

Town of Plainville



Priority Development & Protection Areas

PRIORITY DEVELOPMENT AREAS PRIORITY PROTECTION AREAS

INTRODUCTION

Southeastern Massachusetts is growing rapidly. As a region, we are developing nearly 8 acres each and every day, or about 4½ square miles a year. This is equivalent to fully developing an area the size of the Town of Plainville every 30 months.

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. The Town of Plainville, which is outside of the Corridor, is undertaking this planning process as part of the development of their Master Plan.

WHAT ARE PRIORITY DEVELOPMENT AREAS? (PDAs)

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? (PPAs)

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, and 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, 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 developed.

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 reveal the locations that members of the Town of Plainville identified as Priority Protection and Priority Development Areas in the fall of 2008.

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Community Summary



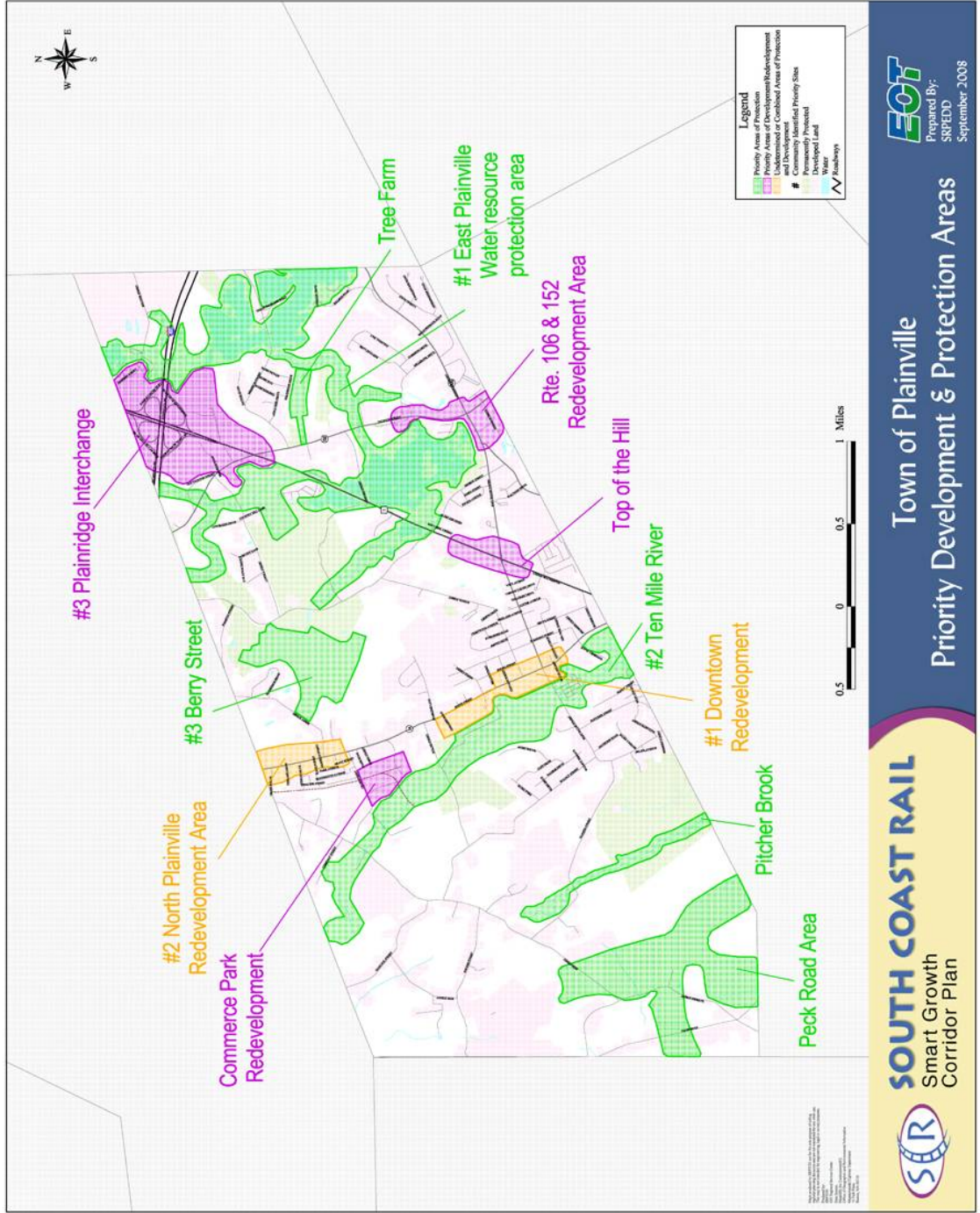
The Town of Plainville is a part suburban, part rural town located in southeastern Massachusetts at the Rhode Island state line, bordered by Wrentham on the north, Foxboro to the east, North Attleborough to the south, and Cumberland, Rhode Island to the west. It is part of the regional sub-area, which is influenced by both the cities of Boston and Providence. Serving as the southwest boundary of Norfolk County, Plainville is located approximately thirty

miles south of Boston and fourteen miles north of Providence.

Residents define Plainville as a small town and a rural community. The Town of Plainville recognizes that it is at a crossroads and is working to update its Master Plan. In both a town wide survey and public workshops, citizens identified the protection of groundwater and surface water quality and quantity, as well as the preservation of open space for drainage, pollution control and wildlife habitat, as being very important. Residents also consider downtown revitalization and the need for increased commercial development while controlling that growth as top issues to consider while moving forward with its town-wide planning efforts.

I. The Town of Norton Priority Protection and Development Map

PDA and PPA are illustrated on this map. Please refer to the map for locations discussed in Section II.



II. Town of Plainville Priority Development/Redevelopment

The following four (4) locations were identified by the town as having a high priority and the most potential for development or redevelopment.

1. Plainridge Interchange

The area is located in the northeast corner of Plainville at the interchange of I-495 and Route 1 and represents the town’s newest commercial growth center. Excellent transportation access, visibility and land availability has attracted new commercial development around the interchange and along the Route 1 corridor including big box retailers Lowes, TJ Maxx and Target in addition to the Plainridge Race Track. Plainville has identified this area for additional development offering entertainment, hotel, commercial and mixed development and other business opportunities.



The town has several tools to assist with continue development of the area including the utilization of tax increment financing (TIF) under their *Economic Target Area Designation* as well as possible *43D Expedited Streamlined Permitting for Priority Development Sites* within the identified area.

Plainridge Interchange

<p>Protected Parcels</p> <ul style="list-style-type: none"> • None <p>Historic Sites</p> <ul style="list-style-type: none"> • None 	<p>Water Resource</p> <ul style="list-style-type: none"> • Wetlands • Surface Water Supply Protection Zone C
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • Certified Vernal Pool • Biocore Habitat • Living Waters Critical Supporting Watersheds 	<p>Soils</p> <ul style="list-style-type: none"> • Sandy loam • Bedrock
<p>Zoning</p> <ul style="list-style-type: none"> • CA: Commercial • CI: Commercial Interchange • IA: Special Industrial • ID: Industrial • RB: Single Family Residential 	<p>Possible Use/Reuse</p> <ul style="list-style-type: none"> • Big Box Retail • Office • Medical <p>Municipal Water/ Sewer</p>
<p>Development Area</p> <ul style="list-style-type: none"> • I-495 / Rt. 1 Interchange 	<p>21E Site</p> <ul style="list-style-type: none"> • None

2. Route 106 & 152 Redevelopment Area

Known as “Wilkins Four Corners” this area too has seen a wave of new commercial development located at the intersections of Route 106 and 152. The Town has identified this area for mixed-use development potential utilizing smart growth development concepts including higher densities, pedestrian friendly linkages and green connections including open space between destinations in the area. The area is also served by GARTA and could provide the potential for a possible Transit Oriented Development (TOD). In addition, this area straddles the town line of North Attleborough where the neighboring community has designated a Priority Development Area (PDA) at the Airport Golf site along Route 152 with a similar redevelopment vision. The development incentives available are identified under the Plainridge Interchange PDA above.

Route 106 & 152 Development 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>Zone II Aquifer Recharge Area</i>
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • <i>Living Waters Critical Supporting Watersheds</i> 	<p>Soils</p> <ul style="list-style-type: none"> • <i>Sandy loam</i> • <i>Bedrock</i>
<p>Zoning</p> <ul style="list-style-type: none"> • <i>CA: Commercial</i> 	<p>Possible Use/Reuse</p> <ul style="list-style-type: none"> • <i>Commercial Redevelopment</i> <p>Municipal Water/ Sewer</p>
<p>Development Area</p> <ul style="list-style-type: none"> • <i>Route 106 & 152</i> 	<p>21E Site</p> <ul style="list-style-type: none"> • <i>Shell Service Station</i> • <i>Plainville Fuel Mart</i> <p>Historic Sites</p> <ul style="list-style-type: none"> • <i>None</i>

3. Top of the Hill

This area is located at the intersection of Route 1 and 106 extending along the Route 1 corridor. The area contains an existing commercial base and has the potential for a mixed-use village redevelopment area utilizing the concentration of existing commercial activities and infill development opportunities combined with pedestrian friendly linkages and green connections, open space options lighting and



appropriate signage. Potential Chapter 43D opportunities may exist for this area as well as tax increment financing under the Economic Target Area (ETA) designation and other development incentives.

Top of the Hill

<p>Zoning</p> <ul style="list-style-type: none"> • <i>CB: General Commercial</i> 	<p>Possible Use/Reuse</p> <ul style="list-style-type: none"> • <i>Commercial redevelopment</i> • <i>Restaurants</i> • <i>Retail</i> <p>Municipal Water/ Sewer</p>
<p>Development Area</p> <ul style="list-style-type: none"> • <i>Rt. 1 & 106 area</i> 	<p>21E Site</p> <ul style="list-style-type: none"> • <i>Plainville Truck Stop</i> <p>Historic Sites</p> <ul style="list-style-type: none"> • <i>None</i>

4. Commerce Park Redevelopment

Plainville Commerce Park is a privately owned 80 acre industrial property currently under redevelopment as a combined fourteen lot, planned business park. The property is situated on Route 1A, between Cross and Fuller Streets at the former Northeast Concrete Products site. There are several opportunities for the potential town assist with redevelopment including internal site infrastructure (e.g. water and sewer, roadways and other utilities) through a number of state and federal funding resources including Community Development Action Grant (CDAG), Public Works Economic Development (PWED), Economic Development Administration (EDA), Massachusetts Opportunity Relocation and Expansion (MORE) and MassDevelopment funding options. Additional opportunities include Chapter 43D priority development site designation and assistance through the Economic Target Area designation for development incentive tools.

Commerce Park Redevelopment

<p>Zoning</p> <ul style="list-style-type: none"> • <i>IB: Industrial</i> <p>Municipal Water/ Sewer</p> <p>Historic Sites</p> <ul style="list-style-type: none"> • <i>None</i> 	<p>Possible Use/Reuse</p> <ul style="list-style-type: none"> • <i>43D Expedited Permitting Site</i> • <i>Light Industrial</i> • <i>Office</i> • <i>Warehousing</i>
<p>Development Area</p> <ul style="list-style-type: none"> • <i>IB: Industrial</i> 	<p>21E Site</p> <ul style="list-style-type: none"> • <i>None</i>

II. *Priority Areas of Protection*

The following six (6) areas have been identified as the highest priority areas for protection of unique natural resources.

1. *Ten Mile River*

The Ten Mile River runs north/south in the western central section of Plainville and covers approximately 35% of the Town's land area. The river and nearly all of its tributaries are classified as Class B waters (fishable and swimmable). A fish hatchery is located in its upper reaches, and the river offers stocked trout fishing in the spring. The river has been identified as a priority conservation and water resource protection area and is already protected to a degree through Plainville's Floodplain Overlay District. Primarily forested but hosting several open bodies of water, the river area is an important wildlife corridor. An abandoned railroad bed running parallel to the river provides opportunities for passive recreation such as hiking.

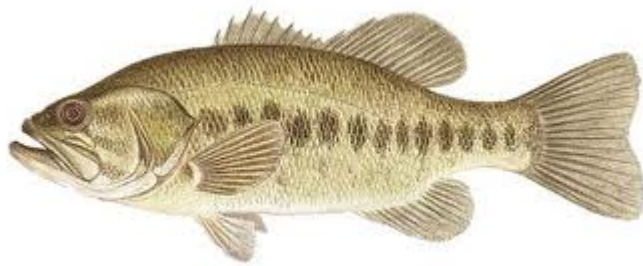


Ten Mile River

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>Public / Open Space</i> • <i>Floodplain Overlay District</i> • <i>100-Year Flood Zone</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Wetlands</i> • <i>Zone II Aquifer Recharge Area</i> • <i>Community Groundwater Well</i> • <i>Medium Yield Aquifer</i> • <i>Well-head Protection</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>Certified Vernal Pools</i> • <i>Fish Habitat</i> • <i>Wetlands</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Fine Sandy Loam</i> • <i>Gravel</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>IB: Industrial</i> • <i>IC: Industrial</i> • <i>RB: Residential</i> • <i>RD: Residential</i> 	<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Some Residential</i> • <i>Industrial</i>
<p><i>Municipal water – Plainville, North Attleborough</i></p>	

2. Turnpike Lake

Identified as a priority protection area for its conservation and recreation value, Turnpike Lake is also an important water resource area. A high-yield aquifer deposit around the lake provides 150-1200 gpm. Turnpike Lake enjoys some protection due to its designation as part of Plainville’s Watershed Protection Overlay District. The lake is also an important fish habitat, supporting 12-15 different warm water species including large mouth bass, pickeral, yellow perch, golden shiners and sunfish.



Turnpike Lake

<p>Protected Parcels</p> <ul style="list-style-type: none"> • <i>Town of Plainville</i> • <i>Watershed Protection Overlay District</i> 	<p>Water Resource</p> <ul style="list-style-type: none"> • <i>Wetlands</i> • <i>Interim Well Protection Area</i> • <i>Proposed Well</i> • <i>High Yield Aquifer</i> • <i>Zone II Aquifer Recharge Area</i>
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • <i>Living Waters Critical Supporting Watershed</i> • <i>Priority Habitat Rare Species</i> • <i>Vernal Pool</i> • <i>Sensitive Natural Resource Area</i> 	<p>Soils</p> <ul style="list-style-type: none"> • <i>Fine Sandy Loam</i> • <i>Gravel</i>
<p>Zoning</p> <ul style="list-style-type: none"> • <i>CB: Commercial</i> • <i>RB: Residential</i> • <i>IB: Industrial</i> 	<p>Development Area</p> <ul style="list-style-type: none"> • <i>Some residential</i> • <i>Some Commercial</i> • <i>Rt. 1</i> • <i>21E Site</i> • <i>None</i>

3. Lake Mirimichi

Larger than 10 acres in its natural state, Lake Mirimichi is defined by the Department of Environmental Protection’s Waterway’s Program as a Great Pond. An important water resource protection area, the lake acts as a back-up water supply for Attleborough, and is also a priority habitat for rare species. Finally, Lake Mirimichi is important to the aesthetic and recreational value of the community, providing for boating, fishing and other active and passive recreational pursuits.

Lake Mirimichi

<p>Protected Parcels</p> <ul style="list-style-type: none"> • <i>Natural Resource Trust of Plainville</i> • <i>Town of Plainville</i> • <i>Wellhead Protection Area</i> 	<p>Water Resource</p> <ul style="list-style-type: none"> • <i>Wetlands</i> • <i>High and Medium Yield Aquifer</i> • <i>Taunton River Watershed</i> • <i>Zone II Aquifer Recharge Area</i> • <i>Back-up Water Supply - Attleborough</i>
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • <i>Priority Habitats of Rare Species</i> • <i>Potential Vernal Pools</i> • <i>Living Waters Critical Supporting Watersheds</i> • <i>Living Water Core Habitats</i> 	<p>Soils</p> <ul style="list-style-type: none"> • <i>Fine Sandy Loam</i> • <i>Gravel</i>
<p>Zoning</p> <ul style="list-style-type: none"> • <i>CI: Commercial</i> • <i>RB: Residential</i> • <i>Floodplain Protection Overlay</i> • <i>Groundwater Protection District</i> 	<p>Development Area</p> <ul style="list-style-type: none"> • <i>Some residential</i> • <i>Some Commercial</i> • <i>Route 106</i> • <i>Route 495</i> <p>21E Site</p> <ul style="list-style-type: none"> • <i>None</i>

4. Taunton Street Tree Farm

Adjacent to conservation land managed by the Natural Resource Trust of Plainville, this area has been identified for protection for its forestry, conservation and recreation value. The Taunton Street Tree Farm also makes important connections to Turtle Brook, and both Lake Mirimichi and Turnpike Lake.



Taunton Street Tree Farm

<p>Protected Parcels</p> <ul style="list-style-type: none"> • <i>Natural Resource Trust of Plainville</i> • <i>Chapter 61</i> 	<p>Water Resource</p> <ul style="list-style-type: none"> • <i>Zone C Aquifer Recharge Area</i>
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • <i>Living Waters Critical Supporting Watershed</i> 	<p>Soils</p> <ul style="list-style-type: none"> • <i>Sand and Gravel</i> • <i>Floodplain Alluvium</i>
<p>Zoning</p> <ul style="list-style-type: none"> • <i>RB: Residential</i> 	<p>Development Area</p> <ul style="list-style-type: none"> • <i>Some residential</i> <p>21E Site</p> <ul style="list-style-type: none"> • <i>None</i>

5. Turtle Brook

Turtle Brook runs between Lake Mirimichi and Turnpike Lake, making important connections to both. Also adjacent to conservation land managed by the Natural Resource Trust of Plainville, Turtle Brook is important for conservation, priority habitat protection and water resource protection.

Turtle Brook

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>Natural Resource Trust of Plainville</i> • <i>Public/Open Space</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Wetlands</i> • <i>Zone II Aquifer Recharge Area</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>Living Waters Critical Supporting Watershed</i> • <i>Estimated Habitat of Rare Wildlife</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Sand and Gravel</i> • <i>Floodplain Alluvium</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>RB: Residential</i> • <i>CA: Commercial</i> • <i>Floodplain Overlay District</i> 	<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Some residential</i> • <i>Some Commercial</i> <p><i>21E Site</i></p> <ul style="list-style-type: none"> • <i>None</i>

6. Pitcher Brook

Running through approximately 56 acres of private and public conservation land in the southwestern corner of Plainville, Pitcher Brook is a wildlife corridor that provides many opportunities for passive recreation such as hiking and observing nature, and active recreation including hunting and fishing for native brook trout.

7. Hawkins Street and Peck Road Area

The Hawkins Street and Peck Road Area was identified as a priority protection area in order to preserve existing open space, rural roads, and historic stone walls that add to the agricultural character of the Town. Horseback riding and older farms located in this area all add to the quality of life in Plainville.



8. *Berry Street*

Identified for priority protection for its ability to create a wildlife corridor by making important connections to the town forest and to Wrentham State Forest, the Berry Street area also provides opportunities for hiking and observing nature.

9. *Hawthorne Brook*

Located in the northeastern section of Plainville, Hawthorne Brook feeds into Turnpike Lake and connects to Wrentham State Forest. This area is also important for its conservation and water resource protection value.

10. *Old Mill Brook*

Old Mill Brook is a perennial stream that feeds Turnpike Lake and makes connections to existing conservation land. This area contains many hiking trails and is important for conservation and water resource protection.



IV. Combination Priority Development and Priority Protection Areas

Some areas within the Town of Plainville have either yet to be determined as to whether they will become areas of development, protection or a combination of both due largely in part to historic, cultural, and environmental sensitivity within the each of the areas. The sites listed below represent those areas:

1. ***Downtown Redevelopment***

The town center area is defined by the area located at the intersection of Route 1A and Route 6 and extends along the commercial district of these two corridors. The Town of Plainville has identified this 73-acre redevelopment opportunity for mixed-use and infill. There is an existing commercial base (commercial, business, municipal services and elderly housing) some of which are experiencing signs of deterioration and disinvestment in addition the physical infrastructure needs

improvement to attract new investment and encourage redevelopment activity. The



utilization of smart growth design concepts for example higher density development, mixed-use redevelopment options, pedestrian friendly access and connection around the area combined with open space, signage, street lighting and other amenities can in combination lead to revitalization of the area. A number of options are available including Community Development Fund (CDF), CDAG,

Economic Development Fund (EDF), Mass Downtown Initiative (MDI), MassDevelopment, Mass Preservation, MORE and development incentives through the Economic Target Area and 43D site designations.

Downtown Redevelopment Area

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>Telford Park</i> • <i>N. Attleborough Well Site</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Ten Mile River Watershed</i> • <i>Groundwater Protection District</i> • <i>Watershed Protection Overlay District</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>Sandy loam</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>CB: General Commercial</i> • <i>RC: General Residential</i> • <i>RD: General Residential</i> • <i>RB: Single Family Residential</i> 	<p><i>Possible Use/Reuse</i></p> <ul style="list-style-type: none"> • <i>Mixed-use</i> • <i>In-fill expansion</i> <p><i>Municipal Water/Phase V Sewer</i></p>
<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Town Center</i> 	<p><i>21E Site</i></p> <ul style="list-style-type: none"> • <i>None</i> <p><i>Historic Sites</i></p> <ul style="list-style-type: none"> • <i>None</i>

5. North Plainville Redevelopment Area

This area represents the Commercial District located north at the Plainville town line on Route 1A and extends south along the east side of the corridor to roughly Harvard Street. The commercial district has potential for mixed-use and infill redevelopment incorporating Smart Growth and Sustainable Development

techniques which would allow for a transformation of the area with pedestrian friendly connections and linkages, street-scaping and more. A mix of housing and commercial activity in this area could lead to the creation of a neighborhood consisting of livable, workable, recreational and entertainment options. Programs and services are similar to those referenced in Town Center Redevelopment of the priority development section of this summary.

North Plainville Redevelopment Area

<i>Protected Parcels</i> <ul style="list-style-type: none"> • <i>None</i> 	<i>Water Resource</i> <ul style="list-style-type: none"> • <i>None</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>Sand loam</i> • <i>gravel</i>
<i>Zoning</i> <ul style="list-style-type: none"> • <i>RC: General Residential</i> • <i>CB: General Commercial</i> 	<i>Possible Use/Reuse</i> <ul style="list-style-type: none"> • <i>Mixed Use</i> • <i>Infill expansion</i> <i>Municipal Water/ Sewer</i>
<i>Development Area</i> <ul style="list-style-type: none"> • <i>North Plainville</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>

