Berkley Master Plan

Services & Facilities and Transportation & Circulation Workshop

Wednesday - October 9, 2019

Town Hall - 1 North Main Street, Berkley, MA 02779
Agenda for Today

This is a very basic, **big picture** conversation. *Just tell us what you think. No homework necessary.*

- **6:30 - 6:45:** Introductions
- **6:45 - 7:25:** Master Plan Introduction and Information Presentation
- **7:25 - 7:30:** Refreshment Break
- **7:30 - 8:25:** Group Discussions & Reports
- **8:25 - 8:30:** Closing Remarks, Adjourn
What is SRPEDD’s role here?

- **Listen to you**
- Understand your goals and priorities
- Gather, analyze, and present information
- **Write a plan that responds to your goals**

**Main Goals** + **Who/What Info** = **Planning**

- What opportunities do we have?
- What actions are needed?
- What resources are required?
- Who’s in charge?
- What are the main hurdles?
Public Engagement

On the web

Welcome to the Berkley Master Plan Home Page!

Welcome! And thank you for visiting the Berkley Master Plan project web page!

The Town of Berkley is working with Southeastern Regional Planning and Economic Development District (SRPEDD) to develop a Master Plan that will help guide the town moving forward. It is important to note that SRPEDD does not have an outside agenda for the future of Berkley or its Master Plan. In other words, your input is an essential ingredient that—along with current, accurate data—determines what’s in your town’s Master Plan. The project, which will take place from September 2018 to June 2020, will feature a proactive and transparent civic engagement process; this will ensure that the Master Plan responds directly to the needs and aspirations of Berkley’s residents and business owners.

This webpage will be your source for all information about the Master Plan, opportunities for participation, and notice of events, such as the Master Plan Discovery Workshop, which took place.

In person

Meet up at Doughlicious Pizza

Heritage and Honey Festival

Council on Aging Luncheon
Public Engagement

Visit the project website to find out more: www.srpedd.org/Berkley-Master-Plan
Berkley Master Plan: Main Themes

1. Explore ways to preserve open space in an effort to maintain Berkley’s rural character and natural resources.
2. Provide additional housing options in Berkley, specifically affordable housing for seniors.
3. Explore additional opportunities to create new businesses and economic development that complement Berkley’s rural character.
4. Create additional sidewalks and bike facilities to allow for alternative transportation options.
5. Place a greater emphasis on maintaining the town’s capital assets, specifically its buildings.
6. Enhance public education and information sharing efforts using all available tools to ensure that the public can make informed decisions.
7. Explore the possibility of creating mixed-use options around “the Common” and in the Myricks area.
8. Continue efforts to promote Berkley’s history and culture while working to protect significant places and structures.
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What is a Master Plan?

● A comprehensive analysis of all aspects of community development
● A plan for a community’s physical growth
● A long-range document (typical 5 to 10 year “life”)
● A guide for local public policy

Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards . . . [M.G.L. c. 41, s. 81D]
What are the Elements of a Master Plan?

State Requirements - M.G.L. c. 41, s. 81D directs Planning Boards to prepare a Master Plan with the following elements:

- Statement of Goals and Policies
- Land Use
- Housing
- Economic Development
- Natural and Cultural Resources
- Open Space and Recreation
- Services and Facilities
- Transportation and Circulation
- Implementation Strategies
What type of information do we consider?

- land use patterns
- zoning and laws
- town priority areas
- ownership and rights
- **facilities and assets**
- water resources
- conservation
- habitat areas
- agriculture
- **transportation**
- crash rates
- environmental hazards
- land values
- development history
- demographic and economic trends

and . . .
most importantly, your community’s character, input, and goals.

- Public Workshops
- Community Events
- Website and Facebook
- Comment Cards
- Master Plan Committee
- Existing Plans
Why Create a Master Plan?

A Master Plan helps municipalities to:

● Promote orderly and predictable development
● Provide *clarity* to property owners, developers, and permitting authorities
● Promote open, transparent *decision-making*
● Set *priorities* for developing and maintaining infrastructure and public facilities
● Protect environmental resources
● Strengthen *local identity*
What Does the Data Say?

Let’s explore some data from the following sources:

- U.S. Census Bureau (Decennial & American Community Survey)
- U.S. Department of Housing & Urban Development (HUD)
- MA Department of Education (DOE)
- MA Department of Housing & Community Development (DHCD)
- MA Executive Office of Labor & Workforce Development (EOLWD)
- MA Division of Local Services (DLS)
- Somerset Berkley Regional School District (Bristol County Agricultural HS & Bristol-Plymouth Regional Tech. HS)

Who are we planning for?
Berkley’s population was booming in the 1990s. The rate has slowed, but Berkley is still growing at a faster rate than Bristol County.
Households

Average household size has decreased slightly.

20.3% of Berkley households include a person age 65+ (up from 14.9% in 2000)

36.8% of households include children under 18 (down significantly from 51.3% in 2000)

Source: U.S. Census Bureau
Berkley’s median age increased by 7 years from 2000 - 2016. The share of older, “Retirement Age” people is increasing.

Source: U.S. Census Bureau
Berkley’s student population declined slightly between 2008 and 2018.

Source: Somerset Berkley Regional School District, Bristol County Agricultural HS, and Bristol-Plymouth RTHS
Median Household Income in Berkley is estimated at $95,186

This is much higher than median incomes in:

- Bristol County: $59,343
- Plymouth County: $77,627
- Massachusetts: $70,954

Surrounding towns:
- Dighton: $92,818
- Freetown: $91,618
- Lakeville: $93,691
- Somerset: $68,900

Source: U.S. Census Bureau
Slightly more than a quarter of owner households are housing cost burdened, whereas slightly more than 10% of renters are burdened.
### Berkley’s Subsidized Housing Inventory (SHI)
*Chapter 40B Affordable Housing Stock*

<table>
<thead>
<tr>
<th>Community</th>
<th>2010 Census Year Round Housing Units</th>
<th>SHI Units</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkley</td>
<td>2,169</td>
<td>24</td>
<td>1.1%</td>
</tr>
<tr>
<td>Dighton</td>
<td>2,568</td>
<td>144</td>
<td>5.6%</td>
</tr>
<tr>
<td>Freetown</td>
<td>3,263</td>
<td>86</td>
<td>2.6%</td>
</tr>
<tr>
<td>Lakeville</td>
<td>3,852</td>
<td>274</td>
<td>7.1%</td>
</tr>
<tr>
<td>Somerset</td>
<td>7,335</td>
<td>273</td>
<td>3.7%</td>
</tr>
<tr>
<td>Taunton</td>
<td>23,844</td>
<td>1,529</td>
<td>6.4%</td>
</tr>
</tbody>
</table>

Source: MA Department of Housing and Community Development (DHCD)

In order to gain more control over the Chapter 40B process, Berkley must have 10% of its housing stock on the state SHI or meet annual production goals. It currently has 1.1%.
Affordable Housing vs. Housing that is Affordable

“Affordable” Housing:

- **Subsidized** by a public agency, non-profit, or a limited dividend company
- **Income-restricted** to households with incomes at or below 80% of area median income
- Deed restriction

Housing that is “affordable”:

- A household that is spending less than 30% of the household income on basic costs (mortgage/rent and utilities).

Berkley AMFI: $94,400
80% Limit (family of four): $68,000

Please note that this is a very basic description of the differences and is not meant to be an all inclusive definition.
## Job Growth, 2007 - 2017

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2007 Jobs</th>
<th>2017 Jobs</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkley</td>
<td>619</td>
<td>741</td>
<td>19.7%</td>
</tr>
<tr>
<td>Dighton</td>
<td>1,788</td>
<td>1,796</td>
<td>0.4%</td>
</tr>
<tr>
<td>Freetown</td>
<td>3,861</td>
<td>3,942</td>
<td>2.1%</td>
</tr>
<tr>
<td>Lakeville</td>
<td>3,341</td>
<td>3,361</td>
<td>0.6%</td>
</tr>
<tr>
<td>Somerset</td>
<td>4,608</td>
<td>4,725</td>
<td>2.5%</td>
</tr>
<tr>
<td>Taunton</td>
<td>25,887</td>
<td>22,952</td>
<td>-11.3%</td>
</tr>
<tr>
<td>SRPEDD</td>
<td>242,164</td>
<td>250,713</td>
<td>3.5%</td>
</tr>
<tr>
<td>Bristol County</td>
<td>219,492</td>
<td>226,322</td>
<td>3.1%</td>
</tr>
<tr>
<td>Massachusetts</td>
<td>3,236,118</td>
<td>3,544,095</td>
<td>9.5%</td>
</tr>
</tbody>
</table>

Source: MA Executive Office of Labor and Workforce Development (EOLWD)

In the past ten years, Berkley has gained about 122 jobs. Job growth was higher than its neighbors, the state, and the region.
In 2017, the biggest industries in Berkley (in total jobs) were construction and accommodations and food services.
The top employers in Berkley are the Berkley Community School and the Berkley Middle School.

### Top Employers in Berkley, 2018

<table>
<thead>
<tr>
<th>Top Employers in Berkley, 2018</th>
<th>Number of Employers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkley Community School</td>
<td>50-99</td>
</tr>
<tr>
<td>Berkley Middle School</td>
<td>50-99</td>
</tr>
<tr>
<td>Berkley Fire Department</td>
<td>20-49</td>
</tr>
<tr>
<td>Berkley Police Department</td>
<td>20-49</td>
</tr>
<tr>
<td>Consolidated Edison Solutions</td>
<td>20-49</td>
</tr>
<tr>
<td>Dunkin Donuts</td>
<td>20-49</td>
</tr>
<tr>
<td>J&amp;R Precast Inc.</td>
<td>20-49</td>
</tr>
<tr>
<td>Berkley Used Auto Parts</td>
<td>10-19</td>
</tr>
<tr>
<td>Bucksworth</td>
<td>10-19</td>
</tr>
<tr>
<td>Community Care Svc. Inc.</td>
<td>10-19</td>
</tr>
<tr>
<td>Dynavac</td>
<td>10-19</td>
</tr>
<tr>
<td>Emerald Quality Construction</td>
<td>10-19</td>
</tr>
<tr>
<td>Nanny Kim Scioneaux Daycare</td>
<td>10-19</td>
</tr>
<tr>
<td>People Inc.</td>
<td>10-19</td>
</tr>
<tr>
<td>Pride Environmental Construction</td>
<td>10-19</td>
</tr>
</tbody>
</table>
Berkley’s tax base is 94.4% residential. For FY2018, the average single family tax bill in Berkley is $4,842 compared to $3,945 in Taunton, $4,114 in Freetown, $4,587 in Dighton, and $4,669 in Lakeville.
### Tax Rates Per $1,000 of Value (Millage Rates), 2018

<table>
<thead>
<tr>
<th>Community</th>
<th>Residential Tax Rate</th>
<th>Commercial Tax Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkley</td>
<td>$14.02</td>
<td>$14.02</td>
</tr>
<tr>
<td>Dighton</td>
<td>$14.87</td>
<td>$27.39</td>
</tr>
<tr>
<td>Freetown</td>
<td>$13.31</td>
<td>$21.42</td>
</tr>
<tr>
<td>Lakeville</td>
<td>$13.59</td>
<td>$13.59</td>
</tr>
<tr>
<td>Somerset</td>
<td>$16.96</td>
<td>$29.02</td>
</tr>
<tr>
<td>Taunton</td>
<td>$15.72</td>
<td>$34.43</td>
</tr>
</tbody>
</table>

*Source: MA Division of Local Services (DLS)*

**Berkley has a flat tax rate (meaning that it taxes residential and commercial properties at the same rate). Compared to its neighbors, the town’s tax rate is low.**
Berkley Goals Project (1995) and Open Space & Recreation Plan (2018)

Services & Facilities

Explore the possibilities of creating a Recreation Department in cooperation with the Berkley Athletic Association.

Increase *public access to rivers*. Including a boat ramp for power boats at Dighton Rock State Park and/or other Berkley sites.

Create *nature trails* for passive recreation.

Improve *youth services*.

Increase use of existing facilities in Berkley.

Support the Building Needs Committee and develop a *long-term capital improvement and maintenance plan*.

Support *public safety*.

Educate residents about the limited nature of the town’s services.
Group Discussion Questions

Services & Facilities
● What are the most important town services and could things be improved?
● Are there town facilities that are in need of repair or upgrade?
● How is the communications infrastructure, including internet?
● Do the public safety departments have appropriate staff levels?
● Are there town staffing needs?

Transportation & Circulation
● How is the condition of the town’s infrastructure (roads, sidewalks, signage, etc.)?
● How are the transportation options in Berkley?
● Do you walk or bike to certain places in town? Do you feel safe?
● Are there particularly unsafe or challenging intersections in town?
● Where would new sidewalks be appropriate?
Refreshment Break!

5 minutes
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Keeping in Touch and Participating Online

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There are many ways to get involved and stay informed. Join us at a public event, as shown on our Google Calendar (below). “Like” the Master Plan page on Facebook. And join our Mailing List so you will be notified of all events that support the project. If you can’t attend an in-person meeting, you can always add your thoughts using our Public Comment Form or contact Eric Arbeeze at 508.824.1367 x317. Scroll down to see information about Upcoming Events, the Elements of a Master Plan, the Interactive Map Gallery, the Document Library, and more. Please also be sure to visit the Master Plan Data Page/

Also...
Contact

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