to a large wetland system comprise of bogs, swamps and a pond.

**SP24. Noquochoke Wetlands**

Noquochoke Wetlands is located in Dartmouth and straddles the west-end of Route 195. The Noquochoke Wetland area is considered an exemplary acidic basin fen, the world's largest population of Long's Bullrush and a diverse wetland complex with many rare plants and insects.

**SP25. Farmland Protection**

The future agricultural needs of our region deeply depend on maintaining solid ties to the sustainability of viable farm practices.

- ❑ Large farm blocks, with Chapter 61 and Chapter 61a properties interspersed with strong efforts from local, regional and state land trust to acquire permanently protected open space.
- ❑ Medium and High Yield Aquifer (*Westport*)
- ❑ IWPA's
- ❑ Zone II Water Resource Protection Areas (*Dartmouth*)
- ❑ Priority and Estimated Habitat, BioCore Habitat, Living Waters, and Natural Communities of significance
- ❑ 100 and 500-Year Floodplain
- ❑ Scenic vistas (including miles of stonewalls and historic homes and districts)
- ❑ Coastal resources
- ❑ Recreational resources
- ❑ Allen's Pond "the let"- currently Audubon and local land trust have been actively acquiring parcels to protect this valuable Resource.

**SP26. Apogansett Cove**

Apogansett Bay serves as the Town of Dartmouth's harbor for commercial and recreational boating. Over 300 moorings are located in the Apogansett Bay. Dyke Creek flows into the Apogansett Bay and is associated salt marshes should be protected.

**SP27. Allen's Pond (the let)**

See SP25 Farm Protection

### ***River Corridors***

Southeastern Massachusetts rivers and streams are influenced by many factors, including the strong groundwater influence from highly permeable soil conditions; very low gradient, and interaction with vast swamps and wetlands which release water slowly over time. The result of these conditions is the rivers and streams in this region flow long after a rain event, resulting in a slow release from swamps and aquifers. The Regional PPA includes frontage along a major river that acts as a building block to establish regional river corridors. Rivers included in the Regional Map include:

- R1. Seven Mile River** (see SP1)
- R2. Ten Mile River** (see SP1)
- R3. Bungay River** (see SP2)
- R4. Wading River**
- R5. Canoe River** (see SP3)
- R6. Three Mile River** (see SP4)
- R7. Taunton River** (see SP6 & SP15)
- R8. Nemasket River** (see SP9)
- R9. Palmer River** (see SP13)
- R10. Cole River** (see summary below)
- R11. Lees River**
- R12. Segreganset River** (see summary below)
- R13. Fall Brook**
- R14. West Branch of the Westport River**
- R15. East Branch of the Westport River**
- R16. Paskamansett River**
- R17. Acushnet River**
- R18. Mattapoisett River** (see SP19)
- R19. Sippican River**
- R20. Agawam River**
- SR21. Assonet River**
- SR22. Slocum River**
- SR23. Black Brook**
- SR24. Snake River**
- SR25. Mill River**

## **SR26. Forge River**

### **R12. Segreganset River/Zone II, Zone A and B, Water Resource Protection Area**

The Segreganset River flows in a southeasterly direction beginning in the City of Taunton and continuing onward through the Town of Dighton and ending in the Taunton River. The Segreganset River watershed is rich in historic, biologic, scenic and recreational attributes. The Segreganset is also a water resource for the Town of Dighton and Somerset and is considered a stressed basin.

- ❑ Zone II, Groundwater Resource Protection Area
- ❑ Zone A and B Surface Water Resource Protection Area
- ❑ 100 and 500-Year Floodplain
- ❑ IWPA/Public Water Resources
- ❑ Globally Rare Species, Living Waters, Priority, Supporting Core Habitat, Natural Communities of Significance and Certified Vernal Pools
- ❑ Historic and Prehistoric Significance
- ❑ Significant Fisheries Resource
- ❑ Considered a Stressed Basin

### **R10. Cole Brook and Cole River/Zone II Water Resource Protection Area**

A Zone II wellhead protection area has been determined by hydro-geologic modeling and approved by the Department of Environmental Protection's Drinking Water.

- ❑ Zone II, Groundwater Resource Protection Area
- ❑ 100 and 500-Year Floodplain
- ❑ IWPA/Public Water Resources
- ❑ Historic Significance