

Town of North Attleborough



Priority Development & Protection Areas 2008

PRIORITY DEVELOPMENT AREAS PRIORITY PROTECTION AREAS

INTRODUCTION

Southeastern Massachusetts is growing rapidly. As a region, we are developing nearly eight acres each and every day, or about 4½ square miles a year. This is equivalent to fully developing an area almost the size of the Town of North Attleborough every four years.

Development is inevitable; our region is a desirable place to live and work, and a certain amount of new growth is healthy. But in the past we have not always planned well for development and the result has not always been an asset for our communities and region.

Good development should take place on sites that are matched to their intended uses. Sites appropriate for more intensive development need good access, compatible abutting land uses, public water and sewer service nearby, and minimal environmental constraints. These areas need to be located, mapped and appropriately zoned.

Likewise, we need to plan to protect our most important natural areas. These are the areas that contribute to our water supply, contain threatened or endangered species or are special due to their scenic or historic features. These areas also need to be located, mapped and appropriately protected.

We must steer development toward the appropriate (priority development) areas and away from the critical (priority protection) areas in order to achieve the vision that we have for our communities.

SRPEDD, in conjunction with the South Coast Rail project and the Southeastern Massachusetts Commuter Rail Task Force, is working with the cities and towns of the South Coast Rail Corridor to identify those areas that are the most appropriate for development and the most appropriate for protection. These areas are called Priority Development Areas (PDAs) and Priority Protection Areas (PPAs). This process entails working with municipal officials and citizens to locate and designate these areas. SRPEDD will also be undertaking this process with their member communities that are not located within the South Coast Rail Corridor.

WHAT ARE PRIORITY DEVELOPMENT AREAS?

These are areas within a city or town that are capable of handling more development due to several factors, including good access, available infrastructure (primarily water and sewer), an absence of environmental constraints, and local support. PDAs can range in size from a single lot to many acres. Areas designated under state programs such as Chapter 43D (expedited permitting), Chapter 40R (smart growth zones) or Economic Opportunity Areas can be examples of PDAs. Included in these designations will be the local recommendations for how these sites should be developed.

WHAT ARE PRIORITY PROTECTION AREAS?

These are areas within a city or town that deserve special protection due to the presence of significant environmental factors and natural features, such as endangered species habitats, areas critical to water supply, scenic vistas, or areas of historic significance. Like PDAs, the protection areas can vary greatly in size. Areas of Critical Environmental Concern (ACECs), aquifer recharge areas or designated priority habitats can be examples of PPAs.

WHAT IS THE PURPOSE OF THE PDA/PPA DESIGNATIONS?

This work is useful to all communities in making land use and zoning decisions. It identifies areas that the municipality deems necessary for preservation and not appropriate for development, as well as those that are highly appropriate for development. The results of this exercise may also be incorporated if a regional system of transfer of development rights is created.

HOW DOES THE PROCESS WORK?

SRPEDD assembled known data, local zoning bylaws, master plans and open space plans and worked with local planners, conservation agents, economic development officials, elected officials, interest groups, local organizations and citizens to review this information and refine it with local knowledge. This process took place over a number of months in each community.

HAS THIS BEEN DONE BEFORE?

Similar efforts undertaken in 1997 by SRPEDD and The Coalition for Buzzards Bay have completed pieces of this process, and that work will be incorporated into this effort.

The following pages present the locations that members of the Town of North Attleborough identified as Priority Protection and Priority Development Areas in the fall of 2008.

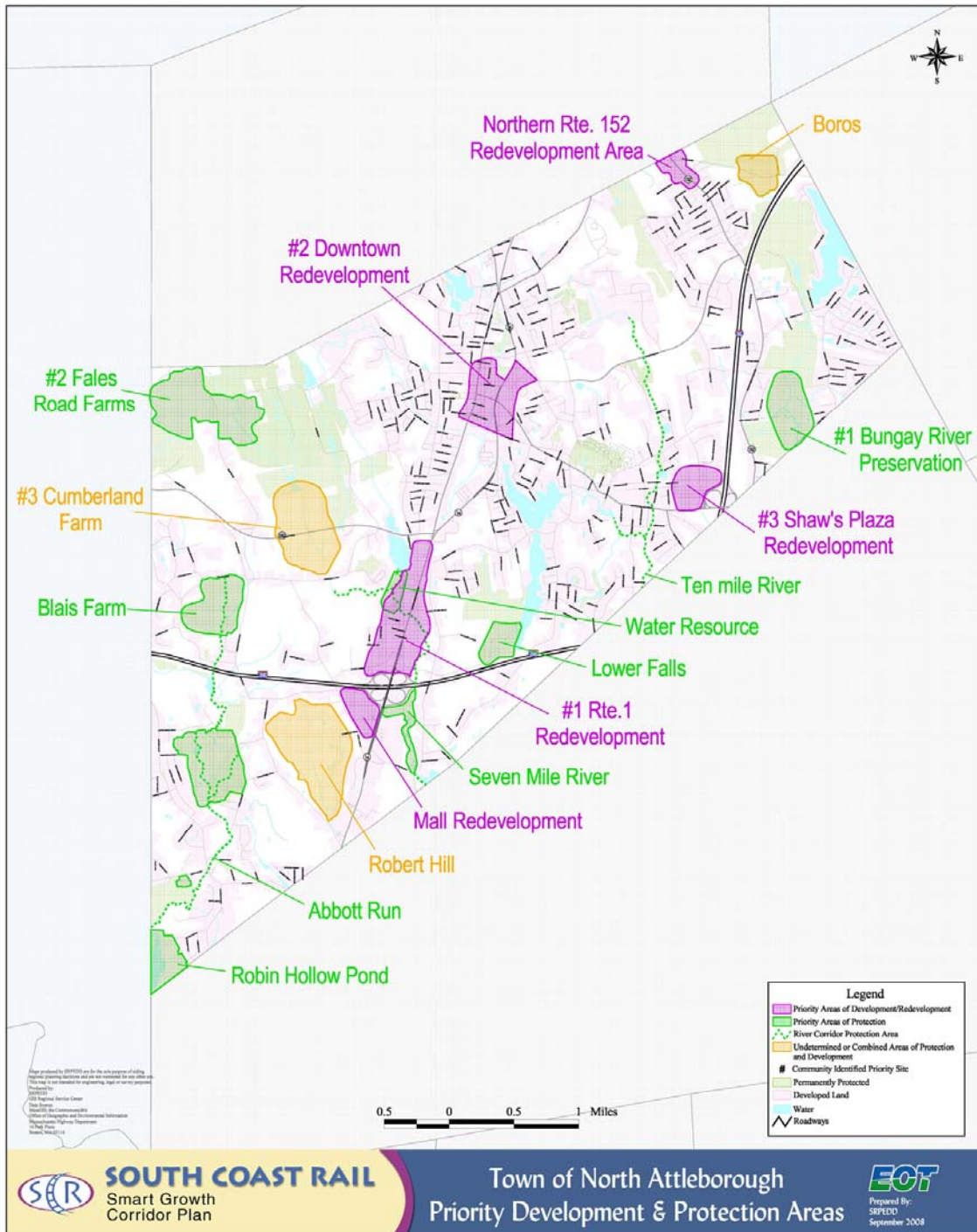
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Community Summary

The Town of North Attleborough contains a complex mix of land uses that transition from the rural character of agricultural land in the northern and western sections of town, to an historic and re-emerging traditional downtown area and finally to the newer, extended suburban commercial development along Routes 1 and 1A. Bordered by Plainville on the north, Mansfield to the east, Attleboro to the south, and Cumberland, Rhode Island to the west, it is part of the regional sub-area which is influenced by both the cities of Boston and Providence. Serving as the north-western boundary of Bristol County, North Attleborough is located approximately forty miles southwest of Boston and fifteen miles north of Providence, RI. Given its location and proximity to Routes 1, 1A, 295, 95 and 495, it is clear that growth and change will continue. Although it developed originally as an independent agricultural and industrial community, North Attleborough now functions more as an interdependent component of a much larger urbanized area. The community recognizes the opportunities presented by the town’s location and realizes the importance of setting priorities and developing a plan to balance open space and development.

I. The Town of North Attleborough Priority Protection and Development Map



Town of North Attleborough Priority Development/Redevelopment and Protections Areas

II. Priority Development/Redevelopment

1. Route 1 Redevelopment

Route 1 saw a boom in commercial development in the late 80’s and 90’s. The Emerald Square Mall, a variety of big box retail stores, automobile dealerships, and a mix of chain restaurants inter-dispersed among retail establishments form the predominant development pattern in this area. Unfortunately, with the downturn in the economy North Attleborough is seeing more and more of these big box retailers and auto dealers going out of business and leaving behind vacant properties. However, like many challenges, these challenges also offer an opportunity; the town can now encourage infill and expand the variety of uses allowed within the district through possible rezoning. The town is also exploring the possibility of reuse for the mall, as its useful life span is expected to wind down in the next decade.

Route 1 Redevelopment

<i>Protected Parcels</i> <ul style="list-style-type: none"> <i>North Common</i> 	<i>Water Resource</i> <ul style="list-style-type: none"> <i>Zone A</i> <i>Zone C</i> <i>Wetlands</i>
<i>Natural Resource Protection Areas</i> <ul style="list-style-type: none"> <i>Protected Land</i> <i>Chapter 61 Land</i> 	<i>Soils</i> <ul style="list-style-type: none"> <i>Sand and Gravel</i> <i>Till and Bedrock</i>
<i>Zoning</i> <ul style="list-style-type: none"> <i>IC30 – Industrial/Commercial 30,000’</i> <i>C60 – Commercial 60,000’</i> <i>R20 – Single Residence 20,000’</i> <i>R40 – Single Residence 40,000’</i> 	<i>Possible Use/Reuse</i> <ul style="list-style-type: none"> <i>Mixed Use</i> <i>Commercial</i>
<i>Development Area</i> <ul style="list-style-type: none"> <i>Route 1</i> 	<i>21E Site</i> <ul style="list-style-type: none"> <i>Yes-South Washington Street</i> <i>Historic Sites</i> <ul style="list-style-type: none"> <i>None</i>

2. Downtown Redevelopment

Potential for Neighborhood Nodes, Village District and Civic Center District

A neighborhood node is an active gathering place in the community that is located within a neighborhood and provides essential goods and services within walking distance. Locating these uses close to residential neighborhoods reduces the need to drive, puts more eyes on the street, offers greater opportunity for social interaction, and contributes to overall neighborhood quality. Several areas within the Town of North Attleborough may be appropriate for neighborhood nodes.

Town centers are hot in today’s development world. Interesting, pedestrian-friendly, and dynamic mixed-uses are increasingly preferred locations for working, living and playing. The Town of North Attleborough recognizes that there is potential to develop a Mixed-Use Town Center District in its historic town center.

Town Center Redevelopment and Infill

The Town of North Attleborough would like to encourage mixed use development in the area between South Washington Street and Route 1A. This area has commercial and residential uses mixed along the side roads. There are several vacant buildings and factories that would offer opportunities for housing, including possible affordable rental units, above retail and service shops. The town could utilize 43D Expedited Permitting and other incentives to encourage a variety of uses.

Downtown Redevelopment

<i>Protected Parcels</i> <ul style="list-style-type: none"> • <i>Municipal Land</i> • <i>Protected Land</i> 	<i>Water Resource</i> <ul style="list-style-type: none"> • <i>Wetlands</i> • <i>Medium Yield Aquifer</i>
<i>Natural Resource Protection Areas</i> <ul style="list-style-type: none"> • <i>None</i> 	<i>Soils</i> <ul style="list-style-type: none"> • <i>Gravel</i> • <i>Sandy Loam</i>
<i>Zoning</i> <ul style="list-style-type: none"> • <i>R10 – Intensive Residential 10,000’</i> • <i>C7.5 – Commercial 7,500’</i> • <i>C30 – Commercial 30,000’</i> • <i>R10S – Special Intensive Residential 10,000’</i> • <i>R15 – Single Residential 15,000’</i> 	<i>Possible Use/Reuse</i> <ul style="list-style-type: none"> • <i>Mixed Use</i> <i>Municipal Water/ Sewer</i>
<i>Development Area</i> <ul style="list-style-type: none"> • <i>Downtown Redevelopment</i> 	<i>21E Site</i> <ul style="list-style-type: none"> • <i>Yes- 5</i> <i>Historic Sites</i> <ul style="list-style-type: none"> • <i>Historic District</i>

3. *Shaw's Plaza Redevelopment*

The demolition of the Triboro Theatre has given rise to an opportunity to encourage uses that will benefit from this area's proximity to Route 95, as well as existing uses in the Plaza. This location is at the entrance of the industrial park and could benefit from a zoning change that will encourage a variety of uses.

Shaw's Plaza Redevelopment

<i>Protected Parcels</i> <ul style="list-style-type: none"> • <i>None</i> 	<i>Water Resource</i> <ul style="list-style-type: none"> • <i>Wetlands</i>
<i>Natural Resource Protection Areas</i> <ul style="list-style-type: none"> • <i>None</i> 	<i>Soils</i> <ul style="list-style-type: none"> • <i>Sandy and Gravel</i> • <i>Till or Bedrock</i>
<i>Zoning</i> <ul style="list-style-type: none"> • <i>C60 – Commercial 60,000'</i> 	<i>Possible Use/Reuse</i> <ul style="list-style-type: none"> • <i>Commercial</i>
<i>Development Area</i> <ul style="list-style-type: none"> • <i>Shaw's Plaza</i> 	<i>Municipal Water/ Sewer</i> <i>21E Site</i> <ul style="list-style-type: none"> • <i>None</i> <i>Historic Sites</i> <ul style="list-style-type: none"> • <i>None</i>

4. Northern Route 152 Redevelopment Area

Due to its proximity to Plainville, redevelopment of this area would benefit both North Attleborough and the Plainville community. This area could benefit from a zoning change that would encourage smart growth techniques to create a village center atmosphere with commercial uses close to the road and parking behind. Affordable housing could also be provided above the shops. This area presents a real opportunity for redevelopment and the creation of a village setting.

Northern Route 152 Redevelopment Area

<p>Protected Parcels</p> <ul style="list-style-type: none"> • <i>None</i> 	<p>Water Resource</p> <ul style="list-style-type: none"> • <i>Wetlands</i>
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • <i>None</i> 	<p>Soils</p> <ul style="list-style-type: none"> • <i>Sand and Gravel</i>
<p>Zoning</p> <ul style="list-style-type: none"> • <i>C30 – Commercial 30,000’</i> • <i>IC 30 – Industrial/Commercial 30,000’</i> 	<p>Possible Use/Reuse</p> <ul style="list-style-type: none"> • <i>Mixed use</i> • <i>Village</i> <p>Municipal Water/ Sewer</p>
<p>Development Area</p> <ul style="list-style-type: none"> • <i>Route 152</i> 	<p>21E Site</p> <ul style="list-style-type: none"> • <i>None</i> <p>Historic Sites</p> <ul style="list-style-type: none"> • <i>None</i>

5. Mall Redevelopment

The Town of North Attleborough must be proactive in planning for the end of the Emerald Square Mall’s useful life. This life span is estimated to be about 30 years, which will come due in the next decade. Possible reuses could include a community center, high-end studio apartments, a skate park, an office park and mixed uses. The mall will play a large role in the Route 1 Redevelopment, therefore all options to sustain its existence should be explored, but the inevitable need to redevelop should be closely analyzed.

Mall Redevelopment

<p>Protected Parcels</p> <ul style="list-style-type: none"> • <i>Municipal, County and Other Public Lands</i> • 	<p>Water Resource</p> <ul style="list-style-type: none"> • <i>Zone C</i>
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • <i>None</i> 	<p>Soils</p> <ul style="list-style-type: none"> • <i>Sandy Loam</i> • <i>Gravel</i>
<p>Zoning</p> <ul style="list-style-type: none"> • <i>C60 – Commercial 60,000’</i> 	<p>Possible Use/Reuse</p> <ul style="list-style-type: none"> • <i>Community Center</i> • <i>Housing</i> • <i>Office Park</i> <p>Municipal Water/ Sewer</p>
<p>Development Area</p> <ul style="list-style-type: none"> • <i>Emerald Square Mall</i> 	<p>21E Site</p> <ul style="list-style-type: none"> • <i>None</i> <p>Historic Sites</p> <ul style="list-style-type: none"> • <i>None</i>

III. Priority Areas of Protection

1. Bungay River Preservation

A major tributary of the Ten Mile River, the Bungay River flows through Bungay Lake, the North Attleborough National Fish Hatchery and the upper reaches of Bungay Swamp. The river’s drainage area covers approximately 2400 acres in the eastern portion of town. The diversity of habitat in the Ten Mile, Seven Mile and Bungay River Watersheds provides good to excellent habitat for numerous wildlife species, and the river makes important habitat connections to Plainville and Mansfield. Large, undeveloped areas of swamp, forest, river corridor and agricultural land attract a variety of wildlife species, indigenous and migratory, to these watersheds. (North Attleborough Conservation, Recreation and Open Space Plan 1999).

Bungay River Preservation

<p>Protected Parcels</p> <ul style="list-style-type: none"> • Municipal, County and Other Public Land • National Fish Hatchery • Angle Tree Gun Club • Attleboro Water Supply • Aquifer Protection District 	<p>Water Resource</p> <ul style="list-style-type: none"> • Wetlands • Medium Yield Aquifer • High Yield Aquifer • Community Groundwater Well • Zone II
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • Connects to Priority Estimated Habitat 	<p>Soils</p> <ul style="list-style-type: none"> • Flood Plain Alluvium • Sand • Gravel
<p>Zoning</p> <ul style="list-style-type: none"> • R20 – Single Residence 20,000’ • R15 • Aquifer Protection District 	<p>Development Area</p> <ul style="list-style-type: none"> • Residential • Light Commercial along Rt. 152 <p>21E Site</p> <ul style="list-style-type: none"> • Gas Station

2. Fales Road Farms

The Fales Road Farms area presents an important opportunity to maintain agriculture and open space in North Attleborough. The area is not ideal for development due to a high water table. Preserving agricultural use in town connects to the community’s historic land use. Preserving this land would also create connections to other open space. Much of this land is currently enrolled in the Chapter 61A program, and the town should make an effort to prioritize these lands in the event that it has the opportunity to exercise its Right of First Refusal. This area has been described as invaluable to the preservation of the rural character of the northwest area of town.

Fales Road Farms

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>Chapter 61</i> • <i>Agricultural Preservation Restriction</i> • <i>Municipal, County and Other Public Lands</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Zone A</i> • <i>Zone C</i> • <i>Wetlands</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>None</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Till</i> • <i>Bedrock</i> • <i>Sand and Gravel</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>R 40 – Single Residence 40,000’</i> <p><i>No Municipal Water or Sewer</i></p>	<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Residential</i>

2. Blais Farm

Abbott Run – Originates in Franklin and Wrentham, flows through a series of large reservoirs and ponds in Cumberland, Rhode Island before flowing along the western boundary of N. Attleborough and entering the Blackstone River in Cumberland. The Abbott Run Watershed is approximately 2500 acres and contributes water to the Millers River in Central Falls, Rhode Island and Robin Hollow Pond. Abbott Run provides drinking water to the Town of Pawtucket, and makes important habitat connections throughout the region. In addition, a significant archeological site has been uncovered in the Abbott Run area. The Abbott Run Aquifer, along with the Ten Mile River Aquifer and Bungay Aquifer are the only major water sources available to the town.

Robin Hollow Pond – Provides connectivity to Cumberland, Rhode Island. A water supply tank and groundwater well are located in this area. This area has also been identified as Priority and Estimated Habitat by the Natural Heritage and Endangered Species Program.

Blais Farm

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>Chapter 61A</i> • <i>Protected Land</i> • <i>Municipal, County and other Public Land</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Wetlands</i> • <i>High Yield Aquifer</i> • <i>Medium Yield Aquifer</i> • <i>Community Groundwater Well</i> • <i>Zone II</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>Priority and Estimated Habitat</i> • <i>Biocore Habitat</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Flood Plain Alluvium</i> • <i>Sandy Loam</i> • <i>Gravel</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>R40 – Single Residence 40,000’</i> • <i>R20 – Single Family Residence</i> • <i>Water Resource Protection District</i> 	<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Residential</i> • • <p><i>21E Site</i></p> <ul style="list-style-type: none"> • <i>None</i>

4. Ten Mile River

With headwaters in Wrentham and Plainville, the Ten Mile River extends from Whiting Pond along parts of Routes 1 and 1A to Falls Pond and Attleboro Falls before entering Attleboro. Ten Mile Watershed drains two major areas: Scotts Brook and the Ten Mile River itself, totaling approximately 4300 acres. The Ten Mile River Watershed supports uncommon features and high priority natural communities, including the distinctive red felcite ledge and Southern New England Rich Mesic Forest, which is characterized by its hardwoods on nutrient rich soil. Historical development patterns along the Ten Mile River have exacerbated chronic flood related problems, resulting in flood plain encroachment, siltation and periodic blockages due to reduced flood channel capacity. The river is currently listed for the Army Core of Engineers Flood Issues Study. (*North Attleborough Conservation, Recreation and Open Space Plan 1999*).

Ten Mile River

<p>Protected Parcels</p> <ul style="list-style-type: none"> • <i>Protected Land</i> • <i>Municipal, County or Other Public Lands</i> 	<p>Water Resource</p> <ul style="list-style-type: none"> • <i>Wetlands</i>
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • <i>Biocore Habitat</i> 	<p>Soils</p> <ul style="list-style-type: none"> • <i>Sandy Loam</i> • <i>Gravel</i> • <i>Flood Plain Alluvium</i>
<p>Zoning</p> <ul style="list-style-type: none"> • <i>R15 – Single Residence 15,000’</i> • <i>R20 – Single Residence 20,000’</i> • <i>OP 60 – Office/Business Park 60,000’</i> • <i>ILF – Town Disposal Area</i> 	<p>Development Area</p> <ul style="list-style-type: none"> • <i>Mixed Use</i> <p>21E Site</p> <ul style="list-style-type: none"> • <i>N.E. Gas</i> • <i>Balfour</i> • <i>Tannery</i> • <i>Foundry</i> • <i>Handy and Harmon</i>

6. Water Resource Area

The source of the Attleboro’s drinking water supply, this area drains into the Seven Mile River adjacent to Hoppin Hill Reservoir and Chapter 61 lands. No development will be permitted on Attleboro’s drinking water supply.

Water Resource Area

<p>Protected Parcels</p> <ul style="list-style-type: none"> • Protected Land 	<p>Water Resource</p> <ul style="list-style-type: none"> • Wetlands • Zone A • Zone C
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • None 	<p>Soils</p> <ul style="list-style-type: none"> • Sandy Loam • Gravel • Till or Bedrock
<p>Zoning</p> <ul style="list-style-type: none"> • R40 – Single Family Residence 40,000’ 	<p>Development Area</p> <ul style="list-style-type: none"> • None <p>21E Site</p> <ul style="list-style-type: none"> • None

7. Seven Mile River

Located in the western half of town, the Seven Mile River flows parallel to the Ten Mile River. The largest tributary of the Ten Mile River, the Seven Mile River watershed drains approximately 2900 acres of North Attleborough and supplies water to the Hoppin Hill and Luther Reservoirs. Its importance to the town’s potable water supply requires that adjacent land use be considered carefully. The area where the river travels under Route 1 presents an opportunity to develop design guidelines focusing on the importance of vegetated buffers along the river to maintain water quality and to improve both the environmental and aesthetic quality of the river area.

Seven Mile River

<p>Protected Parcels</p> <ul style="list-style-type: none"> • Historic District 	<p>Water Resource</p> <ul style="list-style-type: none"> • Wetlands • Zone A • Zone B • Zone C
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • Priority and Estimated Habitats 	<p>Soils</p> <ul style="list-style-type: none"> • Sandy Loam • Gravel • Flood Plain Alluvium
<p>Zoning</p> <ul style="list-style-type: none"> • R40 – Single Family Residence 40,000’ • R20 – Single Family Residence 20,000’ • C 60 – Commercial 60,000’ • C7.5 – Commercial 7,500’ 	<p>Development Area</p> <ul style="list-style-type: none"> • Commercial • Residential <p>21E Site</p> <ul style="list-style-type: none"> • None

8. Lower Falls

Lower Falls Pond supports a beach, picnic area and boat ramp. Activities available are swimming, boating, fishing, picnicking, skating and hiking on nature trails. The 1999 Conservation, Recreation and Open Space Plan rates the facilities as “above average” in quality. This area also connects to town-owned conservation land.

Lower Falls

<i>Protected Parcels</i> <ul style="list-style-type: none">• <i>Town-owned Conservation Land</i>	<i>Water Resource</i> <ul style="list-style-type: none">• <i>Wetlands</i>• <i>Zone B</i>
<i>Natural Resource Protection Areas</i> <ul style="list-style-type: none">• <i>None</i>	<i>Soils</i> <ul style="list-style-type: none">• <i>Sandy Loam</i>• <i>Gravel</i>• <i>Till or Bedrock</i>
<i>Zoning</i> <ul style="list-style-type: none">• <i>R20 – Single Family Residence 20,000’</i>	<i>Development Area</i> <ul style="list-style-type: none">• <i>Residential 21E Site</i>• <i>None</i>

IV. Combination Priority Development and Priority Protection Areas

Some areas within the Town of North Attleborough have yet to be determined as to whether they will become areas of development, protection or a combination of both. The sites listed below represent those areas:

1. Cumberland Farm

Preservation of this area has been considered for connectivity and for preservation of the town's rural character. However, with development in the western half of town being inevitable, a possible village overlay district could create a village node which would help diminish development impact and could provide passive recreation opportunities.

Cumberland Farm

<i>Protected Parcels</i> <ul style="list-style-type: none"><i>Protected Land</i><i>Agricultural Preservation Restriction</i>	<i>Water Resource</i> <ul style="list-style-type: none"><i>Wetlands</i>
<i>Natural Resource Protection Areas</i> <ul style="list-style-type: none"><i>None</i>	<i>Soils</i> <ul style="list-style-type: none"><i>Sandy Loam</i><i>Gravel</i>
<i>Zoning</i> <ul style="list-style-type: none"><i>R40 – Single Family Residence 40,000'</i> <i>Possible Use/Reuse</i> <ul style="list-style-type: none"><i>Village Node</i>	<i>Development Area</i> <ul style="list-style-type: none"><i>Mixed Use</i> <i>21E Site</i> <ul style="list-style-type: none"><i>None</i>

2. Boros

Currently a Sand & Gravel operation, an opportunity exists to restore connectivity to the Town Forest. However, previous use and land disturbance suggest less intensive residential development may be a better use for this land.

Boros

<i>Protected Parcels</i> <ul style="list-style-type: none">• <i>Protected Land</i>	<i>Water Resource</i> <ul style="list-style-type: none">• <i>Wetlands</i>• <i>Interim Wellhead Protection Area</i>• <i>Zone II</i>
<i>Natural Resource Protection Areas</i> <ul style="list-style-type: none">• <i>None</i>	<i>Soils</i> <ul style="list-style-type: none">• <i>Sandy Loam</i>• <i>Gravel</i>
<i>Zoning</i> <ul style="list-style-type: none">• <i>I60 – Industrial 60,000’</i> <i>Possible Use/Reuse</i> <ul style="list-style-type: none">• 	<i>Development Area</i> <ul style="list-style-type: none">• <i>21E Site</i> <ul style="list-style-type: none">• <i>None</i>

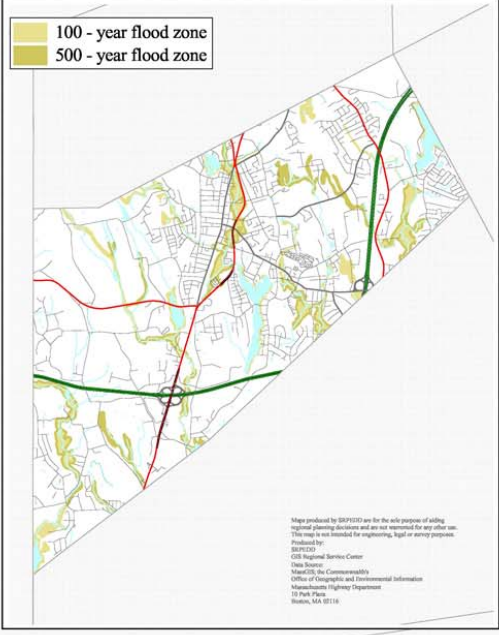
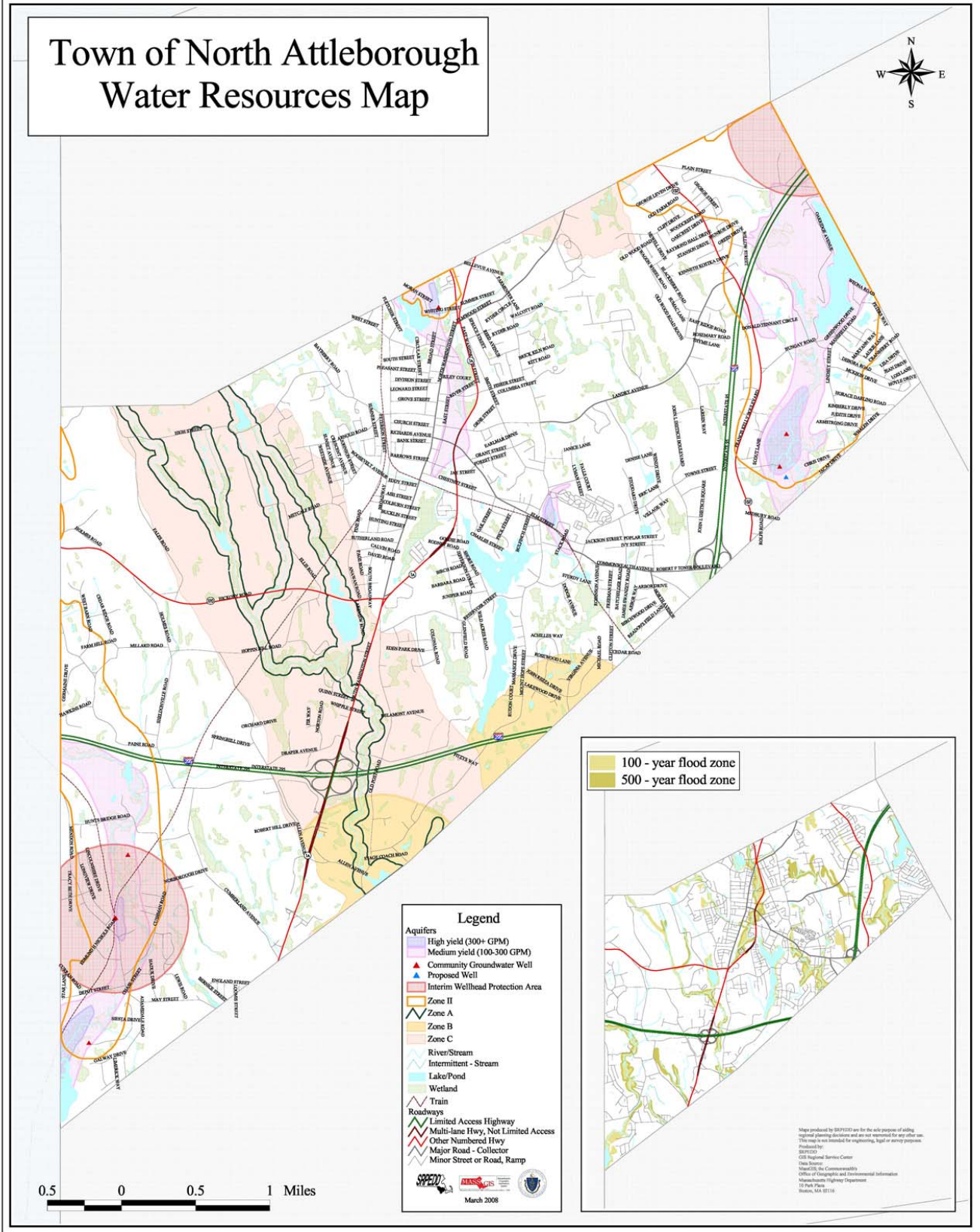
3. Robert Hill

Wetlands in this area restrict its development potential, though opportunities for a park may exist due to connectivity to existing commercial development off of the Route 1 corridor.

Robert Hill

<i>Protected Parcels</i> <ul style="list-style-type: none">• <i>Protected Land</i>• <i>Municipal, County and Other Public Land</i>	<i>Water Resource</i> <ul style="list-style-type: none">• <i>Wetlands</i>
<i>Natural Resource Protection Areas</i> <ul style="list-style-type: none">• <i>Natural Communities</i>	<i>Soils</i> <ul style="list-style-type: none">• <i>Bedrock</i>• <i>Till</i>
<i>Zoning</i> <ul style="list-style-type: none">• <i>R20 – Single Family Residence 20,000’</i> <i>Possible Use/Reuse</i>	<i>Development Area</i> <ul style="list-style-type: none">• <i>Residential</i> <i>21E Site</i> <ul style="list-style-type: none">• <i>None</i>

Town of North Attleborough Water Resources Map



100 - year flood zone
500 - year flood zone

Legend

Aquifers

- High yield (300+ GPM)
- Medium yield (100-300 GPM)
- Community Groundwater Well
- Proposed Well
- Interim Wellhead Protection Area
- Zone II
- Zone A
- Zone B
- Zone C

River/Stream

- Intermittent - Stream
- Lake/Pond
- Wetland

Train

Roadways

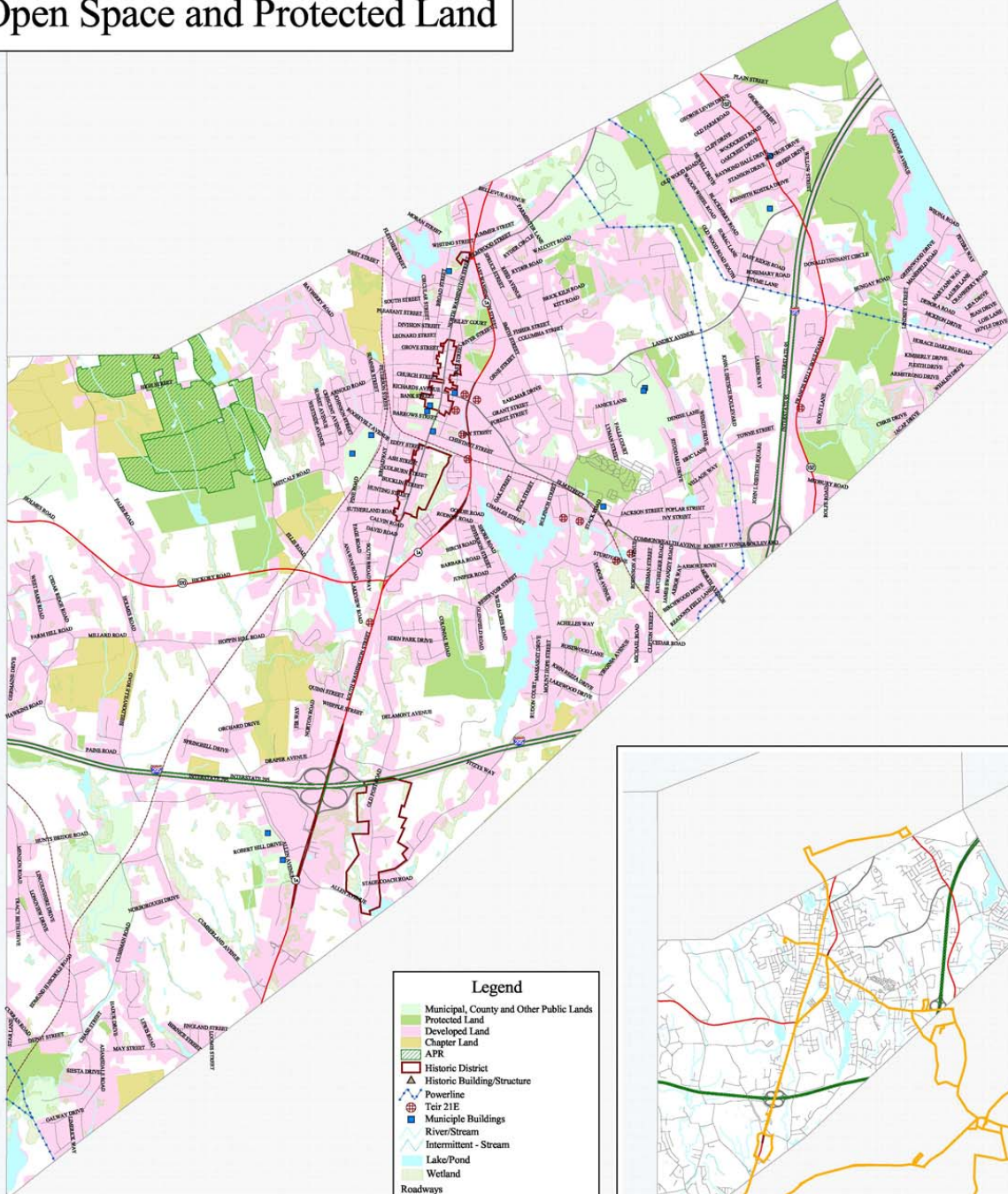
- Limited Access Highway
- Multi-lane Hwy, Not Limited Access
- Other Numbered Hwy
- Major Road - Collector
- Minor Street or Road, Ramp

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Massachusetts Highway Department
10 Park Plaza
Boston, MA 02116

Town of North Attleborough Developed, Chapter, Open Space and Protected Land



0.5 0 0.5 1 Miles

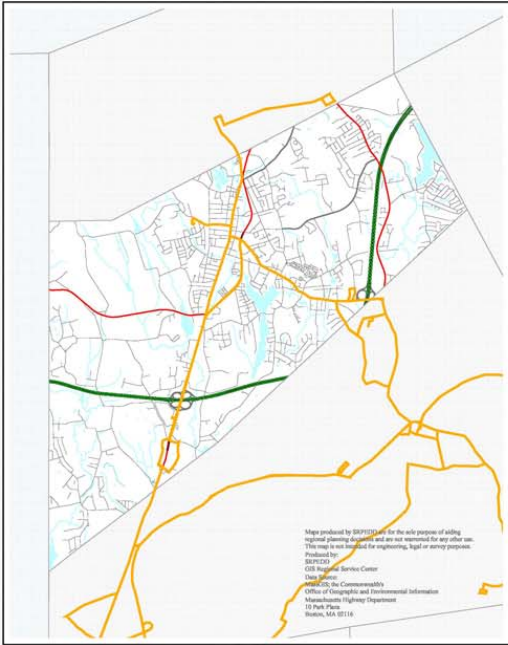
Legend

- Municipal, County and Other Public Lands
- Protected Land
- Developed Land
- Chapter Land
- APR
- Historic District
- ▲ Historic Building/Structure
- — — Powerline
- Teir 21E
- Municip Buildings
- River/Stream
- · - · - Intermittent - Stream
- Lake/Pond
- Wetland

Roadways

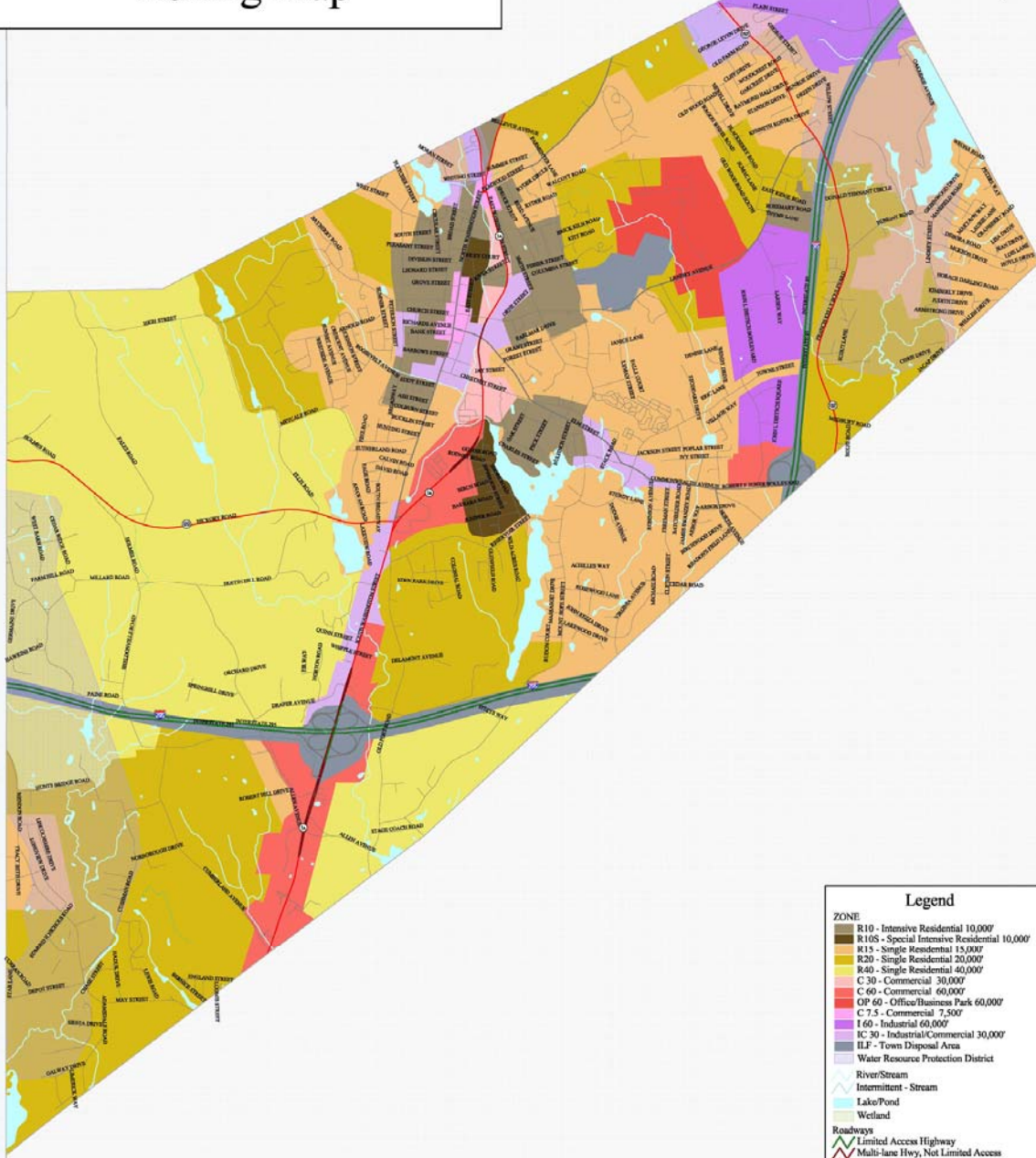
- Limited Access Highway
- Multi-lane Hwy, Not Limited Access
- Other Numbered Hwy
- Major Road - Collector
- Minor Street or Road, Ramp

March 2008



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Town of North Attleborough Zoning Map



Legend

ZONE

- R10 - Intensive Residential 10,000'
- R10S - Special Intensive Residential 10,000'
- R15 - Single Residential 15,000'
- R20 - Single Residential 20,000'
- R40 - Single Residential 40,000'
- C 30 - Commercial 30,000'
- C 60 - Commercial 60,000'
- OP 60 - Office/Business Park 60,000'
- C 7.5 - Commercial 7,500'
- I 60 - Industrial 60,000'
- IC 30 - Industrial/Commercial 30,000'
- ILF - Town Disposal Area
- Water Resource Protection District
- River/Stream
- Intermittent - Stream
- Lake/Pond
- Wetland

Roadways

- Limited Access Highway
- Multi-lane Hwy, Not Limited Access
- Other Numbered Hwy
- Major Road - Collector
- Minor Street or Road, Ramp

March 2008



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 SPED
 GIS Regional Services Center
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 Office of Planning and Environmental Information
 Massachusetts Department of Transportation
 100
 Boston, MA 02108

Town of North Attleborough Parcel Map

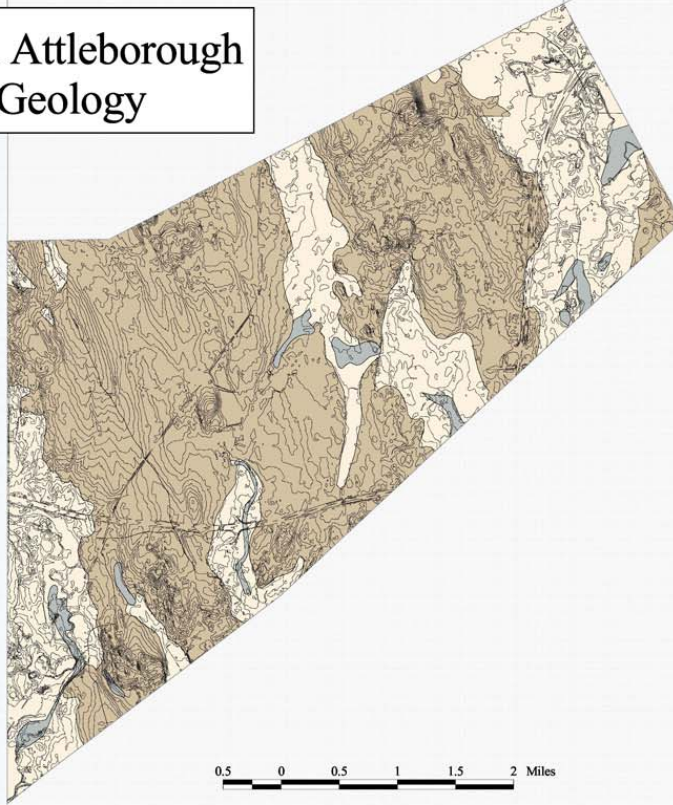


0.5 0 0.5 1 Miles

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Mansfield, MA 01902
Office of Geographic and Environmental Information
Massachusetts Highway Department
10 Park Plaza
Boston, MA 02114



Town of North Attleborough Surficial Geology



Legend

3 meter contours

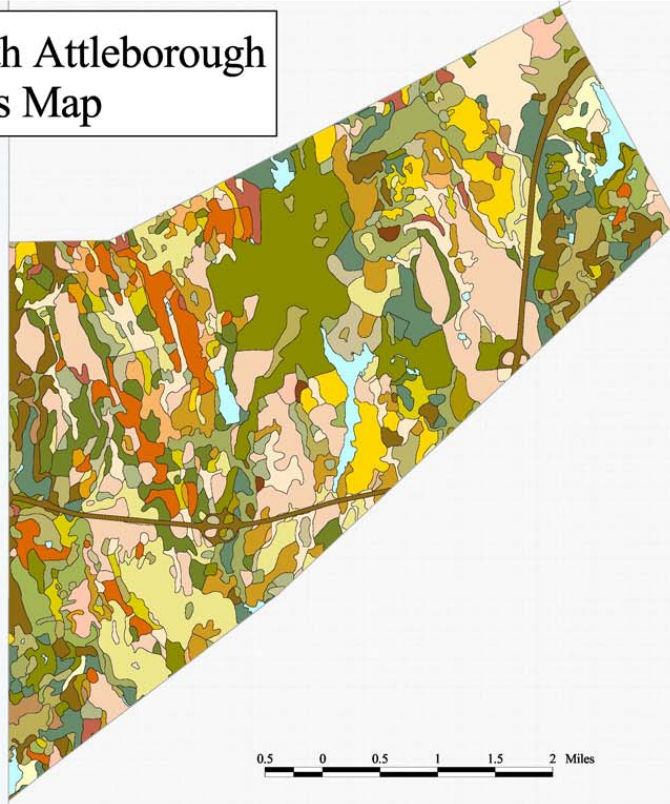
Surficial Geology

- Sand & Gravel deposits
- Till or Bedrock
- Floodplain Alluvium

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Town of North Attleborough Soils Map



Soils

- Bd
- CajB
- CpC
- CsB
- CtB
- CtC
- CuC
- CuE
- De
- Du
- HfA
- HfB
- HfC
- HfD
- HfE
- MC
- MD
- MeA
- MeB
- MeC
- PaB
- PaC
- PbB
- PbC
- PbD
- PcB
- PcC
- Pg
- RdA
- RdB
- ReA
- ReB
- Sb
- ScA
- StA
- SbB
- UD
- Ud-Ur
- Lr
- W
- Wc
- Wg
- Wb
- WnA
- WnB
- WnC
- WnD
- WfA
- WfB
- WfC
- WfD

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