

Town of Wareham



Priority Development & Protection Areas December 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 transportation 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 Town of Wareham Priority Protection and Development Committee identified as Priority Protection and Priority Development Areas in the fall of 2008.

***Town of Wareham
Priority Protection and Development
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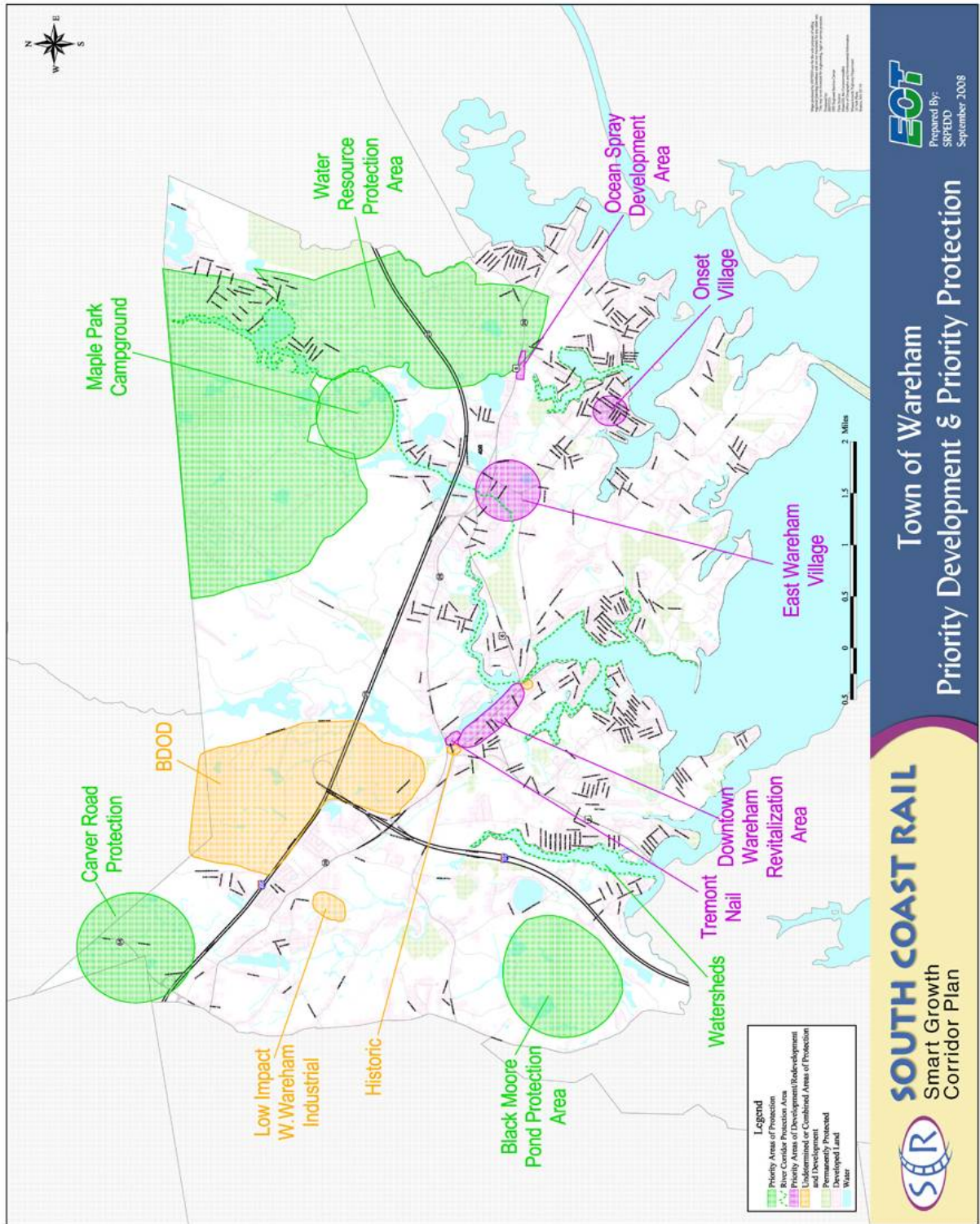
Community Profile

Wareham is situated at the head of Buzzards Bay. The town has over 54 miles of coastline including beaches, estuaries, rivers and ponds. From its early beginnings these amenities offered an excellent site to settle. Wareham’s rich archeological centered on these amenities offering an excellent site to settle. The availability to food and water was paramount to the longevity of a village location. The seasonal fishing, hunting, and berry gathering would have taken place along the salt and fresh water resources, while the navigable waters were used for traveling.

In 1678, Wareham was settled as part of the towns of Plymouth and Rochester by the puritans. It was officially incorporated in 1739 and named for the town of Wareham, England. The early industry revolved around shipbuilding and its related industries. It also served as a resort town, especially Onset.

Today the town is mostly residential, with a strong summer tourism industry. The town offers a distinctive social and economic mix from stately mansions to modest cottages and technological industries to traditional boat building.

I. The Town of Wareham Priority Protection and Development Map
 PDAs and PPAs are illustrated on this map. Please refer to the map for locations discussed in Section II.



II. Priority Development/Redevelopment

The following five (5) locations were identified by the town as having a high priority and the most potential for development or redevelopment.

1. Tremont Nail

Listed on the National Register of Historic Places, the Tremont Nail Company built in 1819 was home to Wareham for nearly 200 years. In 2004, the Town acquired the property through Community Preservation Funds after it the company closed. The site is located on Elm Street just outside of the Wareham Center between Parker Mills Pond and Wakinco River and is currently vacant.



The property consists of approximately seven (7.0) acres and contains five (5) separate buildings totaling 54,560 square feet of office, manufacturing and warehousing space. Although there have been several suggestions on reuse: including possible Transit Oriented Development (TOD), industrial museum, restaurant, artist lofts, town offices and senior housing no actions have taken place and the site is beginning to fall into disrepair. Additional concerns include the deterioration of Parker Mill Dam and possible contamination issues that could slow any redevelopment. The town should consider possible designation under Chapter 43D Expedited Permitting Program.

Tremont dam, located on the Weweantic River, was rebuilt in 1845 to replace the dam that powered an earlier ironworks. The dam was restored in 1876 based on the 1919 design and is considered an important part of Wareham’s industrial history. A fish ladder also exists at this site. Preservation and development is an ongoing issue for the Tremont Nail Company site.

**Tremont Nail
Summary of Characteristics**

<p>Protected Parcels</p> <ul style="list-style-type: none"> • Municipally owned property <p>Historical Significance</p> <ul style="list-style-type: none"> • Tremont Nail 	<p>Water Resource</p> <ul style="list-style-type: none"> • Salt and Freshwater Wetlands • Wareham River • Anadromous Fish Runs • 100/500-year Floodplain
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • None 	<p>Soils</p> <ul style="list-style-type: none"> • Sand & Gravel Deposit
<p>Zoning</p> <ul style="list-style-type: none"> • Wareham Village • Municipal Water/ Sewer 	<p>Possible Use/Reuse</p> <ul style="list-style-type: none"> • Commercial/Manufacturing • Mixed-use
<p>Development Area</p> <ul style="list-style-type: none"> • Main Street 	<p>21E Site/Brownfield</p> <ul style="list-style-type: none"> • Potential

2.) ***Downtown Wareham Revitalization Area***

Downtown or the Wareham Village Center primarily represents Main Street and Merchants Way. The area offers a number of characteristics including a variety of blocks and buildings, a mix of storefront, businesses and civic uses. The two principal corridors are level, fairly straight and they are parallel to Wankinco River and the MassCoastal railroad line. The area also offers buildings which anchor and define the northern and southern ends of the village area including the Tremont Nail and Tobey Hospital. *The Wareham Village Strategy: A Plan for Improvement, January 2008* outlined a (3) three-part strategy including improve access and circulation, improve public realm and incentivize redevelopment. There are a number of resources the community can utilized to achieve revitalization including Chapter 43D Expedited Permitting, Economic Development Incentive Program, Department of Housing and Community Development, MassDOT, Energy and Environmental Affairs, and Housing and Economic Development.

***Downtown Wareham Revitalization Area
Summary of Characteristics***

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>Municipally owned property</i> <p><i>Historical Significance</i></p> <ul style="list-style-type: none"> • <i>Downtown</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Salt and Freshwater Wetlands</i> • <i>Agawam River</i> • <i>Wankinco River</i> • <i>Anadramous Fish Runs</i> • <i>100/500-year Floodplain</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 or Bedrock</i> • <i>Large sand deposit</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>Wareham Village</i> <p><i>Municipal Water/ Sewer</i></p>	<p><i>Possible Use/Reuse</i></p> <ul style="list-style-type: none"> • <i>Commercial/Manufacturing</i> • <i>Mixed-use</i>
<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Main Street</i> <p><i>Sewer</i></p> <p><i>Wareham Fire District II</i></p>	<p><i>21E Site/Brownfield</i></p> <ul style="list-style-type: none"> • <i>Potential</i> <p><i>Chapter 61 property</i></p>

3.) ***East Wareham Village***

East Wareham Village encompasses the area located at Route 6 (Cranberry Highway) and 28. The Town designated this area for commercial and mixed-use redevelopment including shops, retail and other business activities appropriated to a livable, walkable village environment providing green spaces and pedestrian connections to the village, adjacent residential and Route 6 destinations.

***East Wareham Village
Summary of Characteristics***

<p><i>Protected Parcels</i></p> <ul style="list-style-type: none"> • <i>Conservation property</i> <p><i>Historical Significance</i></p> <ul style="list-style-type: none"> • <i>?</i> 	<p><i>Water Resource</i></p> <ul style="list-style-type: none"> • <i>Wetlands</i> • <i>High & Medium-yield aquifer</i> • <i>Wetlands</i> • <i>Agawam 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>Large sand deposit</i> • <i>Floodplain Alluvium</i>
<p><i>Zoning</i></p> <ul style="list-style-type: none"> • <i>Conference Recreational</i> • <i>Commercial Strip</i> <p><i>Municipal Water/ Sewer</i></p>	<p><i>Possible Use/Reuse</i></p> <ul style="list-style-type: none"> • <i>Commercial/Manufacturing</i> • <i>Mixed-use</i>
<p><i>Development Area</i></p> <ul style="list-style-type: none"> • <i>Cranberry Highway</i> • <i>East Wareham Bypass</i> • <i>Route 6</i> 	<p><i>21E Site/Brownfield</i></p> <ul style="list-style-type: none"> • <i>?</i> <p><i>Sewer</i></p> <p><i>Wareham Fire District II</i></p>

3.) *Onset Village*

Onset Village overlooks Onset Bay. A panoramic view of the bay and all that a coastal village can offer is afforded from the elevated bluffs. Beaches, private piers, marinas and fishing vessels surround the shoreline. The area models smart growth with smaller residential lot sizes reflecting cluster development design. This could be a model for future development while retaining our New England heritage. The Town of Wareham anticipates continued redevelopment with shops, restaurants, and retail. Other improvements to this area would include infrastructure improvements, housing rehabilitation, façade, green spaces and pedestrian friendly linkages between the residential neighborhood, the Onset Village business area and the waterfront. Onset Village also considered an historical and archeologically significant area.



4.) Ocean Spray Development Area

The Ocean Spray Development Area is a specific site or small area located on Route 6 and 28 (Cranberry Highway) near Buttermilk and Buzzards Bays. The Town of Wareham identified this location for possible commercial and mixed-use redevelopment opportunities. Officials should consider a Chapter 43D Expedited Permit designation, in addition to potential development incentives under the Economic Target Area (ETA) and Economic Opportunity Area (EOA) designations.

III. Priority Protection Areas

The following five (5) areas have been identified as the highest priority areas for protection of unique natural resources.

1. Water Resource Protection Area

The Town of Wareham relies solely on ground water for its drinking water supply, with most residents on either private wells or four wells under the auspices of the Onset Fire District. This district serves Onset Village and adjacent properties as far north as Route 25 serving an area approximately five square miles. The Town of Wareham recognizes the value of preserving the high and medium yield aquifer located in the western portion of town stretch from the town boundary line to Onset Bay.

**Water Resource Protection Area
Summary of Characteristics**

<p>Protected Parcels</p> <ul style="list-style-type: none"> • Wareham Fire District • Minot Forest Commission • Wildlands Trust • Onset Water District • The Trustees of Reservations • Town owned properties <p>Historical Significance</p> <ul style="list-style-type: none"> • Archeological significance 	<p>Water Resource</p> <ul style="list-style-type: none"> • High & Medium-yield aquifer • Wetlands • Buzzards Bay Watershed • 100/500 year Floodplain • Agawam River • Glen Charlie Pond • White Island Pond • Municipal Wells • Anadramous Fish Runs
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • Priority & Estimated Habitat • Living Waters • BioCore Habitat 	<p>Soils</p> <ul style="list-style-type: none"> • Sand & gravel • Large Sand Deposits • Till or Bedrock • Floodplain Alluvium <p>Scenic and Recreational Resource</p>
<p>Zoning</p> <ul style="list-style-type: none"> • R-130 • Buttermilk Bay Water • Zone II 	<p>Development Area</p> <ul style="list-style-type: none"> • Mostly low density development <p>No Sewer</p>

2. Maple Park Campground

Maple Park Campground is located on Glen Charlie Road in East Wareham. The campground features 400 campsites on 600 acres of beautiful woodlands, overlooking kettle ponds and cranberry bogs. Amenities include: hiking trails, kayak, swimming, and much more. The Town of Wareham identified this area due its natural and water resource value. This area has also been identified in the 2003 Master Plan as a River Acquisition Target Area.

**Maple Park Campground
Summary of Characteristics**

<p>Protected Parcels</p> <ul style="list-style-type: none"> • Privately owned <p>Historical Significance</p> <ul style="list-style-type: none"> • Potential archeological significance 	<p>Water Resource</p> <ul style="list-style-type: none"> • High & Medium-yield aquifer • Significant Freshwater Wetlands • Buzzards Bay Watershed • 100/500 year Floodplain • Agawam River
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • Priority & Estimated Habitat • BioCore Habitat • Living Waters 	<p>Soils</p> <ul style="list-style-type: none"> • Sand & gravel • Floodplain Alluvium
<p>Zoning</p> <ul style="list-style-type: none"> • R-130 • Business <p>No Sewer</p>	<p>Scenic and Recreational Resource</p>

3. Black Moore Pond Protection Area

Black Moore Pond is located in southwest Wareham near the town boundary line. It is largely unprotected farmland in the Chapter 61A program. Chapter 61 is a taxation classification designed to encourage the retention of valuable farm, forest and open land by providing the landowner with a tax benefit for a long term commitment for it to remain in its present state. The town has the right to first refusal should the landowner decide to remove their property from the program.

**Black Moore Pond Protection Area
Summary of Characteristics**

<p>Protected Parcels</p> <ul style="list-style-type: none"> • <i>None</i> <p>Historical Significance</p> <ul style="list-style-type: none"> • <i>Potential archeological significance</i> 	<p>Water Resource</p> <ul style="list-style-type: none"> • <i>Freshwater Wetlands</i> • <i>Buzzards Bay Watershed</i> • <i>100/500 year Floodplain</i> • <i>Black Moore Pond</i> • <i>High & Medium-yield aquifer</i> • <i>Public water supply wellhead</i>
<p>Natural Resource Protection Areas</p> <ul style="list-style-type: none"> • <i>Priority Habitat</i> 	<p>Soils</p> <ul style="list-style-type: none"> • <i>Large sand deposits</i> • <i>Floodplain alluvium</i>
<p>Zoning</p> <ul style="list-style-type: none"> • <i>R-60</i> <p><i>No Sewer</i> <i>Wareham Fire District II</i></p>	<p>Development Area</p> <ul style="list-style-type: none"> • <i>Low density development</i> <p>Scenic and Recreational Resource</p>

4. Carver Road Protection
The Carver Road Protection Area is located in the northeast portion of Wareham. This is a water-rich area which includes the upper-reaches of the Weweantic River with an abundance of freshwater wetlands and cranberry bogs. The Town of Wareham is interesting in preserving the Wareham River Watershed and the function it serves; efforts are underway to restore anadromous fish runs.



5. Watersheds
The term *watershed* describes an area of land that drains down-slope to the lowest point. The water moves through a network of drainage pathways, both underground and on the surface. Generally, these pathways converge into streams and rivers, which become progressively larger as the water moves on downstream, eventually reaching an estuary and the ocean. Because water moves downstream, any activity that affects the water quality, quantity, or rate of movement at one location can affect locations downstream. For this reason, everyone living or working within a watershed needs to cooperate to ensure good watershed conditions.

Agawam River Watershed

The Agawam River enters Wareham at the northwest corner of town and runs southwest to the town center where it empties into the Buzzard's Bay. It is a wide river, opening out into numerous ponds; and is thought to be one of the largest coastal plain ponds in the State and possibly the Nation. The Agawam Mill Pond is accessible via a boat launch on the west side. Much of the area is completely undeveloped or used for farming cranberries. The area has also been identified for its archeologically significant resources.

Wankinco River Watershed

The Wankinco River is a tributary of the Wareham River, which drains into Buzzard's Bay. The river originates at East Head reservoir, a pond in Myles Standish State Forest. The Wankinco River and its tributaries run north to south through the center of Wareham, encompassing a number of ponds. The upstream areas include portions of a large and regionally significant pine barrens. Downstream is Parker's Mill Pond.

Weweantic River Watershed

The Weweantic River is a river in southeastern Massachusetts. Its name means "wandering stream" in the native Wampanoag language. The river arises in wetlands in the Town of Carver, meandering through rich swampy birch and maple forest until it reaches Buzzard's Bay. Its watershed covers approximately 18,000 acres, mostly through cranberry bogs. This river was once rich in fish and shellfish, but currently has no significant herring population due to the Horseshoe Pond dam, and is closed to shellfishing due to bacterial contamination. Efforts are underway to rectify this matter. The watershed has also been identified for its archeologically significant resources.



Onset Bay Watershed

Onset Bay is the 6th largest embayment in Buzzards Bay. Its watershed has a considerable amount of land in residential use for a small watershed. The Bay is shallow with an abundance of eelgrass and shellfish beds. (For more on Onset Bay Watershed Area see Onset Village Priority Development Area)

The watersheds all drain into bays and estuary systems and the town clearly stated these areas were of great significance to the community.

IV. Combination Priority Development and Priority Protection Areas

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

1. *BDOD*

(Business Development Overlay District)

Wareham's Business Development Overlay District is in the process of advancing with three proposed development areas. Combined the three developments are expected to provide approximately 800,000 square feet of space and create 2,600 new employment opportunities. The proposed project consists of multiple phases, and is quite complicated with multiple alternatives. Below is a summary that captures the core of the proposed project.



Phase A: Two commercial sites in Wareham. One site is an 115,200 sq. ft. office, laboratory, and manufacturing on an 18 acre site. A second site will have a 40,000 sq. ft. medical office on a 6 acre site. The latter project has a preferred alternative with a connection to the Wareham Sewage Treatment facility.

Phase B: Is exclusively in Wareham, covers approximately 1,140 acres with 1.68 million sq. ft. of mixed use commercial development including light industrial, manufacturing, research and development, office, warehouse, medical office, retail, and hotel.

Phase C: Covers approximately 4,910 acres mostly in Carver and Plymouth, but with some land in Wareham. The conceptual plan includes agricultural (principally existing), mixed use residential, village scale retail, and areas for conservation uses. Discussions with the communities of Wareham, Plymouth, and Carver have taken place to modify zoning to allow for Transfer of Development Rights for this area due to the natural resources located within the proposed development area. Low impact development should also be included in the design phase to manage stormwater runoff.

2. *Low Impact West Wareham Industrial*

The West Wareham Industrial located off Route 28 (Cranberry Highway) on Kenderick Road (Phase I) and Patterson Brook (Phase II) represents about one hundred and ten (110) acres of redevelopment. The Town of Wareham has

designated the industrial park for potential redevelopment of vacant and or/ underutilized building and infill opportunities including office, manufacturing, warehouse and distribution industries. The town should consider utilizing the expediting permit designation. In addition the Town is an economic Target Area (ETA) and has identified the industrial park as an Economic Opportunity Area (EOA) offering potential development incentives.

Low Impact Development (LID) is a term used to describe a land planning and engineering design approach to managing stormwater runoff. LID emphasized conservation and use of on-site natural feature to protect natural resources and water quality. LID planning practices include several related approaches and concepts such as conservation design, better site design and green infrastructure. Individual site consideration generally takes into consideration the land use, hydrology, and soil type. The Town of Wareham would like to encourage Low Impact Development within the area identified as West Wareham Industrial site.

3. *Historic*

Two historic areas located at the Narrows Bridge and the North End adjacent to the Tremont Nail Company and Herring Ladder on either end of the downtown.

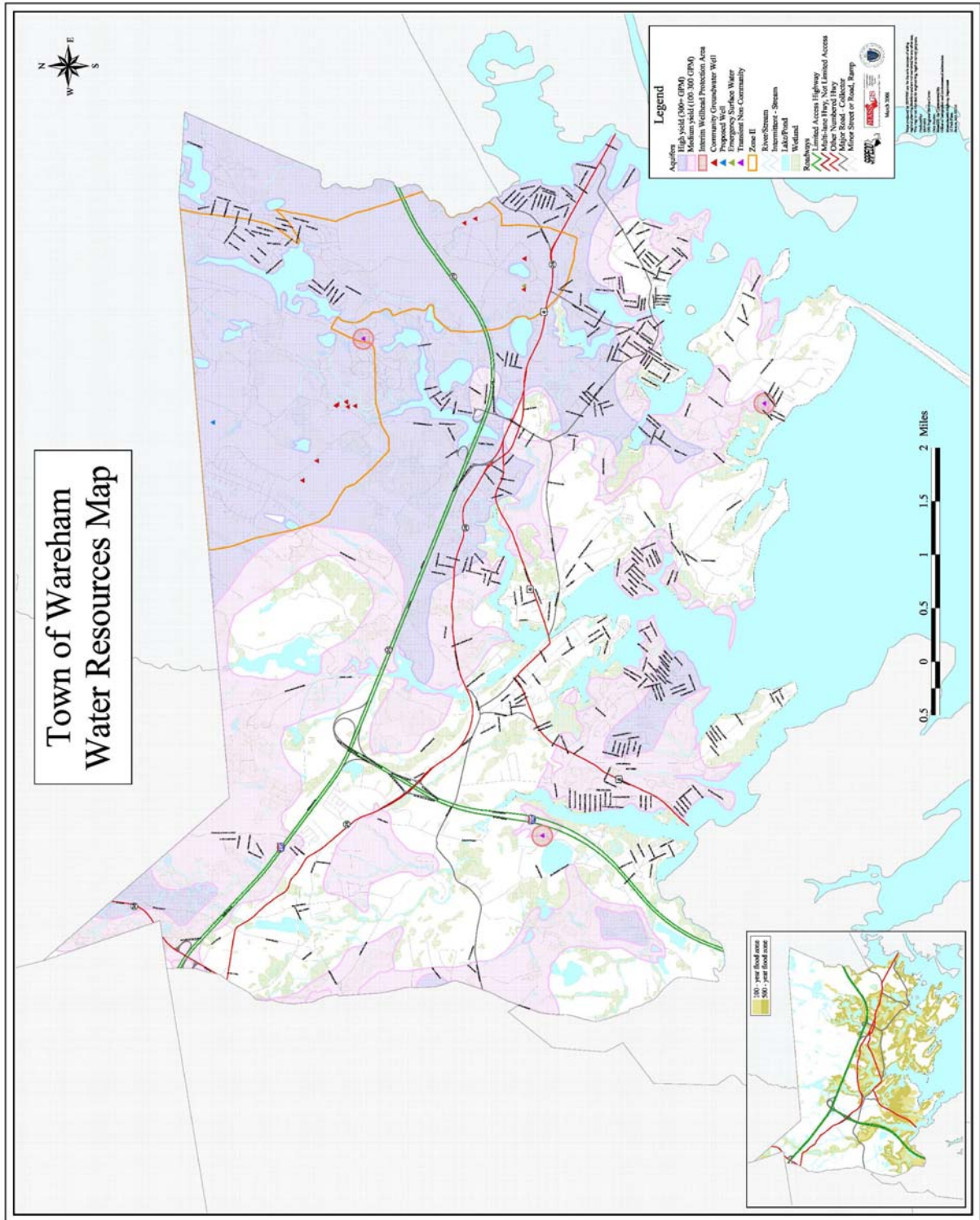
Narrow Bridge

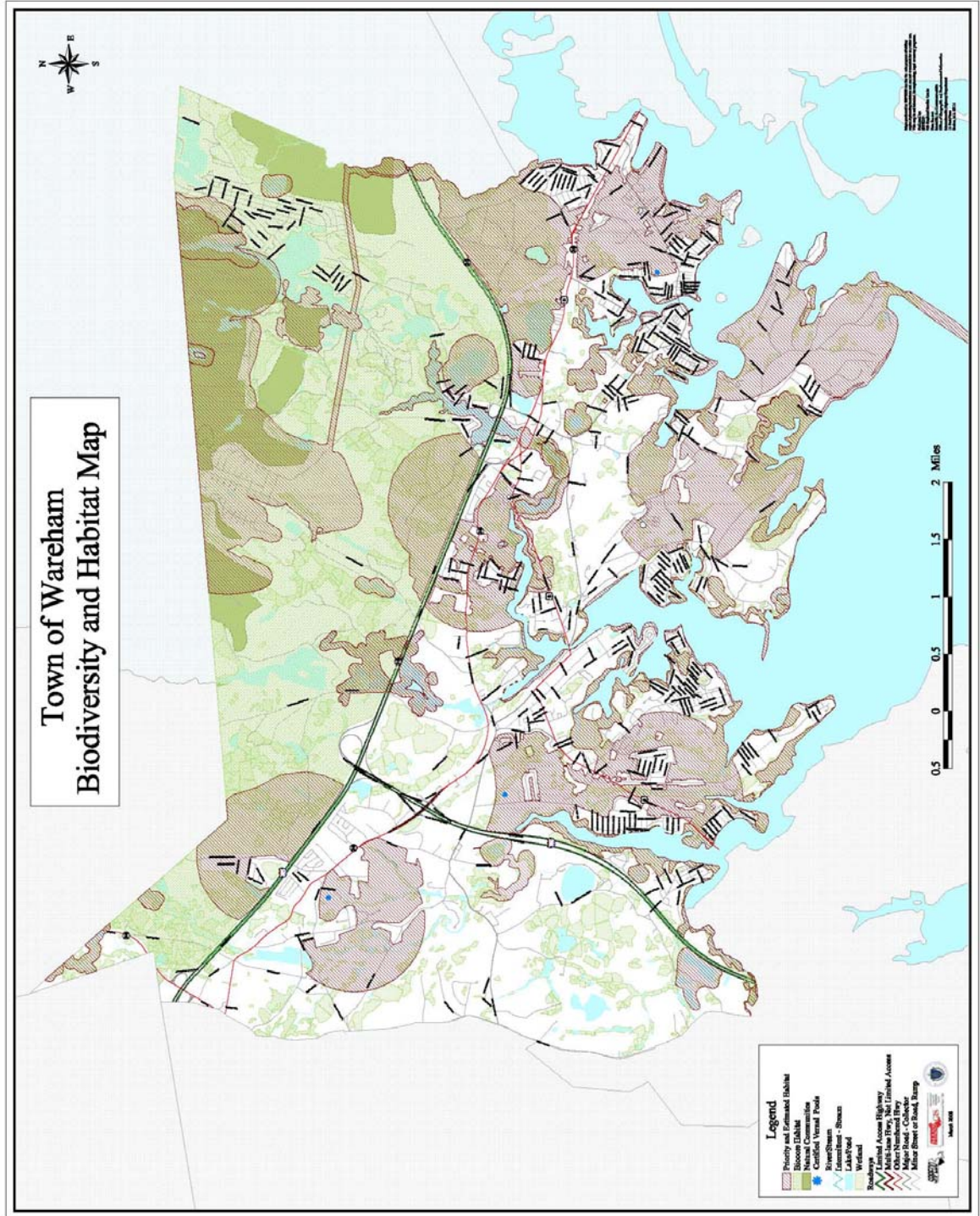
The Narrows Bridge is the crossing point of the Agawam River. Captain John Kendrick's house is located on Main Street built in the late 18th century, currently owned by the Wareham Historical Society. Also on Main Street is the Tobey homestead which was built in the mid-19th century owned by the Tobey Hospital. Besse Park is located along the edge of the river adjacent to the bridge. A beautiful view of the expansive salt marsh along the Agawan River can be viewed from the bridge.

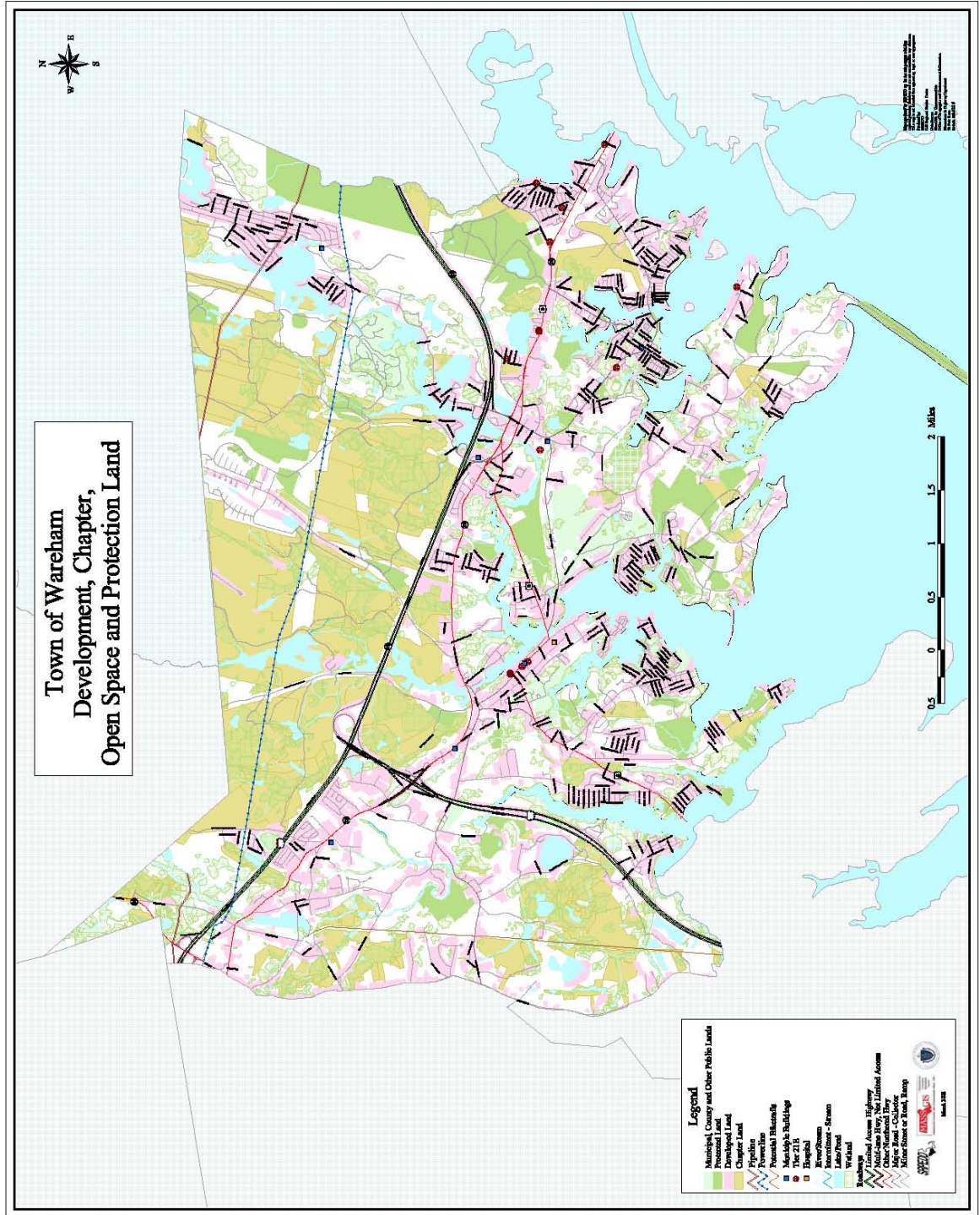
Downtown's North End

The Fearing Tavern is located on Elm Street is a Georgian style house, the main portion of which was built in 1765. The property remained in the Fearing family for over 200 years. The property is currently owned by the Wareham Historical Society.

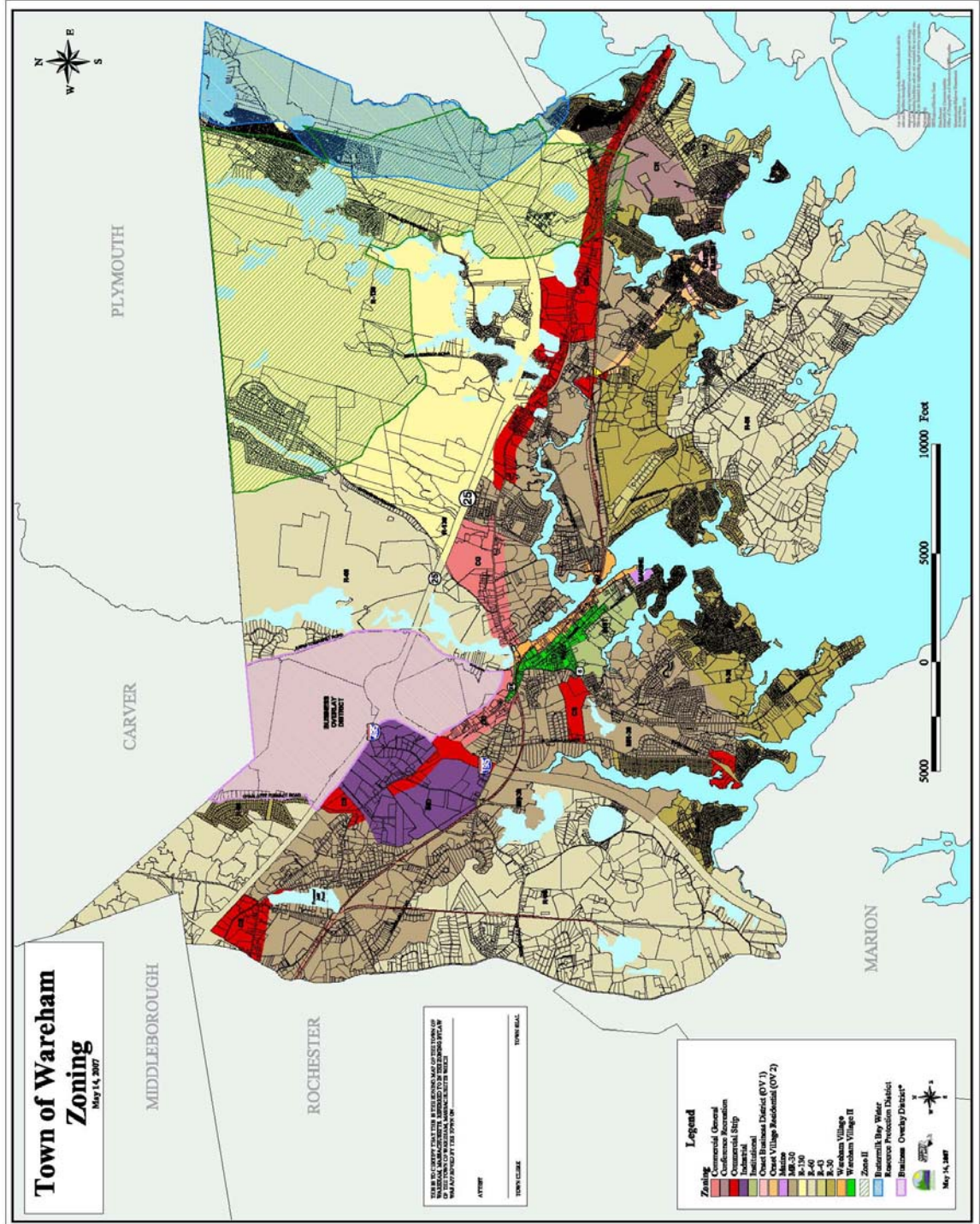
Wareham Priority Protection & Development Areas

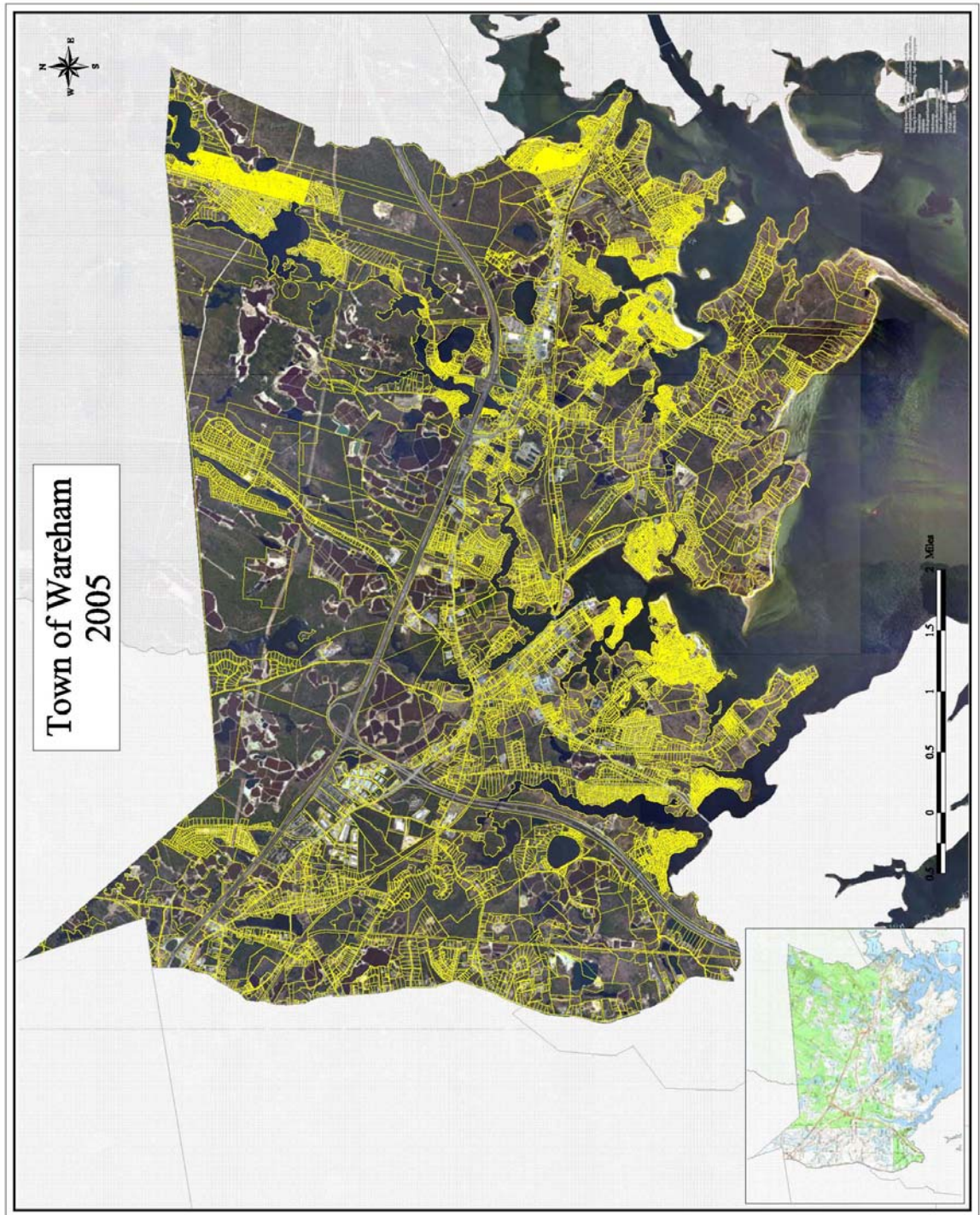






Wareham Priority Protection & Development Areas





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