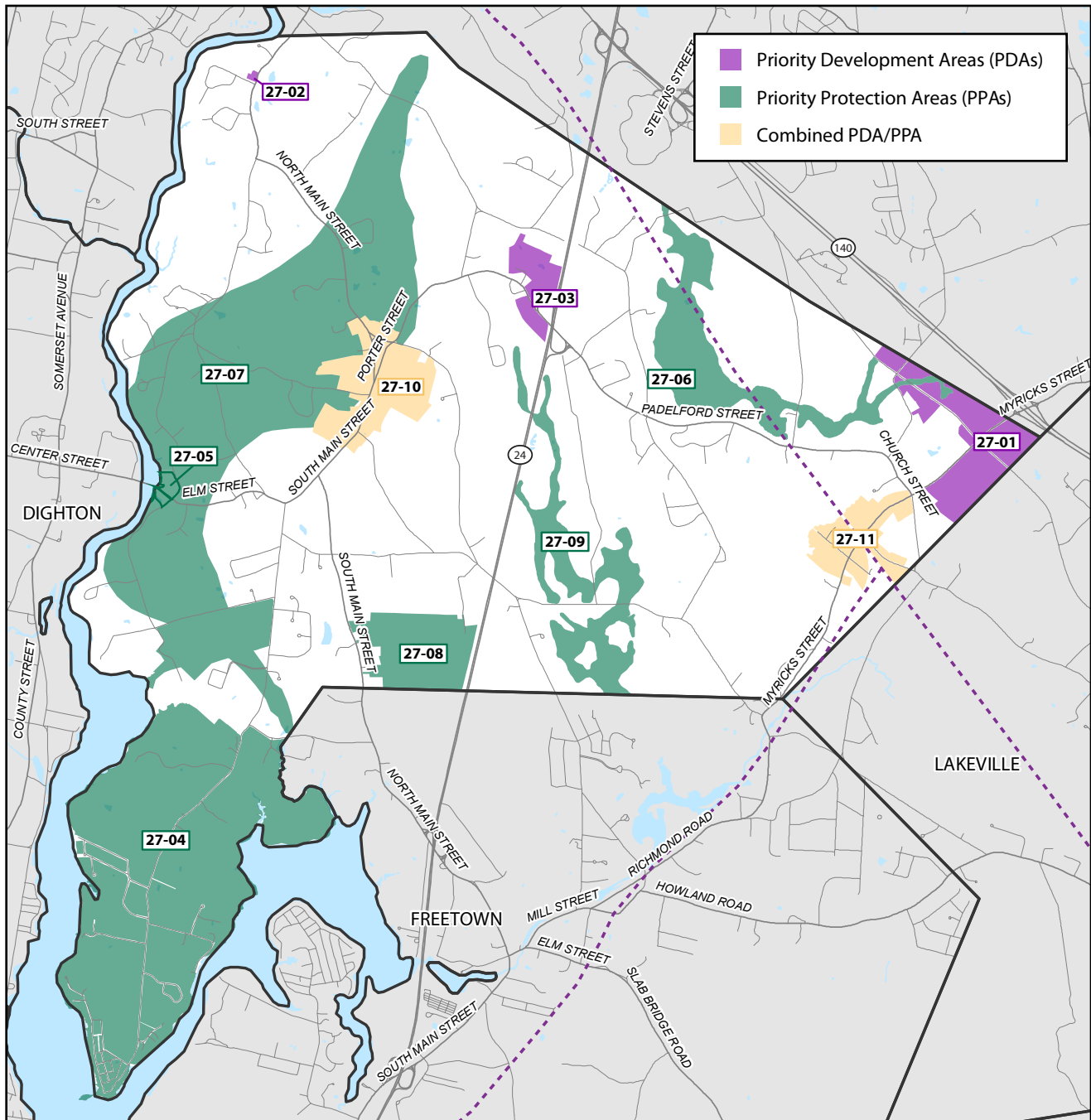


# South Coast Rail Corridor Plan

## Five-Year Update of Community Priority Areas

### Berkley



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

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### **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.

**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**

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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 Berkley Community Priority Area List***

<b>ID Number</b>	<b>Name</b>	<b>Type</b>	<b>Acres</b>
27-01	Berkley Business District	Development	176.89
27-02	Berkley Street Business Node	Development	1.79
27-03	Padelford Street Limited Development	Development	58.40
27-04	Assonet Neck	Protection	1144.73
27-05	Bridge Village Historic District	Protection	12.99
27-06	Cotley River Floodplain	Protection	267.05
27-07	Drinking Water Recharge Area	Protection	1461.79
27-08	Nature Preserve	Protection	160.61
27-09	Quaker Brook Floodplain	Protection	230.66
27-10	Berkley Common Historic District	Combined	194.36
27-11	Historic Myricks Village	Combined	113.79

# Town of Berkley Community Priority Areas, 2013

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

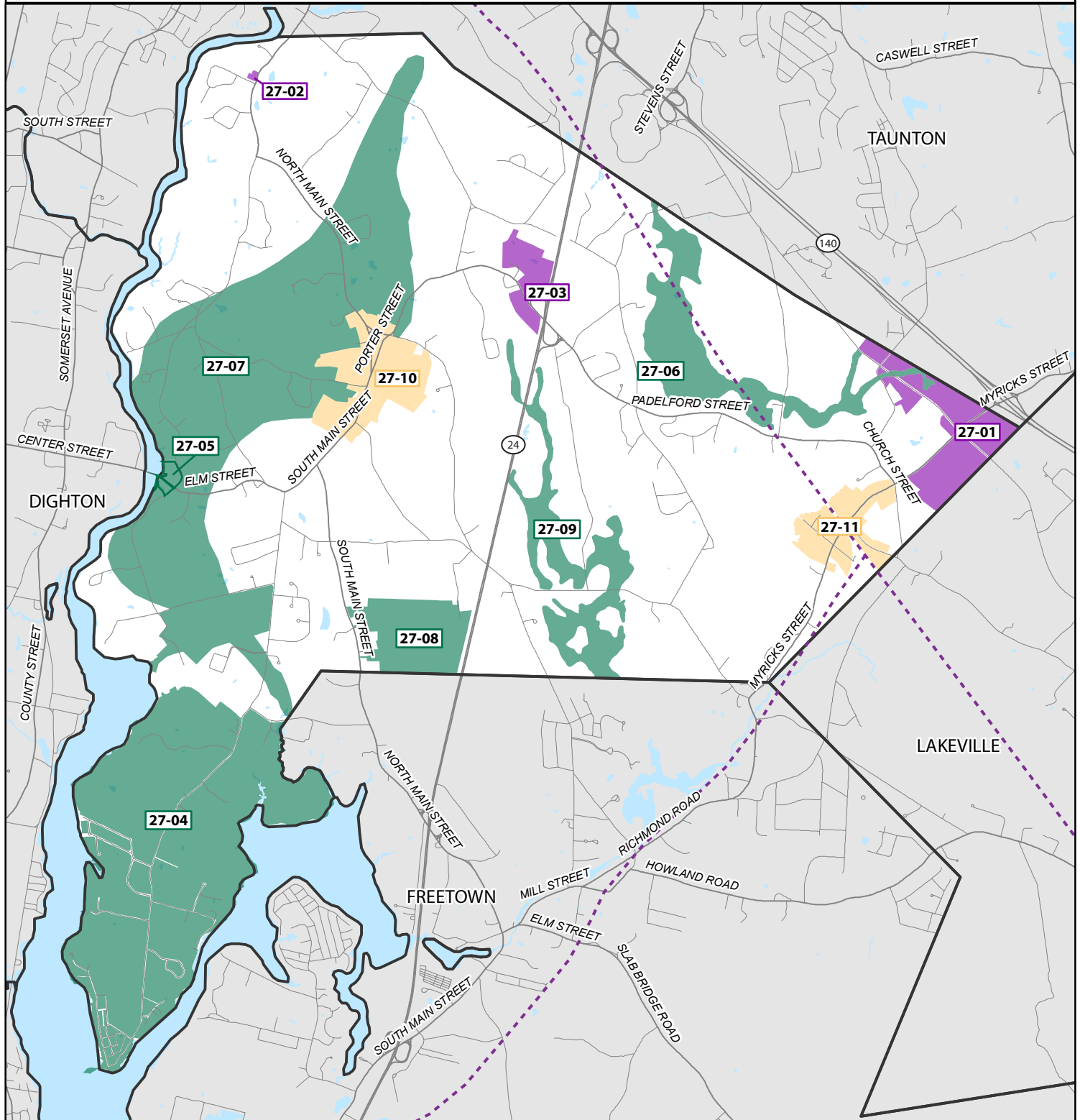
This map is for the sole purpose of aiding regional planning decisions and is not warranted for any other use. June 2013

**massDOT**  
Massachusetts Department of Transportation

Executive Office  
Of Housing and  
Economic Development



1 mile



**TOWN OF BERKLEY**  
**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 Berkley. 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 BERKLEY RESULTS

On December 5, 2012, SRPEDD staff met with the Board of Selectmen (BOS) to re-introduce the Priority Area planning exercise. The BOS designated the chair of the Planning Board, Byron Holmes, as the contact person for this work. The preliminary municipal meeting was held on March 21, 2013 at the Berkley Town Hall Annex. 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 Berkley held a public meeting to seek input from town residents on the revisions recommended by the municipal representatives on May 9, 2013 at the Berkley Town Hall Annex. A few revisions were requested for a couple 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 Berkley 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

### **Berkley Business District [27-01]**

*Purpose:* To attract business and mixed-use development opportunities.

*Boundaries:* Boundaries correspond to the General Business Zoning District and contain an Economic Opportunity Area (EOA).

*Changes from 2008:* Community representatives revised the boundaries by following the zoning district boundaries and removing the southwesterly corner parcel of the PA fronting on Myricks Street and a portion that is within the Cotley River Floodplain PPA.

*Future Action:* Parcels currently having business uses within the PDA located on County Street, north of Holloway Street are not shown to be within the Business Zoning District. The Planning Board will review to verify the zoning of these parcels. If they are not zoned Business, the Planning Board may seek to have them rezoned according to their use.

### **Berkley Street Business Node [27-02]**

*Purpose:* To promote business development opportunities.

*Boundaries:* Boundaries correspond to parcel lines and are to include the narrow segment of the parcel that separates the two parcels having existing business uses. Parcels are already zoned Business, appropriate for the purpose

*Changes from 2008:* Community representatives revised the purpose from “Limited mixed-use redevelopment” and revised the boundary from a circle to parcel boundaries.

### **Padelford Street Limited Development Area [27-03]**

*Purpose:* To promote business development opportunities.

*Boundaries:* Boundaries correspond to follow parcel lines, including three large parcels within the General Business Zoning District.

*Changes from 2008:* Community representatives revised the purpose from “Limited mixed-use redevelopment” to provide more clarity and altered the boundary from a generalized circle to selected parcel boundaries.

## PRIORITY PROTECTION AREAS

### **Assonet Neck [27-04]**

*Purpose:* To protect natural resources and habitat areas, including BioMap 2 Core Habitats, and to preserve historic Native American sites.

*Boundaries:* All parcels in Assonet Neck; the northern boundary follows the inlet from the Taunton River then follow property lines across to the Freetown line.

*Changes from 2008:* Community representatives incorporated the 2008 Assonet Neck, Shoves Neck, and 42<sup>nd</sup> Street PAs into one for the common purposes above and revised the boundaries to follow parcel lines and the inlet as described above.

*Future Action:* Any development that happens in this area should take into consideration the historic and environmental resources in the area. If opportunities arise, the town should support the purchase of properties for preservation.

### **Bridge Village Historic District [27-05]**

*Purpose:* To preserve historic character.

*Boundaries:* Boundaries correspond to selected parcels by the bridge.

*Changes from 2008:* This is a new PPA in 2013. Community representatives separated it from the Drinking Water Recharge Area PA because of its specific historic purpose. Boundaries were slightly revised to follow parcel lines.

### **Cotley River Floodplain [27-06]**

*Purpose:* To preserve the floodplains.

*Boundaries:* Boundaries correspond to the 2012 FEMA 100-Year (Zone A) Floodplain.

*Changes from 2008:* The community added “floodplain” to the name to better identify its purpose. The boundary was slightly revised to follow the floodplain delineation.

### **Drinking Water Recharge Area [27-07]**

*Purpose:* To provide for environmental protection and recreational uses that the town would like to remain within the community and to protect drinking water recharge areas.

*Boundaries:* Boundaries correspond to DEP Medium- and High-Yield Aquifers and incorporate the Beagle Club parcel.

*Changes from 2008:* Community representatives incorporated the 2008 Aquifer, Beagle Club, and Bridge Village Historic District PAs into one PA for the common purposes above. Boundaries were refined to follow the aquifer and parcel lines. The Berkley Town Common Historic District Combined PA was removed.

*Future Action:* Any development that happens in this area should take the water resources into consideration.

#### **Nature Preserve [27-08]**

*Purpose:* To preserve open space.

*Boundaries:* Boundaries correspond to selected parcels west of Route 24.

*Changes from 2008:* In 2008, this was the Hunting Preserve PA with a purpose of preserving hunting opportunities. Community representatives renamed this PA and revised the purpose to more clearly identify its purpose. Boundaries were revised to follow parcel lines.

*Future Action:* Acquisition of this property or a conservation restriction for open space preservation.

#### **Quaker Brook Floodplain [27-09]**

*Purpose:* To preserve the floodplains.

*Boundaries:* Boundaries were revised to correspond to the 2012 FEMA 100-Year (Zone A) Floodplain.

*Changes from 2008:* Community representatives renamed this PA by adding “Floodplain” in order to more clearly describe its purpose. Boundaries were revised to correspond to the floodplain.

### **COMBINED PRIORITY AREAS**

#### **Berkley Town Common Historic District [27-10]**

*Purpose:* To allow rural village development/redevelopment while preserving the historic integrity of the area; to promote village business development opportunities.

*Boundaries:* This area’s boundaries follow the boundaries of the proposed Berkley Town Common Historic District.

*Changes from 2008:* Participants combined the General Store PDA (2008) and the Berkley Town Common Combined PPA/PDA and renamed this PA to more clearly describe its purpose and location. They revised the boundaries to follow the Historic District.

*Future Action:* Future redevelopment within this area should be consistent with the purpose of the Berkley Historic Common. The town will work to rezone this area to promote village business development.

### **Historic Myricks Village [27-11]**

*Purpose:* To allow rural village development/redevelopment while preserving the historic integrity of the area.

*Boundaries:* Boundaries correspond to selected parcel lines as its eastern, western, and southern edges; its northern boundary follows the DEP wetlands data layer.

*Changes from 2008:* In 2008 this was named Myricks Development & Preservation Area. Community representatives renamed this PA to more clearly depict its location and purpose. Boundaries were refined to follow selected parcel lines.

### **DELETED PRIORITY AREAS**

**Assonet River PPA, General Store PDA, and Taunton River PPA:** Community representatives deleted these priority areas that fell within other Priority Areas. Community representatives deleted the **Agway Combined PPA/PDA**, as it is no longer a growth priority.

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

Map 1: Community Priority  
Area Designations, 2008-09

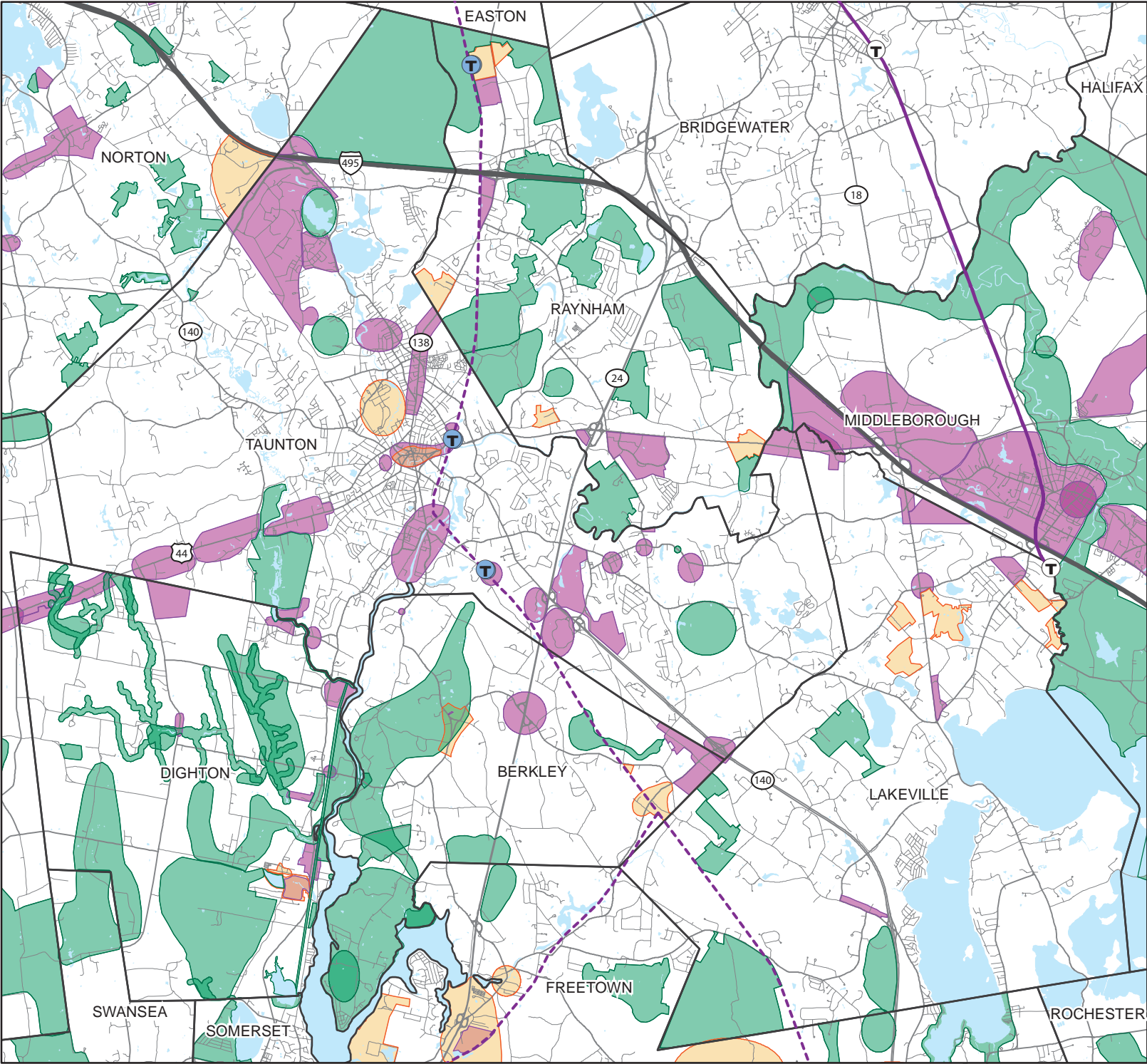
- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
- Combined PDA/PPA
- Overlapping Priority Areas
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
- Local Roads
- MBTA Commuter Rail Stations
- MBTA Commuter Rail Lines
- MBTA Proposed Stations
- MBTA Proposed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

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

February 2013



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South Coast Rail  
Priority Area  
5-Year Update

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

Map 2: Open Space &  
Developed Land

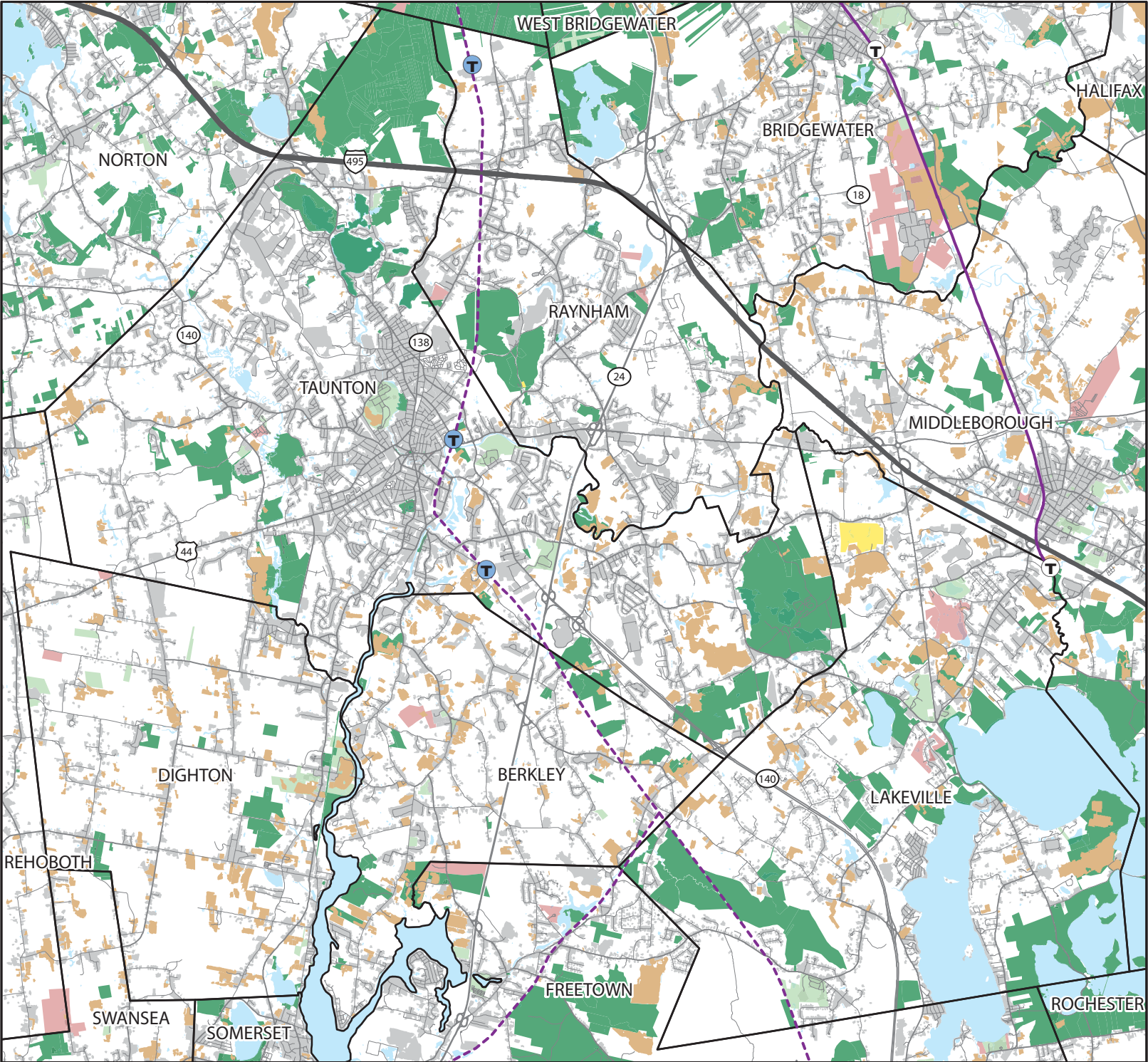
- Developed Land
- Open Space (Protected In Perpetuity)
- Open Space (Limited Protection)
- Open Space (Term-Limited or Unknown)
- Open Space (No Protection)
- Active Agriculture
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
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South Coast Rail  
Priority Area  
5-Year Update

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

Map 3: Economic  
Development and  
Infrastructure

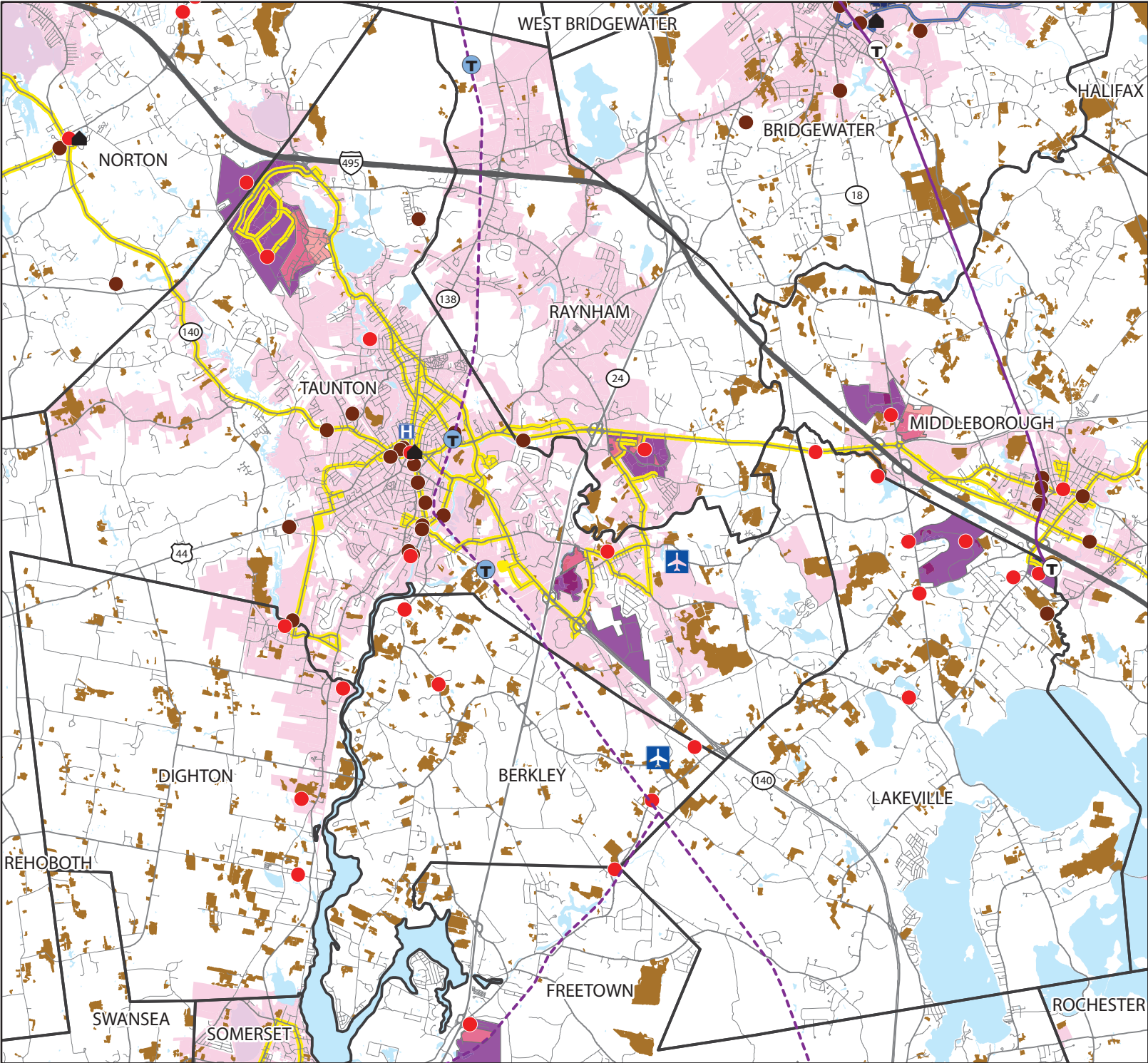
- Colleges and Universities
- Hospitals
- Airport
- EOHED Growth Districts Initiative
- EOHED Chapter 43D Districts
- Industrial Parks
- Economic Opportunity Areas (EOAs)
- MassDEP Activity and Use Limitation (AUL) Brownfield Sites
- SRTA/GATRA Fixed Bus Routes
- Active Agriculture
- Sewer Service
- Water
- Municipal Boundaries
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South Coast Rail  
Priority Area  
5-Year Update

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

Map 4: Water Resources

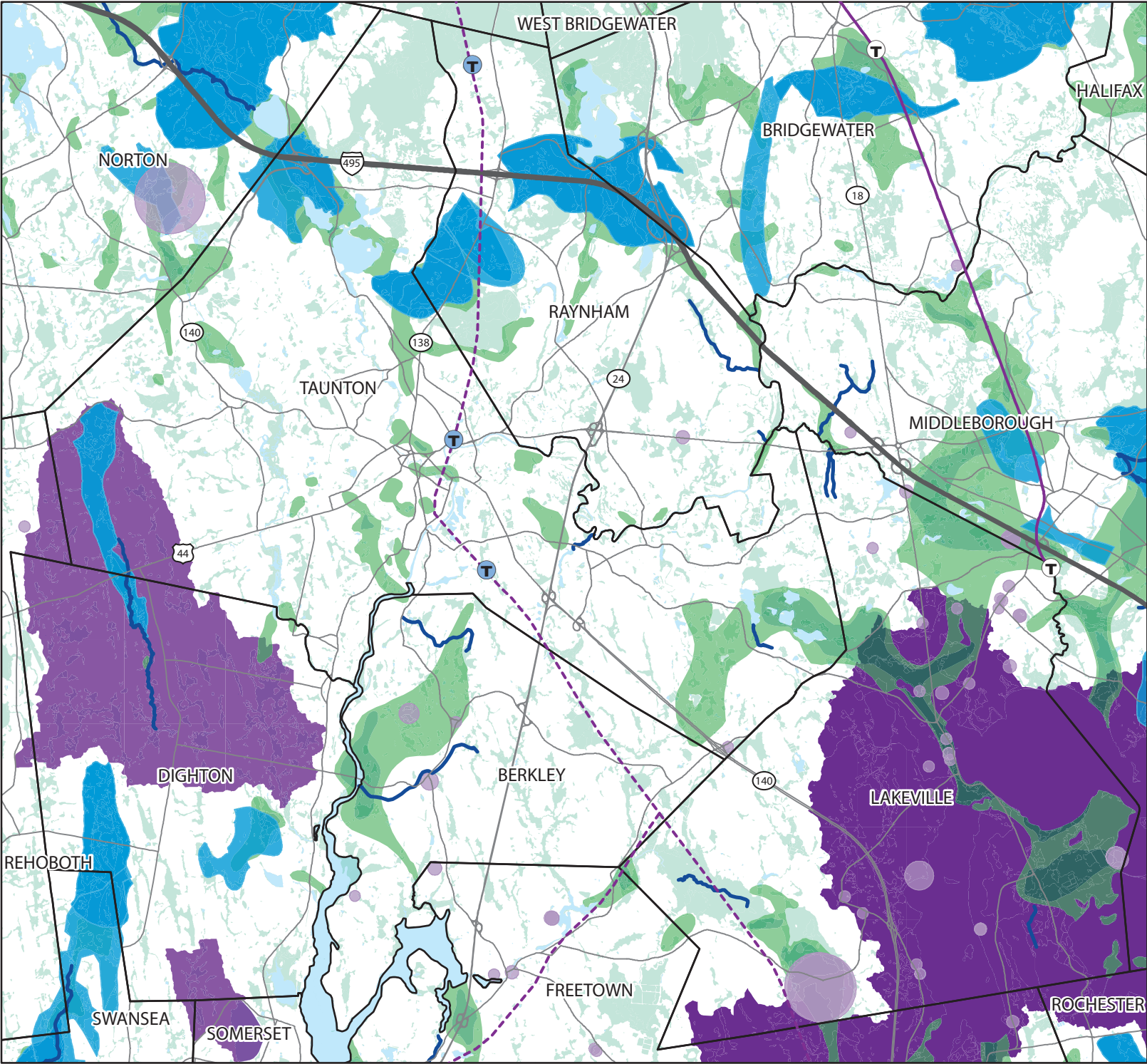
- DEP Approved Zone II Aquifers
- High-Yield Aquifers
- Medium-Yield Aquifers
- Interim Wellhead Protection Areas (IWPAs)
- DEP Outstanding Resource Waters - Public Water Supply Watershed
- DEP Wetland Bodies
- DF&G Coldwater Streams/Fisheries
- Water
- Municipal Boundaries
- Interstates
- Arterials and Collectors
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# South Coast Rail Priority Area 5-Year Update

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

### Map 5: Biodiversity and Natural Resources

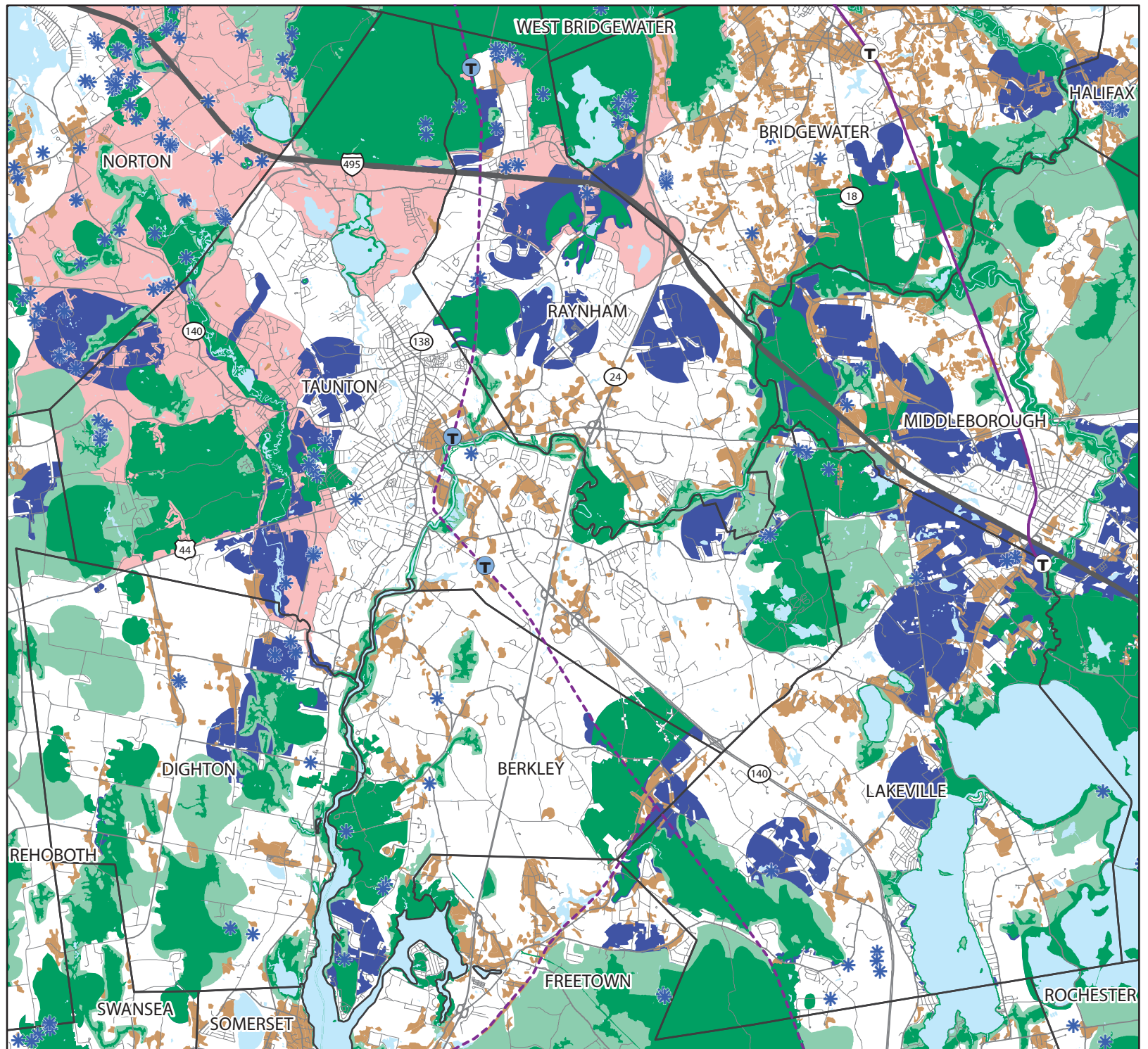
-  NHESP Certified Vernal Pool
-  All Areas Prime Farmland (NRCS SSURGO-Certified Soils)
-  NHESP Priority Habitats
-  BioMap2 Core Habitat
-  BioMap2 Critical Natural Landscapes
-  Area of Critical Environmental Concern (ACEC)
-  Water
-  Municipal Boundaries
-  Interstates
-  Arterials and Collectors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

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February 2013



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# 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%**

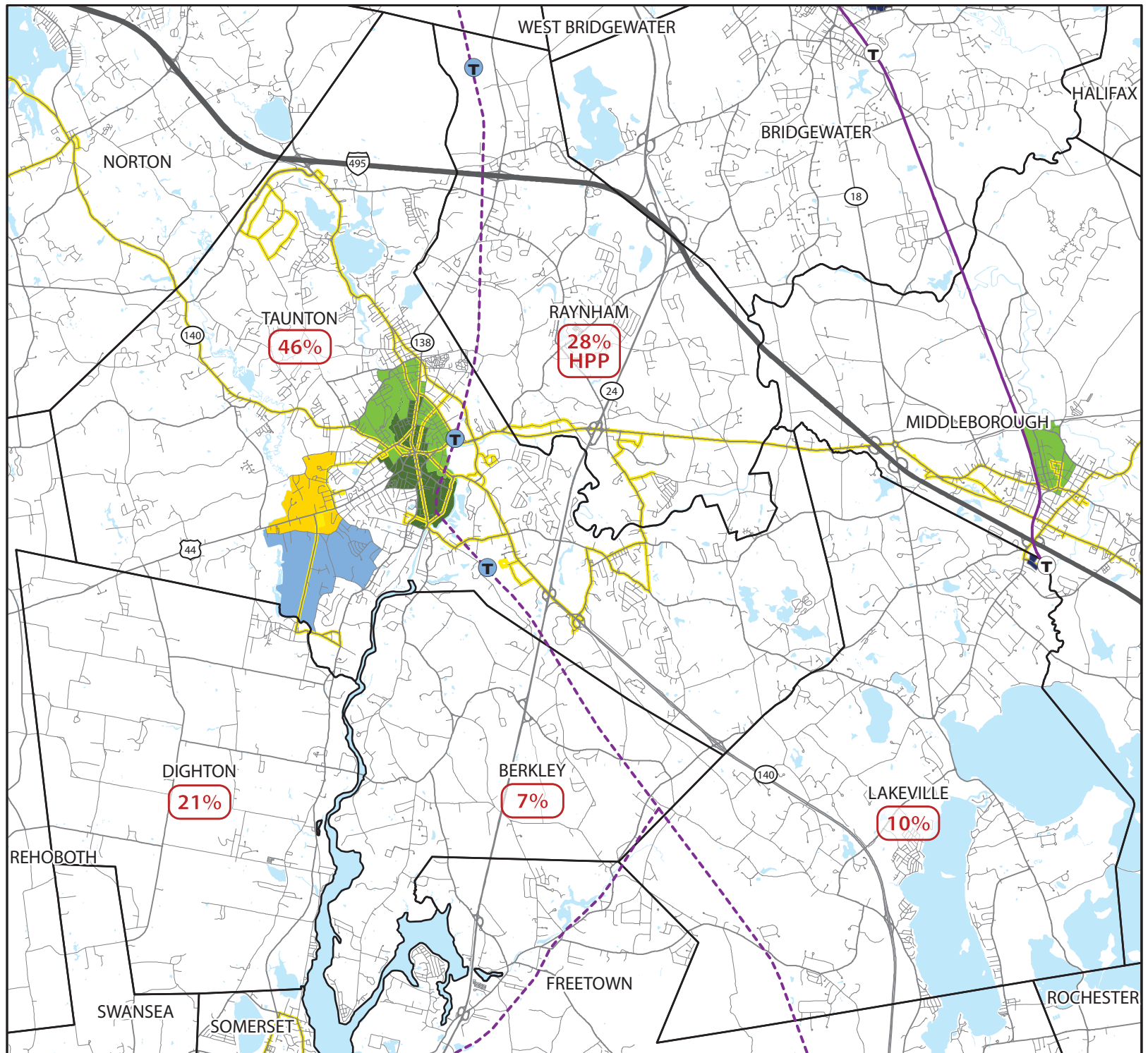
Percent of a community's total housing units that are affordable to households with incomes  $\leq$  80% the area median income (AMI).  
Note: 35% of all housing units in the South Coast Rail region are affordable to these households.

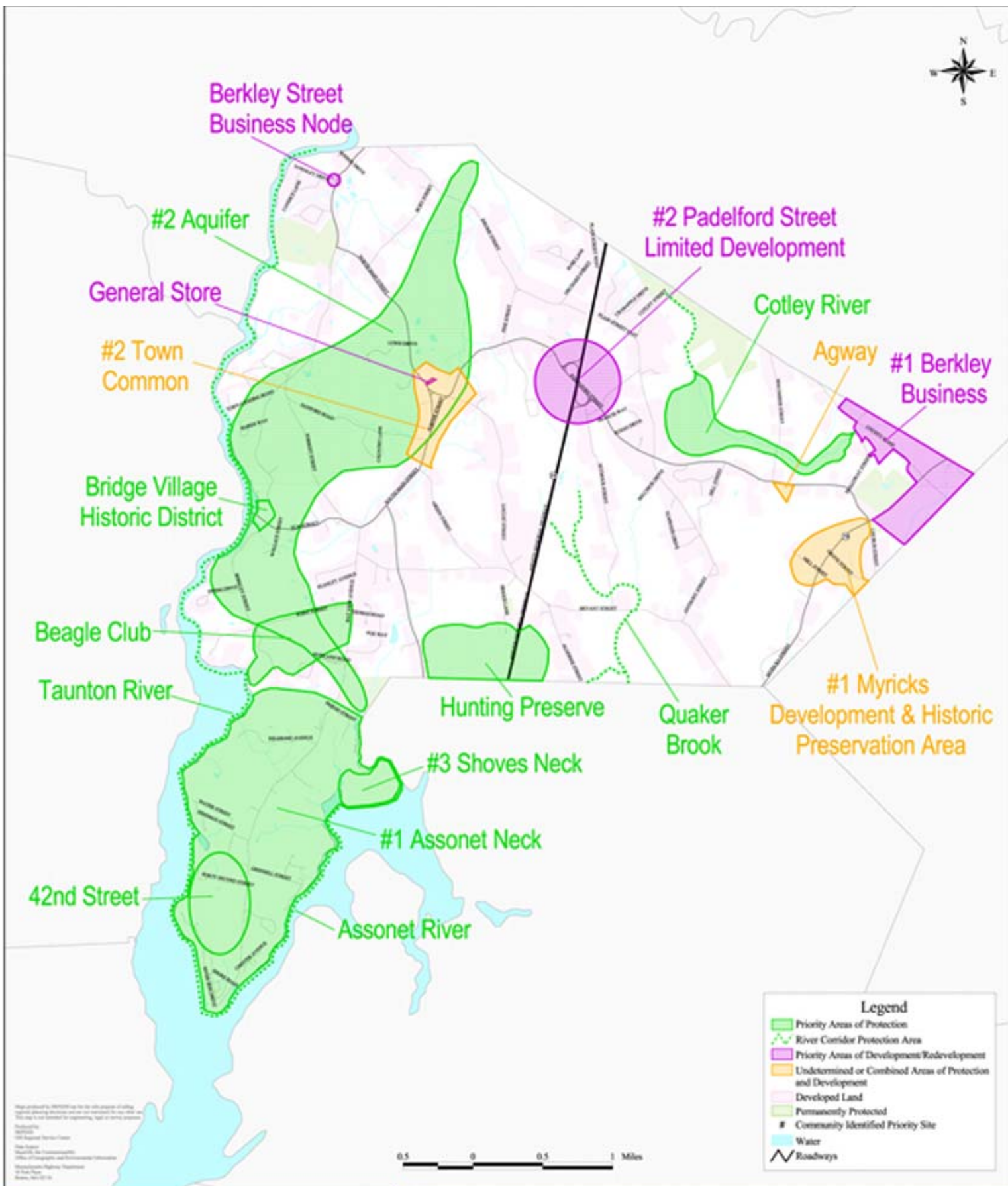
This map is for the sole purpose of aiding regional planning decisions and is not warranted for any other use.

February 2013



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**SOUTH COAST RAIL**  
Smart Growth  
Corridor Plan

Town of Berkley  
Priority Development & Protection Areas

**ECOT**  
Prepared by:  
SRPEDD  
September 2008