



## **Berkley Master Plan**

### ***Natural & Cultural Resources and Open Space & Recreation Workshop***

Saturday - June 8, 2019

Town Hall - 1 North Main Street, Berkley, MA 02779

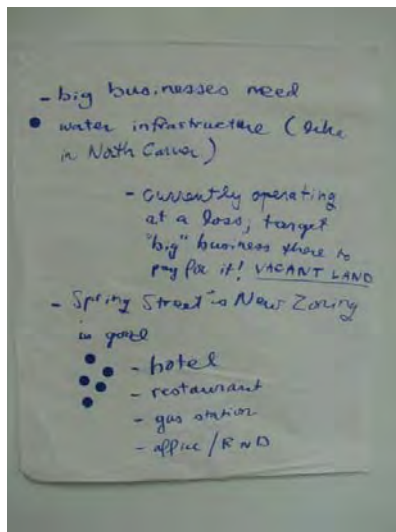
# Agenda for Today

*This is a very basic, **big picture** conversation. Just tell us what you think.  
No homework necessary.*

- 10:00 - 10:15: *Introductions*
- 10:15 - 10:55: Master Plan Introduction and Information Presentation
- 10:55 - 11:00: Refreshment Break
- 11:00 - 11:55: Group Discussions & Reports
- 11:55 - 12:00: Closing Remarks, Adjourn

# What is SRPEDD's role here?

- *Listen to you*
- Understand your goals and priorities
- Gather, analyze, and present information
- *Write a plan that responds to your goals*



**Main Goals**

+



**Who/What Info**

=

What opportunities do we have?

What actions are needed?

What resources are required?

Who's in charge?

What are the main hurdles?

**Planning**

# Public Engagement

## On the web

WHAT WE DO • DATA CENTER • NEWS • ABOUT SRPEDD • RESOURCE LIBRARY • CALENDAR • PARTNERS HOME • CONTACT US

### SRPEDD

Southeastern Regional Planning and Economic Development District

#### Berkley Master Plan

CALENDAR VIDEOS MASTER PLAN BASICS MAPS DOCUMENT LIBRARY MAILING LIST COMMENTS DATA




#### Welcome to the Berkley Master Plan Home Page!

Welcome! And thank you for visiting the Berkley Master Plan project web page!

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This webpage will be your source for all information about the Master Plan, opportunities for participation, and notices of events, such as the **Master Plan Discovery Workshop**, which took place on **Saturday, November 3, 2018, from 9 AM - 12 PM** at Town Hall. We will keep this site updated as the planning process progresses, so please plan on checking back in here.


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### Town of Berkley Master Plan

@BerkleyMasterPlan

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**Town of Berkley Master Plan**  
April 4 at 7:35 PM · 🌐

The next public workshop is this Saturday (4/6) at 10AM at Town Hall. The workshop will focus on Land Use, Housing, and Economic Development. We look forward to meeting with you and hearing your thoughts and ideas!

1 Like 2 Shares

Like Comment Share

Write a comment...  
Press enter to post.

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Like Comment Share

## In person

**Berkley Heritage Day Festival- September 21, 2019**

**Meetup at Doughlicious Pizza- September/October 2019**

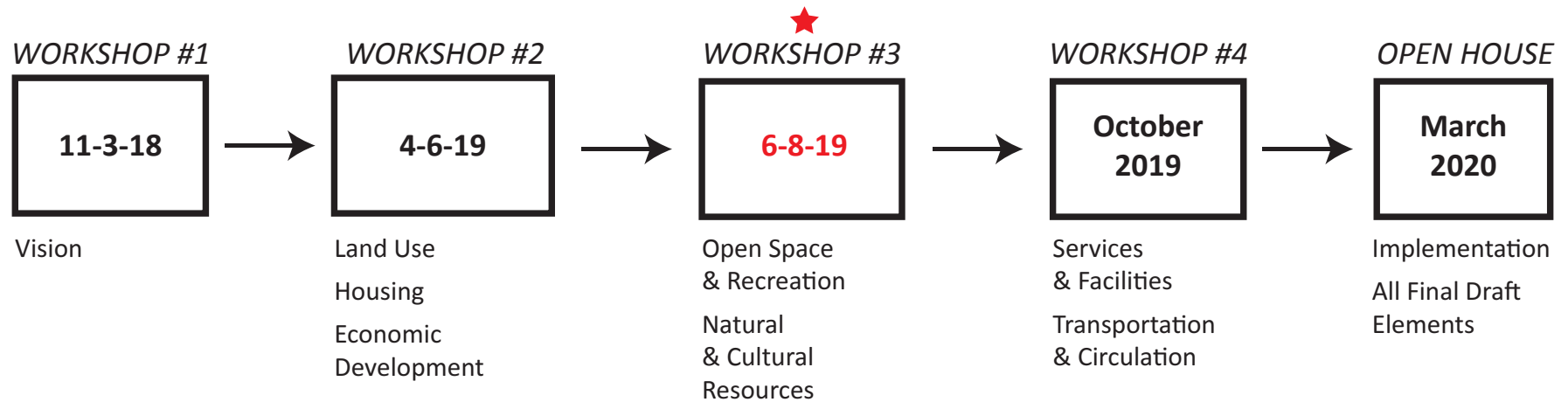


# Public Engagement



## *Public Input Process*

★ *YOU ARE HERE*



# Main Themes



## Berkley Master Plan: Main Themes

- 1 Explore ways to preserve open space in an effort to maintain Berkley's rural character and natural resources.
- 2 Provide additional housing options in Berkley, specifically affordable housing for seniors.
- 3 Explore additional opportunities to create new businesses and economic development that complement Berkley's rural character.
- 4 Create additional sidewalks and bike facilities to allow for alternative transportation options.
- 5 Place a greater emphasis on maintaining the town's capital assets, specifically its buildings.
- 6 Enhance public education and information sharing efforts using all available tools to ensure that the public can make informed decisions.
- 7 Explore the possibility of creating mixed-use options around "the Common" and in the Myricks area.

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# What is a Master Plan?

- A **comprehensive analysis of all aspects of community development**
- A plan for a community's physical growth
- A **long-range document** (typical 5 to 10 year "life")
- A guide for local public policy

*Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is **designed to provide a basis for decision making regarding the long-term physical development of the municipality.** The comprehensive plan shall be internally consistent in its policies, forecasts and standards . . . [M.G.L. c. 41, s. 81D]*

# What are the Elements of a Master Plan?

*State Requirements - M.G.L. c. 41, s. 81D directs Planning Boards to prepare a Master Plan with the following elements:*

- Statement of Goals and Policies
- Land Use
- Housing
- Economic Development
- ***Natural and Cultural Resources***
- ***Open Space and Recreation***
- Services and Facilities
- Transportation and Circulation
- Implementation Strategies



# What type of information do we consider?



land use patterns



zoning and laws



*town priority areas*



ownership and rights



facilities and assets



*water resources*



*conservation*



*habitat areas*



*agriculture*



transportation



crash rates



environmental hazards



land values



development history



demographic and  
economic trends

**and . . .**



... most importantly, your community's character, input, and goals.



The flyer features a background map of Berkley. At the top, there is a photograph of a pond with a stone bridge. The Berkley Master Plan logo is in the upper left. The main title 'Berkley Master Plan' is in large blue font. Below it, the workshop title 'Master Plan "Natural & Cultural Resources and Open Space and Recreation" Workshop' is in bold blue font, followed by the date 'Saturday, June 8, 2019', time '10 AM - 12 PM', and location 'Town Hall'. A paragraph invites residents and business owners to join the workshop. Two QR codes are at the bottom, labeled 'project website' and 'Facebook page'. The bottom of the flyer shows a photograph of residential houses.

**Berkley Master Plan**

**Master Plan "Natural & Cultural Resources and Open Space and Recreation" Workshop**  
Saturday, June 8, 2019  
10 AM - 12 PM  
Town Hall

Join your fellow Berkley residents and business owners at this public workshop and provide your input to help guide Berkley into the future.

**For more information, please visit:**  
[www.srpedd.org/Berkley-Master-Plan](http://www.srpedd.org/Berkley-Master-Plan)  
and  
[www.facebook.com/BerkleyMasterPlan](http://www.facebook.com/BerkleyMasterPlan)

project website

Facebook page

- Public Workshops
- Community Events
- Website and Facebook
- Comment Cards
- Master Plan Committee
- Existing Plans

# Why Create a Master Plan?

*A Master Plan helps municipalities to:*

- Promote orderly and predictable development
- Provide **clarity** to property owners, developers, and permitting authorities
- Promote open, transparent **decision-making**
- Set **priorities** for developing and maintaining infrastructure and public facilities
- Protect environmental resources
- Strengthen **local identity**

# What Does the Data Say?

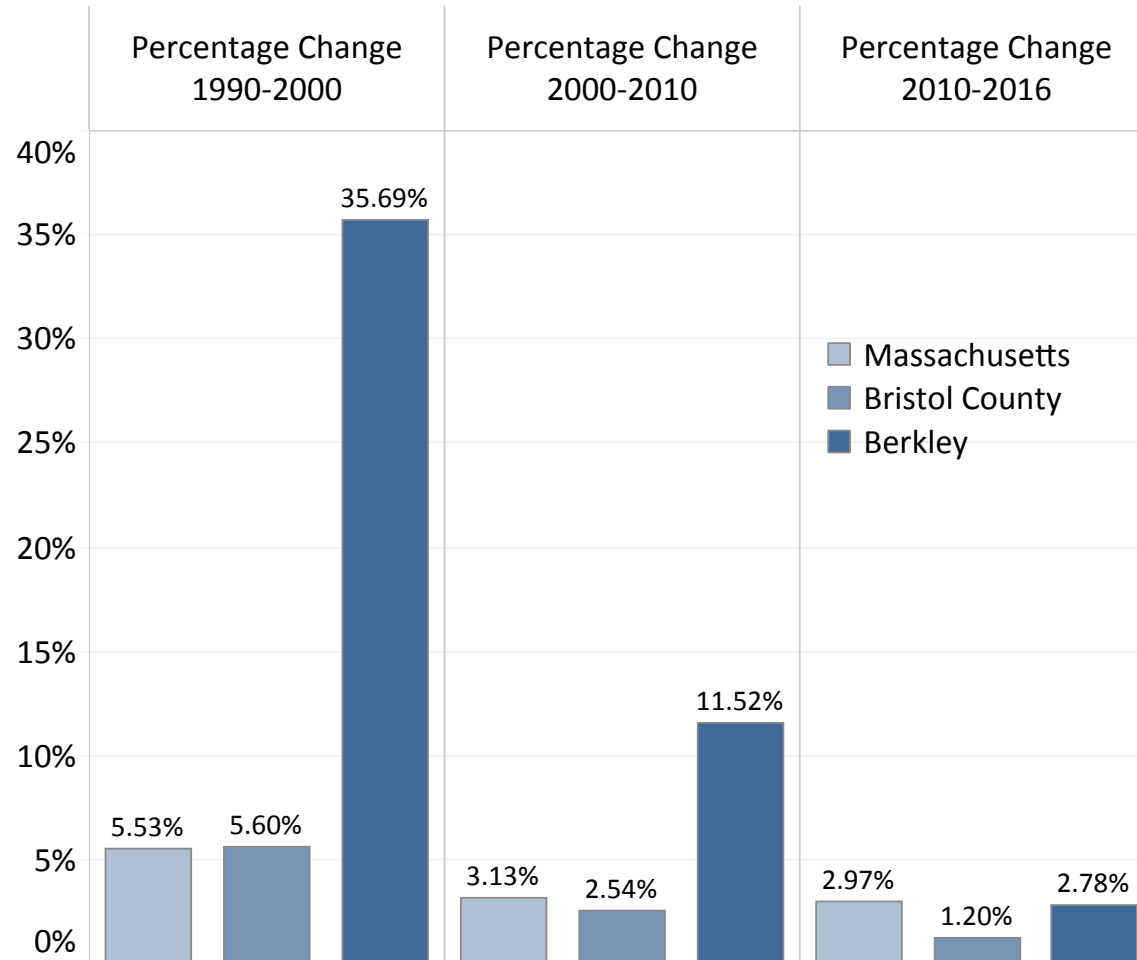
Let's explore some data from the following sources:

- U.S. Census Bureau (Decennial & American Community Survey)
- U.S. Department of Housing & Urban Development (HUD)
- MA Department of Education (DOE)
- MA Department of Housing & Community Development (DHCD)
- MA Executive Office of Labor & Workforce Development (EOLWD)
- MA Division of Local Services (DLS)
- Somerset Berkley Regional School District  
*(Bristol County Agricultural HS & Bristol-Plymouth Regional Tech. HS)*

***Who are we planning for?***

# Population Growth Rates by Decade

Source: U.S. Census Bureau



**Berkley's population was booming in the 1990s. The rate has slowed, but Berkley is still growing at a faster rate than Bristol County.**



# Households

Average household size  
has decreased slightly.



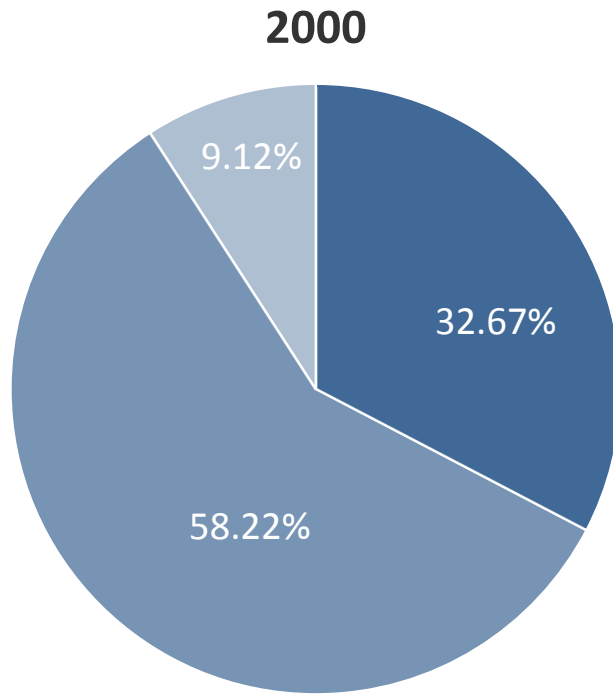
**20.3%** of Berkley households  
include a person age **65+**  
(up from 14.9% in 2000)

**36.8%** of households include children under 18  
(down significantly from 51.3% in 2000)

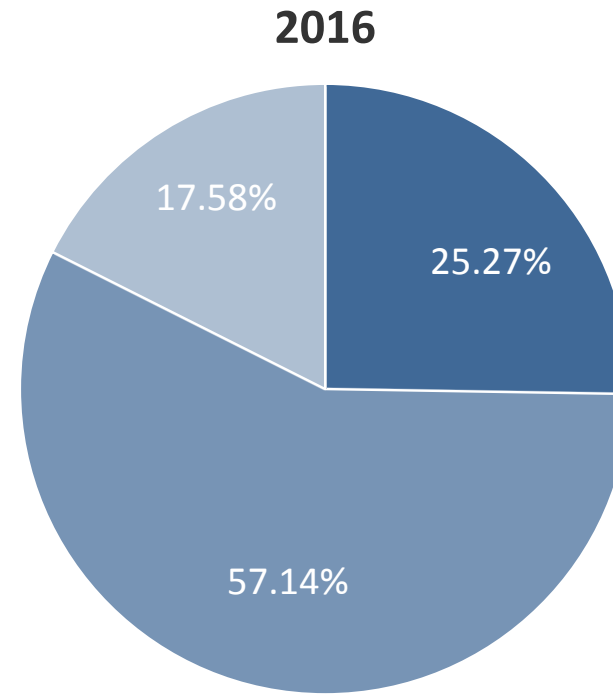


Source: U.S. Census Bureau

# Age Trends



**Median Age: 34.7**



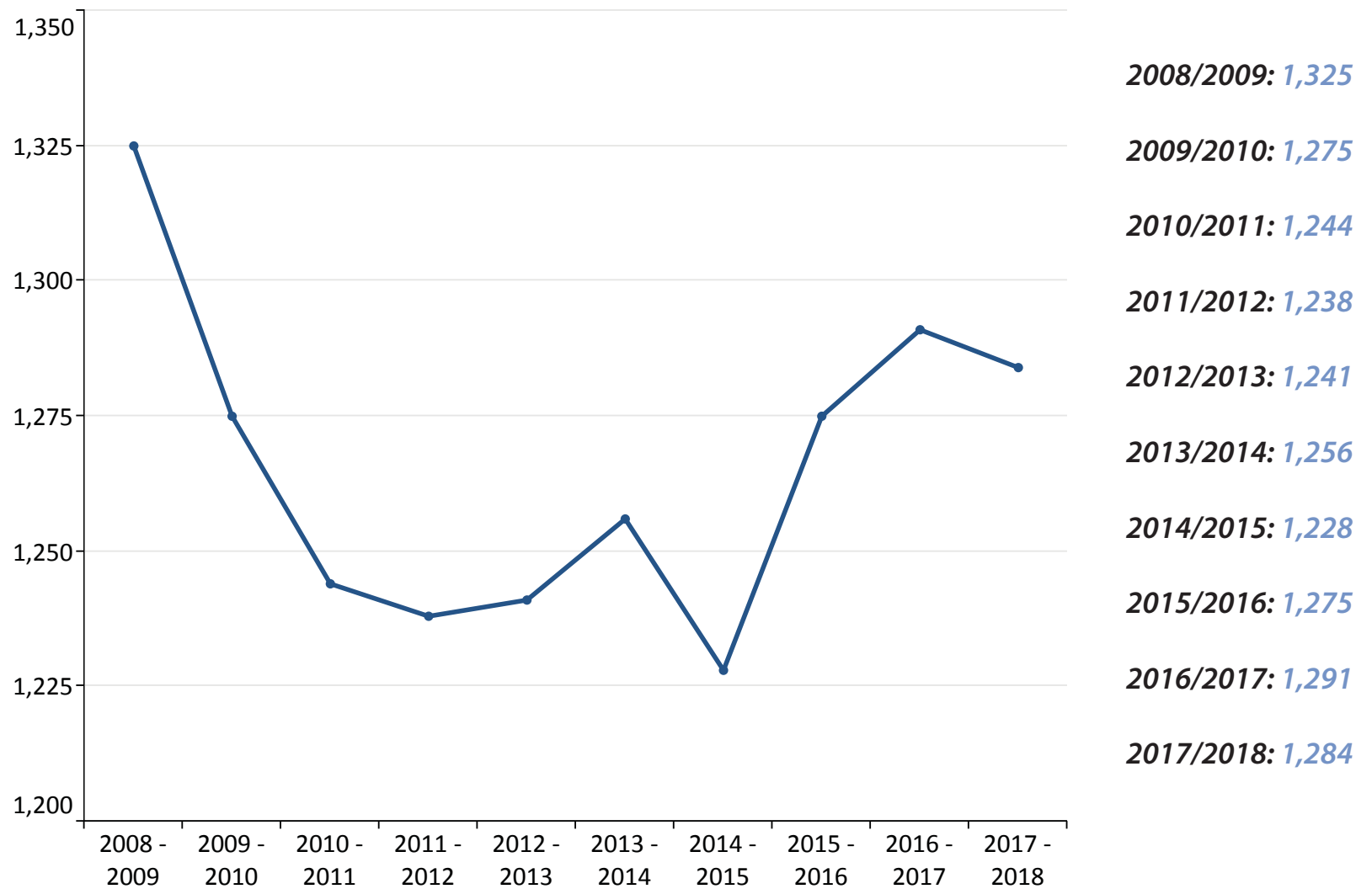
**Median Age: 41.7**

■ "School Age" (Under 20) ■ "Working Age" (20-59) ■ "Retirement Age" (60+)

*Source: U.S. Census Bureau*

**Berkley's median age increased by 7 years from 2000 - 2016. The share of older, "Retirement Age" people is increasing.**

# School Enrollment



Source: Somerset Berkley Regional School District, Bristol County Agricultural HS, and Bristol-Plymouth RTHS

**Berkley's student population declined slightly between 2008 and 2018.**

# Income

Median Household Income in Berkley is estimated at

**\$95,186**

*Source: U.S. Census Bureau*

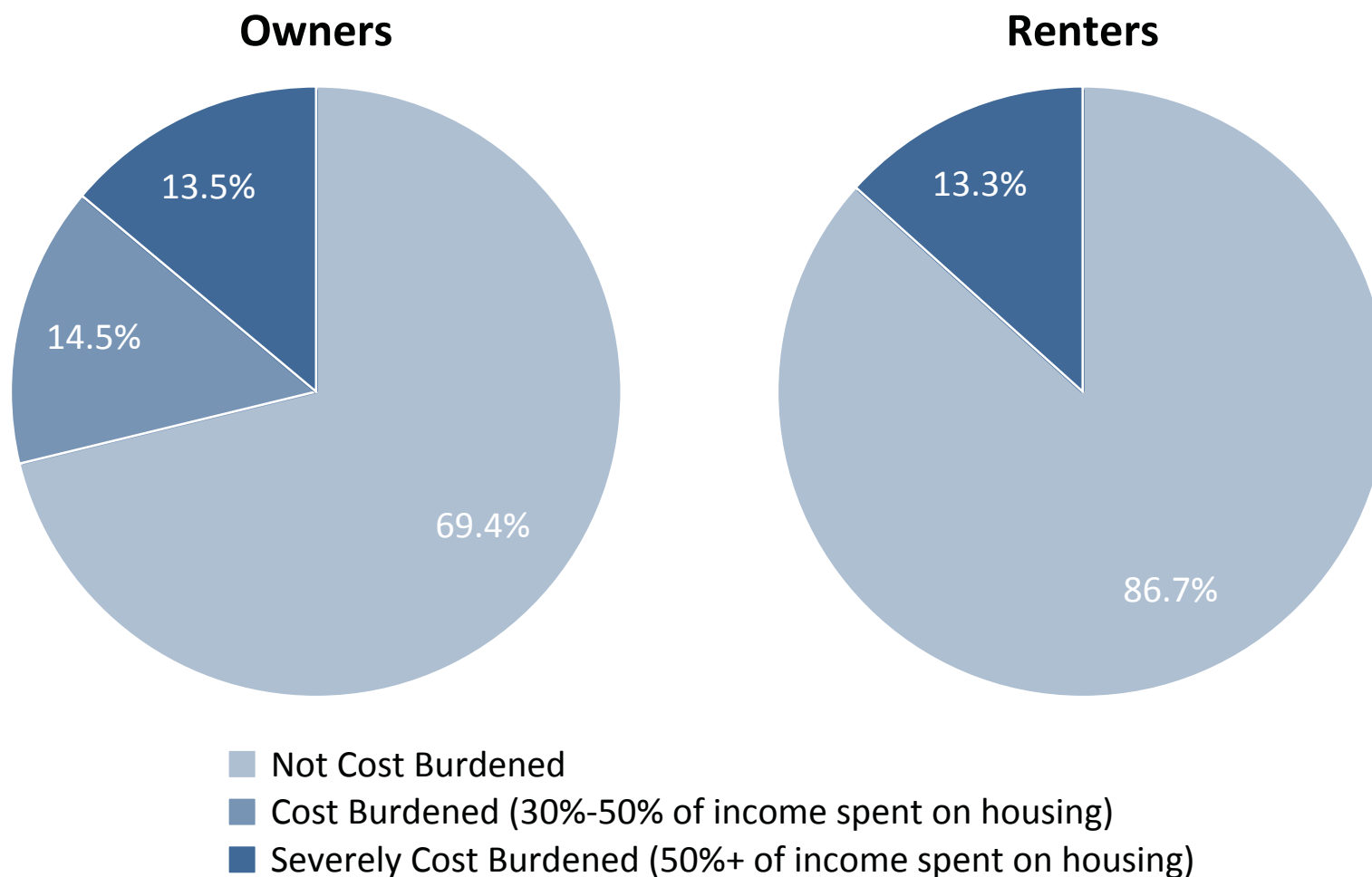
**This is much higher than  
median incomes in:**

<b>Bristol County</b>	<b>\$59,343</b>
<b>Plymouth County</b>	<b>\$77,627</b>
<b>Massachusetts</b>	<b>\$70,954</b>

**Surrounding towns:**

<b>Dighton</b>	<b>\$92,818</b>
<b>Freetown</b>	<b>\$91,618</b>
<b>Lakeville</b>	<b>\$93,691</b>
<b>Somerset</b>	<b>\$68,900</b>

# Households Spending More than 30% of Income on Housing



*Source: U.S. Department of Housing and Urban Development (HUD)*

**Slightly more than a quarter of owner households are housing cost burdened, whereas slightly more than 10% of renters are burdened.**



# Berkley's Subsidized Housing Inventory (SHI)

Community	2010 Census Year Round Housing Units	SHI Units	Percent
<b>Berkley</b>	<b>2,169</b>	<b>24</b>	<b>1.1%</b>
Dighton	2,568	144	5.6%
Freetown	3,263	86	2.6%
Lakeville	3,852	274	7.1%
Somerset	7,335	273	3.7%
Taunton	23,844	1,529	6.4%

*Source: MA Department of Housing and Community Development (DHCD)*

**In order to gain more control over the Chapter 40B process, Berkley must have 10% of its housing stock on the state SHI or meet annual production goals. It currently has 1.1%.**

# Affordable Housing vs. Housing that is Affordable

“Affordable” Housing:

- **Subsidized** by a public agency, non-profit, or a limited dividend company
- **Income-restricted** to households with incomes at or below 80% of area median income
- Deed restriction

Housing that is “affordable”:

- A household that is spending **less than 30%** of the household income on basic costs (mortgage/rent and utilities).

Berkley AMFI: \$94,400

80% Limit (family of four): \$68,000

*Please note that this is a very basic description of the differences and is not meant to be an all inclusive definition.*

# Job Growth, 2007 - 2017

Jurisdiction	2007 Jobs	2017 Jobs	Percent Change
<b>Berkley</b>	<b>619</b>	<b>741</b>	<b>19.7%</b>
Dighton	1,788	1,796	0.4%
Freetown	3,861	3,942	2.1%
Lakeville	3,341	3,361	0.6%
Somerset	4,608	4,725	2.5%
Taunton	25,887	22,952	-11.3%
SRPEDD	242,164	250,713	3.5%
Bristol County	219,492	226,322	3.1%
Massachusetts	3,236,118	3,544,095	9.5%

*Source: MA Executive Office of Labor and Workforce Development (EOLWD)*

**In the past ten years, Berkley has gained about 122 jobs. Job growth was higher than its neighbors, the state, and the region.**

# Jobs by Sector, 2017

NAICS Code and Industry	2017 Jobs
23 - Construction	115
42 - Wholesale Trade	19
44-45 - Retail Trade	86
54 - Professional and Technical Services	25
62 - Health Care and Social Assistance	87
72 - Accommodation and Food Services	91
81 - Other Services, Except Public Administration	18
Total, All Industries	741

**In 2017, the biggest industries in Berkley (in total jobs) were construction and accommodations and food services.**

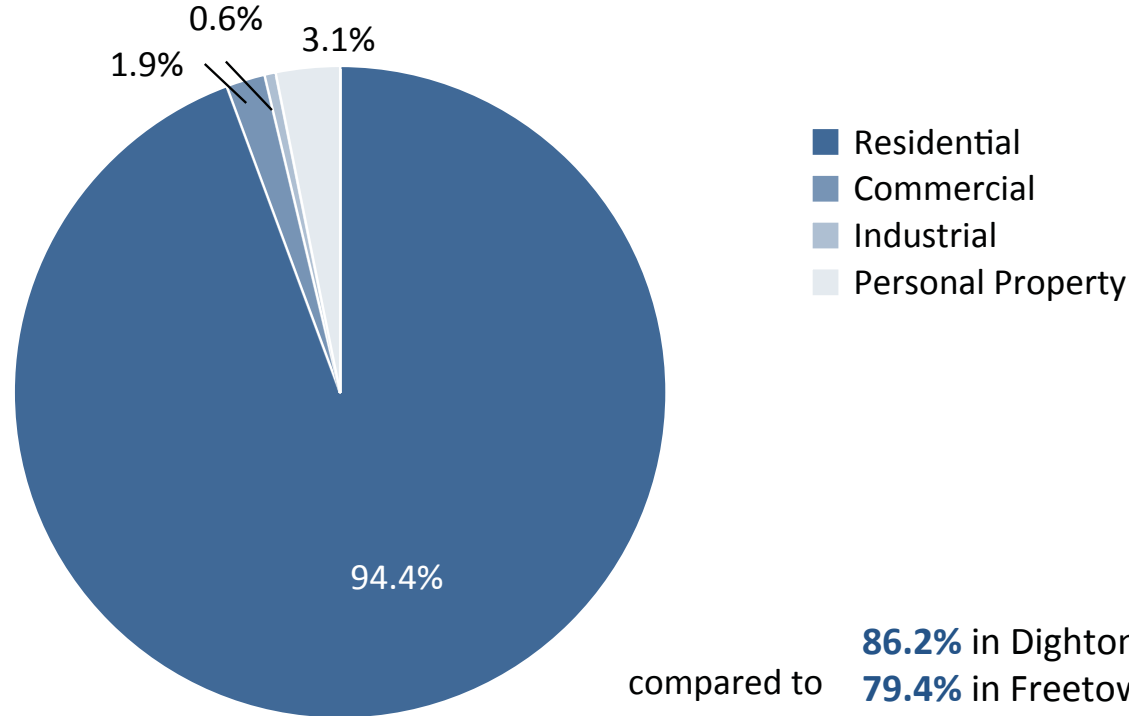
# Top Employers in Berkley, 2018

Top Employers in Berkley, 2018	Number of Employers
Berkley Community School	50-99
Berkley Middle School	50-99
Berkley Fire Department	20-49
Berkley Poice Department	20-49
Consolidated Edison Solutions	20-49
Dunkin Donuts	20-49
J&R Precast Inc.	20-49
Berkley Used Auto Parts	10-19
Bucksworth	10-19
Community Care Svc. Inc.	10-19
Dynavac	10-19
Emerald Quality Construction	10-19
Nanny Kim Scioneaux Daycare	10-19
People Inc.	10-19
Pride Environmental Construction	10-19

**The top employers in Berkley are the Somerset Berkley Regional School District and the Town of Berkley.**



# Tax Base, 2018



compared to

- 86.2% in Dighton
- 79.4% in Freetown
- 86.4% in Lakeville
- 81.2% in Somerset
- 78.9% in Taunton

Source: MA Division of Local Services (DLS)

**Berkley's tax base is 94.4% residential.**  
**For FY2018, the average single family tax bill in Berkley is \$4,842**  
**compared to \$3,945 in Taunton, \$4,114 in Freetown, \$4,587 in**  
**Dighton, and \$4,669 in Lakeville.**

## Tax Rates Per \$1,000 of Value (Millage Rates), 2018

Community	Residential Tax Rate	Commercial Tax Rate
<b>Berkley</b>	<b>\$14.02</b>	<b>\$14.02</b>
Dighton	\$14.87	\$27.39
Freetown	\$13.31	\$21.42
Lakeville	\$13.59	\$13.59
Somerset	\$16.96	\$29.02
Taunton	\$15.72	\$34.43

*Source: MA Division of Local Services (DLS)*

**Berkley has a flat tax rate (meaning that it taxes residential and commercial properties at the same rate). Compared to its neighbors, the town's tax rate is low.**

# Open Space & Recreation Plan (2009)

## Natural & Cultural Resources

- Protect aquifer and recharge areas from detrimental uses.
- Monitor the health of streams and brooks. Take corrective action to address any outstanding issues.
- Perform biological surveys in areas containing rare wildlife.
- Participate in regional groups interested in preserving the integrity of water resources in all forms.
- Protect globally rare habitats and species.
- Continue to map, certify and protect vernal pools.
- Protect undeveloped shoreline and work with property owners to implement management plans that repair and restore ecosystems.

# Open Space and Recreation Plan (2009)

## Open Space & Recreation

- Permanently protect land through the use of land trusts, agricultural preservation restrictions, and permanent conservation restrictions.
- Explore ways to manage growth through the use of bylaw changes (such as a conservation subdivision bylaw), historic districts and different densities.
- Apply for grants for land preservation and recreational uses and create a permanent fund to be used for land preservation and recreation.
- Establish a Transfer of Development Rights program.
- Increase public access to the two rivers, including creating walking trails, wildlife observation posts, small boat ramps and a small wading beach.
- Create a Recreation Department in cooperation with the Berkley Athletic Association.

# Berkley Habitats

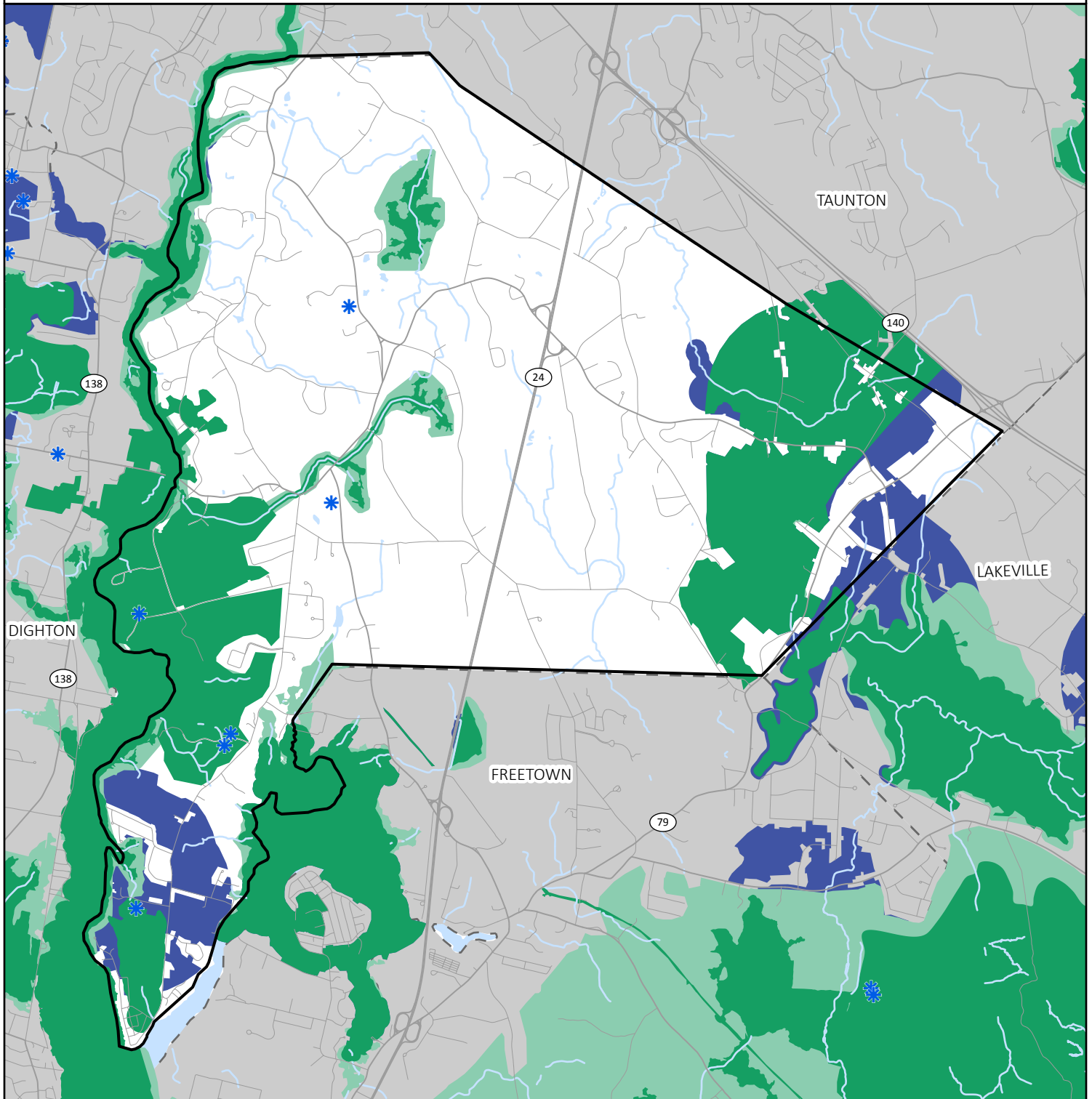
- \* NHESP Certified Vernal Pools
- BioMap2 Core Habitat
- BioMap2 Critical Natural Landscape
- NHESP Priority Habitats of Rare Species
- Collectors and Arterials
- Local Roads
- Water



Data sources: MassGIS, MassDOT, and the Town of Berkley. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

September 2018

1 Mile



# Berkley Water Resources

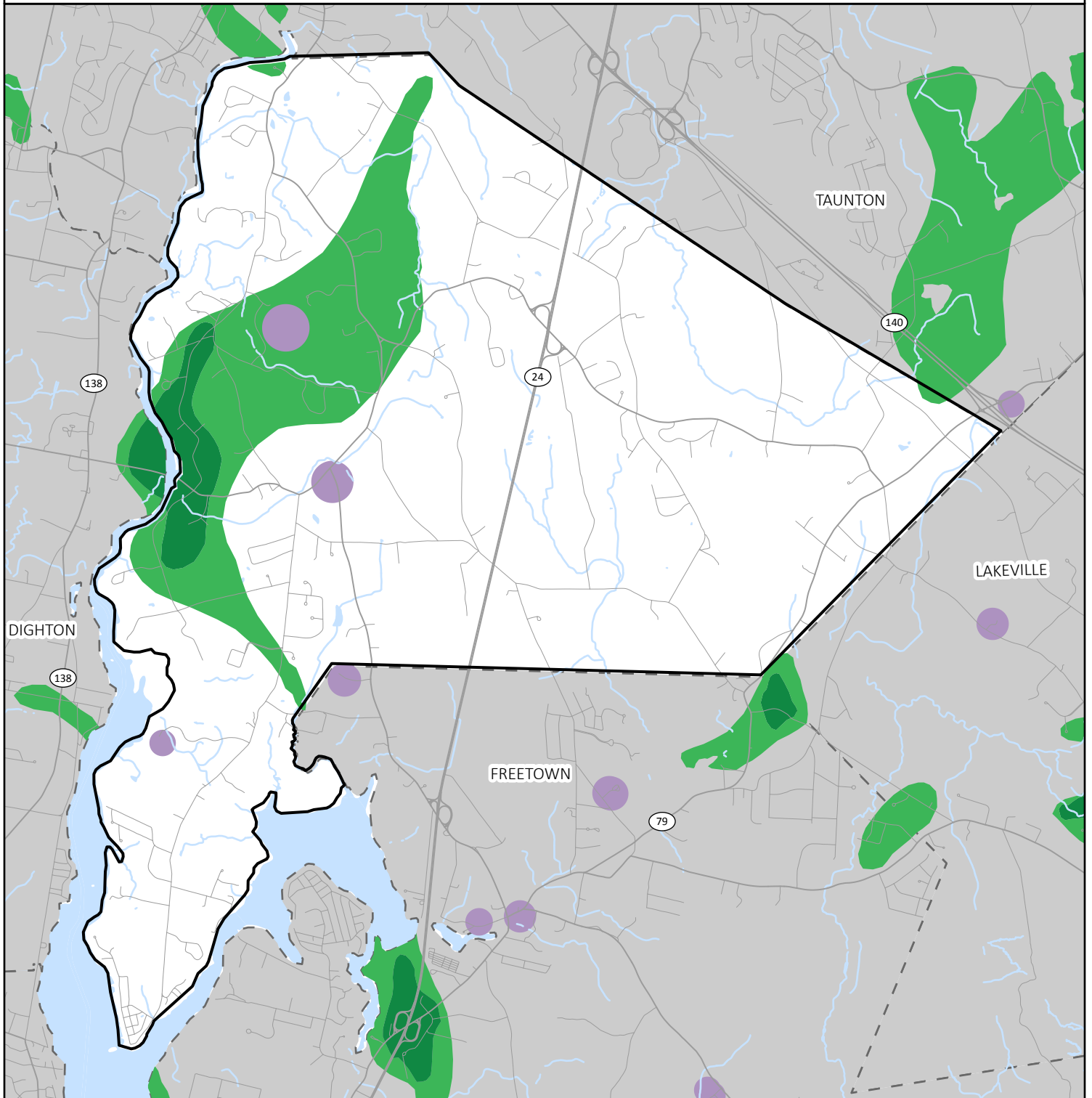
- Interim Wellhead Protection Area (IWPA)
- Mass DEP High-Yield Aquifers
- Mass DEP Medium-Yield Aquifers
- Collectors and Arterials
- Local Roads
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1 Mile





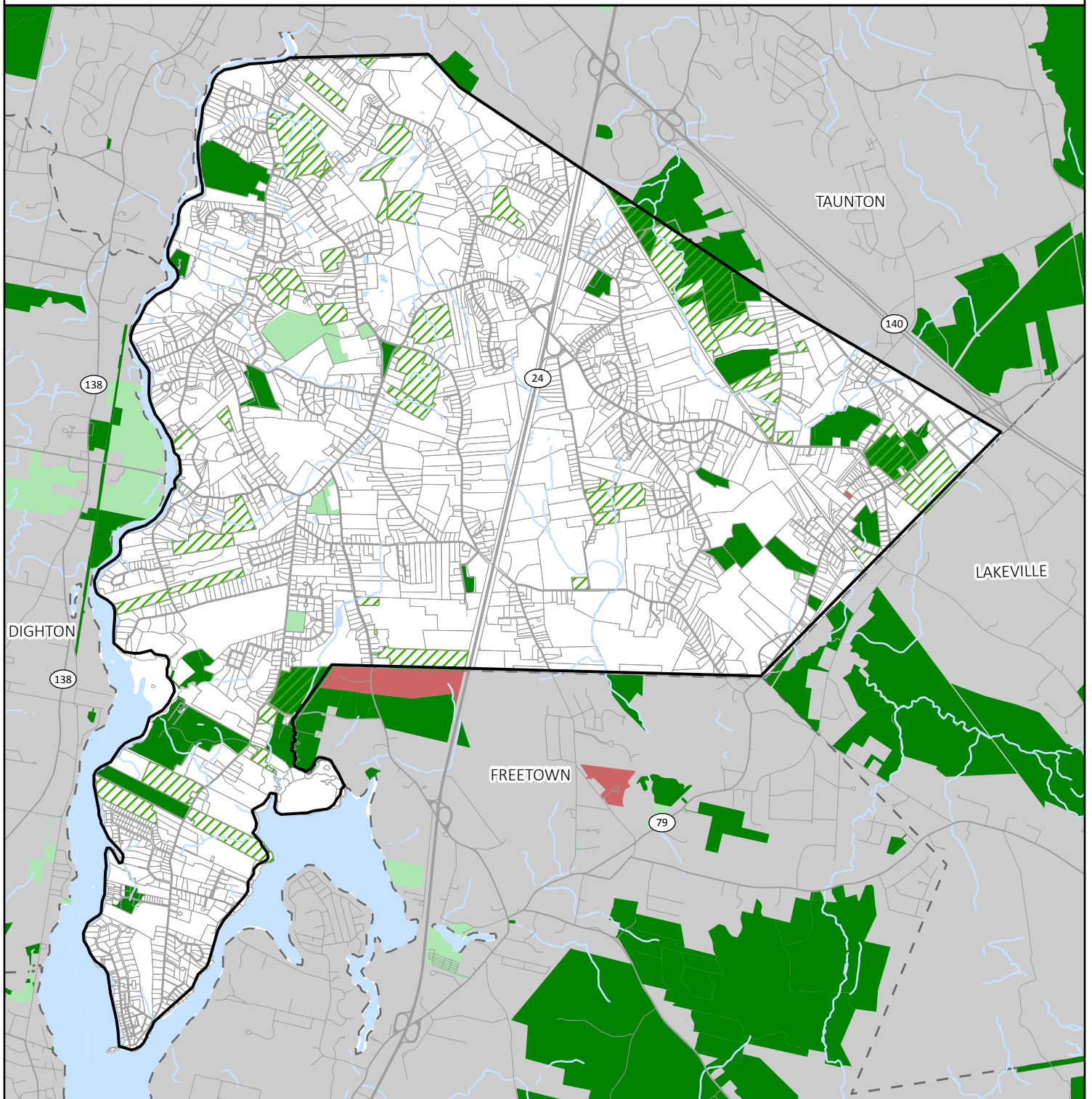
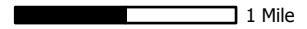
# Berkley Open Space by Level of Protection

- In Perpetuity
- Limited
- None
- Chapter 61 Land
- Collectors and Arterials
- Local Roads
- Water
- Berkley Parcels



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March 2019



# Berkley Community Priority Areas

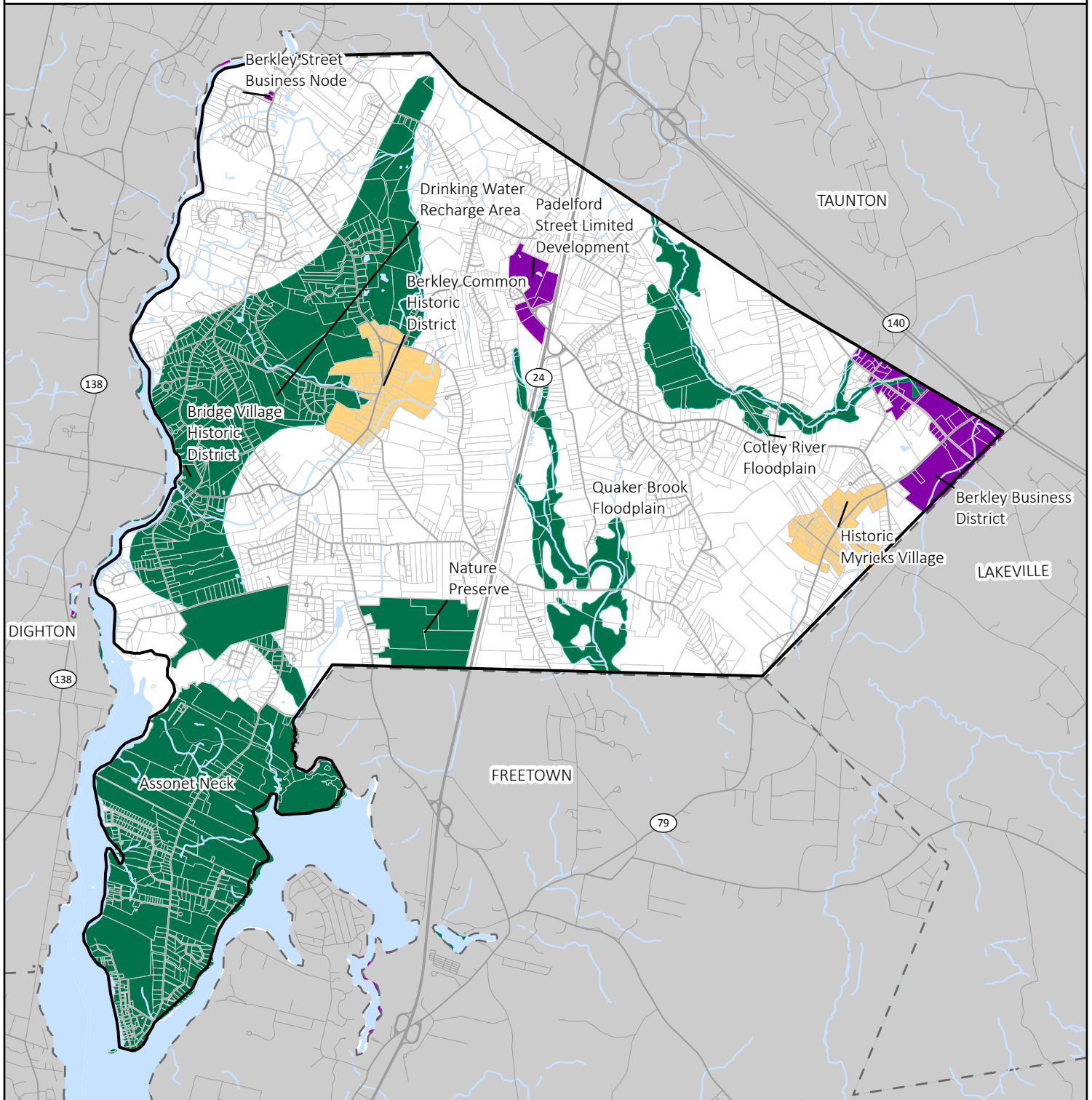
- Priority Development Area (PPA)
- Priority Protection Area (PPA)
- Combined PDA/PPA
- Collectors and Arterials
- Local Roads
- Water
- Berkley Parcels



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March 2019

1 Mile



# Discussion Questions

## Natural & Cultural Resources

- What are Berkley's most important natural, cultural, and historic resources?
- Are Berkley's unique resources being protected and/or used well?
- Which areas are most important to preserve, enhance, or transform?
- Are there events that should be maintained in the future?
- Are there structures in town that should be preserved?

## Open Space & Recreation

- Are Berkley residents' needs for open space and recreation being met?
- Where are areas that should be protected or preserved in the future?
- What types of actions would you like the town to pursue to protect those areas?
- What types of recreation are most popular in Berkley?
- What other types of recreation would you like to see in Berkley?

**Refreshment Break!**

**5 minutes**



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# Keeping in Touch and Participating Online

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## Southeastern Regional Planning and Economic Development District

### Berkley Master Plan

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Also...





# Contact



**Donna Leary**

*Planning Board Clerk*

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[www.srpedd.org](http://www.srpedd.org)