

City of Taunton



Priority Development & Protection Areas

August 2008

SOUTH COAST RAIL PROJECT
Southeast Regional Planning and Economic Development District

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 approximately the size of the Town of Somerset every 21 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 be on sites that are matched to their intended uses. Sites 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.

In conjunction with the South Coast Rail project and the Southeastern Massachusetts Commuter Rail Task Force, SRPEDD will be working with municipal officials and citizens in southeastern Massachusetts' communities to identify **Priority Development Areas (PDAs)** and **Priority Protection Areas (PPAs)** in each of the region's twenty-seven cities and towns.

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 may also be helpful when considering potential mitigation for the commuter rail project, and can be utilized if a regional system of transfer of development rights is created. The PDA/PPA information that is developed will also be integrated into the corridor plan for the South Coast Rail project.

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 several months in each community. State officials will be consulted for their input and final recommendations will be brought before local officials and the Southeastern Massachusetts Commuter Rail Task Force.

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 the City of Taunton Priority Protection and Development Committee identified as Priority Protection and Priority Development Areas in the spring of 2008.

Table of Context:

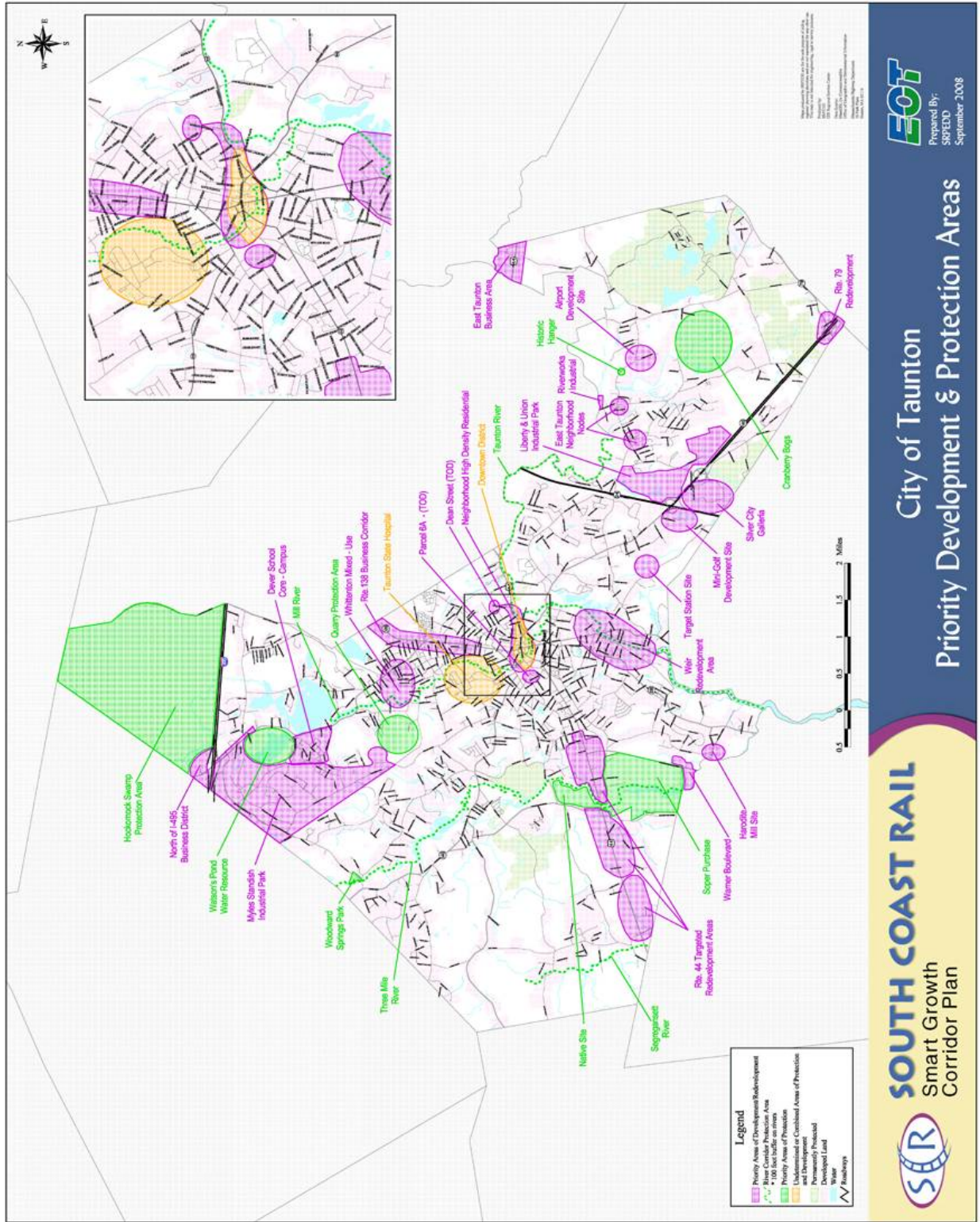
I.	The City of Taunton Priority Protection and Development Map.....	4
II.	Priority Development/Redevelopment Areas.....	5
III.	Priority Protection Areas.....	15
IV.	Combination Priority Development and Protection Areas.....	21
V.	Working Maps.....	22

Community Profile



The City of Taunton is the largest city in area within Massachusetts, encompassing 31,744 acres. Taunton is located in central southeastern Massachusetts, 18 miles from Fall River, 22 miles from New Bedford, 18 miles northeast of Providence, Rhode Island. Taunton’s rich cultural diversity is divided into five primary

neighborhoods; Weir, Whittenton, Oakland, Westville, and East Taunton. Each neighborhood has its own version of smart growth scenario including corner stores, churches, neighborhood associations, parks and playgrounds, creating a friendly and personable atmosphere and small town sense. It is not uncommon to see members of the community fishing, boating, hiking, or biking at one of Taunton’s various recreational spots. Downtown is a central hub of business and civic activities for the region. Residents feel the diversity offered by the City of Taunton makes this an ideal, interesting, and exciting place to live and work.



City of Taunton Priority Development/Redevelopment and Protections Areas

II. Priority Development/Redevelopment

1. Myles Standish Industrial Park



The Myles Standish Industrial Park (MISP) is located in the northwest corner of the city at I-495, Exit 9, and Bay Street. This 807-acre industrial park is bordered by the Town of Norton to the west, I-495 to the north, Bay Street and Watson’s Pond to the east, Freemont Street and the CSX freight line to the south. The MSIP established in 1974 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 100 companies providing 7,500 jobs and over \$6.0 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). (Photo courtesy of Taunton Development Corporation)

Myles Standish Industrial Park

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>20-acres of well radius</i> <p><i>Historical Significance</i></p> <ul style="list-style-type: none"> • <i>World War II Camp Myles Standish</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Taunton River Watershed adjacent to Three Mile River ACEC</i> • <i>High and Medium Yield Aquifer</i> • <i>IWPA</i> • <i>Watson’s Pond</i> • <i>Lake Sabbatia</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>20-acres of well radius</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>Industrial I</i> <p><i>Municipal Water/ Sewer</i></p>	<p><i>Possible Use/Reuse</i></p> <ul style="list-style-type: none"> • <i>Light Industrial</i> • <i>Research and Development</i> • <i>Office</i> • <i>Service</i>
<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>I-495</i> 	<p><i>21E Site/Brownfield</i></p> <ul style="list-style-type: none"> • <i>Former</i>

2. ***Myles Standish Industrial Park Expansion Phase VI***

Myles Standish Industrial Park Expansion (MISP) Phase VI 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, Watson's Pond and the Dever School Core Campus to the west and Freemont Street, a residential area to the south. The area has large vacant areas and 37 abandoned buildings and is zoned industrial. MSIP Phase VI expansion is anticipated to develop an additional 1.0 million square feet of space, allow for passive recreational open space linkages to Watson's Pond and create an estimated 1,200 to 1,500 new jobs. The City of Taunton recently identified the site for designation under Chapter 43D Expedited Permitting Program to enhance development potential.

Dever School Core Campus

The Dever School Core Campus is located south of the existing MSIP and abuts the Phase IV expansion area. This 90 acre site represents the remaining portion of state surplus property known as the Paul A. Dever School and contains approximately 23 vacant, multi-story, obsolete buildings with many of them in substandard condition and a few with redevelopment potential including the historic Administration Building. Currently Taunton is completing a federally funded redevelopment/reuse strategy that will focus on developing the site as a Learning and Life Sciences Center including office, research and development, biotech, medical and other associated uses. In addition, 23 acres of the site's perimeter will be used to retain several group homes for clients. The Taunton Housing Authority and the City with state assistance are also preparing 9.5 acres for three new 5 bedroom supervised care houses as well.

The Dever School has a rich historic background that is worth mentioning. Formerly known as Camp Myles Standish due to its use as a staging area for troops entering into and returning from operations during World War II. Trainloads of troops came to the area via the Whittenton Station. The camp was built in 1942 and contained more than 1,200 buildings, costing the state \$13 million. It was used to detain Prisoners of War from Italy and Germany for a short period of time. By 1959, the Department of Mental Health had converted the site to a special needs school/hospital and then renamed it after the former Massachusetts Governor, Paul A. Dever.

Myles Standish Industrial Park Expansion Phase VI

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>15+ acres as open space buffer to the residential neighbors and Watson Pond State Park</i> <p><i>Historical Significance</i></p> <ul style="list-style-type: none"> • <i>World War II Camp Myles Standish</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Taunton River Watershed</i> • <i>Watson’s Pond</i> • <i>High and Medium Yield Aquifer</i> • <i>Lake Sabbatia</i> • <i>Watson’s Pond</i> • <i>IWPA</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>Globally Rare Species</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>Industrial I</i> <p><i>Municipal Water/Sewer</i></p>	<p><i>Possible Use/Reuse</i></p> <ul style="list-style-type: none"> • <i>Light Industrial</i> • <i>Research and Development</i> • <i>Office</i> • <i>Services</i> • <i>Education and Training</i>
<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>I-495</i> 	<p><i>21E Site/Brownfield</i></p> <ul style="list-style-type: none"> • <i>Yes with Lead and Asbestos Issues</i>

3. *Dean/ Arlington Street Transit-Oriented Development (TOD)*



The Dean Street site is located off Route 44 west on Arlington Street adjacent to a historic railroad depot and is a 9-acre industrial area, which was formerly the New Jersey Rubber Company. The site is fenced after recently undergoing demolition and 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 targeted around commuter rail will attract redevelopment and provide potential pedestrian linkages to downtown destinations, extending revitalization.

Dean/ Arlington Street Transit-Oriented Development (TOD)

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>None</i> <p><i>Historical Significance</i></p> <ul style="list-style-type: none"> • <i>Historic Train Depot</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Taunton River</i> • <i>Wetlands</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>Globally Rare Species</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Sand and Gravel</i> • <i>Large Sand deposits</i> • <i>Floodplain Alluvium</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>Business</i> <p><i>Municipal Water/No Sewer</i></p>	<p><i>Possible Use/Reuse</i></p> <ul style="list-style-type: none"> • <i>Commercial</i> • <i>Mixed-use</i> • <i>TOD</i>
<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Route 44 east toward Route 24</i> 	<p><i>21E Site/Brownfield</i></p> <ul style="list-style-type: none"> • <i>Yes</i>

4. *Parcel 6A Transit-Oriented Development (TOD)*

The Parcel 6A area is a 7-acre vacant lot formerly used as a rail maintenance facility. It is 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 site. The City of Taunton has identified 6A for potential Transit-Oriented Development offering mixed-use redevelopment including housing, economic development, open space and recreation opportunities, and pedestrian linkages to downtown centered on transportation services.



Parcel 6A Transit-Oriented Development (TOD)

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>None</i> <p><i>Historical Significance</i></p> <ul style="list-style-type: none"> • <i>None</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Mill River</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>Sand and Gravel</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>Industrial I</i> <p><i>Municipal Water/No Sewer</i></p>	<p><i>Possible Use/Reuse</i></p> <ul style="list-style-type: none"> • <i>Commercial</i> • <i>Mixed-use</i> • <i>TOD</i>
<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Route 79</i> 	<p><i>21E Site/Brownfield</i></p> <ul style="list-style-type: none"> • <i>Yes</i>

5. *Liberty and Union Industrial Park (LUIP)*

The Liberty and Union Industrial Park (LUIP) is located in East Taunton on both sides of Stevens Street at Route 140 interchange (north, across from the Silver City Galleria) at the Routes 24 and 140. LUIP encompasses 350 acres of a three-phased industrial park development project. The site offers excellent highway access, water and sewer. And a portion of the site, identified under Phase III has access to the CSX rail freight line and has been approved by the state as a Priority Development Site under Chapter 43D. It is anticipated that at full-build out the Liberty and Union Industrial Park will accommodate 20 new companies, generate more than \$200 million in private investments and create up to 3,000 new employment opportunities. Adjacent to LUIP Phase II along Route 140 is the 50 acre Liberty & Union Business Center which offers two 100,000 plus square foot buildings for light industrial leases from 7,000 to 20,000 square feet.

6. *Bay Street Business Area (North of I-495)*

The Bay Street Business area is situated north of I-495 at the northwestern end at the Norton line and includes a business area extending approximately one-half mile north along Bay Street from I-495 to the Norton line. The area contains a mix of businesses and single-family residential properties and may offer mixed-use redevelopment opportunities. The area offers good access, water and sewer.

7. *Quarry Park Development (223 Fremont Street Commerce Park Development)*

This site is next to the Aggregate Industries Quarry, and is located south of the abutting Myles Standish Industrial Park on 203 and 223 Fremont Street. The site is approximately 63 acres and currently exists as a gravel processing and removal operation (rock mine). Although the quarry site is still active, there is a City plan to reuse the industrially zoned adjacent 50-acre site a 300,000+/- sq. ft light industrial center. The area has truck access to I-495 through MSIP, with water and

sewer. However, here is abutting residential neighborhood to the west along Fremont Street.

8. *Whittenton Mixed-Use*

The Whittenton Mills Complex is located at 437 Whittenton Street between Whittenton Street and the Mill River. The site is approximately 40 acres and consists of several buildings totaling nearly 450,000 square feet of space. Jefferson Partners, owners of the property propose a mixed-use redevelopment of the site including condominiums, apartments and retail. The site offers fair access to I-495 from Bay Street with water and sewer available. The City recently approved the change of zoning from industrial to business to help the redevelopment project.

9. *Route 138 Redevelopment Corridor*

The Route 138 Business Corridor extends from the Taunton/Raynham Line south to Bradford Street. This area is represented as a major business corridor offering a mix of retail, service and business uses as well as residential that connects I-495 at Exit 8 Raynham to downtown Taunton. Along the south portion of the route from Jefferson Street south to Bradford Street is a section in transition consisting of multi-family residential and encroaching business and service uses. The area is identified for mixed-use redevelopment including condominiums, apartments, retail and related activities.

10. *Taunton State Hospital*



The Taunton State Hospital built in 1851, is centrally located at 60 Hodges Avenue. This 160-acre state owned property has been reduced in use since 1975 and contains approximately 450,000 square feet of space although a portion of it is in a state of neglect and is scheduled to be demolished. In 2006 a fire ravaged a portion of the old administration building destroying its

historical value. At present the remaining active buildings of the site are utilized to accommodate psychologically ill patients, juvenile offenders and branch offices of various state agencies. The site offers potential mixed-use redevelopment opportunities on its perimeter and has access to water, sewer and CSX rail.

11. *Park Street Business Area*

The area is located between West Adams and Washington streets parallel to the Mill River northeast of the Mill River Place and of the GATRA Bus Terminal. Recently this area was approved for a zoning change from urban residential to business, which will allow for and accommodate a new development for business and medical offices. The area has an existing mix of single and multi-family residential, commercial, retail, service and other business uses. Additional opportunities exist for infill and other redevelopment sites within the area.

12. *Route 44 Corridor: Targeted Redevelopment Areas*

Targeted Redevelopment Area 1

A commercial/ mixed-use redevelopment area is desired in the Route 44 Targeted Redevelopment Area I, extending within the highway business zone along Route 44 along Winthrop Street from Fairview Avenue to the Three Mile River. The area primarily represents commercial, retail and service development including commercial plazas and strip development. There may be opportunities for mixed-use redevelopment within this area at the Shaw's Plaza and surrounding area. Sites include vacant Friendly's Restaurant and an underutilized Grossman's outlet and infill areas.

Targeted Redevelopment Area 2

Route 44 Targeted Redevelopment Area 2 is being considered as mixed-use redevelopment area – extending along Route 44 from the west side of the Three Mile River to Range Avenue. The area is along the center segment of Route 44 West in Taunton and is considered to be an area for mixed-use redevelopment including development of rental units and condominiums. The area has existing residential and commercial development and offers municipally owned open space including the Boyden Refuge and the recently acquired Soper Property between Three Mile River and Warner Boulevard. It is already experiencing new residential development behind the highway business zone.

Targeted Redevelopment Area 3

The Targeted Redevelopment Area 3 could be a mixed-use of housing and office redevelopment extending along Route 44 from Range Avenue west to the Dighton line. This area has existing residential and commercial development and the location of the Manheim New England site (former American Auto Auction) located at 123 Williams Street, North Dighton, which contains approximately 165 acres of vacant property, situated in Taunton and Dighton and is currently used for auto auctions and storage. The site offers potential for mixed-use, office or other business redevelopment.

13. Warner Boulevard Industrial Area

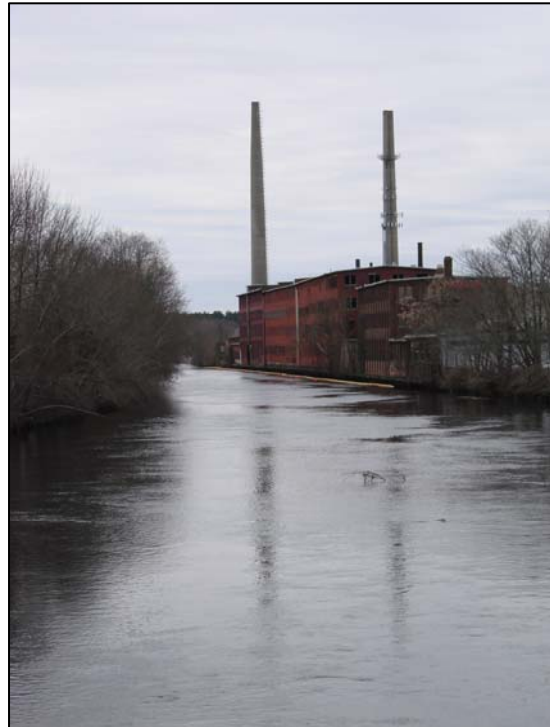
The Warner Boulevard Industrial area is located off Route 44 west of Joseph Warner Boulevard and south of Cohannet Street toward the Three Mile River and Dighton line. The area is the location for several industrial manufacturing, distribution and storage activities which extend into North Dighton. Taunton considers this area appropriate for redevelopment including potential mixed-use opportunities compatible with the conservation and recreation areas along the Three Mile River.

14. Harodite Industries Redevelopment

This site is located at 66 South Street on the Taunton/Dighton line off Route 138 adjacent to the Three Mile River. Currently the site is home to Harodite Industries, a manufacturer and distributor for the custom finishing, coating, laminating, sheeting and cutting of woven and non-woven textiles. The site contains approximately 7 acres with 127,000 square feet of space in two buildings; one is a mill facility circa 1900, and the other is a warehouse building. Although this site contains an existing operation the city considers the site maybe appropriate for future mixed-use redevelopment. Due to existing activities, any future redevelopment of the site maybe impacted by contamination issues.

15. Weir Redevelopment Area

This area is identified as the Weir Industrial Area located south of downtown Taunton extending along West Water Street between the Weir Junction (the intersection of the Stoughton Branch and the CSX rail freight lines) and Taunton Sewer Treatment facility on the Taunton River. The area is represented as an old industrial neighborhood containing numerous mills and Brownfield sites; most have been cleaned and redeveloped. The WEIR Village has experienced a long history of neighborhood revitalization and has been identified for continued mixed use and other neighborhood redevelopment. The Neighborhood Corporation (formerly the Weir Corporation) successfully petitioned the City to extend the Weir Village business district into the adjacent east and west industrial zones to facilitate mixed-use redevelopment.



16. Cape Dory Storage

Cape Dory Storage is located on 160 Middleboro Avenue in East Taunton at the intersection of Middleboro Ave. and the Middleboro Branch of the CSX rail freight line. Cape Dory Yachts was the manufacturer of various size and class of sailboats, which closed in 1996. The site consists of 11 acres and contains 29,000 square feet of industrial buildings currently being utilized for storage. The property has been identified as a potential Brownfield site. The site has access to water and sewer. Pending any contamination issues the site may present mixed-use redevelopment opportunities in keeping with a neighborhood redevelopment strategy.

17. Riverworks Industrial Area

This area was the site of the former Bacon Felt Company located in East Taunton on Old Colony Avenue and the Taunton River. The site contains 2 buildings representing approximately 100,000 square foot, situated on 5 acres. Multiple businesses currently operate from the facility including an iron works. The site is located on the Taunton River in a residential neighborhood and offers limited access to water and sewer, and is adjacent to the Middleboro Branch of CSX. There is the potential for 21E/Brownfield issues relative to former uses. Pending 21E issues the site may have mixed-use redevelopment opportunities.

18. East Taunton Neighborhoods Commercial Nodes

Two neighborhoods Commercial nodes have identified on Middleboro Avenue in East Taunton located at the intersections of Middleboro Ave. and Caswell Street and Middleboro Ave. and Liberty Street. This historic neighborhood area has a mix of former mills, mill housing and farms. It is more rural than other parts of Taunton. According to reports East Taunton functioned as a separate community up through the mid 20th century due to the rural aspect and ethnic populations. These locations represent small-scale retail/service activities, which have potential for expansion and redevelopment to mixed-use.

19. Airport Development Site

The Taunton Municipal Airport (aka King Field) is a 241-acre general aviation facility located on Westcoat Drive between Liberty Street, Middleboro Avenue, South Precinct Street and Caswell Street. The airport is located 18 miles from Providence, 30 miles from Boston and 20 miles from New Bedford. The facility is composed of two runways, 3,496 feet by 75 feet asphalt runway and a 2,350 feet by 150 feet gravel runway in addition there several hangers (some historic) and maintenance facilities, an aircraft refueling area, designated aircraft and land vehicle parking areas, a small terminal building and a signal tower light. The property has been identified as a development area for potential increase and expansion for flight services including business and corporate flights, freight transport and other aviation related activities. The airport has excellent highway access to Interstate 495, Routes 24 and 44. The site has no city water and sewer services for its core facilities.

20. *East Taunton Business Area*

East Taunton Business area is represented by a small segment of Route 44 west between Raynham and Lakeville containing a number of commercial and business activities. Taunton has identified this area for continued business development including redevelopment and in-fill opportunities. The area offers good highway access and water but no sewer.

21. *Taunton Depot Plaza and Commuter Rail Station Site*

The proposed commuter rail station is located off Route 140 (County Street) in the Taunton Depot Shopping Plaza behind the Target Store. The area is approximately 14 acres abutting the CSX freight line. Currently the site is under review as a possible commuter rail station site and parking facility. The site has transportation access provided by Rtes 24 & 140 and, water and sewer service is available.

22. *Mini Golf Redevelopment Site*

This is a 13-acre site presently used as mini golf course and driving range located on Route 140 (County Street) adjacent to western side of Route 24 and north and east of the CSX freight lines. The site has been proposed for commercial redevelopment including a potential hotel and restaurant use. The site has access, water and sewer. There is additional industrial acreage abutting this site to the south. Extensive wetlands are a considerable issue for this area.

23. *Silver City Galleria*

The Silver City Galleria is located at the Route 24 and 140 interchange, on 2 Galleria Mall Drive in East Taunton. The Galleria site covers approximately 47 acreages with a 1.06 million SF, 2-story indoor shopping mall complex featuring over 150 stores, a 10 screen cinema, a large center food court and a children's play area. The site contains a significant amount of underutilized parking areas and undeveloped land offering potential for expansion and mixed-use redevelopment. As identified the site has excellent transportation access, which highlights it best asset for potential development consideration.

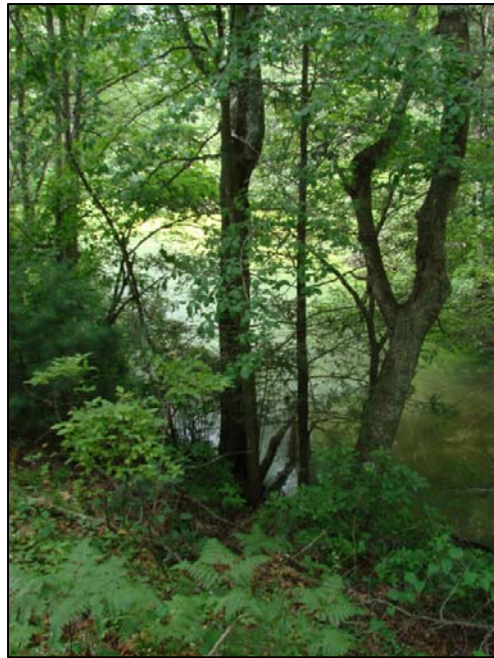
24. *Route 79 Redevelopment Area*

This area is located at the interchange of Route 79 and 140 (Myricks and County Streets) in southeast corner of Taunton at the Berkley line. This area is referred to as "Myricks" which has some limited commercial activity on both sides of the corporate line. Taunton anticipates that the area has opportunities for mixed-use redevelopment. Berkley recently created a general business zone along County Street and Route 79 (Myricks Street), which will compliment Taunton's commercial segment while providing new development opportunities for the Berkley segment. The area provides excellent highway access with water but no sewer.

III. Priority Areas of Protection

1. Hockomock Swamp Protection Area

The Hockomock Swamp and associated wetlands and water bodies comprise the largest vegetated freshwater wetland system in Massachusetts. A portion of the Hockomock Swamp Area of Critical Environmental Concern (ACEC) is located in north Taunton. The wetlands act as a huge water reservoir and serve as the headwater for the Town River, which flows into the Taunton River. The wetlands and floodplain are hydrologically connected with an extensive underground water resource system of medium and high yield aquifers. The swamp acts as a 7.5 million gallon storage and flood control mechanism that cost nothing to build or maintain. It is also a treasure for wildlife, including not only rare and endangered species, but globally rare species too.



According to Massachusetts Historical Commission, the archaeological sites in and surrounding the area are known to span a period of 9,000 years. The value of this area is immeasurable as a water resource; flood and pollution control mechanism, wildlife sanctuary, and historic and cultural site, and is also a popular fishing and boating area.

The designation of the Hockomock Swamp as an Area of Critical Environmental Concern (ACEC) occurred in 1990, due to the quality, uniqueness and significance of the natural and cultural resources. The boundaries of the Hockomock Swamp ACEC includes approximately 17,000 acres. This includes the communities of Bridgewater, Easton, Norton, Raynham, Taunton, and West Bridgewater. A portion of the Hockomock Swamp ACEC is located in north Taunton.

Hockomock Swamp Protection Area

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>Hockomock Swamp</i> <p><i>Historical Significance</i></p> <ul style="list-style-type: none"> • <i>Prehistoric site</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Extensive Wetlands</i> • <i>Hockomock Swamp</i> • <i>Taunton River Watershed</i> • <i>Potential municipal water supply</i> • <i>Snake River</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>ACEC</i> • <i>Globally Rare Species (TNC)</i> • <i>Priority & Estimated Habitat</i> • <i>Wetlands</i> • <i>Vernal Pools</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Sand and Gravel</i> • <i>Floodplain Alluvium</i> • <i>Large Sand deposits</i> • <i>Till or Bedrock</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>Industrial</i> <p><i>Municipal water/No Sewer</i></p>	<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>I- 495</i>

2. ***Three Mile River***



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. The boundaries of the Three Mile River ACEC include 14,275 acres in the communities of Dighton, Norton, and Taunton. (For more information on the Three Mile River ACEC visit: <http://www.ibiblio.org/virtualcell/acec/>)

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 forest is Ranked S-2 in the Classification of the Natural Communities of Massachusetts.

Three Mile River

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>Boyden Wildlife Sanctuary</i> • <i>John F Parker Golf Course</i> <p><i>Historical Significance</i></p> <ul style="list-style-type: none"> • <i>Prehistoric site</i> • <i>Historic</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Extensive Wetlands</i> • <i>Taunton River Watershed</i> • <i>Three Mile River</i> • <i>Medium/High Yield Aquifer</i> • <i>100-500 year Floodplain</i> • <i>Surface Water Resource</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>ACEC</i> • <i>Globally Rare Species (TNC)</i> • <i>Priority & Estimated Habitat</i> • <i>Living Waters</i> • <i>Natural Community of Significance</i> • <i>Vernal Pools</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Sand and Gravel</i> • <i>Floodplain Alluvium</i> • <i>Till or Bedrock</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>Residential</i> • <i>Zone III Water and Aquifer Resource Overlay Zone</i> <p><i>Municipal water/ Sewer</i></p>	<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Low density development</i> <p><i>Scenic and Recreational Resource</i></p>

3. *Segregansett River*

The Segregansett River flows in a southeasterly direction beginning within the city limits of Taunton and continuing onward through the Town of Dighton ending at the confluence of the Taunton River. The river is approximately 19.5 miles in length. The Segregansett River is rich in historic, biological, scenic and recreational, and significant fish habitat.



Currently the Segregansett is the Town of Somerset’s major source of drinking water. Somerset Water Department manages and owns 242.7 acres along the banks of the Segregansett for watershed protection purposes. The Town of Dighton also manages and owns a 60-acre parcel along the northern banks of the river for watershed protection for two of the Town wells. Protection for the Segregansett River falls under the Riverways Act, of 1964, which protects a 100-foot buffer of the river. Since it is a drinking water supply efforts should be made to protect the river with a 200-foot buffer.

Segregansett River

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <p><i>Historical Significance</i></p> <ul style="list-style-type: none"> • <i>Prehistoric site</i> • <i>Historic</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Extensive Wetlands</i> • <i>Taunton River Watershed</i> • <i>Segregansett River</i> • <i>Medium Yield Aquifer</i> • <i>100-year Floodplain</i> • <i>Surface Water Resource</i> • <i>Zone A, B and C</i>
<p><i>Natural Resource Protection Areas</i></p> <ul style="list-style-type: none"> • <i>Globally Rare Species (TNC)</i> • <i>Priority & Estimated Habitat</i> • <i>Living Waters</i> 	<p><i>Soils</i></p> <ul style="list-style-type: none"> • <i>Floodplain Alluvium</i> • <i>Till or Bedrock</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>Rural Residential</i> 	<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Low density development</i>
<p><i>Municipal water/ Sewer</i></p>	<p><i>Scenic and Recreational Resource</i></p>

4. Taunton River



The Taunton River flows along the eastern boundary of the City of Taunton from the Raynham to the Dighton town lines. The river at this point is a tidal salt-water estuary connected to Mount Hope Bay. 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 Natural Heritage and Endangered Species Program have identified this area of the Taunton River as a Priority Habitat. The Nature Conservancy has identified some of the same species along the river as globally rare. Creating access points along the river will keep residents connected to this valuable natural and recreational resource. Also, maintaining a healthy buffer along the rivers edge will not only preserve the river, but it may also protect landowners from costs associated with flooding, while offering areas for species migration due to sea level rise. The Taunton River was recently designated as a Wild and Scenic River and is now included with other great rivers under the National Park Service Wild and Scenic Rivers Program.

5. *Watson's Pond Water Resource*

The Watson Pond Water Resource protection area is located in north Taunton and embedded in the Myles Standish Industrial Park. The Canoe River Aquifer Area of Critical Environmental Concern includes Watson's Pond. A high-yield aquifer that has a potential yield of 1.5 million gallons/day with three wells located on the property of the Dever School are all located within the Watson's Pond area and plans to protect the water resources are at the utmost importance to the City of Taunton.

6. *Quarry Protection Area*

The Quarry is located in the Whittenton neighborhood. The quarry has retired and is now subject to the recovery plan, which when is completed will be valuable to the quality of life to area residents. It is currently owned by the Aggregate Industries.

7. *Native Site*

The "Native Site" is located north of Route 44 along the Three Mile River in the Westville section of the city. Native American artifacts collected in this area are considered highly significant. In the latter part of the 20th century the Thayer family harvested hay here and the activity continues today. The area is also included within the Three Mile River ACEC floodplain.

8. *Soper Purchase*

The area known as the Soper Purchase is located along Warner Boulevard and the Three Mile River and is adjacent to the Boyden Wildlife Refuge. The City of Taunton would like to create a public recreational area for the residents with a series of hiking trails, river access for non-gasoline boats, and ball fields.

9. *Mill River*

The Mill River in Taunton runs from Lake Sabbatia to its confluence with the Taunton River near the Weir Village. The watershed extends above Lake Sabbatia and includes the Snake River and Winnecunnet Pond, which is fed by the Canoe River and Mulberry Meadow Brook in Norton. The Snake River is hydrologically linked with the Hockomock Swamp. The Mill River has been recognized by the

State as an important resource that has great habitat restoration potential not only for anadromous fisheries but for river and riparian habitat as well.

Recently funding was made available for the Mill River restoration. The goal is to reconnect fish habitat in the upper reaches of the watershed and restoration of an urban river. The project is currently in the feasibility and alternatives analysis phase, which is focused on the area between Morey's Bridge and the Taunton State Hospital.

10. *Historic Hanger*

The privately owned King Airfield Hanger is located in East Taunton adjacent to the Taunton Municipal Airport. The airfield was established in 1919 and known locally as King's Field. The hanger and airfield played a significant role in the development of the first flight school training pilots after WWI. The airport became a municipal public facility in the 1960s and later expanded to 241-acres. Richmond Pond and Frog Pond are located within the property.

11. *Cranberry Bog*

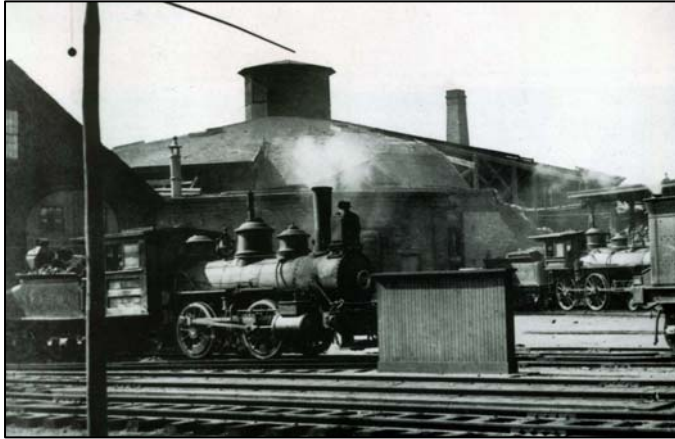
The Cranberry Farm is located in East Taunton along Highstone and Precinct Streets. Cranberries are a fruit crop that is grown in wet, marshy areas called bogs. They grow best where there is a cool growing season. Cranberry bogs have long been an important part of Massachusetts' culture, economy, and history. Cranberry production represents the third largest single agricultural commodity in Massachusetts, following greenhouse plants and dairy farms. In fact, in 1996, cranberry production accounted for 35% of the world production in Massachusetts.

12. *Woodward Spring Park*

The Woodward Spring Park was bequeathed to the City of Taunton in 1881 by Stimpson Woodward, to serve as a recreational park for the local residents and continues today. The park is situated along the Three Mile River downriver from the new Boys and Girls recreation facility Lewis Park on Harvey Street. A series of walking trails are located throughout the park and became a popular attraction as the City of Taunton developed a tree planting program in the late 19th century. The City would like to restore the access, parking, and picnic areas for city resident's use.

IV. Combination Priority Protection and Development

1. Downtown District

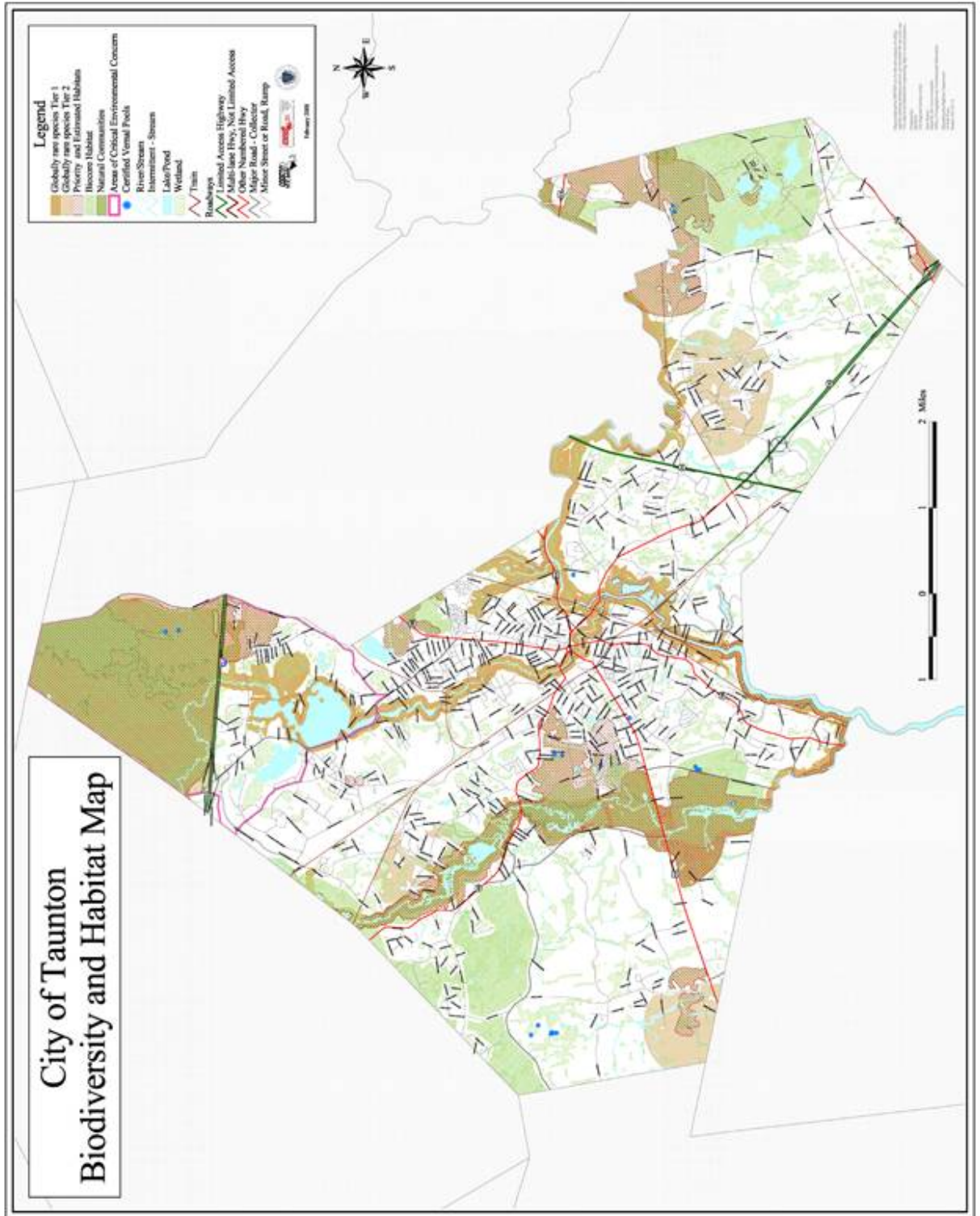


The City of Taunton recently received a \$75,000 Gateway Grant to conduct a redevelopment study in the Downtown.

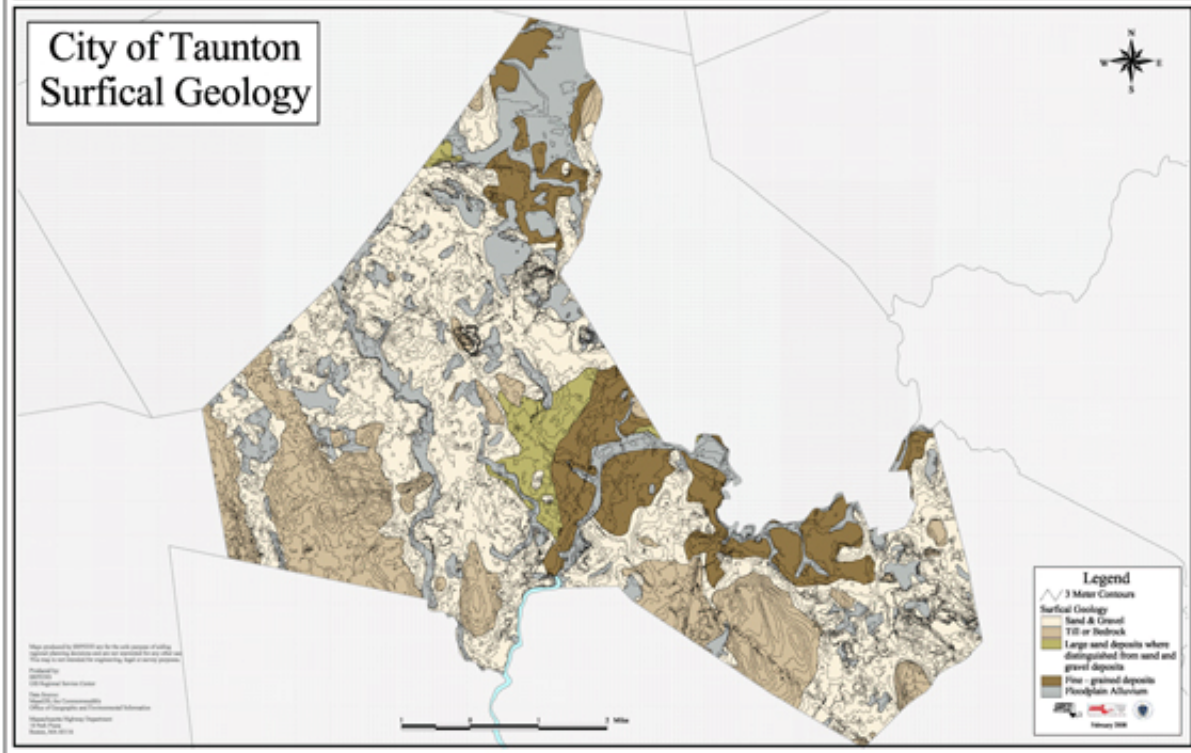
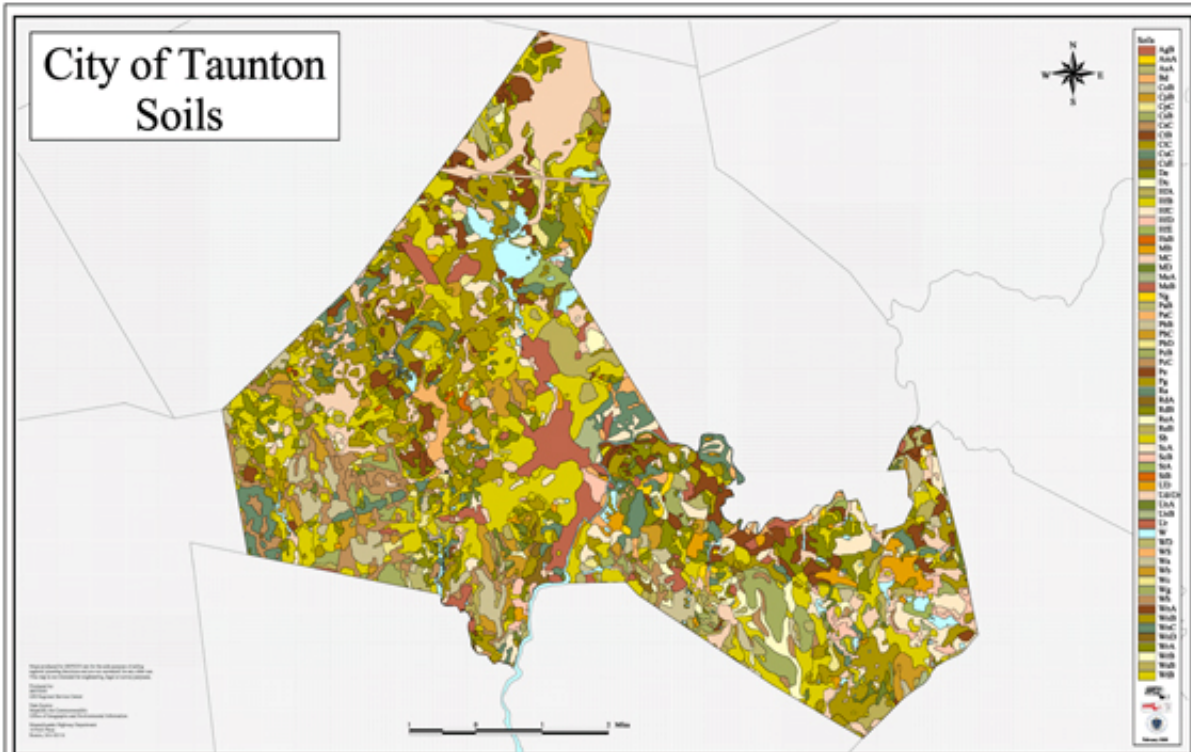
The Downtown District includes the historic “Taunton Green” and “Church Green” has been included on the National Register as an historic

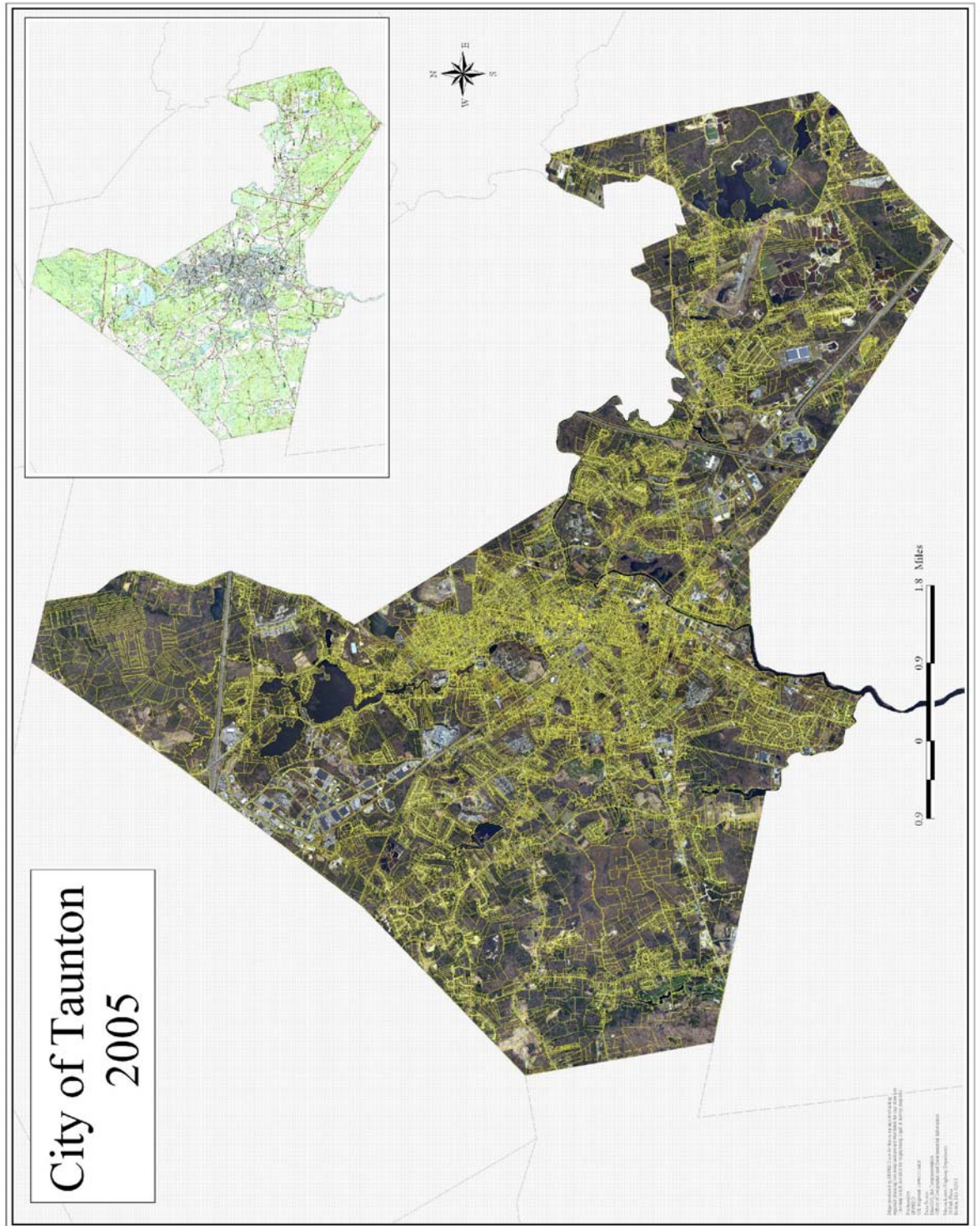
district. The Taunton and Church Green are central to Taunton’s history as part of the original common area established in 1637. Currently the two Greens are separated a number of city blocks of commercial buildings. Buildings range from 1825 to 1979 and include the Union, Cohannet, Leonard, and Jones Block, and the Taylor and Crocker Building to the southeast. Two key government buildings that face the Green are the Bristol County Courthouse and the United States Post Office. There has been Historic Corridor legislation filed to enhance and protect the Main Street Connections between the historic districts.

There are a number of key transit connections to the downtown out from the center including the Dean Street and 6A site. Should the South Coast Rail project take either the Stoughton or Attleboro Route the downtown area will be in a good position to capture the economic benefits associated with rail.



Taunton Priority Protection & Development Areas





Taunton Priority Protection & Development Areas

