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Southeastern Regional Planning and Economic Development District (SRPEDD) would like to acknowledge the following groups whose support and participation made this report possible.

Local officials and citizens who contributed knowledge, enthusiasm, and hard work to every aspect of this project.

Massachusetts Department of Transportation (MassDOT)  
Secretary Richard Davey  
Jean Fox, South Coast Rail Manager

Executive Office of Housing and Economic Development (EOHED)  
Secretary Greg Bialecki  
Victoria Maguire, State Permitting Ombudsman

SRPEDD’s Comprehensive Planning Team  
Steve Smith, Executive Director  
Sandy Conaty, Comprehensive Planning Manager  
Bill Napolitano, Environmental Program Director  
Don Sullivan, Economic Development/Community Development Director  
Grant King, Principal Comprehensive Planner/Information Specialist  
Katie Goodrum, Senior Comprehensive Planner  
Karen M. Porter, GIS Specialist/IT Manager

SRPEDD would also like to acknowledge the participation of Old Colony Planning Council and Metropolitan Area Planning Council.

This South Coast Rail Corridor Plan Community Priority Area Five-Year Update was completed with the assistance of SRPEDD, with funds provided by the Commonwealth of Massachusetts, MassDOT South Coast Rail project and with support by EOHED.
### 2013 Dighton Community Priority Area List

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This map is for the sole purpose of aiding regional planning decisions and is not warranted for any other use. June 2013
INTRODUCTION

This report presents the updated Priority Development Areas (PDAs) and Priority Protection Areas (PPAs) in the town of Dighton. This community-driven land use planning exercise first took place in 2008, when three Regional Planning Agencies, SRPEDD, MAPC, and OCPC, worked alongside local residents, business owners, officials, and organizations to designate the areas that were most important for development or preservation in each community. All thirty-one (31) South Coast Rail (SCR) Corridor communities participated in this project in 2008 and again in 2013.

In 2013, the three Regional Planning Agencies (RPAs) revisited these 31 communities to review and update the 2008 designations. Updates took into account new data that became available over the last five years as well as new municipal priorities. The “Five-Year Update” process was an opportunity to confirm choices made during the 2008 process, to revise previous designations, and to make new choices that acknowledged new conditions. During this review process, the SRPEDD website provided current information to the public, including a calendar of SCR Five-Year Update meetings and a resource library of relevant information sheets and maps.

What are Priority Development Areas (PDAs)?

Priority Development Areas (PDAs) are areas that are appropriate for increased development or redevelopment 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 parcel to many acres. Potential development ranges from small-scale infill to large commercial, industrial, residential, or mixed-use projects. Town and village centers, Chapter 40R Districts, industrial parks, and proposed commuter rail station sites are typical examples of PDAs.

What are Priority Protection Areas (PPAs)?

Priority Protection Areas (PPAs) are areas that are important to protect due to the presence of significant natural or cultural resources, including endangered species habitats, areas critical to water supply, historic resources, scenic vistas, and farms. Like PDAs, the PPAs can vary greatly in size. Sites may be candidates for protection through acquisition or conservation restrictions.
What are Combined Priority Development and Priority Protection Areas (Combined Areas)?

In Combined Priority Development and Priority Protection Areas, communities welcome development; however, the development is expected to be sensitive to its site and the surrounding area. This may include development that complements the older structures within a historic district or low impact development that protects nearby water resources or biodiversity.

What do PDAs and PPAs do for my city or town?

A community’s Priority Area designations can guide municipal decisions about zoning revisions, infrastructure investments, and conservation efforts. For example, some communities choose to incorporate these designations into their Master Plan. Also, municipalities are implementing these designations using technical assistance available through State funding programs such as the South Coast Rail Technical Assistance and District Local Technical Assistance (DLTA).

In addition, the Community Priority Areas serve as the foundation for developing Regional and State Priority Area designations. Lastly, through Executive Order 525 (see below), the Patrick Administration asked certain state agencies to consider priority areas when making funding commitments.

Regional and State Priority Areas

The Community Priority Areas are essential to the process of determining the Regional and State Priority Area Maps. Local designations determined to be of regional significance through a regional screening process, including public input received at regional public workshops, make up the Regional Priority Areas map. In turn, the Community and Regional Priority Areas are the basis for the State Priority Area Map.

Executive Order 525 (E.O. 525)

In fall 2010, Gov. Patrick issued Executive Order 525 (E.O. 525) providing for the implementation of the South Coast Rail Corridor Plan and Corridor Map (Corridor Plan) through state agency actions and investments. The Executive Order calls for state investments to be consistent with the Corridor Plan’s recommendations to the maximum extent feasible. These state actions have the potential to leverage local and private investments in the priority areas. The Executive Order also directs state agencies to conduct a retrospective analysis to determine how consistent their actions and investments in the region have been with the Corridor Plan goals.
**PRIORITY AREA REVIEW PROCESS**

SRPEDD staff worked with cities and towns to review their Priority Areas identified in 2008. Amendments to Priority Areas included delineating more precise boundaries using Geographic Information Systems (GIS) data. RPAs used interactive GIS maps to present over forty layers of information, including, but not limited to, ortho photography, parcel lines, zoning districts, state program areas (such as Growth District Initiative and Chapter 40R sites), and designated resource areas (such as high-yield aquifers, Zone II aquifers, BioMap 2 Core Habitats, and rivers and streams with their associated wetlands). Communities also worked to clarify the stated purpose for each Priority Area.

The process included a series of three meetings:

**#1: Introductory meeting:** A Regional Planning Agency staff member visited with Boards of Selectmen and Mayors to reintroduce the land use planning process that took place in 2008 and the reasons for conducting the Five-Year Update of Priority Area designations.

**#2: Preliminary Meeting:** SRPEDD staff facilitated a 2-3 hour working session with municipal staff and/or board and committee/commission members to review each priority area. Staff incorporated interactive GIS maps depicting various data layers (see Appendix) to inform discussions and decision-making. This preliminary process of updating the 2008 Priority Area designations had the following general guiding principles in mind:

- Incorporating changes in municipal priorities, needs, and desires
- Understanding updated state policies such as Executive Order 525
- Refining priority area boundaries to be exact and “rational” (coterminous with other map layers such as roadways, zoning boundaries, designated resource areas, etc.)
- Making clear and strategic statements about the stated purpose for and desired character of priority areas

For the few SRPEDD communities without town staff, SRPEDD did this preliminary review at a public meeting in the community; then, using the criteria outlined by meeting participants, SRPEDD made the remaining changes and returned revised maps and a narrative description of the revisions to the municipality for their review prior to the workshop with the general public. SRPEDD staff used the input from the preliminary meetings to generate a “before” and “after” map to present to the public for their feedback and input.

**#3: Public Meeting Review:** Each community held a public meeting, at which time RPAs and local meeting participants reviewed each community's priority areas and identified desired changes. Some communities incorporated this into a Board of Selectmen meeting, others
during a Planning Board meeting, and some communities held a public meeting held specifically for this purpose.

**TOWN OF DIGHTON RESULTS**

On December 12, 2012, SRPEDD staff met with the Board of Selectmen (BOS) to re-introduce the Priority Area planning exercise. The BOS designated Selectman Tom Pires as the contact person for this work. Since there was not any municipal staff with which to work, the BOS held a public meeting as Dighton’s preliminary municipal meeting. This meeting was publicized and held on January, 24, 2013 at Town Hall. Participants reviewed the purpose and the boundaries of each 2008 Priority Area. In discussions, they clarified the purpose of each and adjusted the respective boundaries to coincide with the stated purpose.

The town of Dighton held a public meeting to seek input from town residents on the revisions recommended by the municipal representatives on May 29, 2013 at Town Hall. No revisions were requested for the priority areas. The consensus of the meeting attendees was that the 2013 Priority Area map depicts the boundaries of areas deemed to be priorities for development and for preservation. The result of this work is the 2013 Dighton Community Identified Priority Area Map, which can be found on page 2 of this document.

**PRIORITY AREA ADJUSTMENTS**

As stated above, the 2013 Priority Areas (PAs) are based upon the PA designations identified in 2008. Many of these PAs still represent municipal growth priorities today. In most cases, revisions made to the PAs simply transition them from the “general designations” of the 2008 process to more “exact designations” (both in terms of their boundaries and their stated purposes) using current Geographic Information Systems data and updated local input. In some cases, communities added new PAs or removed previous designations because (1) municipal priorities changed over time, (2) the purposes for designations were achieved or new ones arose, or (3) designations were incorporated into other PAs identified for the same purpose. The text below lists the updated 2013 PAs, identifies their stated purposes, describes their boundaries, and details changes from the 2008 Priority Areas.
PRIORITY DEVELOPMENT AREAS

Dighton Industries [76-01]

Purpose: Industrial, commercial, or mixed-use redevelopment on the previously disturbed footprint of this underutilized site. Any future redevelopment should acknowledge its proximity to the natural and scenic resources of the Three Mile River and enhance public recreational access to these areas.

Boundaries: Boundaries correspond to selected parcels within the Industrial Zoning District that contain the former Dighton Industries facility, excluding a 200' buffer from the shoreline of the Three Mile River. This designation contains an EOA.

Changes from 2008: Community representatives altered boundaries to more clearly follow parcel lines and zoning districts.

Dighton Power and Advanced Loose Leaf [76-02]

Purpose: Industrial redevelopment.

Boundaries: Boundaries correspond to selected parcels containing these facilities, excluding those areas that are within the Pidges Swamp, Muddy Cove Brook, and Sunken Brook BioMap 2 Corridor PPA. This designation contains an EOA.

Changes from 2008: Community representatives altered boundaries to more clearly follow parcel lines.

Manheim Site [76-03]

Purpose: Light industrial or commercial redevelopment on the previously disturbed footprint of this underutilized site.

Boundaries: Boundaries correspond to selected disturbed parcels within the Industrial Zoning District that contain the Manheim auto auction facility, excluding small areas covered by the Zone A Surface Water Protection Areas PPA.

Changes from 2008: Community representatives altered boundaries to more clearly follow parcel lines and zoning districts.
Maxaldan Corporation Complex [76-04]

*Purpose:* Industrial, commercial, or mixed-use redevelopment of this previously underutilized site and selected adjacent properties. Any future redevelopment should acknowledge its proximity to the natural and scenic resources of the Three Mile and Taunton Rivers and enhance public recreational access to these areas.

*Boundaries:* Boundaries correspond to the Industrial and Business Zoning Districts along Route 138, excluding the Three Mile River ACEC PPA, Pidges Swamp, Muddy Cove Brook, and Sunken Brook BioMap 2 Corridor PPA, and a 200’ buffer from the shoreline of the Taunton River. This designation contains an Economic Opportunity Area (EOA).

*Changes from 2008:* Community representatives altered boundaries to more clearly follow zoning districts.

Route 138 Business District [76-05]

*Purpose:* Business redevelopment.

*Boundaries:* Boundaries correspond to the Business Zoning District north of Main Street along Route 138, excluding those areas that are within the Pidges Swamp, Muddy Cove Brook, and Sunken Brook BioMap 2 Corridor PPA.

*Changes from 2008:* In 2008, this PDA was called the Dighton Business District. Community representatives renamed this PA in order to more clearly describe its location altered its boundaries to more clearly follow Zoning districts.

Route 44 Business Corridor [76-06]

*Purpose:* Mixed-use, commercial and in-fill redevelopment.

*Boundaries:* Boundaries correspond to the Business Zoning District along Route 44, excluding those areas within the Zone A Surface Water Protection Area PPA and the Segregansett River Aquifer PPA.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow Zoning districts.

Zeneca Property [76-07]

*Purpose:* Industrial, commercial, or mixed-use redevelopment of the previously disturbed footprint of this underutilized site. Any future redevelopment should acknowledge its proximity to the Muddy Cove PPA and enhance public recreational access to the Cove.
Boundaries: Boundaries correspond to selected parcels within the Industrial Zoning District that contain the former Zeneca Property facility. This designation contains and EOA.

Changes from 2008: Community representatives altered boundaries to more clearly follow parcel lines and Zoning districts.

Priority Protection Areas

Aquifer Overlay District [76-08]

Purpose: To protect public drinking water resources.

Boundaries: Boundaries correspond one of the three Aquifer Overlay Zoning District. This area entirely covers a DEP Zone II Aquifer.

Changes from 2008: In 2008, this PA was called the Aquifer. Community representatives renamed this area in order to more clearly describe its purpose and altered its boundaries to more clearly follow Zoning Districts.

Broad Cove [76-09]

Purpose: Preservation of this ecologically valuable area that may also contain archeological resources.

Boundaries: Boundaries correspond to BioMap 2 Core Habitats and Critical Natural Landscapes associated with Broad Cove and the Taunton River.

Changes from 2008: Community representatives altered boundaries to more clearly follow BioMap 2 habitats.

Council Oak [76-10]

Purpose: Preservation of cultural and historic resources.

Boundaries: Boundaries correspond to selected parcels north of Main Street.

Changes from 2008: This is a new priority area in 2013.
Horton Farm [76-11]

Purpose: To protect active agriculture and areas of prime farmland.

Boundaries: Boundaries correspond to selected agricultural parcels at the intersection of Wellington Street and Fieldstone Drive. This PA contains BioMap 2 Core Habitat and Natural Resources Conservation Service (NRCS) prime soils.

Changes from 2008: Community representatives altered boundaries to more clearly follow parcels.

Maple Swamp [76-12]

Purpose: Preservation of the swamp.

Boundaries: Boundaries correspond to the Residential and Conservation Zoning District in the northwest section of Town, south of Route 44. This PA contains a BioMap 2 Critical Natural Landscape.

Changes from 2008: Community representatives altered boundaries to more clearly follow Zoning districts.

Muddy Cove [76-13]

Purpose: To maintain public access to Muddy Cove.

Boundaries: Boundaries correspond to the parcel containing Muddy Cove.

Changes from 2008: Community representatives altered boundaries to more clearly follow parcel lines.

Pidges Swamp, Muddy Cove Brook, and Sunken Brook BioMap 2 Corridor [76-14]

Purpose: To preserve a contiguous corridor of BioMap 2 Core Habitats and Critical Natural Landscapes associated with the brooks and swamp.

Boundaries: Boundaries correspond to updated BioMap 2 Core Habitats and Critical Natural Landscapes. These include aquatic, wetlands, and vernal pool habitats.

Changes from 2008: In 2008, this priority area consisted of three individual PPAs called Pidges Swamp, Muddy Cove Brook, and Sunken Brook. Community representatives incorporated these designations into one contiguous PPA corridor and altered its boundaries to more clearly follow BioMap 2 habitat boundaries.
Segregansett River Aquifer [76-15]

*Purpose:* To protect public drinking water resources.

*Boundaries:* Boundaries correspond one of the three Aquifer Overlay Zoning District. This area entirely covers a DEP Zone II Aquifer.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow Zoning districts.

Taunton River Trail [76-16]

*Purpose:* Further planning, design, and construction of this section of a regional bike path and scenic trail.

*Boundaries:* Community representatives approved a linear route from SRPEDD’s 2011 Recommended Bike Paths/Lanes for construction of a regional multimodal path. The conceptual boundaries represented here correspond to a 30’ buffer around this route; the exact dimensions of the path and right-of-way will be “ground-truthed” in the design process.

*Future Action:* Further planning and design work. Pursue funding for and construction of the path.

Three Mile River ACEC [76-17]

*Purpose:* Protection of the Three Mile River ACEC.

*Boundaries:* Boundaries correspond to the Three Mile River ACEC, excluding previously disturbed areas associated with the Dighton Industries PDA.

*Changes from 2008:* Community representatives altered boundaries to follow the ACEC.

Town Forest [76-18]

*Purpose:* To preserve public open space.

*Boundaries:* Boundaries correspond to the Residential and Conservation Zoning District in the northwest section of Town, along the borders with Taunton and Rehoboth. This PA contains a BioMap 2 Core Habitat, a BioMap 2 Critical Natural Landscape, and a DEP Outstanding Resource Water.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow Zoning districts.
Waterfront Protection Area [76-19]

*Purpose:* To protect the Taunton River waterfront, including the Bristol County Agricultural High School and a Medium- and High-Yield Aquifer. Community representatives renamed this PA in order to more clearly describe its purpose.

*Boundaries:* Boundaries correspond to selected undeveloped, waterfront parcels.

*Changes from 2008:* In 2008, this PA was called the Waterfront Aquifer. Community representatives renamed this area in order to more clearly describe its purpose and altered its boundaries to more clearly follow parcel lines.

Zone A Surface Water Protection Areas [76-20]

*Purpose:* To preserve public drinking water resources directly associated with DEP Zone A Surface Water Protection Areas and DEP Outstanding Resource Water designations.

*Boundaries:* Boundaries correspond to updated DEP Zone A Surface Water Protection Areas within the DEP Outstanding Resource Water designation, excluding areas already designated for protection by the Town Forrest PPA, Maple Swamp PPA, Segregansett River Aquifer PPA, and the Pidges Swamp, Muddy Cove Brook, and Sunken Brook BioMap2 Corridor PPA.

*Changes from 2008:* In 2008, this PA was called the Surface Water Protection Area/Zone II. Community representatives renamed this area in order to more clearly describe its purpose and altered its boundaries to more clearly follow Zone As.

COMBINED PRIORITY AREAS

Main Street [76-21]

*Purpose:* Redevelopment in a manner that maintains the historic character of the area.

*Boundaries:* Boundaries correspond to selected parcels along Main Street.

*Changes from 2008:* Community representatives altered boundaries to more clearly follow parcel lines.
Shaw’s Boatyard [76-22]

Purpose: Continued use and limited, context-sensitive development of this boatyard on the Taunton River.

Boundaries: Boundaries correspond to the parcel containing the boatyard.

Changes from 2008: Community representatives altered boundaries to more clearly follow parcel lines. Community representatives chose to change this priority designation from PPA to Combined PDA/PPA in order to maintain the active boatyard use, while still emphasizing respect for the Taunton River and its associated natural resources.

DELETED PRIORITY AREAS

Route 44 Industrial Area PDA and Reeds Farm PDA: Community representatives deleted these priority areas due to environmental constraints, poor access, and the desire to preserve open space.
### South Coast Rail Corridor Land Use and Economic Development Plan

#### Five-Year Community Priority Area Update Community Meetings 06/30/2013

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South Coast Rail Priority Area 5-Year Update

Subregion 2: Dighton, Rehoboth, Seekonk, Somerset, Swansea

Map 1: Community Priority Area Designations, 2008-09

- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
- Combined PDA/PPA
- Overlapping Priority Areas
- Water
- Municipal Boundaries
- Intertates
- Arterials and Collectors
- Local Roads
- MBTA Commuter Rail Stations
- MBTA Commuter Rail Lines
- MBTA Proposed Stations
- MBTA Proposed Rail Lines

This map is for the sole purpose of aiding regional planning decisions and is not warranted for any other use. February 2013

1 mile
South Coast Rail Priority Area 5-Year Update

Subregion 2: Dighton, Rehoboth, Seekonk, Somerset, Swansea

Map 3: Economic Development and Infrastructure

- Colleges and Universities
- Hospitals
- Airport
- EOHED Growth Districts Initiative
- EOHED Chapter 43D Districts
- Industrial Parks
- Economic Opportunity Areas (EOAs)
- MassDEP Activity and Use Limitation (AUL) Brownfield Sites
- SRTA/GATRA Fixed Bus Routes
- Active Agriculture
- Sewer Service
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Proposed Stations
- MBTA Proposed Rail Lines

This map is for the sole purpose of aiding regional planning decisions and is not warranted for any other use.

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South Coast Rail
Priority Area
5-Year Update

Subregion 2: Dighton, Rehoboth, Seekonk, Somerset, Swansea

Map 4: Water Resources

- DEP Approved Zone II Aquifers
- High-Yield Aquifers
- Medium-Yield Aquifers
- Interim Wellhead Protection Areas (IWPAs)
- DEP Outstanding Resource Waters - Public Water Supply Watershed
- DEP Wetland Bodies
- DF&G Coldwater Streams/Fisheries
- Water
- Municipal Boundaries
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Map 5: Biodiversity & Natural Resources

- NHESP Certified Vernal Pool
- All Areas Prime Farmland (NRCS SSURGO-Certified Soils)
- NHESP Priority Habitats
- BioMap2 Core Habitat
- BioMap2 Critical Natural Landscapes
- Area of Critical Environmental Concern (ACEC)
- Water
- Municipal Boundaries
- Interstates
  - Arterials and Collectors
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1 mile
Percent of a community’s total housing units that are affordable to households with incomes ≤ 80% the area median income (AMI). Note: 35% of all housing units in the South Coast Rail region are affordable to these households.