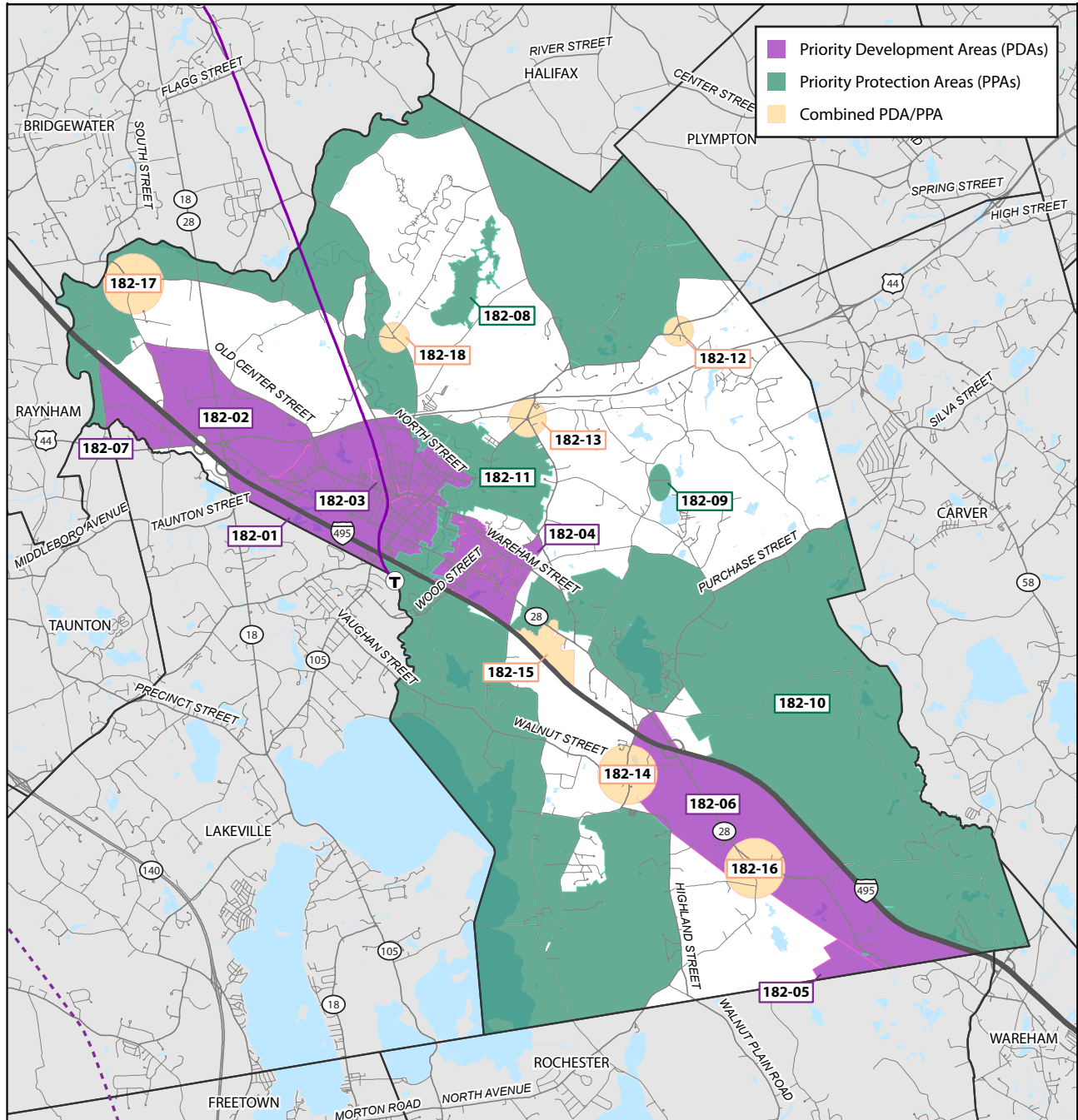


South Coast Rail Corridor Plan

Five-Year Update of Community Priority Areas

Middleborough



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.

Southeastern Regional Planning and Economic Development District (SRPEDD) states its policy to uphold and assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, Executive Order 13166 and related federal and state statutes and regulations in that Title VI prohibits discrimination in federally assisted programs and requires that no person in the United States of America shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving federal assistance. Massachusetts law also prohibits discrimination based on race, color, and/or national origin, and SRPEDD assures compliance with these laws and related federal and state civil rights laws prohibiting discrimination based on sex, age, and/or disability. Individuals who feel they have been discriminated against in violation of Title VI must file a complaint within 180 days with the SRPEDD Title VI / Nondiscrimination Coordinator.

SRPEDD also upholds the Massachusetts Public Accommodation Law, M.G.L. c 272 §§92a, 98, 98a, and the Governor's Executive Order 526, section 4 which provide that access to programs, services and benefits be provided without regard to religious creed, sexual orientation, gender identity or expression, veteran's status and/or ancestry, along with the bases previously referenced. Public accommodation concerns can be brought to SRPEDD's Title VI / Nondiscrimination Specialist. Complaints must be filed with the Massachusetts Commission Against Discrimination (MCAD) within 300 days of an alleged violation.

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

Para solicitar una traducción de este documento al Español, por favor llame 508-824-1367.

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.

**Massachusetts Department of
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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 Middleborough Community Priority Area List

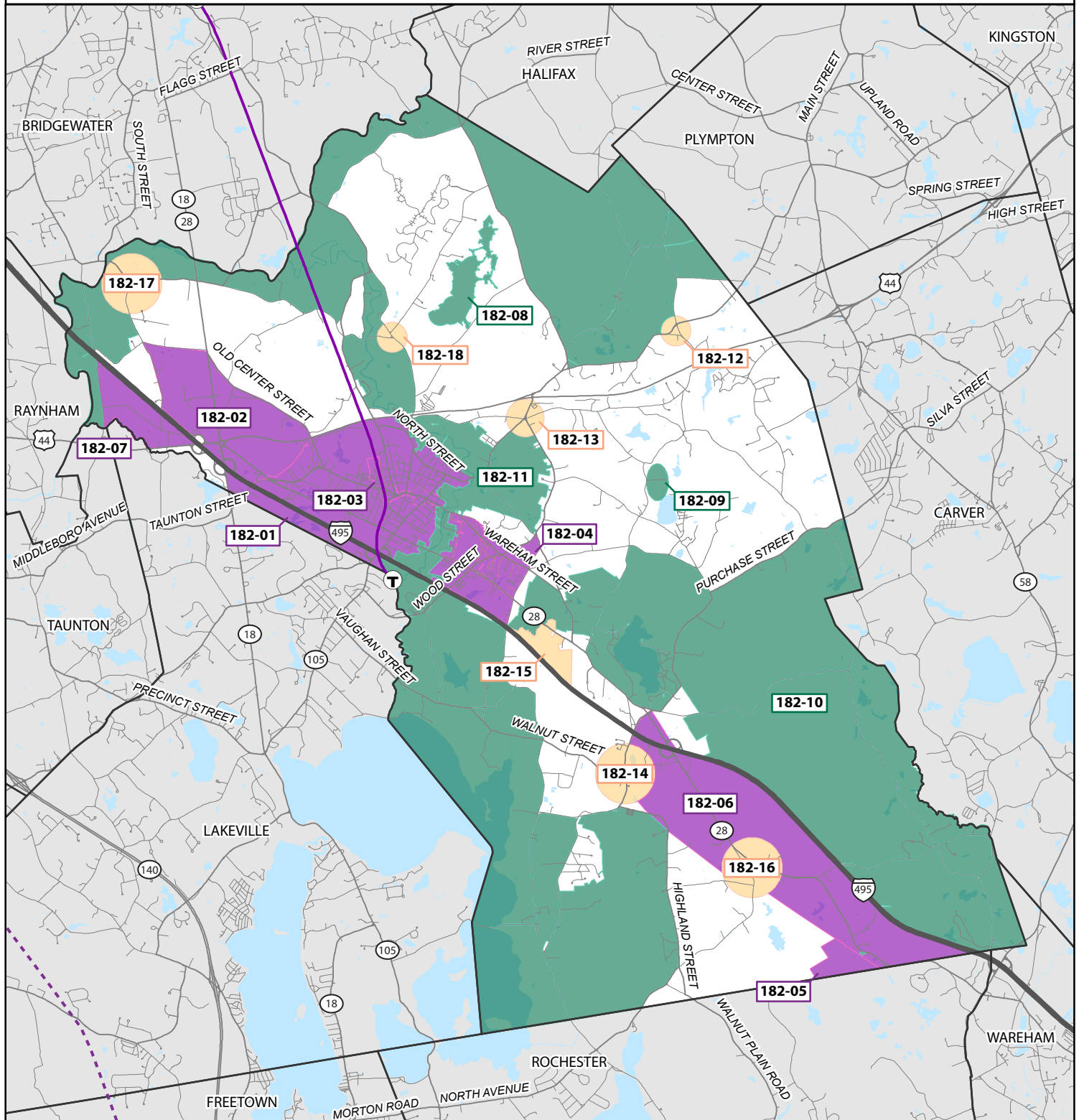
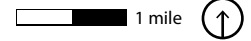
ID Number	Name	Type	Acres
182-01	CDBG Target Area	Development	1,940.14
182-02	Development Opportunity and Commercial Development Districts	Development	1,139.24
182-03	Downtown Economic Opportunity Area	Development	108.31
182-04	Middleborough Center Housing Rehab Target Area	Development	591.69
182-05	Sippican Development	Development	143.95
182-06	South Middleborough Economic Opportunity Area	Development	2,218.17
182-07	Southpointe	Development	354.03
182-08	Beaver Dam Swamp BioMap 2	Protection	241.51
182-09	Onges Well Protection	Protection	64.86
182-10	Rocky Gutter Protection Area	Protection	8,155.21
182-11	Surface Water Protection Area	Protection	12,901.23
182-12	Eddyville	Combined	72.09
182-13	The Green	Combined	112.65
182-14	Rock Village	Combined	288.42
182-15	Schobel Farm	Combined	149.59
182-16	South Middleborough Village	Combined	288.42
182-17	Titicut Green	Combined	288.42
182-18	Warrentown	Combined	72.09

Town of Middleborough Community Priority Areas, 2013

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



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



TOWN OF MIDDLEBOROUGH

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 Middleborough. 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 MIDDLEBOROUGH RESULTS

On February 4, 2013, SRPEDD staff met with the Board of Selectmen (BOS) to re-introduce the Priority Area planning exercise. The BOS designated the Town Planner, Ruth Geoffroy, as the contact person for this work. The preliminary municipal meeting was held on March 20, 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 Middleborough held a public meeting to seek input from town residents on the revisions recommended by the municipal representatives on June 25, 2013 at Town Hall. Two revisions were requested for two of the priority areas. The consensus of the meeting attendees was that, with the noted revisions, 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 Middleborough 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

CDBG Target Area [182-01]

Purpose: To provide for infrastructure improvements and mixed-use redevelopment opportunities consistent with the Town's Community and Economic Development efforts.

Boundaries: Boundaries correspond to the Town's CDBG Target Area – US Census Tract 5423. (Note: The Downtown Economic Opportunity Area PDA, while within the CDBG Target Area, is a stand-alone PDA.)

Changes from 2008: In 2008, this PA was called High Density Residential/Mixed-Housing. Community representatives renamed this PA to more clearly describe its purpose and altered its boundaries to more clearly follow those of the CDBG Target Area.

Development Opportunity District (DOD) and Commercial Development District (CDD) [182-02]

Purpose: To provide light manufacturing, distribution, office, and business development opportunities.

Boundaries: Boundaries correspond to the Development Opportunity District (DOD) and Commercial Development District (CDD) Zoning Districts. They also include small portions of the General Use and Residence A Zoning Districts adjacent to the Rotary, terminating at I-495. The boundaries contain both an Economic Opportunity Area (EOA) and Chapter 43D Priority Development Site (PDS).

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

Downtown Economic Opportunity Area [182-03]

Purpose: To provide for infrastructure improvements and mixed-use redevelopment opportunities within the EOA designation.

Boundaries: Boundaries correspond to the Downtown EOA boundaries.

Changes from 2008: In 2008, this PA was called Downtown District. Community representatives renamed this PA to more clearly describe its purpose and altered its boundaries to more clearly follow those of the EOA.

Middleborough Center Housing Rehab Target Area [182-04]

Purpose: To provide for increased housing opportunities.

Boundaries: Boundaries include parcels indicated by the 2008 designation and expansion areas south of East Grove Street.

Changes from 2008: In 2008, this PA was called High Density Residential and Mixed-Housing. Community representatives renamed this PA to more clearly describe its purpose and location. Representatives also altered its boundaries to more clearly follow the parcel lines and roadways.

Sippican Industrial Park [182-05]

Purpose: To provide for industrial park development/redevelopment.

Boundaries: Boundaries correspond to the General Use A Zoning District.

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

South Middleborough Economic Opportunity Area [182-06]

Purpose: To provide for industrial park development and business development.

Boundaries: Boundaries correspond to the South Middleborough EOA and the General Use X Zoning District.

Changes from 2008: In 2008, this PA was called South Middleborough Business Corridor. Community representatives renamed this PA to more clearly describe its purpose. Representatives also altered its boundaries to more clearly follow zoning districts and the EOA.

Southpointe [182-07]

Purpose: To provide light manufacturing, distribution, office, and business development opportunities.

Boundaries: Boundaries correspond to the Development Opportunity District (DOD) southwest of I-495.

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

PRIORITY PROTECTION AREAS

Beaver Dam Swamp BioMap 2 [182-08]

Purpose: To preserve habitats.

Boundaries: Boundaries correspond to BioMap 2 Core Natural Habitats.

Changes from 2008: This priority area is new in 2013.

Onges Well Site [182-09]

Purpose: To preserve this potential well site.

Future Action: Potential development of a municipal well at this site.

Changes from 2008: No change.

Rocky Gutter Protection Area [182-10]

Purpose: To preserve habitat, open space, water resources, and historic/cultural sites.

Boundaries: Boundaries correspond to selected parcels containing and neighboring designated resource areas. The resource areas include, but are not limited to BioMap 2 Core Habitats, NHESP Vernal Pools, and Medium-Yield Aquifers. “Edge boundaries” consist of a combination of the chosen roadways, parcels with selected and concentrated existing development, the Town Line, and other PA boundaries.

Changes from 2008: Community representatives altered boundaries to more clearly follow the above map features.

Future Action: Continue to acquire or otherwise protect properties in order to maintain, enhance, and preserve the water resources and natural habitats of this area.

Surface Water Protection Area [182-11]

Purpose: To preserve water resources, open space, and habitats.

Boundaries: Boundaries correspond to selected parcels containing and neighboring designated resource areas. The resource areas include, but are not limited to, BioMap 2 Core Habitats, NHESP Vernal Pools, Zone A Surface Water Protection Areas, and High- and Medium-Yield Aquifers. “Edge boundaries” consist of a combination of the chosen roadways, parcels with selected and concentrated existing development, the Town Line, and other PA boundaries.

Changes from 2008: In 2008, this PA was called Black Brook Corridor/Freitas Farms/Great Cedar Swamp/Little Cedar Swamp. Community representatives renamed this PA to more clearly describe its purpose. Representatives also altered its boundaries to more clearly follow the above map features.

Future Action: Continue to acquire or otherwise protect properties in order to maintain, enhance, and preserve the water resources and natural habitats of this area.

COMBINED PRIORITY AREAS

Eddyville [182-12]

Purpose: To offer mixed-use development/redevelopment while taking into consideration the historic village setting.

Boundaries: The boundary is drawn as a circle with a radius of 1,000' from the triangular area formed by Carmel Street, Plympton Street, and Eddy Street.

Changes from 2008: Community representatives altered boundaries to correspond to an exact 1,000' radius surrounding the area. Representatives also chose to change this priority designation from PPA to Combined PDA/PPA in order to acknowledge its village character and uses.

The Green [182-13]

Purpose: To offer mixed-use development/redevelopment while preserving the historic village.

Boundaries: The boundary is drawn as a circle with a radius of 1,250' from the center point of the intersection of Plymouth Street, Plympton Street, and East Main Street. The area includes the church and the cemetery.

Changes from 2008: Community representatives altered boundaries to correspond to an exact 1,250' radius surrounding the area. Representatives also chose to change this priority designation from PPA to Combined PDA/PPA in order to acknowledge its village character and uses.

Rock Village [182-14]

Purpose: To offer mixed-use development/redevelopment while taking into consideration the historic village setting.

Boundaries: The boundary is drawn as a circle with a radius of 2,000' from the roadway segment between the intersections of Miller Street with Walnut Street and Miller Street with Smith Street.

Changes from 2008: Community representatives altered boundaries to correspond to an exact 2,000' radius surrounding the area. Representatives also chose to change this priority designation from PDA to Combined PDA/PPA in order to acknowledge its village character and uses.

Schobel Farm [182-15]

Purpose: To offer opportunities for future development or continued active agricultural uses.

Boundaries: Boundaries correspond to selected parcels.

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

South Middleborough [182-16]

Purpose: To offer mixed-use development/redevelopment while taking into consideration the historic village setting.

Boundaries: The boundary is drawn as a circle with a radius of 2,000' from the pond within the triangular area formed by Wareham Street, Locust Street, and Spruce Street.

Changes from 2008: Community representatives altered boundaries to correspond to an exact 2,000' radius surrounding the area. Representatives also chose to change this priority designation from PDA to Combined PDA/PPA in order to acknowledge its village character and uses.

Titicut Green [182-17]

Purpose: To offer mixed-use development/redevelopment while preserving the historic village.

Boundaries: The boundary is drawn as a circle with a radius of 2,000' from the intersection of Green Street, Pleasant Street, and Plymouth Street.

Changes from 2008: Community representatives altered boundaries to correspond to an exact 2,000' radius surrounding the area. Representatives also chose to change this priority designation from PPA to Combined PDA/PPA in order to acknowledge its village character and uses.

Warrentown [182-18]

Purpose: To offer mixed-use development/redevelopment while preserving the historic village.

Boundaries: The boundary is drawn as a circle with a radius of 1,000' from the intersection of Summer Street and Plymouth Street.

Changes from 2008: Community representatives altered boundaries to correspond to an exact 1,000' radius surrounding the area. Representatives also chose to change this priority designation from PPA to Combined PDA/PPA in order to acknowledge its village character and uses.

DELETED PRIORITY AREAS

Oak Pointe PDA and **Tourism Resort PDA:** Community representatives chose to remove these PAs because they no longer represented growth priorities.

SOUTH COAST RAIL CORRIDOR LAND USE AND ECONOMIC DEVELOPMENT PLAN FIVE-YEAR COMMUNITY PRIORITY AREA UPDATE COMMUNITY MEETINGS 06/30/2013				
Community	RPA	Introduction	Preliminary	Public
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 6: Bridgewater, Carver, Lakeville, Middleborough

Map 1: Community Priority
Area Designations, 2008-09

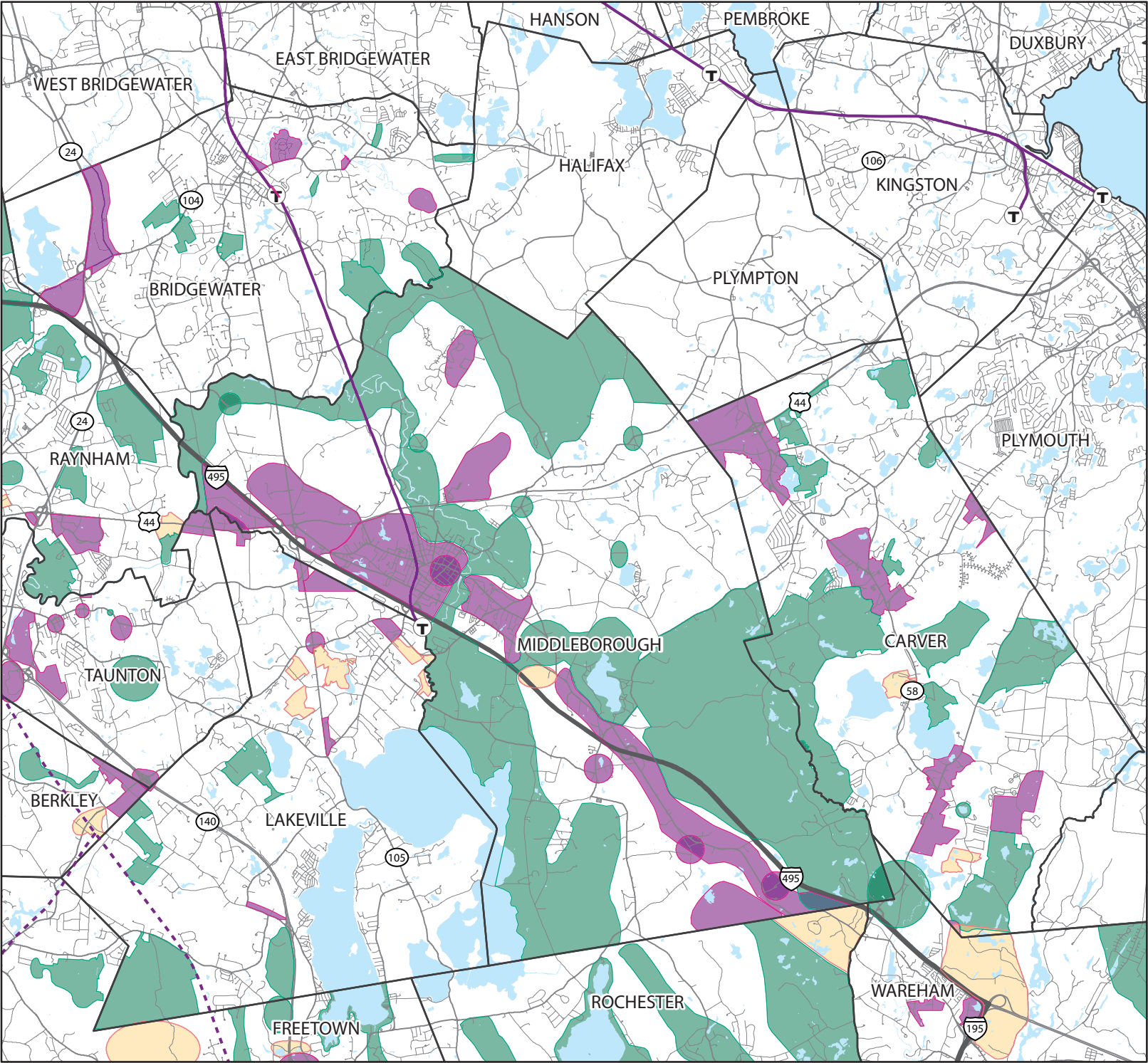
- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
- Combined PDA/PPA
- Overlapping Priority Areas
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Commuter Rail Stations
- MBTA Commuter Rail Lines
- MBTA Proposed Stations
- MBTA Proposed 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 6: Bridgewater,
Carver, Lakeville,
Middleborough

Map 2: Open Space &
Developed Land

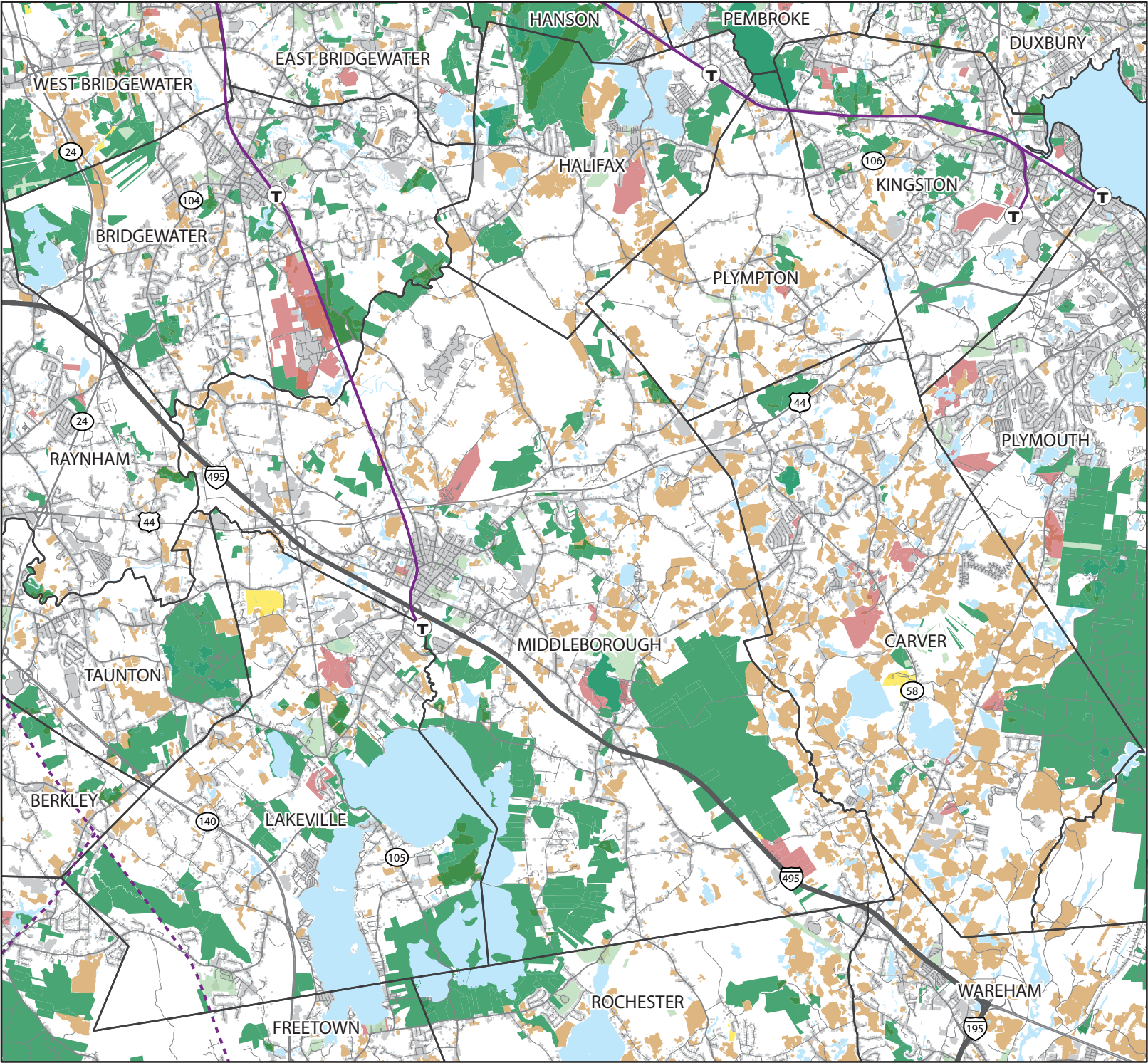
- Developed Land
- Open Space (Protected In Perpetuity)
- Open Space (Limited Protection)
- Open Space (Term-Limited or Unknown)
- Open Space (No Protection)
- Active Agriculture
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
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February 2013



1 mile



South Coast Rail
Priority Area
5-Year Update

Subregion 6: Bridgewater,
Carver, Lakeville,
Middleborough

Map 3: Economic
Development and
Infrastructure

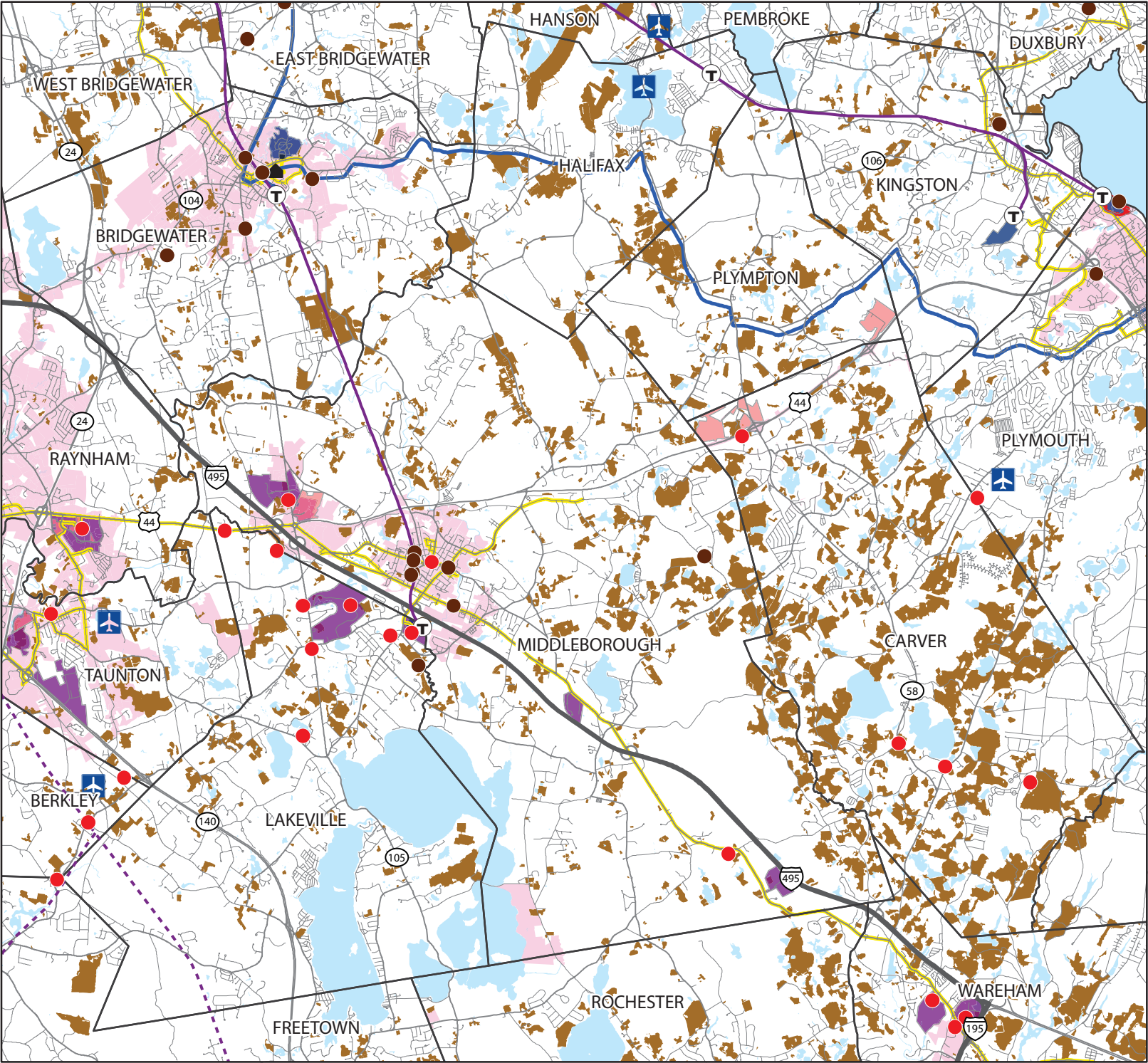
- Colleges and Universities
- Hospitals
- Airport
- EOHED Growth Districts Initiative
- EOHED Chapter 40R Districts
- EOHED Chapter 43D Districts
- Industrial Parks
- Economic Opportunity Areas (EOAs)
- MassDEP Activity and Use Limitation (AUL) Brownfield Sites
- BAT/GATRA Fixed Bus Routes
- Active Agriculture
- Sewer Service
- Water
- Municipal Boundaries
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February 2013



1 mile



South Coast Rail
Priority Area
5-Year Update

Subregion 6: Bridgewater,
Carver, Lakeville,
Middleborough

Map 4: Water Resources

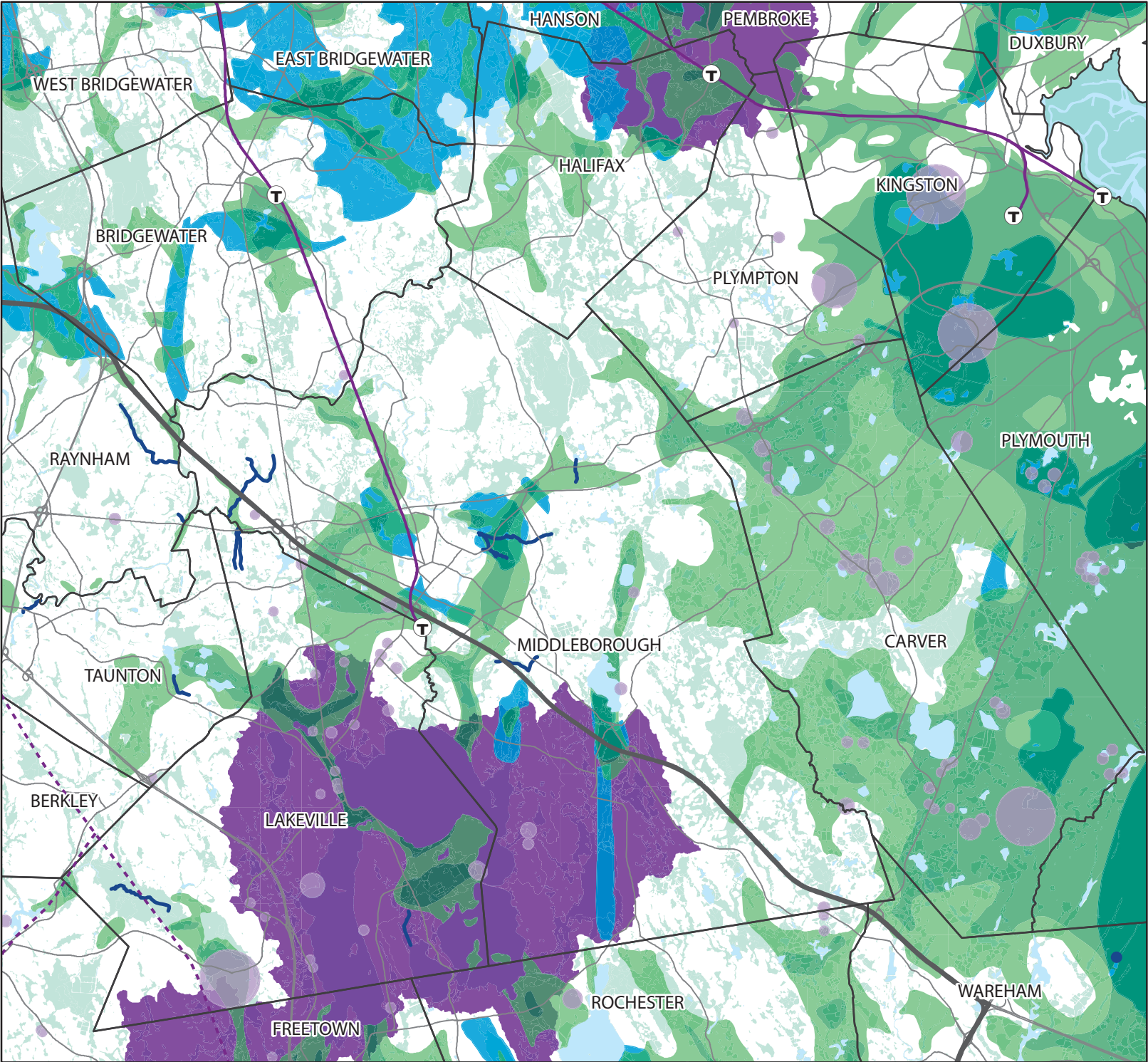
- DEP Approved Zone II Aquifers
- High-Yield Aquifers
- Medium-Yield Aquifers
- Interim Wellhead Protection Areas (IWPAs)
- DEP Outstanding Resource Waters - Public Water Supply Watershed
- DEP Wetland Bodies
- DF&G Coldwater Streams/Fisheries
- DF&G Coldwater Fishery Pond
- Water
- Municipal Boundaries
- 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 6: Bridgewater, Carver, Lakeville, Middleborough

Map 5: Biodiversity & Natural Resources

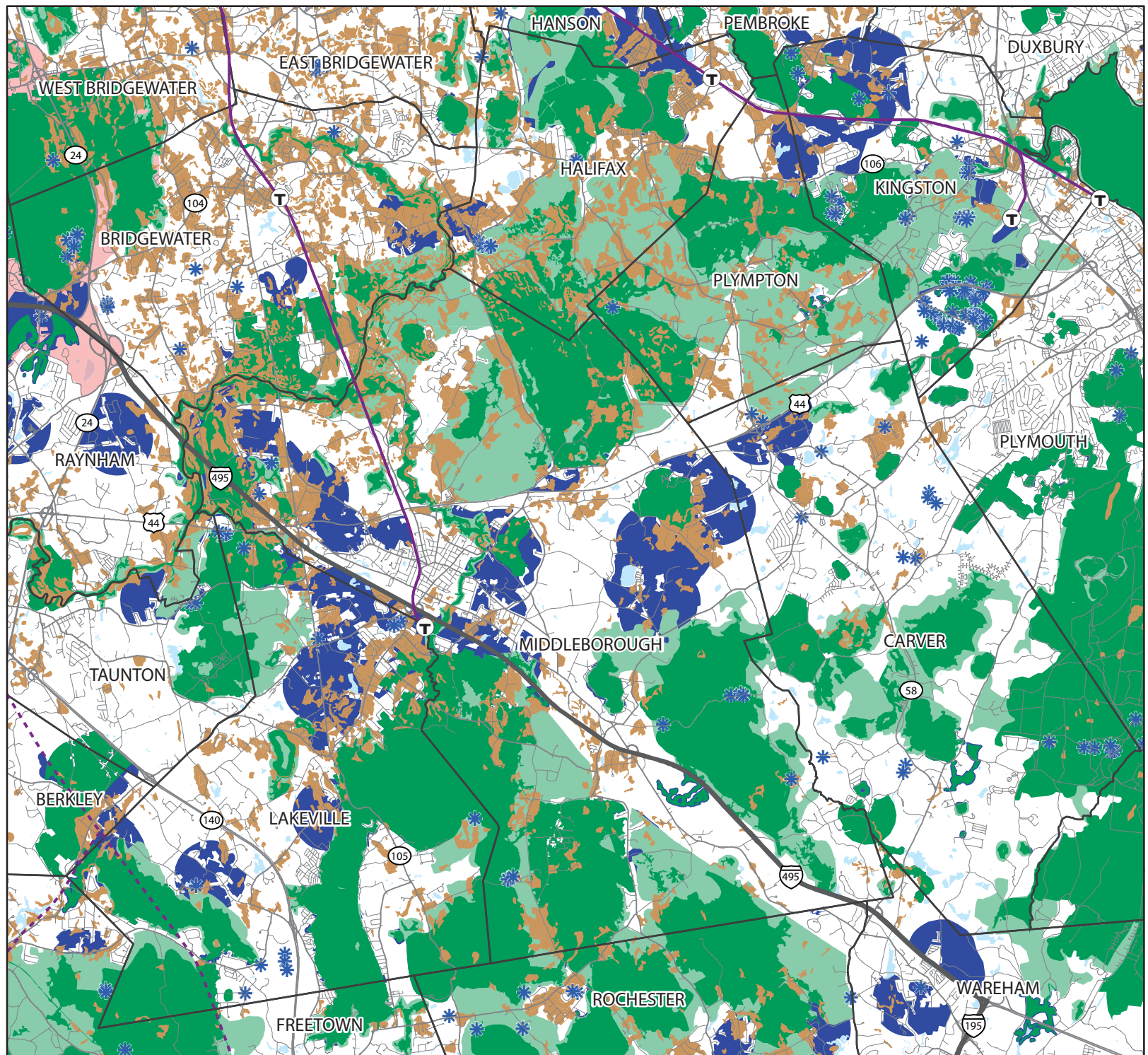
-  NHESP Certified Vernal Pool
-  All Areas Prime Farmland (NRCS SSURGO-Certified Soils)
-  NHESP Priority Habitats
-  BioMap2 Core Habitat
-  BioMap2 Critical Natural Landscapes
-  Area of Critical Environmental Concern (ACEC)
-  Water
-  Municipal Boundaries
-  Interstates
-  Arterials and Collectors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

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February 2013



 1 mile



South Coast Rail
Priority Area
5-Year Update

Subregion 6: Bridgewater,
Carver, Lakeville,
Middleborough

Map 6: Housing and
Environmental Justice (EJ)

- EOEEA 2010 EJ Block Group (Income)
- EOHED Chapter 40R Districts
- BAT/GATRA Fixed Bus Routes
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Commuter Rail Stations
- MBTA Commuter Rail Lines
- 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

