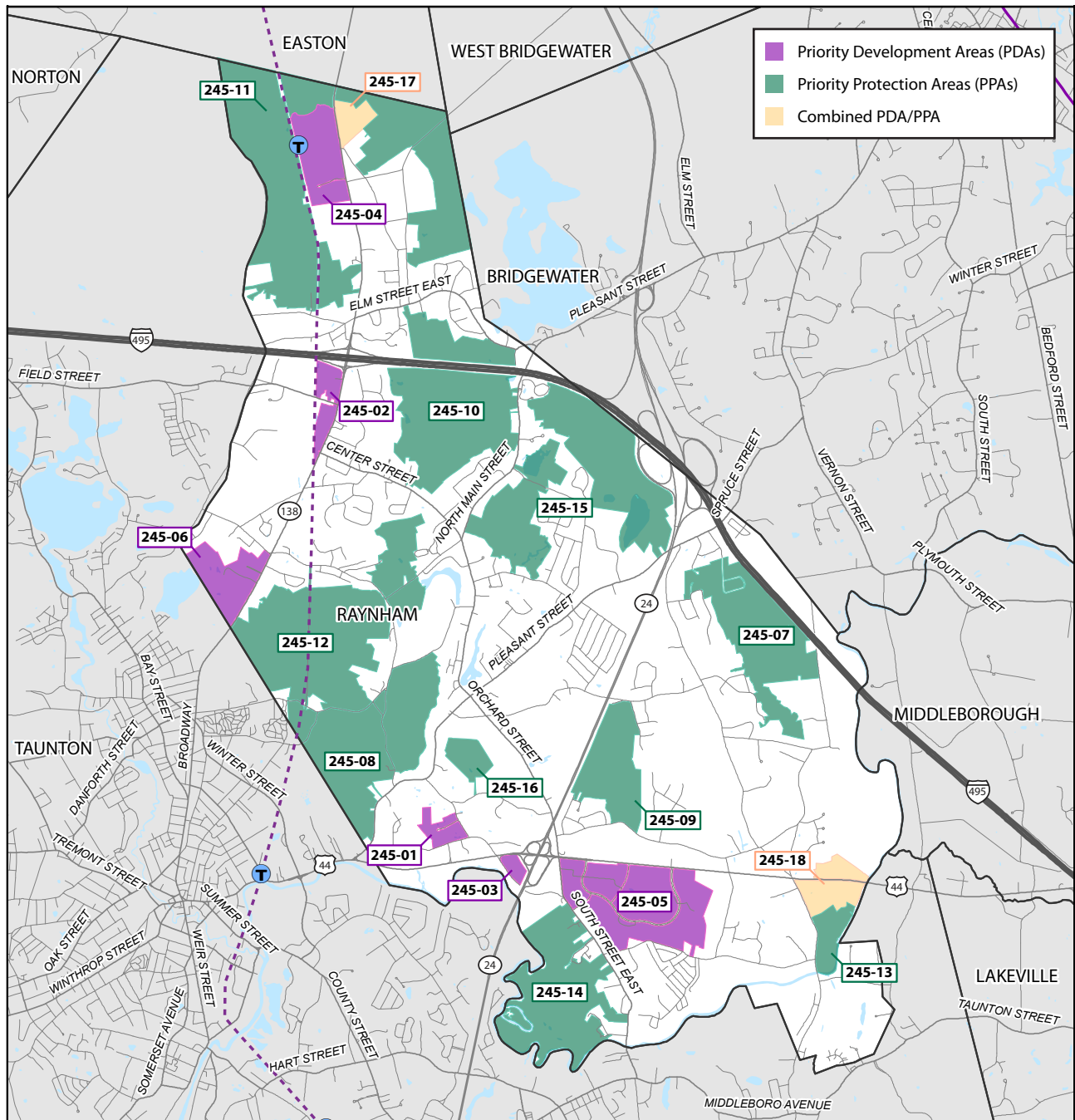


South Coast Rail Corridor Plan

Five-Year Update of Community Priority Areas

Raynham



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

The preparation of this report has been financed through Massachusetts Department of Transportation South Coast Rail Technical Assistance funding program. The contents of this report do not necessarily reflect the official views or policy of the MassDOT.

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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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Secretary Greg Bialecki
Victoria Maguire, State Permitting
Ombudsman

SRPEDD's Comprehensive Planning Team

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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.

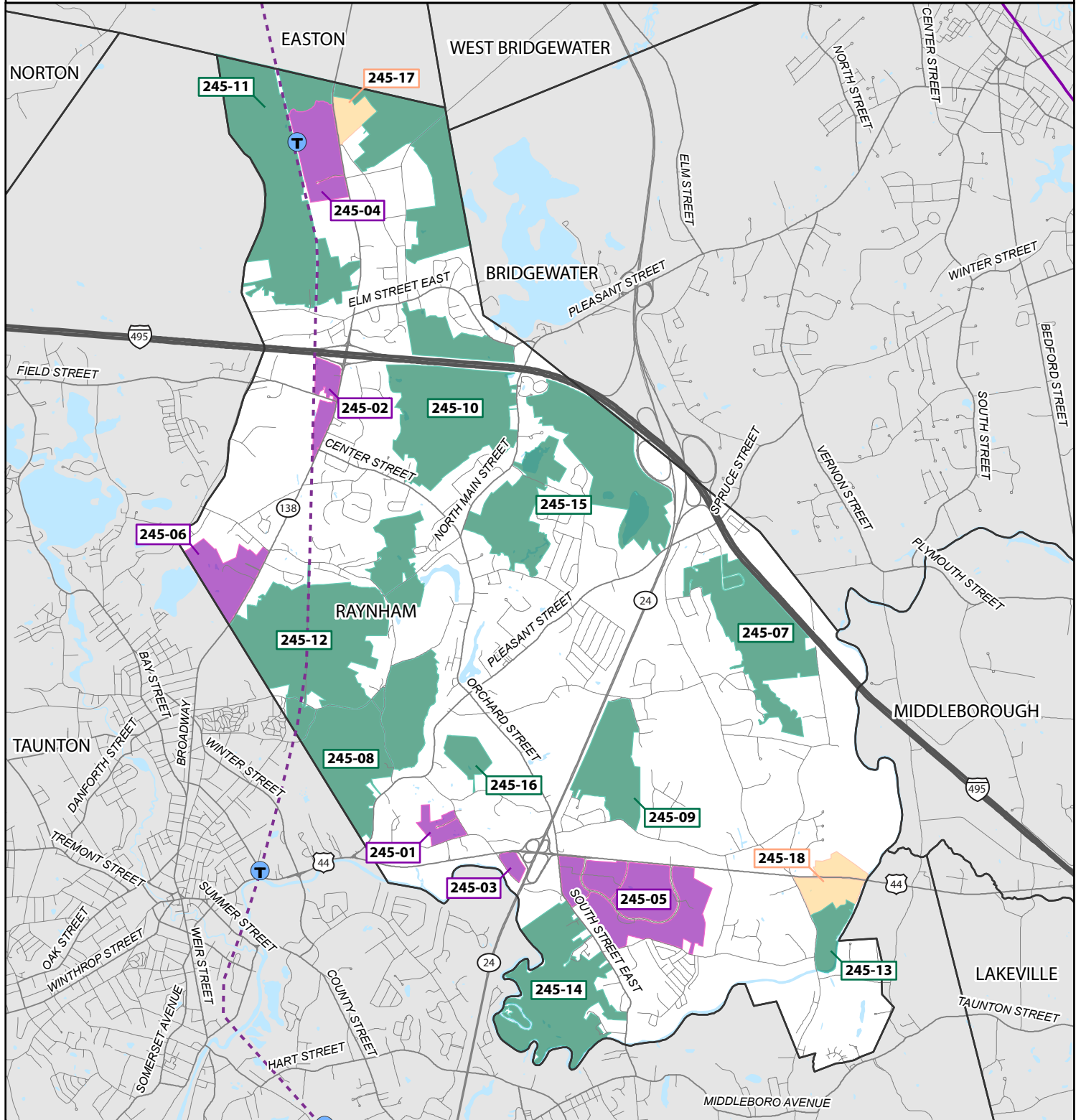
2013 Raynham Community Priority Area List

ID Number	Name	Type	Acres
245-01	Commercial Street Business Park	Development	33.95
245-02	I-495 Triangle Redevelopment	Development	50.03
245-03	KMart Plaza Redevelopment	Development	14.66
245-04	Raynham Park and Ryan Drive	Development	129.13
245-05	Raynham Woods Business Park	Development	314.91
245-06	Westside Designated Development District	Development	111.51
245-07	Basset Brook	Protection	319.35
245-08	Borden Colony	Protection	426.84
245-09	Dam Lot Brook	Protection	180.88
245-10	Dead Swamp	Protection	488.17
245-11	Hockomock Swamp ACEC	Protection	862.81
245-12	Pine Swamp	Protection	589.54
245-13	Taunton River	Protection	56.36
245-14	The Taunton River Oxbow	Protection	357.80
245-15	Titicut Swamp	Protection	532.59
245-16	Warren Street Conservation Area	Protection	45.76
245-17	Former Precast Site Redevelopment	Combined	39.79
245-18	Route 44 East	Combined	85.78

Town of Raynham Community Priority Areas, 2013

- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
- Combined PDA/PPA
- Water
- 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. June 2013



TOWN OF RAYNHAM
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 Raynham. 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 RAYNHAM RESULTS

On December 11, 2012, SRPEDD staff met with the Board of Selectmen (BOS) to re-introduce the Priority Area planning exercise. The BOS designated the Town Administrator, Randall A. Buckner, as the contact person for this work. The preliminary municipal meeting was held on March 19, 2013 at the 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 Raynham held a public meeting to seek input from town residents on the revisions recommended by the municipal representatives on May 2, 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 Raynham 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

Commercial Street Business Park [245-01]

Purpose: Continued business uses.

Boundaries: Boundaries correspond to selected parcels within the Business Zoning District.

Changes from 2008: In 2008, this PDA was called the South Street West/Richmond Street Redevelopment (Combined PDA/PPA). Community representatives renamed this PA in order to more clearly describe its purpose and location. Representatives also changed this priority designation from Combined PDA/PPA to PDA in order to clarify the area's purpose as predominantly redevelopment. Lastly, community representatives altered boundaries to more clearly follow parcel lines and zoning districts.

I-495 Triangle Redevelopment [245-02]

Purpose: Mixed-Use and Business development.

Boundaries: Boundaries correspond to parcels south of the I-495 interchange wholly or partially within the Business Zoning District.

Changes from 2008: In 2008, this PDA was called the Upper Triangle Redevelopment Area/Lower Triangle Redevelopment Area. 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: Continue preparation of the Route 138 Mixed-Use Overlay bylaw.

KMart Plaza Redevelopment [245-03]

Purpose: Redevelopment of this underutilized shopping plaza.

Boundaries: Boundaries correspond to the parcel containing the plaza.

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

Raynham Park and Ryan Drive [245-04]

Purpose: Low Impact Development (LID) associated with the proposed South Coast Rail Station site; redevelopment of underutilized disturbed areas; potential slot parlor/gaming facility.

Boundaries: Boundaries correspond to selected parcels and undisturbed areas within the Industrial Zone, excluding undisturbed areas associated with the Hockomock Swamp ACEC.

Changes from 2008: In 2008, this PDA was called the Raynham Dog Track (Combined PDA/PPA) and Rte. 138 Development Site. 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. Community representatives also changed a portion of this priority designation from Combined PDA/PPA to PDA in order to clarify the area's purpose as predominantly LID redevelopment.

Raynham Woods Business Park [245-05]

Purpose: Continued economic development within this successful business park.

Boundaries: Boundaries correspond to parcels within the Designated Development Zoning District and selected parcels within the adjacent Business Zoning District. The site contains three Chapter 43D Priority Development Sites (PDS) and an Economic Opportunity Area (EOA).

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

Westside Designated Development District [245-06]

Purpose: Office development, small-scale retail, mixed-use opportunities.

Boundaries: Boundaries correspond to parcels within the Designated Development Zoning District.

Changes from 2008: Community representatives chose to change this priority designation from Combined PDA/PPA to PDA in order to clarify the area's purpose as predominantly LID redevelopment. Community representatives altered boundaries to more clearly follow parcel lines and zoning districts.

Future Action: Continue preparation of the Route 138 Mixed-Use Overlay bylaw.

PRIORITY PROTECTION AREAS

Bassett Brook [245-07]

Purpose: To preserve habitats associated with the Department of Fish and Game Coldwater Fisheries and NHESP Priority Habitat of Rare Species within and adjacent to the designation.

Boundaries: Boundaries correspond to selected parcels between I-495 and Locust Street.

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

Borden Colony [245-08]

Purpose: To preserve habitats and water resources associated with the ACEC, including BioMap 2 Core Habitats and DEP Zone II Aquifers.

Boundaries: Boundaries correspond to selected parcels between Route 138 and King Phillip Street; a small portion extends northeast of King Phillip Street and is centered on Mill Street.

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

Dam Lot Brook [245-09]

Purpose: To preserve a large wetland body.

Boundaries: Boundaries correspond to selected parcels north of Judson Street and adjacent to Route 24.

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

Dead Swamp [245-10]

Purpose: To preserve habitats and water resources associated with the ACEC, including BioMap 2 Core Habitats and DEP Zone II Aquifers.

Boundaries: Boundaries correspond to selected parcels within the ACEC.

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

Hockomock Swamp ACEC [245-11]

Purpose: To preserve habitats and water resources associated with the ACEC, including BioMap 2 Core Habitats and NHESP Vernal Pools.

Boundaries: Boundaries correspond to selected parcels within the ACEC.

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

Pine Swamp [245-12]

Purpose: To preserve habitats and water resources, including BioMap 2 Core Habitats, NHESP Priority Habitats, and DEP Medium-Yield Aquifers.

Boundaries: Boundaries correspond to selected parcels in which the swamp is located.

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

Taunton River [245-13]

Purpose: To preserve existing neighborhood scale development and open space adjacent to the Taunton River, a designated Wild and Scenic River.

Boundaries: Boundaries correspond to selected parcels between Church Street and the Taunton River.

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

Taunton River Oxbow [245-14]

Purpose: To preserve neighborhood scale development and open space adjacent to the Taunton River, a designated Wild and Scenic River. To preserve BioMap 2 Core Habitats and the Oxbow feature of the river.

Boundaries: Boundaries correspond to selected parcels between Church Street and the Taunton River.

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

Titicut Swamp [245-15]

Purpose: To preserve habitats and water resources associated with the ACEC, including BioMap 2 Core Habitats and DEP Zone II Aquifers.

Boundaries: Boundaries correspond to selected parcels within and adjacent to the ACEC.

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

Warren Street Conservation Area [245-16]

Purpose: To preserve open space.

Boundaries: Boundaries correspond to selected parcels with frontage on Warren Street.

Changes from 2008: In 2008, this PA was called the South Main Street Protection Area. Community representatives renamed this area in order to more clearly describe its location and altered its boundaries to more clearly follow parcel lines.

COMBINED PRIORITY AREAS

Former Precast Site [245-17]

Purpose: Redevelopment of the disturbed areas of the site while acknowledging the adjacent ACEC and all its associated resources – some of which are within the designated parcels.

Boundaries: Boundaries correspond to selected parcels within the Business Zoning District with frontage along Route 138.

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

Route 44 East [245-18]

Purpose: Redevelopment of the disturbed areas of the site while acknowledging the adjacent Taunton River, a designated Wild and Scenic River, and all its associated resources – some of which are within the designated area.

Boundaries: Boundaries correspond to selected parcels within the Business Zoning District with the addition of two parcels along Church Street within the Residential A Zoning District.

Changes from 2008: In 2008, this PA was called the Rte. 44/Church St. Redevelopment. Community representatives renamed this area in order to more clearly describe its location and altered its boundaries to more clearly follow parcel lines and zoning districts.

South Coast Rail
Priority Area
5-Year Update

Subregion 3: Berkley,
Dighton, Lakeville,
Raynham, Taunton

Map 1: Community Priority
Area Designations, 2008-09

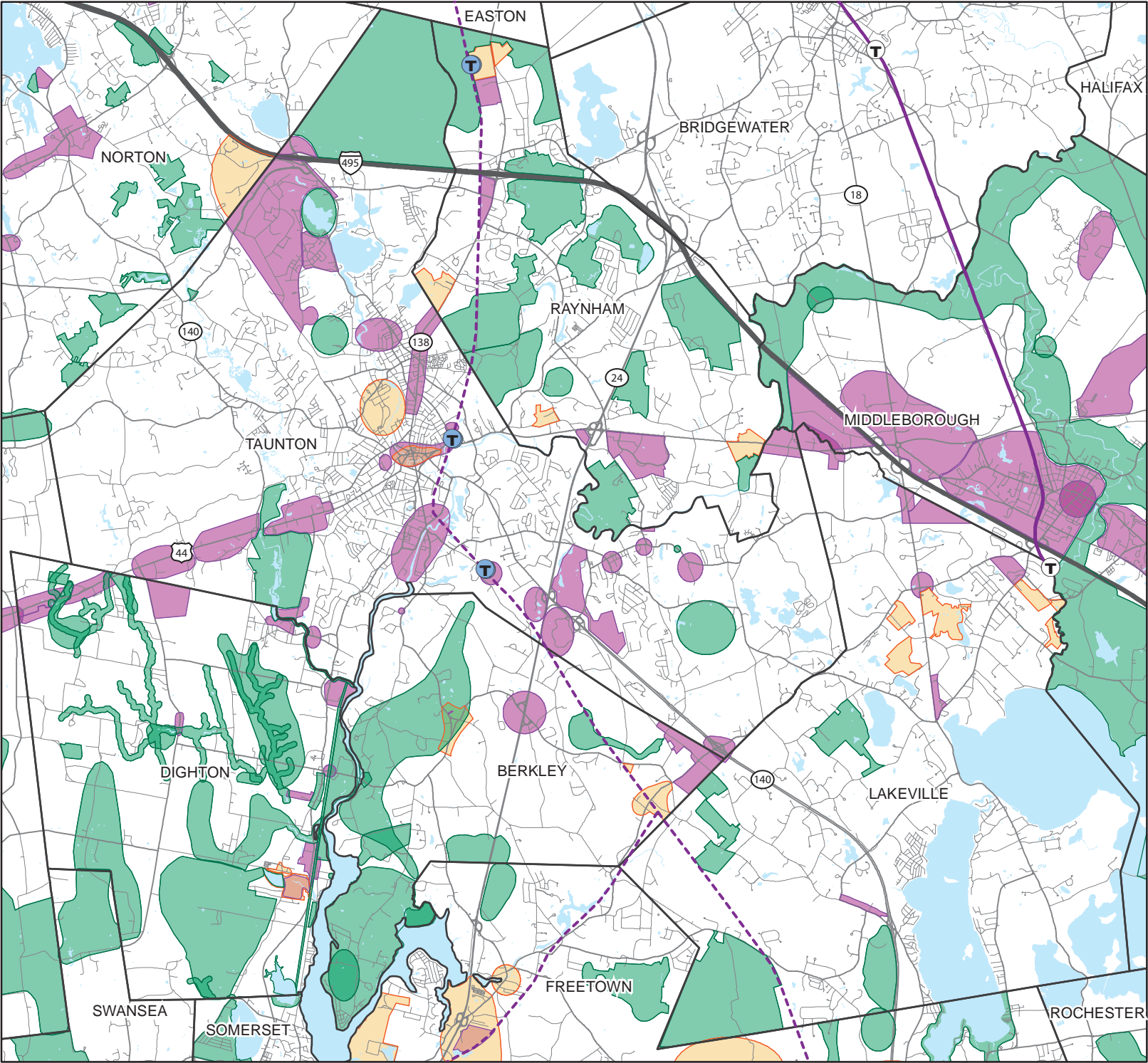
- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
- Combined PDA/PPA
- Overlapping Priority Areas
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Commuter Rail Stations
- MBTA Commuter Rail Lines
- MBTA Proposed Stations
- MBTA Proposed 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 3: Berkley,
Dighton, Lakeville,
Raynham, Taunton

Map 2: Open Space &
Developed Land

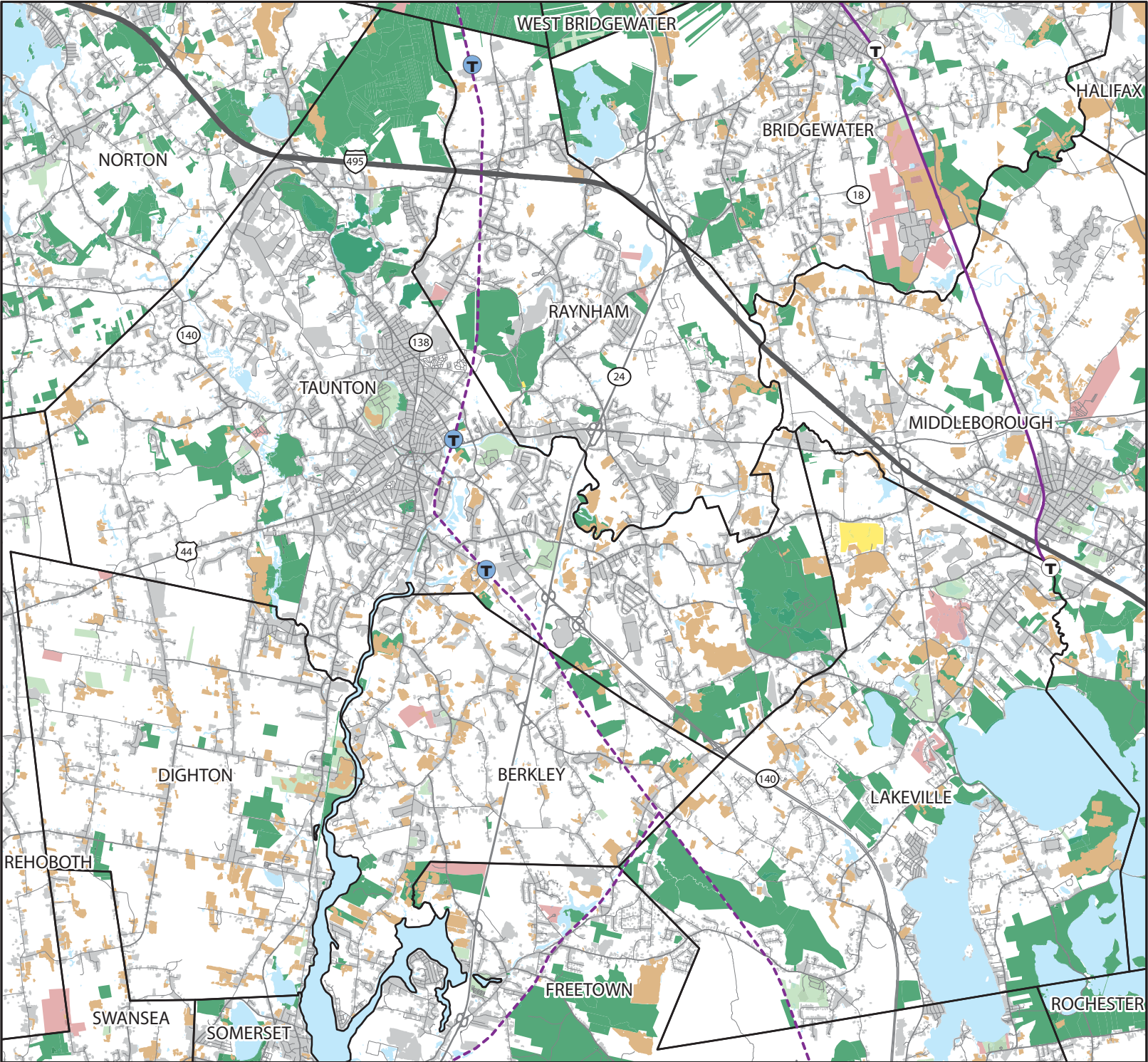
- Developed Land
- Open Space (Protected In Perpetuity)
- Open Space (Limited Protection)
- Open Space (Term-Limited or Unknown)
- Open Space (No Protection)
- Active Agriculture
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Commuter Rail Stations
- MBTA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

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1 mile



South Coast Rail
Priority Area
5-Year Update

Subregion 3: Berkley,
Dighton, Lakeville,
Raynham, Taunton

Map 3: Economic
Development and
Infrastructure

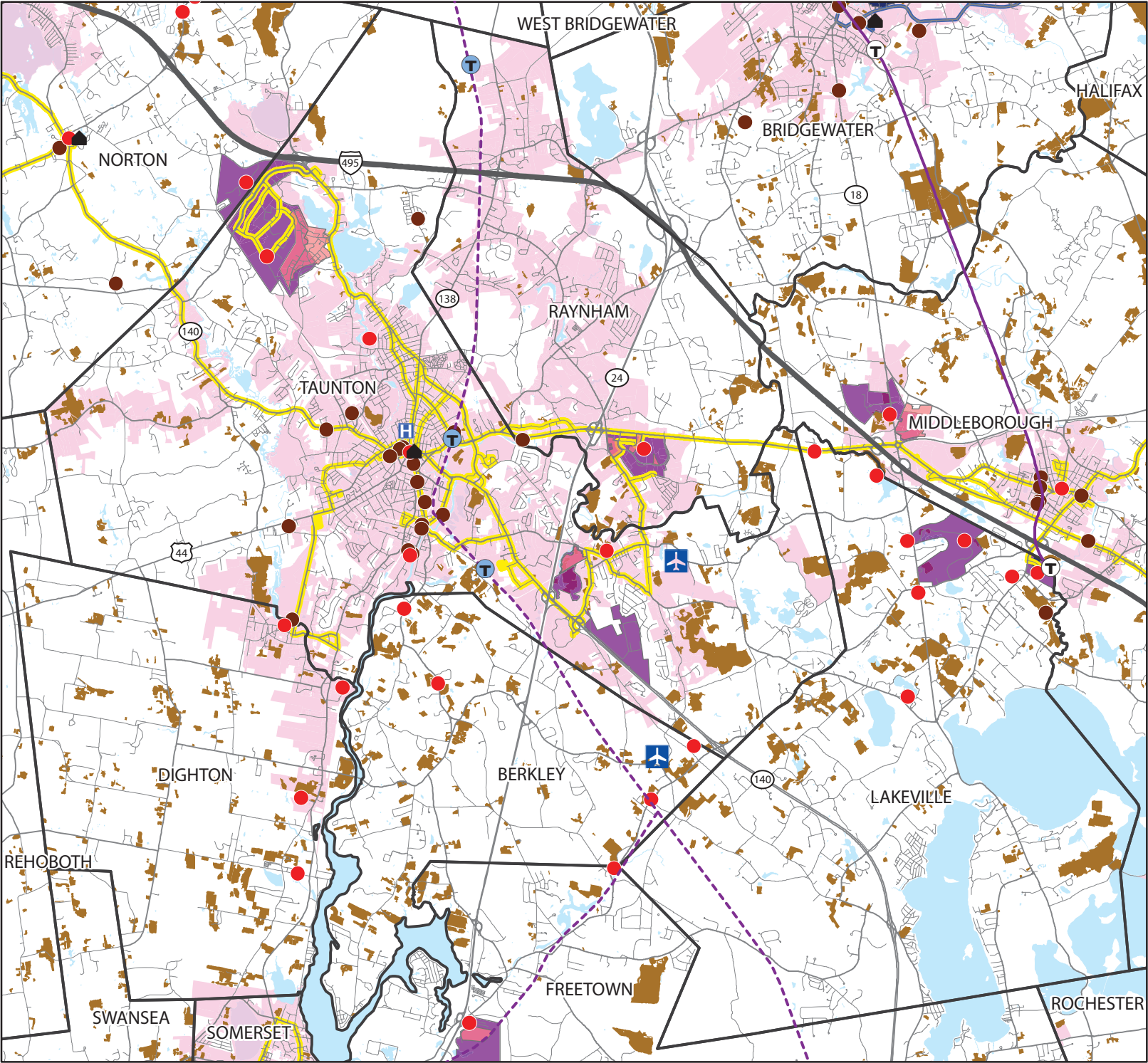
- Colleges and Universities
- Hospitals
- Airport
- EOHED Growth Districts Initiative
- EOHED Chapter 43D Districts
- Industrial Parks
- Economic Opportunity Areas (EOAs)
- MassDEP Activity and Use Limitation (AUL) Brownfield Sites
- SRTA/GATRA Fixed Bus Routes
- Active Agriculture
- Sewer Service
-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



South Coast Rail
Priority Area
5-Year Update

Subregion 3: Berkley,
Dighton, Lakeville,
Raynham, Taunton

Map 4: Water Resources

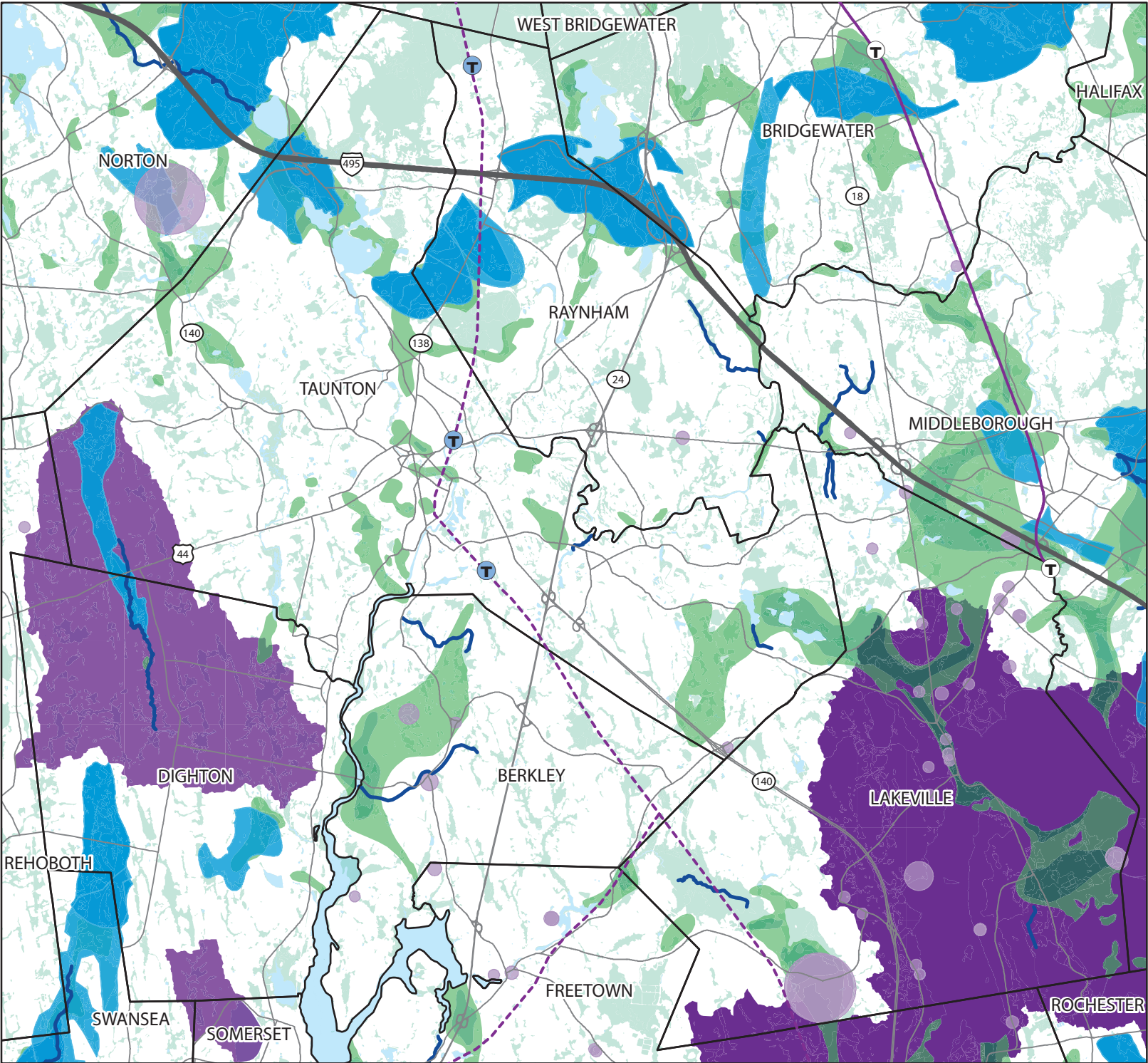
- DEP Approved Zone II Aquifers
- High-Yield Aquifers
- Medium-Yield Aquifers
- Interim Wellhead Protection Areas (IWPAs)
- DEP Outstanding Resource Waters - Public Water Supply Watershed
- DEP Wetland Bodies
- DF&G Coldwater Streams/Fisheries
- Water
- Municipal Boundaries
- Interstates
- Arterials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

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February 2013


















1 mile



South Coast Rail Priority Area 5-Year Update

Subregion 3: Berkley, Dighton, Lakeville, Raynham, Taunton

Map 5: Biodiversity and
Natural Resources

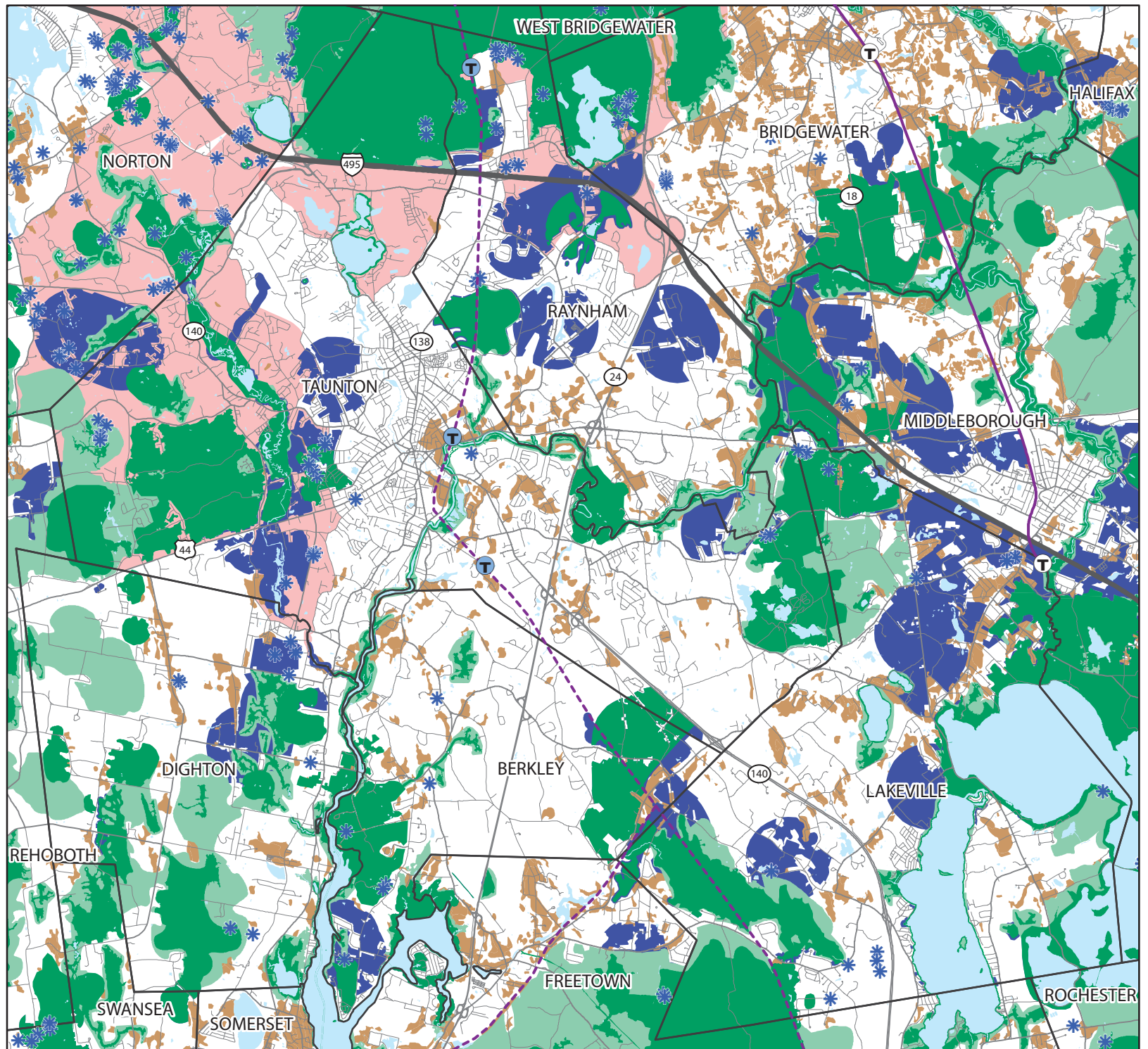
-  NHESP Certified Vernal Pool
-  All Areas Prime Farmland (NRCS SSURGO-Certified Soils)
-  NHESP Priority Habitats
-  BioMap2 Core Habitat
-  BioMap2 Critical Natural Landscapes
-  Area of Critical Environmental Concern (ACEC)
-  Water
-  Municipal Boundaries
-  Interstates
-  Arterials and Collectors
-  Local Roads
-  MBTA Commuter Rail Stations
-  MBTA Commuter Rail Lines
-  MBTA Proposed Stations
-  MBTA Proposed Rail Lines

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February 2013



1 mile



South Coast Rail Priority Area 5-Year Update

Subregion 3: Berkley, Dighton, Lakeville, Raynham, Taunton

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)
- Municipal Boundaries
- SRTA/GATRA Fixed Bus Routes
- EOHEd Chapter 40R Districts
- Interstates
- Arterials and Collectors
- Local Roads
- T MBTA Commuter Rail Stations
- MBTA Commuter Rail Lines
- T MBTA Proposed Stations
- - - MBTA Proposed Rail Lines

HPP Current Housing Production Plan

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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February 2013



1 mile

