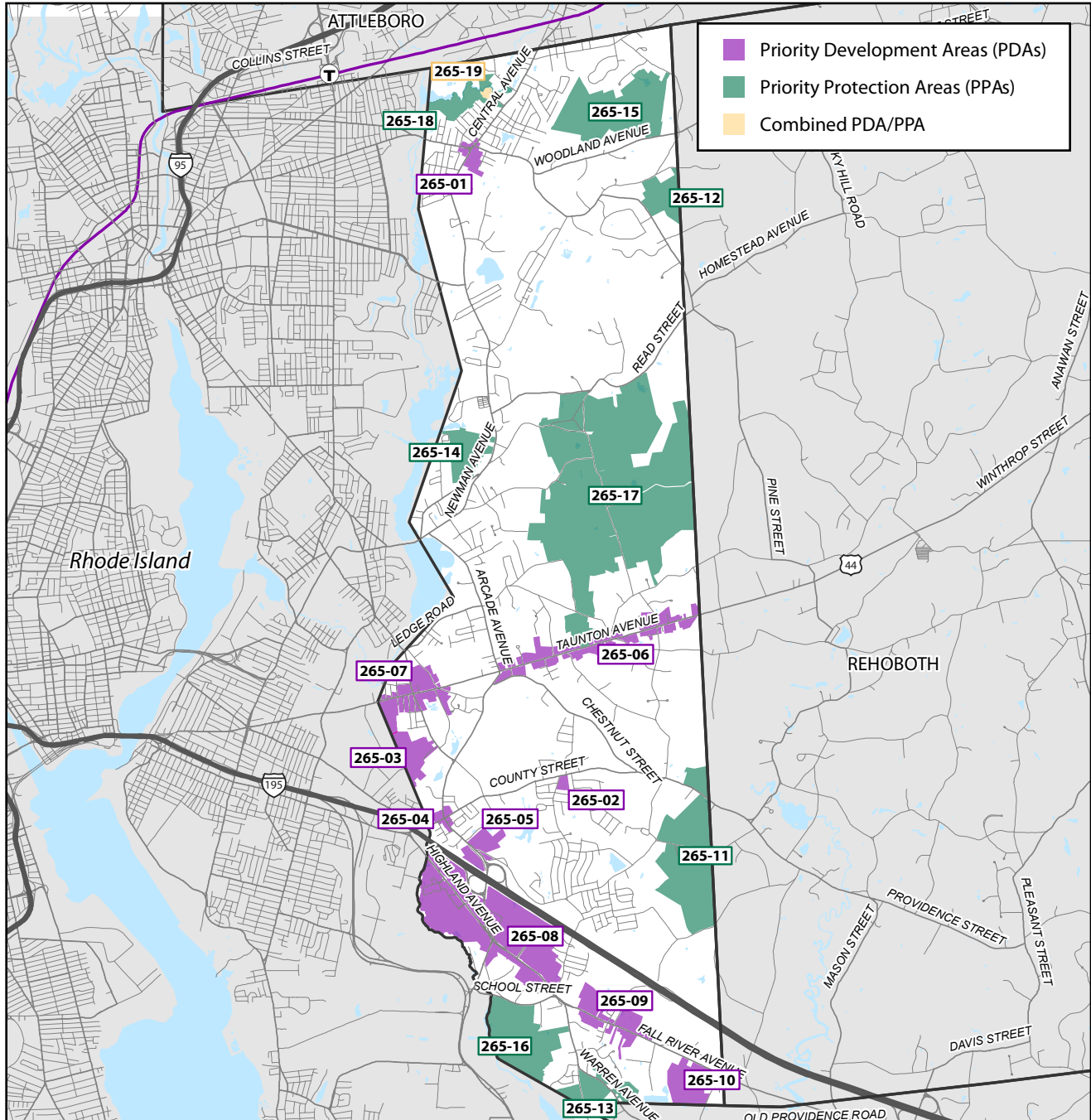


# South Coast Rail Corridor Plan

## Five-Year Update of Community Priority Areas

### Seekonk



## **Federal Disclaimer, Title VI and Nondiscrimination Notice of Rights of Beneficiaries, Spanish and Portuguese Requests for Translation**

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For information or to file a complaint under Title VI or the state Public Accommodations law, the contacts are as follows:

### **SRPEDD**

Lilia Cabral  
Title VI / Nondiscrimination Coordinator  
88 Broadway  
Taunton, MA 02780  
(508) 824-1367

### **MCAD**

One Ashburton Place, 6th Floor  
Boston, MA 02109  
(617) 994-6000  
TTY: (617) 994-6196

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***Para solicitar uma tradução deste documento para o Português, por favor ligue 508-824-1367.***

**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.

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Jean Fox, South Coast Rail Manager

**Executive Office of Housing and Economic  
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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 Seekonk Community Priority Area List***

<b>ID Number</b>	<b>Name</b>	<b>Type</b>	<b>Acres</b>
265-01	Bakers Corner	Development	21.30
265-02	Briarwood Plaza	Development	6.33
265-03	Landfill Solar Potential	Development	51.69
265-04	Luthers Corners	Development	13.69
265-05	Route 114A and I-195 Infill	Development	37.10
265-06	Route 44	Development	125.58
265-07	Route 44 West	Development	85.77
265-08	Route 6 Commercial	Development	369.19
265-09	Route 6 Mixed Use	Development	78.93
265-10	Route 6 Redevelopment	Development	76.30
265-11	Clear Run Brook Farmland	Protection	262.35
265-12	Coles Brook	Protection	57.06
265-13	Four Town Farms	Protection	71.33
265-14	Gammino Pond	Protection	67.30
265-15	Oak Woods	Protection	227.95
265-16	Runnins River APR	Protection	169.37
265-17	Runnins River Headwaters	Protection	1053.75
265-18	Ten Mile River	Protection	56.46
265-19	Maple Avenue Mill	Combined	7.21

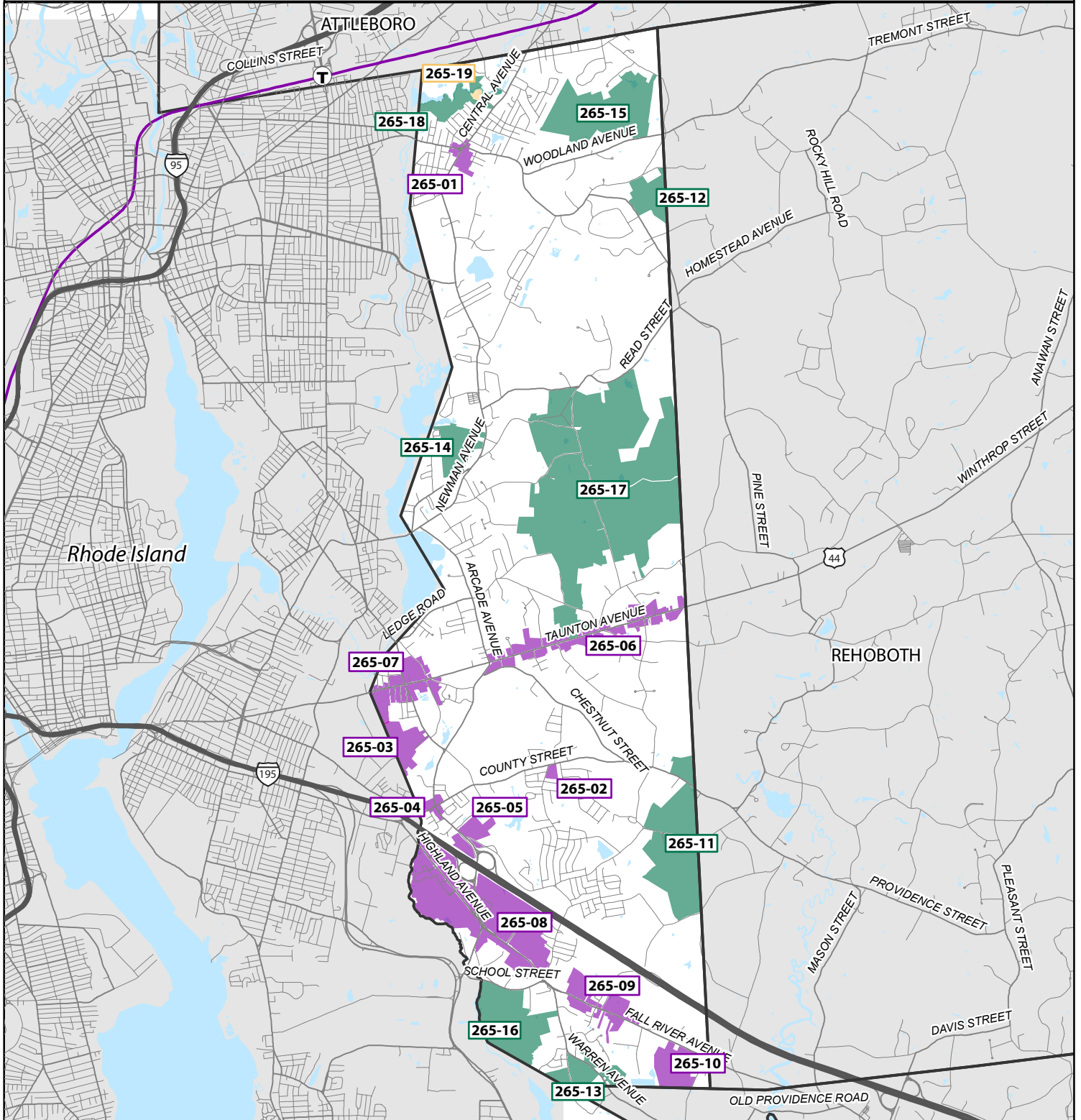
# Town of Seekonk Community Priority Areas, 2013

- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
- Combined PDA/PPA
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Stations
- MBTA Rail Lines
- Water

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



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**TOWN OF SEEKONK**  
**SOUTH COAST RAIL CORRIDOR PLAN**  
**PRIORITY DEVELOPMENT & PROTECTION AREAS FIVE-YEAR UPDATE**

**INTRODUCTION**

This report presents the updated Priority Development Areas (PDAs) and Priority Protection Areas (PPAs) in the town of Seekonk. 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 South Coast Rail 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 SEEKONK RESULTS

On December 19, 2012, SRPEDD staff met with the Board of Selectmen (BOS) to re-introduce the Priority Area planning exercise. The BOS designated the Town Planner, John Hansen, as the contact person for this work. The preliminary municipal meeting was held on February 27, 2013 at the SRPEDD offices. 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 Seekonk held a public meeting to seek input from town residents on the revisions recommended by the municipal representatives on May 14, 2013 at the Seekonk Town Hall. One revision was requested for one of the priority areas. The consensus of the meeting attendees was that, with the noted revision, 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 Seekonk 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

### **Bakers Corner [265-01]**

*Purpose:* Village business development.

*Boundaries:* Boundaries correspond to parcels within the Local Business Zoning District and four small potential expansion parcels (average size 0.41 acres).

*Changes from 2008:* In 2008, this PDA was called the Bakers Corner Mixed-Use/Village Center. Community representatives renamed this area in order to more clearly describe its purpose and altered its boundaries to more clearly follow parcel lines and zoning districts.

*Future Action:* The 2012 Master Plan calls for development of a detailed physical Master Plan to illustrate future development scenarios within Bakers Corner.

### **Briarwood Plaza [265-02]**

*Purpose:* Redevelopment of the plaza to retain this neighborhood commercial node.

*Boundaries:* Boundaries correspond to the parcel in which the plaza is located.

*Changes from 2008:* Community representatives renamed this PA in order to more clearly describe its location.

*Future Action:* Encourage and support redevelopment of the plaza in order to continue delivery of local goods and services.

### **Landfill Solar Potential [265-03]**

*Purpose:* Target site for a solar field.

*Boundaries:* Boundaries correspond to the landfill site parcels.

*Changes from 2008:* Community representatives changed this priority designation from Combined PDA/PPA to PDA in order to emphasize alternative energy redevelopment potential and renamed this PA to more clearly define its purpose. The boundary was slightly revised to follow selected parcel lines. One parcel was added and one was omitted on the northeast boundary.

*Future Action:* Investigate funding sources and private-public relationships to achieve the purpose.

### **Luthers Corners [265-04]**

*Purpose:* To allow for mixed-use opportunities and to create a more livable area.

*Boundaries:* Boundaries correspond to parcels within the Luthers Corners Village District.

*Changes from 2008:* Community representatives altered a previously circular boundary to follow parcel lines and zoning districts and chose to change this priority designation from Combined PDA/PPA to PDA in order to emphasize redevelopment potential. Parcels with frontage on Fuller Street were removed and large parcels including the cinema were added.

*Future Action:* The 2012 Master Plan calls for development of a detailed physical Master Plan to illustrate future development scenarios within Luthers Corners. Continue to pursue State TIP funding for safety improvements identified in Luthers Corners Parking/Circulation Study.

### **Route 114A and I-195 Infill [265-05]**

*Purpose:* Infill redevelopment.

*Boundaries:* Boundaries correspond to developed parcels near the interchange and within the Highway Business Zoning District.

*Changes from 2008:* In 2008, this PDA was called Infill 114A & 195. Community representatives renamed this area in order to more clearly describe its purpose and location. They altered its boundaries to more clearly follow parcel lines and zoning districts.

*Future Action:* Consider development bonuses that could be used as part of a TDR program.

### **Route 44 [265-06]**

*Purpose:* Commercial development and redevelopment opportunities along the eastern portion of Route 44.

*Boundaries:* Boundaries correspond to selected parcels with frontage on Route 44 from Arcade Avenue to the Rehoboth town line within the R-2/Mixed-Use Overlay District.

*Changes from 2008:* In 2008, the westernmost portion of this PDA was called the Town Center PDA. Community representatives renamed and greatly expanded this area to the east and altered its boundaries to follow parcel lines.

*Future Action:* The 2012 Master Plans states that more prescriptive standards for traffic access management shall be applied along with considering modest design standards to improve the appearance of area.

### **Route 44 West [265-07]**

*Purpose:* Economic development.

*Boundaries:* Boundaries correspond to parcels within the Route 44 Corridor Study Area.

*Changes from 2008:* In 2008, this area was named Rte. 114A/Rte. 44 Commercial/Redevelopment and primarily included Route 44 frontages between Pleasant Street and Hunt Street. Community representatives renamed and expanded this PA.

*Future Action:* The Route 44 Corridor Study outlines recommended strategies and actions.

### **Route 6 Commercial [265-08]**

*Purpose:* Highway business development that responds to existing commercial development and uses.

*Boundaries:* Boundaries correspond to the Highway Business Zoning District south of Rte. I-195. The designation contains OpenCape Broadband infrastructure.

*Changes from 2008:* Community representatives renamed this PA from Redevelopment Professional Office and expanded it.

*Future Action:* Consider development bonuses that could be used as part of a TDR program.

### **Route 6 Mixed-Use [265-09]**

*Purpose:* Mixed-use development.

*Boundaries:* Boundaries correspond to selected parcels within the Mixed-use Overlay District and with frontage on Route 6. The designation contains OpenCape Broadband infrastructure.

*Changes from 2008:* This is a new Priority Area in 2013.

*Future Action:* Commission a detailed feasibility study for the area including a market analysis and infrastructure cost/benefit analysis.

### **Route 6 Redevelopment [265-10]**

*Purpose:* Industrial development.

*Boundaries:* Boundaries correspond to a selected, undeveloped, 75-acre parcel with frontage on Route 6; the parcel is within the Industrial Zoning District. The designation contains OpenCape Broadband infrastructure.

*Changes from 2008:* In 2008, this PA was named Zoned Industry Industrial Redevelopment. Community representatives renamed this PA to more clearly identify its location. Boundaries were slightly refined to follow parcel lines.

*Future Action:* Assess the feasibility of other non-retail uses of industrial lands, including renewable energy facilities.

## **PRIORITY PROTECTION AREAS**

### **Clear Run Brook Farmland [265-11]**

*Purpose:* Continued protection of active agriculture and Chapter 61A farmland.

*Boundaries:* Boundaries correspond to selected farmed parcels.

*Changes from 2008:* “Farmland” was added to the name to more clearly reflect its purpose and large parcels were added to the south, roughly doubling the area.

*Future Action:* Continue to investigate and encourage land protection measures.

### **Coles Brook [265-12]**

*Purpose:* To protect water resources and farmland.

*Boundaries:* Boundaries correspond to a target parcel along the Brook.

*Changes from 2008:* Boundaries were slightly refined to follow parcel lines.

*Future Action:* Continue to investigate and encourage land protection measures.

### **Four Town Farms [265-13]**

*Purpose:* To protect active agriculture and farmland.

*Boundaries:* Boundaries correspond to selected parcels.

*Changes from 2008:* Parcels across Warren Avenue were added.

*Future Action:* Continue to investigate and encourage land protection measures.

### **Gammino Pond [265-14]**

*Purpose:* To protect water resources – including a DEP Zone II Aquifer and a DEP High-Yield Aquifer – and public open space.

*Boundaries:* Boundaries correspond to selected parcels.

*Changes from 2008:* In 2008, this priority area consisted of the Gammino Meadows and Library Park PPAs. The community renamed combined these PAs and renamed the area to more clearly identify its expanded purpose.

*Future Action:* Continue working on creating passive recreation opportunities such as trails, birding, fishing, etc.

### **Oak Woods [265-15]**

*Purpose:* To preserve open space and habitats.

*Boundaries:* Boundaries correspond to undisturbed, wooded parcels.

*Changes from 2008:* Parcels near Woodland Avenue were removed; parcels comprising roughly the westernmost third were added.

*Future Action:* Continue to investigate and encourage land protection measures.

### **Runnins River APR [265-16]**

*Purpose:* To protect water resources – including a DEP Medium-Yield Aquifer, BioMap 2 Core Habitats and Critical Natural Landscapes, and active agriculture.

*Boundaries:* Boundaries correspond to selected parcels.

*Changes from 2008:* In 2008, this priority area was named Runnins Protection Area. The community renamed this PA to reflect the purpose.

*Future Action:* Continue to investigate and encourage land protection measures.

### **Runnins River Headwaters [265-17]**

*Purpose:* To protect the headwaters of the Runnins River and BioMap2 Core Habitats and Critical Natural Landscapes.

*Boundaries:* Boundaries correspond to selected parcels that encompass the headwater wetland network.

*Changes from 2008:* Biomap2 designations were added to the purpose. The boundaries were refined to selected parcel lines.

*Future Action:* Continue to investigate and encourage land protection measures.

#### **Ten Mile River [265-18]**

*Purpose:* To protect water resources and natural habitats.

*Boundaries:* Boundaries correspond to undisturbed parcels abutting the river, excluding the Maple Avenue Mill PDA.

*Changes from 2008:* The boundary was refined to selected parcel lines and a large parcel north of the river was excluded.

*Future Action:* Continue to investigate and encourage land protection measures.

#### **COMBINED PRIORITY AREAS**

##### **Maple Avenue Mill [265-19]**

*Purpose:* Redevelopment of a former mill site.

*Boundaries:* Boundaries correspond to a parcel containing the former mill. Community representatives renamed this PA in order to more clearly describe its location.

*Changes from 2008:* In 2008 this priority area was named Mill Complex Maple Ave. Community representatives renamed this PA in order to more clearly describe its location. The boundary was revised from a circle to the mill parcel.

*Future Action:* EPA testing is ongoing as of June 2013 due to a recent fire and possible contamination of soil/groundwater. Once testing is completed, an examination of possible future actions will take place.

#### **DELETED PRIORITY AREAS**

**Golf Course PDA, Monroe/Stisson Corners Village Center, Heritage Heights Neighborhood Node PDA, Potential 40B Combined PDA/PPA, Redevelopment/Reuse Area Combined PDA/PPA, and Glover's Island PPA:** Community representatives chose to remove these PAs because they no longer represented first-tier growth priorities.

<b>SOUTH COAST RAIL CORRIDOR LAND USE AND ECONOMIC DEVELOPMENT PLAN</b> <b>FIVE-YEAR COMMUNITY PRIORITY AREA UPDATE COMMUNITY MEETINGS</b> <b>06/30/2013</b>				
<b>Community</b>	<b>RPA</b>	<b>Introduction</b>	<b>Preliminary</b>	<b>Public</b>
Acushnet	SRPEDD	1/3/2013	3/26/2013	5/24/2013
Attleboro	SRPEDD	1/15/2013	2/22/2013	5/30/2013
Berkley	SRPEDD	12/5/2012	3/21/2013	5/9/2013
Dartmouth	SRPEDD	12/17/2012	1/17/2013	5/20/2013
Dighton	SRPEDD	12/12/2012	1/24/2013	5/29/2013
Fairhaven	SRPEDD	12/27/2012	2/20/2013	5/20/2013
Fall River	SRPEDD	12/10/2012	3/14/2013	5/9/2013
Freetown	SRPEDD	12/17/2012	3/11/2013	5/21/2013
Lakeville	SRPEDD	1/7/2013	3/6/2013	5/28/2013
Mansfield	SRPEDD	1/16/2013	3/12/2013	5/15/2013
Marion	SRPEDD	12/18/2012	3/12/2013	5/16/2013
Mattapoisett	SRPEDD	12/11/2012	3/10/2013	5/20/2013
Middleborough	SRPEDD	2/4/2013	3/20/2013	6/25/2013
New Bedford	SRPEDD	1/7/2013	2/21/2013	5/13/2013
North Attleborough	SRPEDD	12/6/2012	3/5/2013	5/16/2013
Norton	SRPEDD	12/20/2012	3/5/2013	5/23/2013
Raynham	SRPEDD	12/11/2012	3/19/2013	5/2/2013
Rehoboth	SRPEDD	12/10/2012	2/28/2013	5/1/2013
Rochester	SRPEDD	1/7/2013	3/28/2013	5/15/2013
Seekonk	SRPEDD	12/19/2012	2/27/2013	5/14/2013
Somerset	SRPEDD	1/9/2013	4/25/2013	5/23/2013
Swansea	SRPEDD	1/8/2013	2/6/2013	5/30/2013
Taunton	SRPEDD	1/30/2013	1/19/2013	5/29/2013
Wareham	SRPEDD	1/15/2013	4/17/2013	6/10/2013
Westport	SRPEDD	12/3/2012	3/2/2013	6/4/2013
			4/10/2013	

# South Coast Rail Priority Area 5-Year Update

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

Map 1: Community Priority  
Area Designations, 2008-09

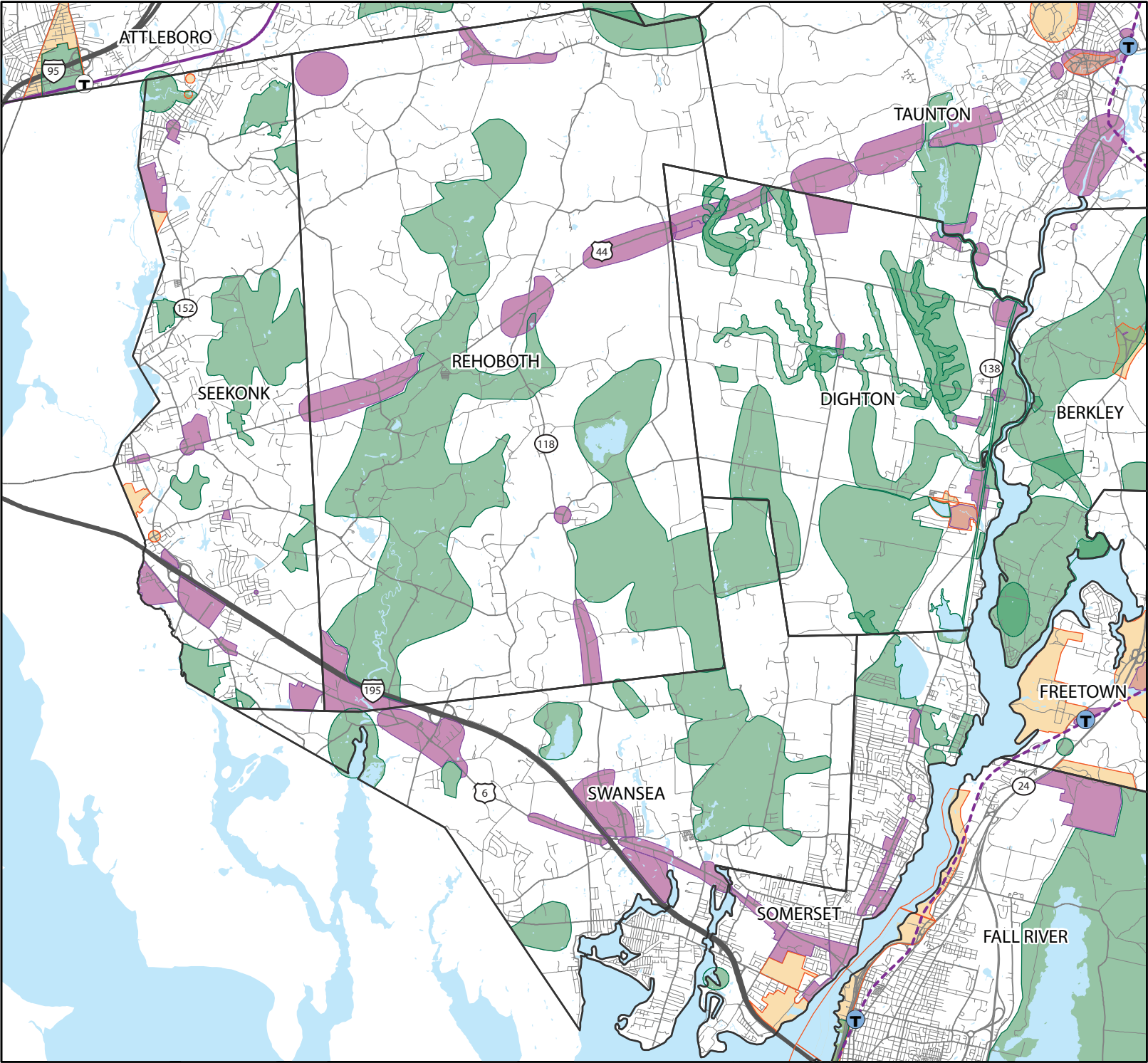
- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
- Combined PDA/PPA
- Overlapping Priority Areas
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Commuter Rail Stations
- MBTA Commuter Rail Lines
- MBTA Proposed Stations
- MBTA Proposed 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 2: Open Space &  
Developed Land

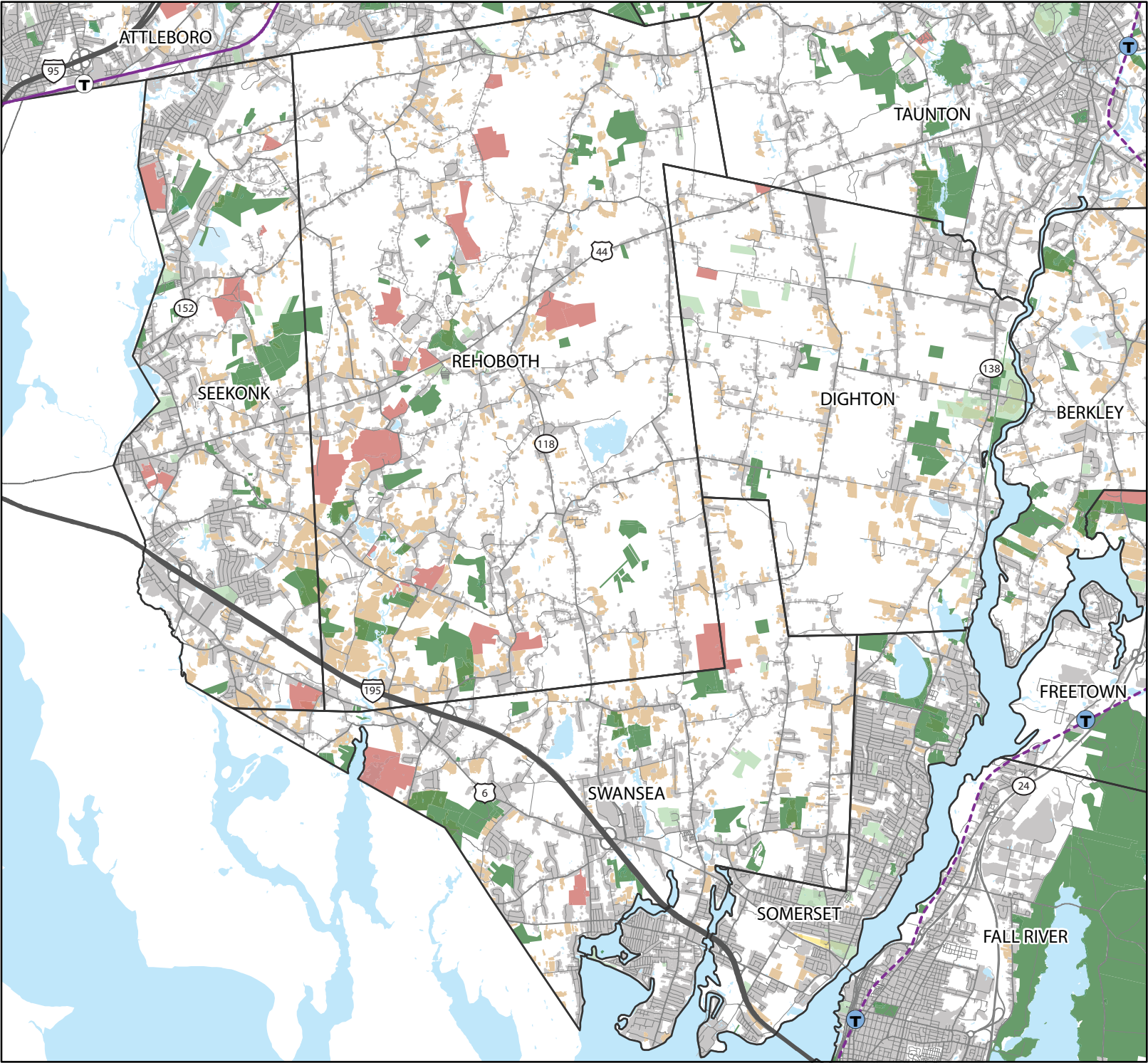
- Developed Land
- Open Space (Protected In Perpetuity)
- Open Space (Limited Protection)
- Open Space (Term-Limited or Unknown)
- Open Space (No Protection)
- Active Agriculture
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Commuter Rail Stations
- MBTA Commuter Rail Lines
- MBTA Proposed Stations
- MBTA Proposed Rail Lines

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South Coast Rail  
Priority Area  
5-Year Update

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

Map 3: Economic  
Development and  
Infrastructure

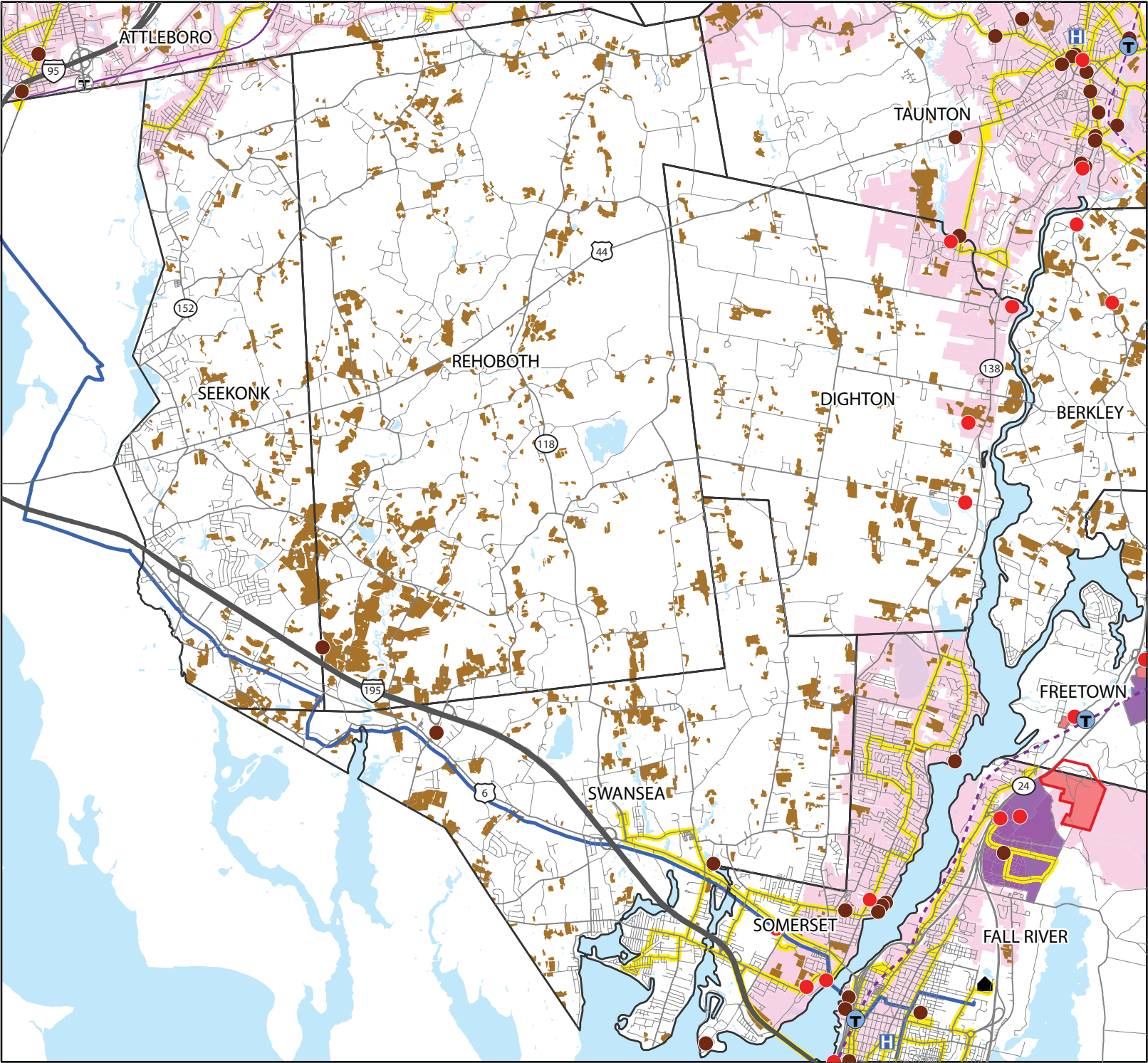
- Colleges and Universities
- Hospitals
- Airport
- EOHED Growth Districts Initiative
- EOHED Chapter 43D Districts
- Industrial Parks
- Economic Opportunity Areas (EOAs)
- MassDEP Activity and Use Limitation (AUL) Brownfield Sites
- SRTA/GATRA Fixed Bus Routes
- Active Agriculture
- Sewer Service
-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

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1 mile



South Coast Rail  
Priority Area  
5-Year Update

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

Map 4: Water Resources

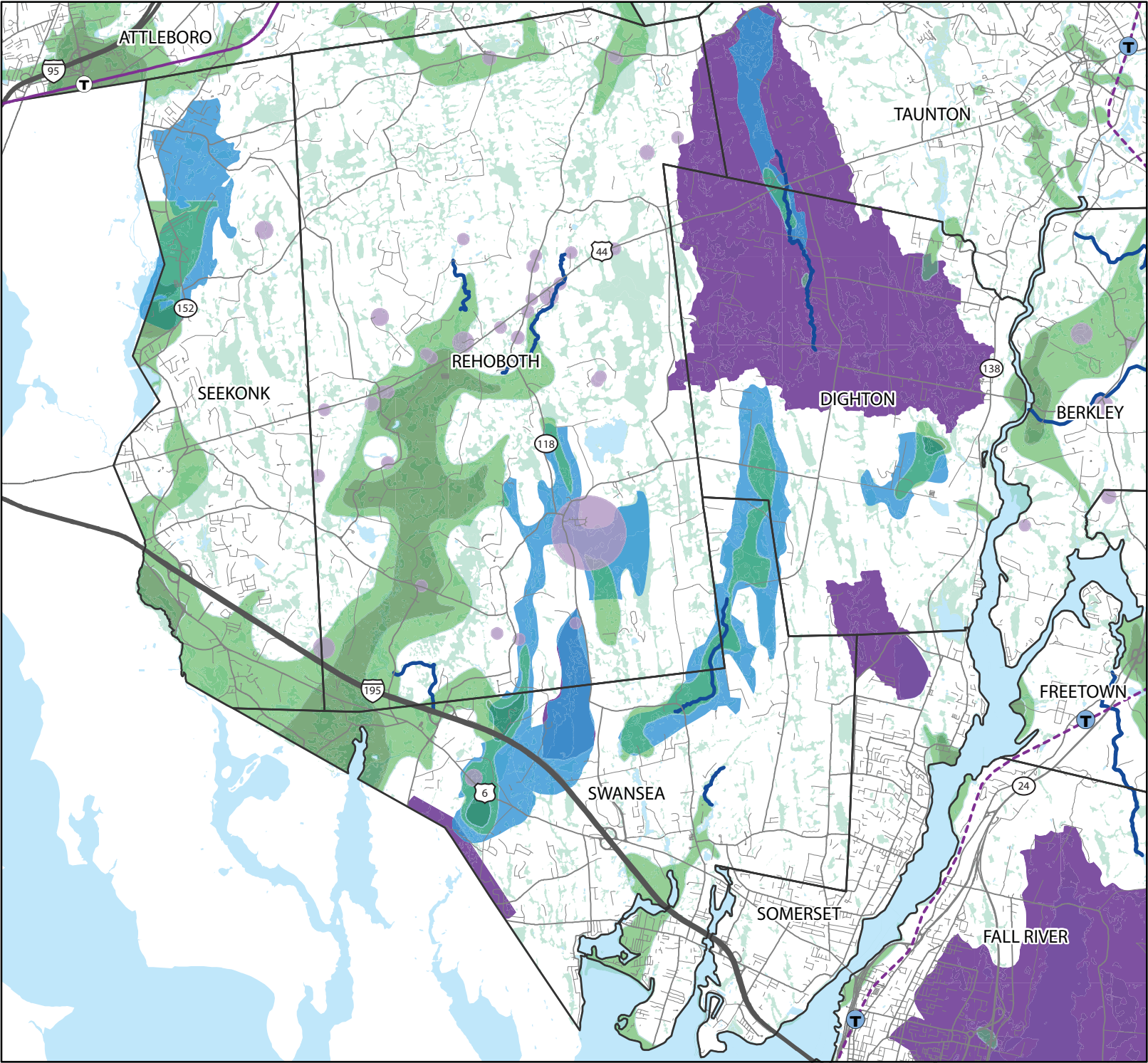
- DEP Approved Zone II Aquifers
- High-Yield Aquifers
- Medium-Yield Aquifers
- Interim Wellhead Protection Areas (IWPAs)
- DEP Outstanding Resource Waters - Public Water Supply Watershed
- DEP Wetland Bodies
- DF&G Coldwater Streams/Fisheries
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
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- MBTA Commuter Rail Lines
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February 2013



1 mile



South Coast Rail  
Priority Area  
5-Year Update

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

Map 5: Biodiversity &  
Natural Resources

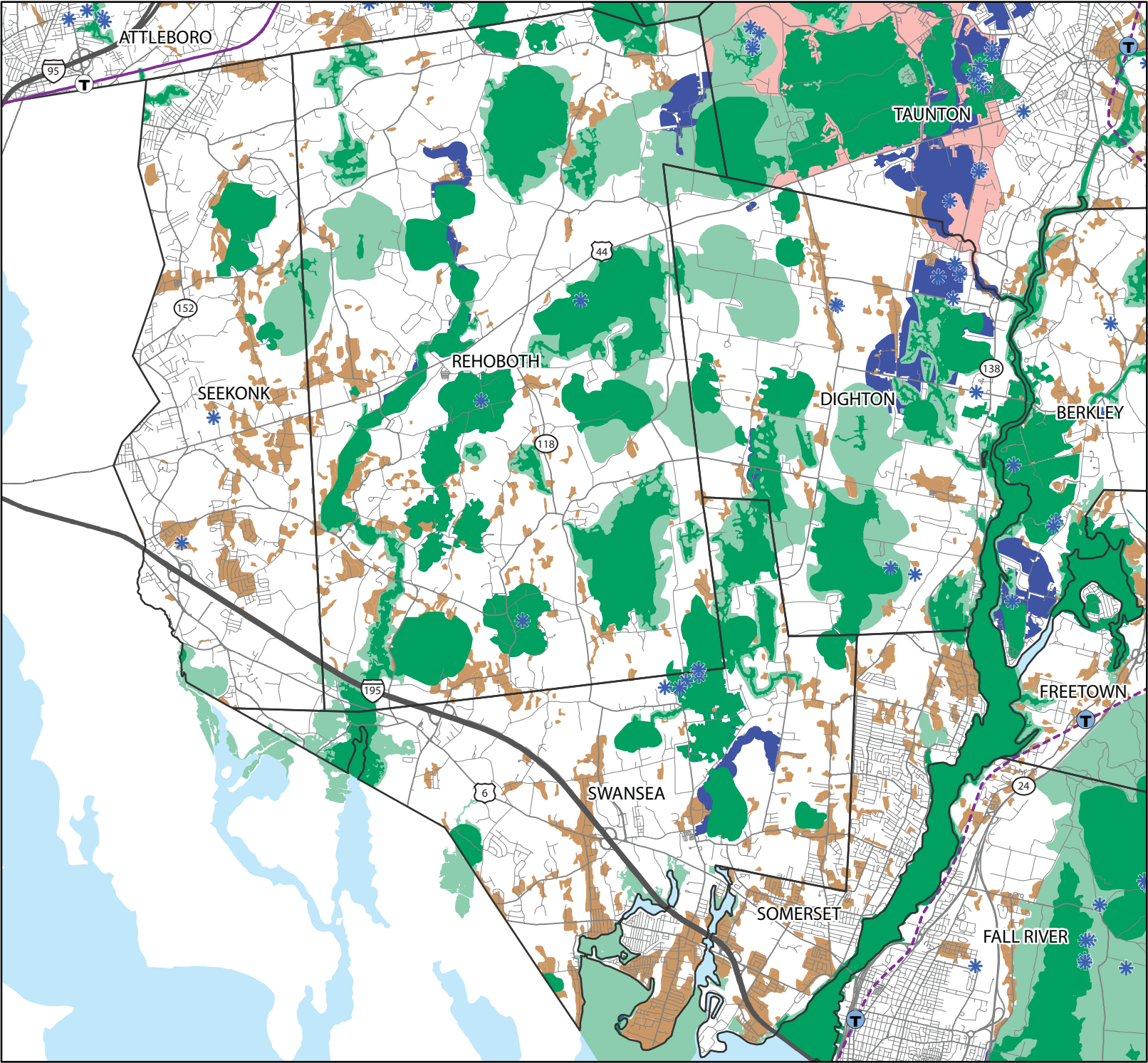
- \* NHESP Certified Vernal Pool
- All Areas Prime Farmland (NRCS SSURGO-Certified Soils)
- NHESP Priority Habitats
- BioMap2 Core Habitat
- BioMap2 Critical Natural Landscapes
- Area of Critical Environmental Concern (ACEC)
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local 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.

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1 mile



# South Coast Rail Priority Area 5-Year Update

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

Map 6: Housing and  
Environmental Justice (EJ)

- EOEEA 2010 EJ Block Group (Minority)
- EOEEA 2010 EJ Block Group (Income)
- EOEEA 2010 EJ Block Group (English Isolation)
- EOEEA 2010 EJ Block Group (Minority and Income)
- SRTA/GATRA Fixed Bus Routes
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- T MBTA Commuter Rail Stations
- MBTA Commuter Rail Lines
- T MBTA Proposed Stations
- MBTA Proposed Rail Lines

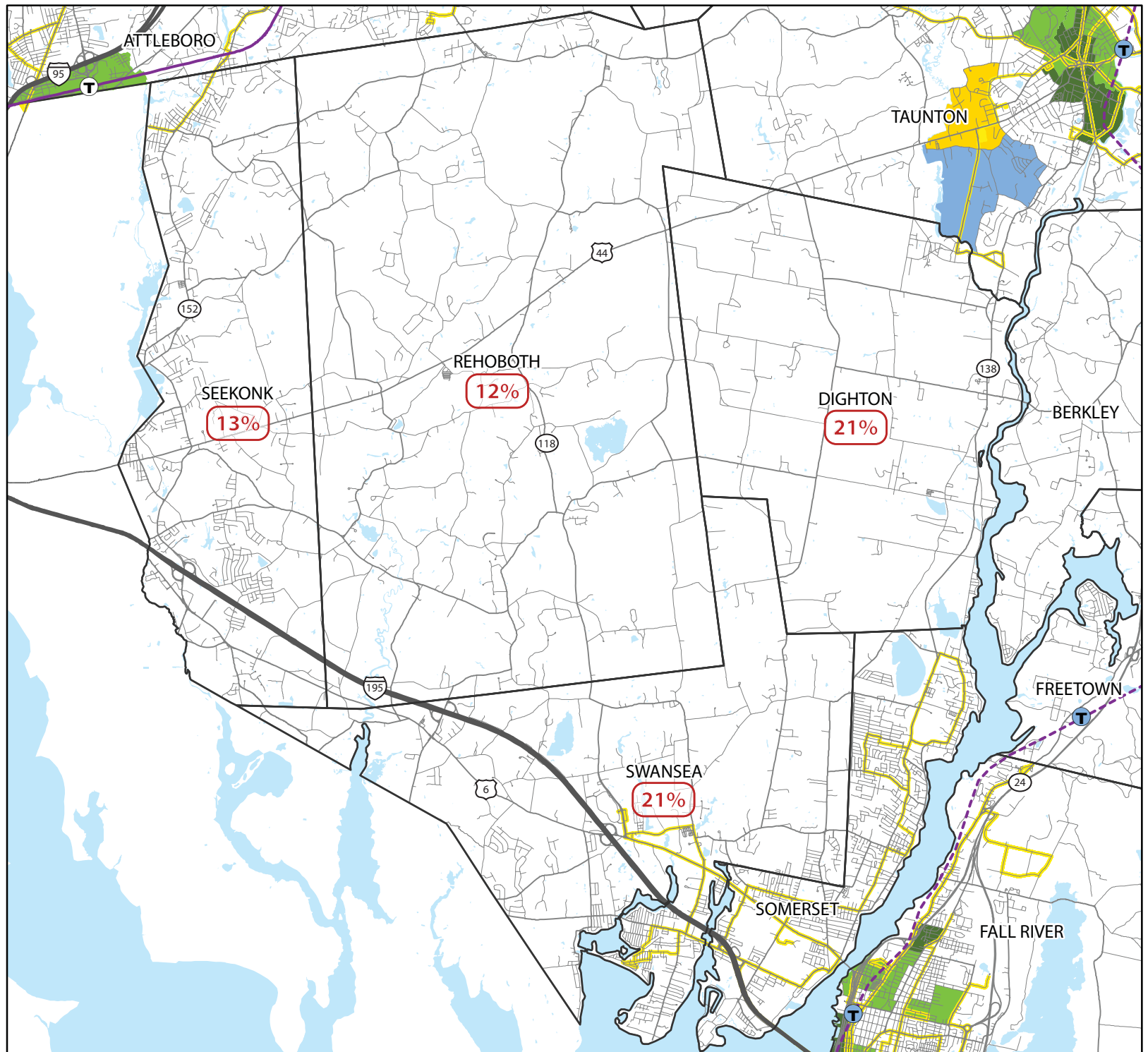
**35%** Percent of a community's total housing units that are affordable to households with incomes  $\leq$  80% the area median income (AMI).  
Note: 35% of all housing units in the South Coast Rail region are affordable to these households.

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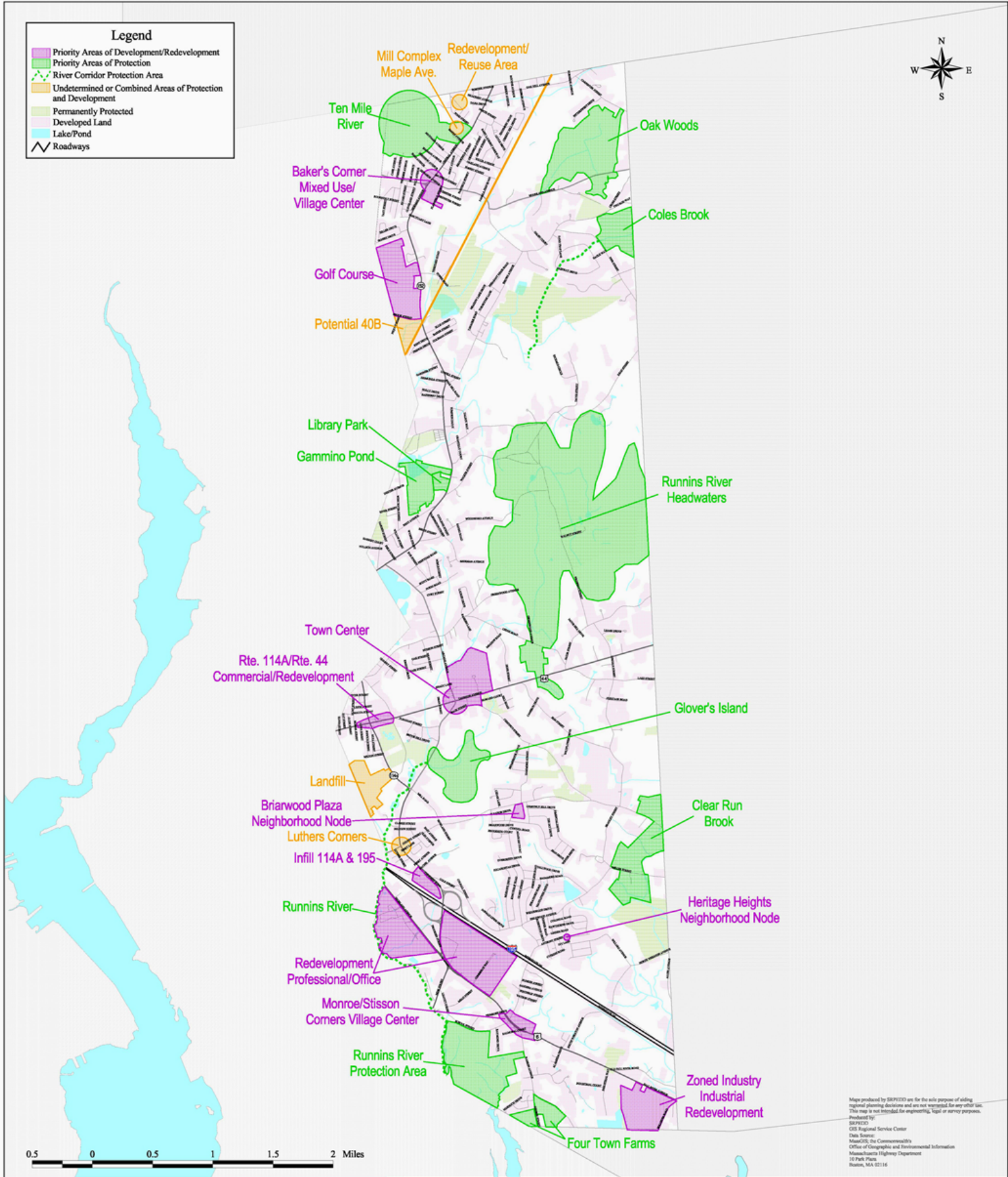


1 mile



**Legend**

- Priority Areas of Development/Redevelopment
- Priority Areas of Protection
- River Corridor Protection Area
- Undetermined or Combined Areas of Protection and Development
- Permanently Protected
- Developed Land
- Lake/Pond
- Roadways



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**SOUTH COAST RAIL**  
 Smart Growth  
 Corridor Plan

**Town of Seekonk**  
**Priority Development & Priority Protection**

**EGT**  
 Prepared By:  
 SRPEDD  
 September 2008