



# **Berkley Master Plan**

## *Services & Facilities* *and Transportation & Circulation*

Public Workshop Report  
Wednesday - October 9, 2019



Services  
& Facilities



Transportation  
& Circulation





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## Introduction

Massachusetts General Law, Chapter 41, Section 81D states that a Master 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.” At its heart, a Master Plan is a living document that needs to be updated on a regular basis (every 10 years) to reflect the changes in a communities goals, values, and desires. This will be Berkley’s first Master Plan. This report provides a summary of the fourth of five public workshops that will be held during the creation of the new plan.

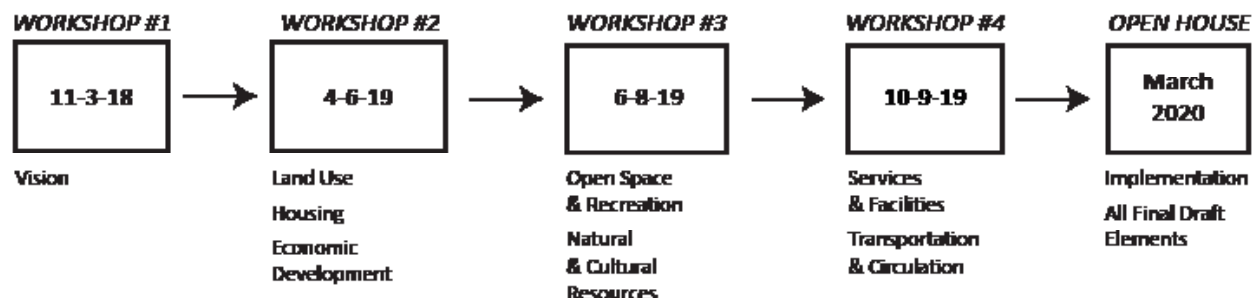
In the Spring of 2018, Berkley formally began the process of creating a Master Plan. The Town contracted with the Southeastern Regional Planning and Economic Development District (SRPEDD) to complete this work. As with any successful planning document, public participation is a critical and important part in developing Berkley’s Master Plan, as it ensures that the document responds to the needs and desires of the community.

To that end, the Berkley Master Plan Committee and SRPEDD personnel scheduled a number of in-person and online opportunities throughout the 24 month process for the public to provide their thoughts and ideas. A “project brand” was established to increase familiarity with the process, a project website and Facebook page were developed, numerous promotional materials and comment cards were created and distributed and large format paper maps and electronic presentations (PDFs and ArcGIS interactive maps) were provided to make every effort to engage with residents, business and property owners, town employees, and other interested stakeholders throughout the process.

An integral part of the process included collecting input from conversations with these stakeholders at town events and the public workshops. The workshop schedule is provided below and a brief summary of each of those efforts is provided on the following pages.



### Public Input Process



### Master Plan Workshop Schedule



## Public Workshops

### *Discovery Workshop (November, 2018)*

The first step of the public process, the Berkley Master Plan Discovery Workshop, took place at Berkley Town Hall, on Saturday, November 3, 2018. The workshop sought to inform Berkley residents and business owners about Master Plans, their content, and the process by which they are created. Public input was gathered on all topics of the future Master Plan (i.e. - land use, housing, open space, transportation, etc.). Importantly, this workshop served to kick-start the civic engagement campaign. Approximately 20 participants attended and shared their thoughts about the future of Berkley. The workshop summary report (found on the project website) contains all recorded comments and event details.



DISCOVERY WORKSHOP

### *Land Use, Housing, and Economic Development Workshop (April, 2019)*

The second workshop addressed the (1) Land Use, (2) Housing, and (3) Economic Development Master Plan elements. It took place at Berkley Town Hall on Saturday, April 6, 2019. Similar to the Discovery Workshop, the objectives were to inform attendees about the Master Plan process and to gather feedback on the three specific topics. Workshop participants discussed such items as the current land uses, existing housing stock and the types of businesses in town. In addition, specific attention was paid to how they felt the town should look and feel in the next 10 years. That is to say, the participants focused on questions such as: 1) "What types of businesses would you like to see in Berkley?" 2) "What types of housing are needed in town?" 3) "Which areas in town are appropriate for growth?" Approximately 20 participants attended and shared their thoughts about Berkley's current and future Land Use, Housing, and Economic Development. That workshop summary report (found on the project website) provides all of the recorded comments and specific event details.



LAND USE, HOUSING & ECONOMIC DEVELOPMENT WORKSHOP



### *Natural & Cultural and Open Space & Recreation Workshop (June, 2019)*

The third workshop addressed the (1) Natural & Cultural and (2) Open Space & Recreation Master Plan elements. It took place at Berkley Town Hall on Saturday, June 8, 2019. Similar to the previous two workshops, the objectives were to inform attendees about the update process and to gather feedback on the specific topics. The three break-out groups participated in a table-top mapping exercise focused on identifying and documenting topic related significant areas in town. Specifically, each group focused on identifying those key locations on a town map with a colored sticker representing: (1) Open Space - green sticker; (2) Recreation - red sticker; (3) Natural Resource - yellow sticker; and (4) Cultural or Historic - blue sticker. At the end of the exercise, a volunteer reported the findings from their discussion to the larger group of workshop participants. Approximately 20 participants attended and shared their thoughts about Berkley's Natural & Cultural Resources and Open Space & Recreation. That workshop summary report (found on the project website) provides all of the recorded comments and specific event details.



*NATURAL & CULTURAL RESOURCES AND OPEN SPACE & RECREATION WORKSHOP*

### **Town Events**

In addition to the public workshops, SRPEDD personnel attended a number of town events to distribute the workshop advertisements and other promotional materials and to receive feedback from residents, business owners, and many others. Those events included the Heritage and Honey Festival, a Council on Aging Luncheon, and a Meetup at Doughlicious Pizza..



*HERITAGE AND HONEY FESTIVAL*



*COUNCIL ON AGING LUNCHEON*



## The Day of the Workshop

### Welcome and Introduction

The workshop began with an introduction describing the purpose of the event by addressing the following questions: What is a Master Plan and why is it needed? What are the elements of the document? This discussion was supplemented with a brief overview of current demographic data (entire presentation is available in Appendix B). Approximately 20 residents attended and shared their thoughts about Berkley's current and future Services & Facilities and Transportation & Circulation.

### Group Discussions

Following a short refreshment break, the workshop participants broke into two groups to participate in a table-top mapping exercise. In general, the goal was to identify transportation & circulation "issues and opportunities" areas, discuss the current services and facilities in town, and to provide new ideas and input (specific to the workshop theme).

The two groups focused on identifying locations on a town map with a colored theme sticker representing: (1) Bicycle - green sticker; (2) Pedestrian - blue sticker; (3) Bus - orange sticker; (4) Truck - pink sticker; (5) Car - brown sticker; and, (6) Train - purple sticker. During this conversation, SRPEDD's facilitators helped guide the discussion, answer questions and transcribed the specific location and supporting documentation on a large note pad. This portion of the workshop took approximately one (1) hour. Information resulting from the group discussions is available in Appendix C.



GROUP DISCUSSION TABLE-TOP MAP EXERCISE

### Closing Remarks

The workshop closed with a "thank you" expressed to all participants who contributed valuable input on Master Plan elements. SRPEDD outlined future plans for work on the Master Plan and demonstrated how to stay in touch using the project webpage and the Master Plan Facebook Page.



## Comments & Site Identification

A total of 65 comments were recorded during the table-top mapping exercise component of the workshop. Some of the comments were general in nature while others contained more specific information regarding the significance of a particular area and the necessary future actions.

### Comments Summary

A brief summary of the comments that were received in each of the following two (2) categories are displayed below:

#### *Services & Facilities*

- Highway Department building needs to be improved
- Library building needs to be improved/replaced
- Establish a Parks and Recreation Department

#### *Transportation & Circulation*

- Greater pedestrian access to the Town Common
- Make intersections along Route 79 (County Street and Church Street) safer
- Bicycle and pedestrian access on Bayview Avenue to Dighton Rock State Park
- Pedestrian improvements on Padelford Street

Figure 1, on the following page, displays all of the locations identified by the workshop participants and the entire list of all 65 comments is available in Appendix C, organized and coded by Master Plan element. The following sections of this report present more of the comments received.

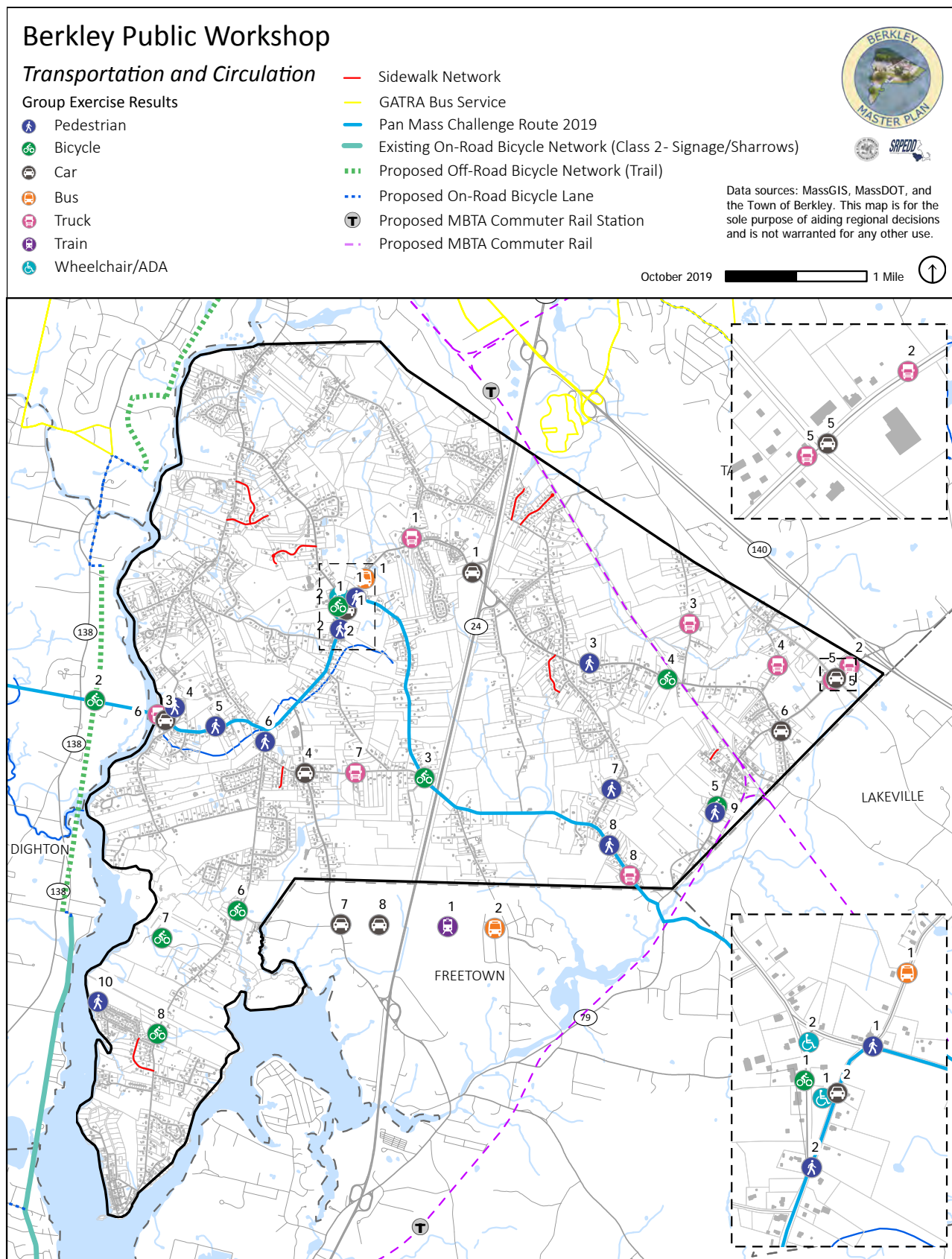


GROUP DISCUSSIONS





**Figure 1: Group Discussion Results**





## Services & Facilities

A total of twenty-eight (28) Facilities related comments were recorded; ten (10) of which are displayed below:

Element	Comment	Map Code
Facilities	Highway Department needs the following upgrades: exhaust systems, electrical system, fire suppression system, space to adequately store equipment; lack of water or bathroom at Transfer Station	N/A
Facilities	Create a Municipal Vulnerability Preparedness (MVP) Plan to help evaluate the current town buildings	N/A
Facilities	St. Yves Field needs to be developed for recreation on that side of town	N/A
Facilities	Establish a Parks and Recreation Department	N/A
Facilities	Improve town website as part of communication infrastructure	N/A
Facilities	Additions/Improvements to Library. Keep historic structure but expand and upgrade (ADA accessibility)	N/A
Facilities	Lack of event space for teens/children/young adults	N/A
Facilities	Town Hall could have more/extended hours for added convenience	N/A
Facilities	More streetlights, especially on busy roads and around the Common. Also maintaining reflective pavement markings.	N/A
Facilities	Canoe rental at Heritage Park - lots of opportunity for complementary recreation/commercial synergy	N/A

The remainder of the comments received are included in Appendix C.



## Transportation & Circulation

A total of sixteen (16) Bicycle and Pedestrian related comments were recorded; all of which are displayed below:

Element	Comment	Map Code
Bicycle	Wider roads/bike lanes around the Common	Bike 1
Bicycle	Tie in bicycling on the Pan Mass Trail with planned bikeways in neighboring towns (Dighton)	Bike 2
Bicycle	Enhance Pan Mass trail for cyclist use	Bike 3
Bicycle	Create a loop for cycling connecting Pan Mass to Padelford St.	Bike 4 and 5
Bicycle	Cycling infrastructure on Bayview Ave. extend to Dighton Rock Park	Bike 6 and 7
Bicycle	Biking facility around Dighton Rock State Park and Assonet Neck	Bike 8
Pedestrian	Pedestrian access to the Common	Ped 1
Pedestrian	More sidewalks near and around the Common	Ped 2
Pedestrian	Sidewalks on Padelford St. from the Common to Myricks	Ped 3
Pedestrian	Sidewalk from 70 Elm St. to corner of Berkley St. and Elm St.	Ped 4
Pedestrian	Sidewalks from Elm St. near bridge and South Main St. (Bridge to the Common)	Ped 5
Pedestrian	Sidewalk on Bayview Ave. focused around Bryant St. and South Main Circle into Freetown	Ped 6
Pedestrian	Anthony Street very busy and needs sidewalks	Ped 7
Pedestrian	Sidewalks on Bryant St.	Ped 8
Pedestrian	Walking path from St. Yves Field to Anthony St. ballfields (in woods)	Ped 9
Pedestrian	Ferry Lane - state owned land - boat access and pedestrian paths	Ped 10



## Transportation & Circulation (continued)

A total of twenty-one (21) ADA, Bus, Truck, Car, and Train related comments were recorded; all of which are displayed below:

Element	Comment	Map Code
ADA	Improve ADA access to the Common	ADA 1
ADA	ADA access at the Library	ADA 2
Bus	Bus to commercial centers surrounding - extend service to neighboring towns down through the Common (esp. given COA location & Town Hall)	Bus 1
Bus	Bus service to both proposed train stations	Bus 2
Truck	Pine St. into Jerome St. heavy truck traffic at intersection - very narrow; trucks to/from Route 24	Truck 1
Truck	Heavy truck traffic on Padelford St. & Rt. 79	Truck 2
Truck	No trucks on Macomber St.	Truck 3
Truck	No trucks on Holloway St.	Truck 4
Truck	Padelford St. and Rt. 79 - dangerous intersection; high number of crashes	Truck 5
Truck	Heavy truck traffic on the Berkley-Dighton Bridge	Truck 6
Truck	Bryant St. no trucks and bad line of sight at the intersection	Truck 7
Truck	Bryant St. truck traffic	Truck 8
Car	Safety audit at new development right off the highway	Car 1
Car	Tree on the Common; multiple crashes	Car 2
Car	Speed and safety audit at the Berkley-Dighton Bridge	Car 3
Car	High crash location at intersection of Bryant St. & South Main St.	Car 4
Car	Dunkin Donuts intersection crashes at Rt. 79 & County St.	Car 5
Car	High crash location at intersection of Rt. 79 & Padelford St.	Car 6
Car	Car access to both proposed train stations	Car 7
Car	State comprehensive speed survey for the entire town	Car 8
Train	Study the safety of the four (4) proposed at-grade train crossings	Train 1



## Conclusion

The Berkley Master Plan Services & Facilities and Transportation & Circulation Public Workshop was the **fourth of five** workshops in a sustained and comprehensive civic engagement campaign. Similarly, this document is the fourth step in identifying issues that are important to the citizens and businesses of Berkley.

Based on comments received at the **first four** public workshops, the Berkley Master Plan has the following eight (8) 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.
8. Continue efforts to promote Berkley's history and culture while working to protect significant places and structures.

These overarching themes merit close attention and will continue to appear in future Master Plan workshops to provide for opportunities for further refinement and possible additions.



## **Appendix A**

### *Workshop Flyer & Sign-In Sheet*





# Berkley Master Plan

## Master Plan “Services & Facilities and Transportation & Circulation” Workshop

Wednesday, October 9, 2019

6:30 - 8:30 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](https://www.facebook.com/BerkleyMasterPlan)



project website



Facebook page







## MASTER PLAN WORKSHOP: Wednesday, October 9, 2019

Name	Address (optional)	Email (optional)	Affiliation
Steve Castiglione	141 Redford St Berkeley		Planning Bd
Allyson Coburne	520 Berkeley St Berkeley		Director
Erica McGuire	27 Holloway St	ericamcguire@gmail.com	
Jessie Sylvester	29 Traylorway St Berkeley		
Margaret	121 Ocean St	Tamara	
Rob Rex	121 Pine St		
Tara Weber	93 Locust St Berkeley		Master Plan Committee
Joe + Janet Callahan	46 Burt St		
Melinda Fairclough	1 Fairview Rd. Berkeley		Master Plan Committee
Donna Kearney	1 Macomber St		Plan Bd
Michelle Hamilton	1 W Main St Berkeley		
Theresa Gish	17 Hillside Ave		Master Plan Committee
Bill Scheller	32 Parsons walk Berkeley		
Charles d'Elia	14 Elmwood Dr.		Planning Bd
James Hyatt	730 Berkeley St. Berkeley		PRSD Env



## **Appendix B**

### *Workshop Presentation & Handout*





## **Berkley Master Plan**

### ***Services & Facilities and Transportation & Circulation Workshop***

Wednesday - October 9, 2019

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



# Agenda for Today

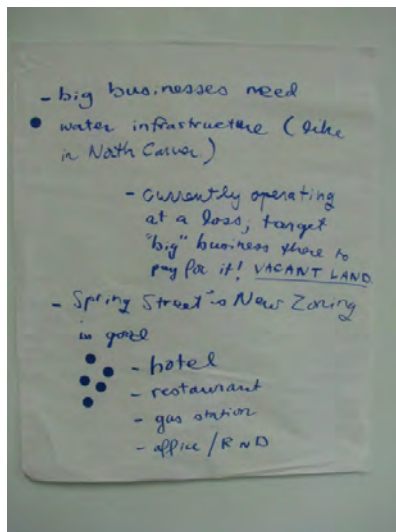
*This is a very basic, **big picture** conversation. Just tell us what you think.  
No homework necessary.*

- 6:30 - 6:45: *Introductions*
- 6:45 - 7:25: Master Plan Introduction and Information Presentation
- 7:25 - 7:30: Refreshment Break
- 7:30 - 8:25: Group Discussions & Reports
- 8:25 - 8:30: 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



## In person



Meet up at  
Doughlicious Pizza



Heritage and  
Honey Festival



Council on Aging  
Luncheon

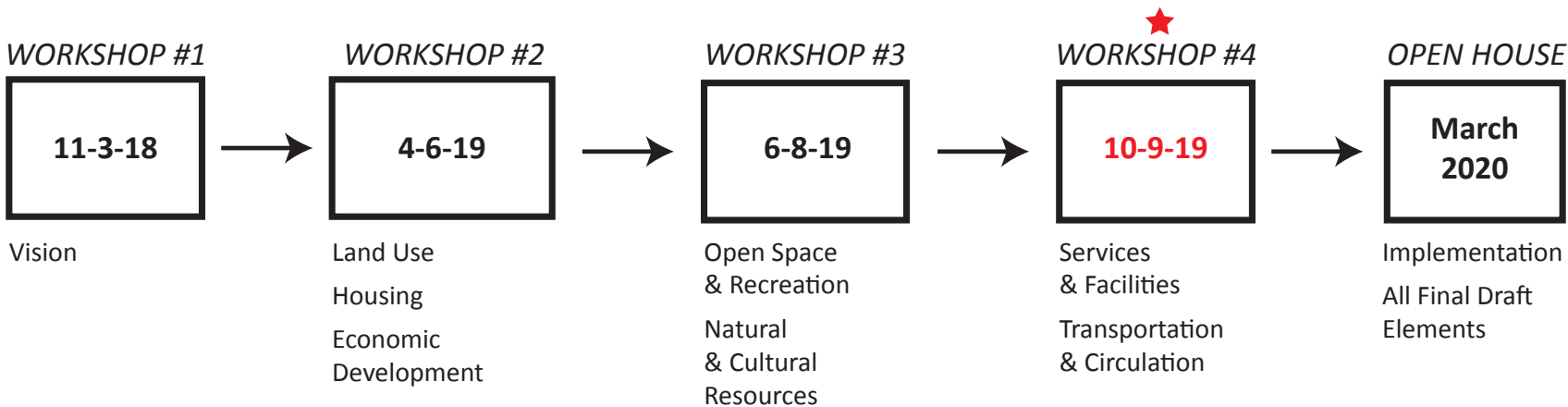


# Public Engagement



## Public Input Process

★ YOU ARE HERE



Visit the project website to find out more: [www.srpedd.org/Berkley-Master-Plan](http://www.srpedd.org/Berkley-Master-Plan)





# 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.
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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

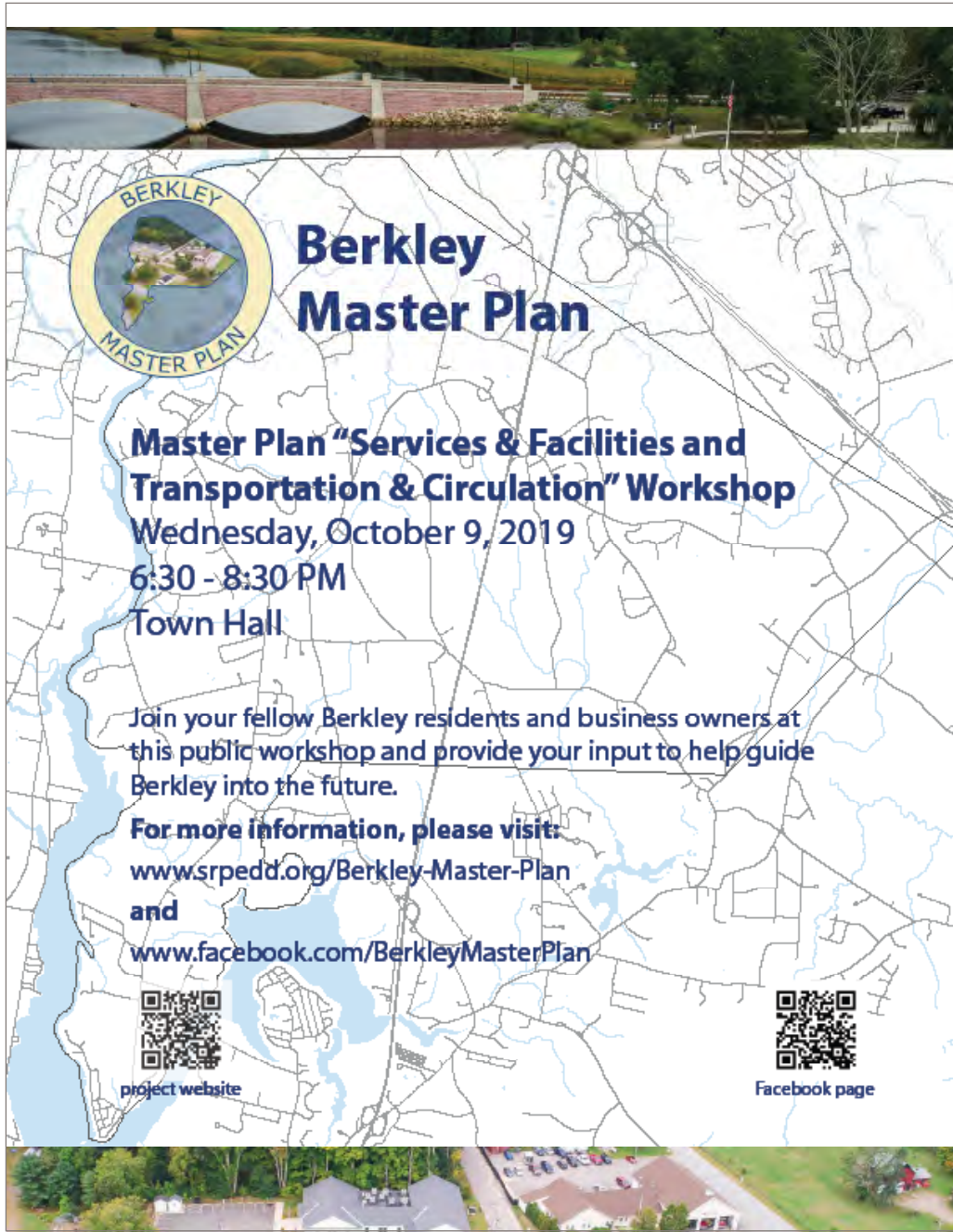


demographic and  
economic trends

**and . . .**



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


A flyer for the Berkley Master Plan "Services & Facilities and Transportation & Circulation" Workshop. The flyer features a map of Berkley in the background. At the top left, there is a circular logo with the text "BERKLEY MASTER PLAN" and a small map of the town. The title "Berkley Master Plan" is prominently displayed in large, bold, blue letters. Below the title, the workshop details are listed: "Master Plan 'Services & Facilities and Transportation & Circulation' Workshop", "Wednesday, October 9, 2019", "6:30 - 8:30 PM", and "Town Hall". A paragraph of text encourages residents and business owners to join the workshop to provide input. Below this, it says "For more information, please visit:" followed by the website "www.srpedd.org/Berkley-Master-Plan" and the Facebook page "www.facebook.com/BerkleyMasterPlan". At the bottom, there are two QR codes: one labeled "project website" and another labeled "Facebook page". The flyer is framed by a photograph of a park with a pond and a photograph of a residential street at the bottom.

**Berkley Master Plan**

**Master Plan "Services & Facilities and Transportation & Circulation" Workshop**  
Wednesday, October 9, 2019  
6:30 - 8:30 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.

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 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:

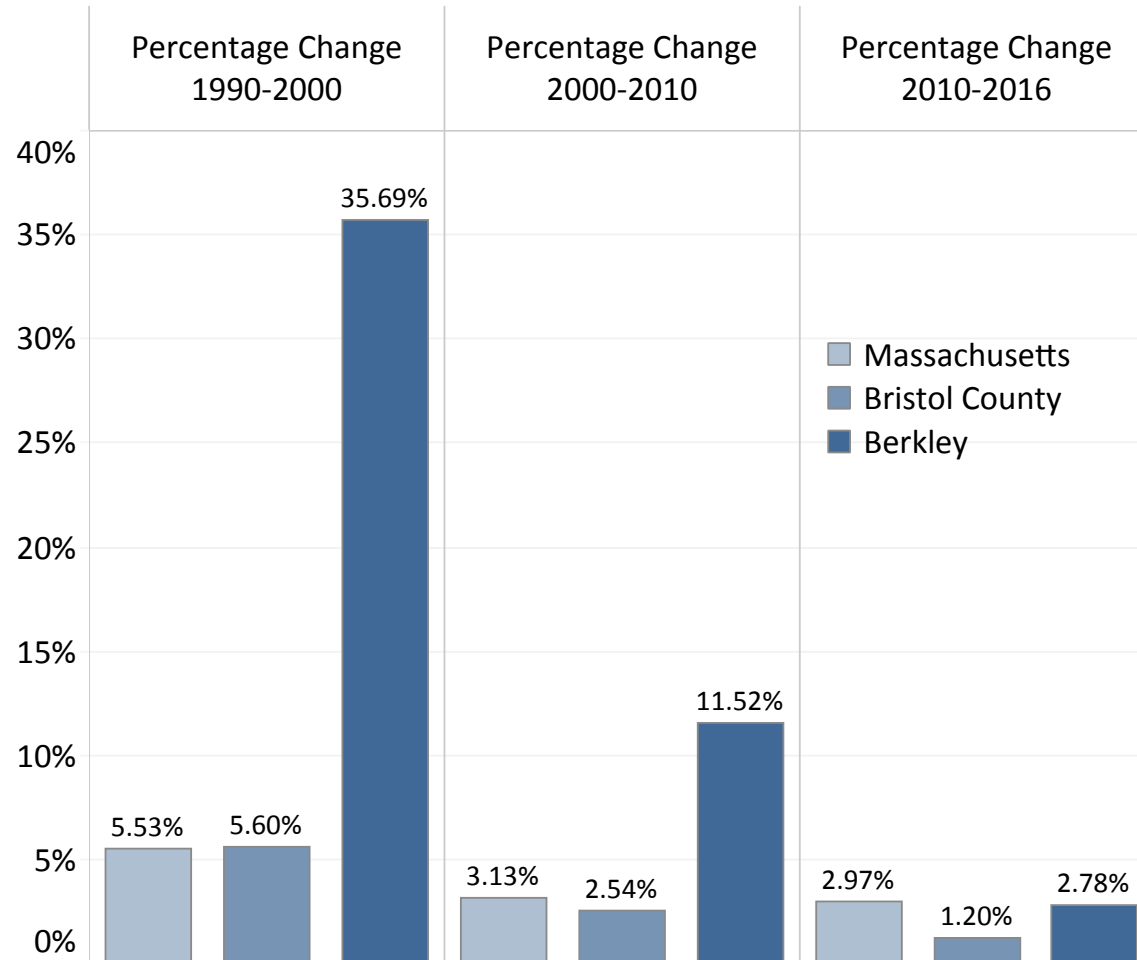
- U.S. Census Bureau (Decennial & American Community Survey)
- U.S. Department of Housing & Urban Development (HUD)
- MA Department of Education (DOE)
- MA Department of Housing & Community Development (DHCD)
- MA Executive Office of Labor & Workforce Development (EOLWD)
- MA Division of Local Services (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)

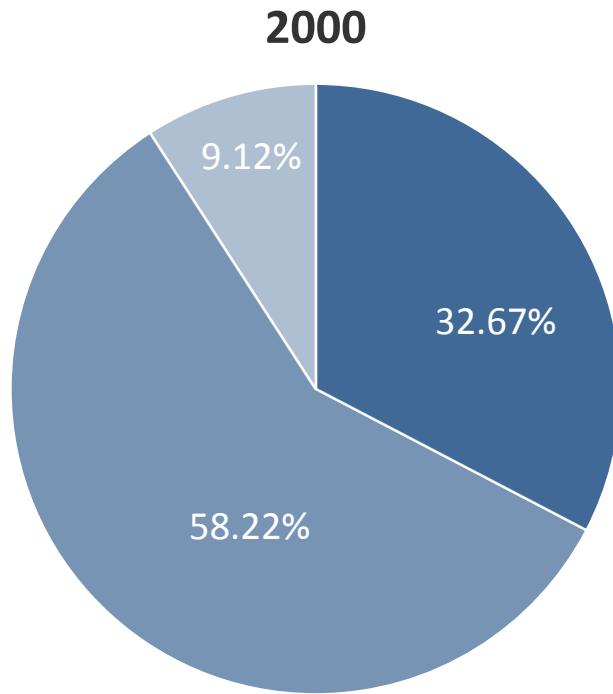
**36.8%** of households include children under 18  
(down significantly from 51.3% in 2000)



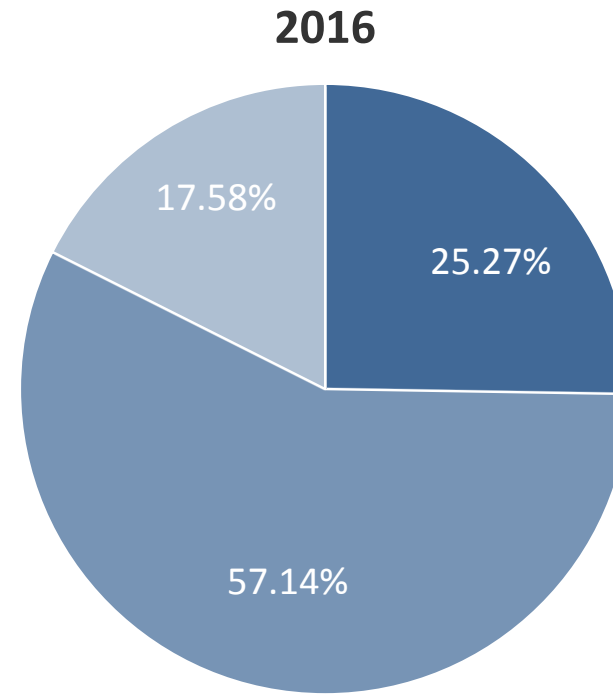
Source: U.S. Census Bureau



# Age Trends



**Median Age: 34.7**



**Median Age: 41.7**

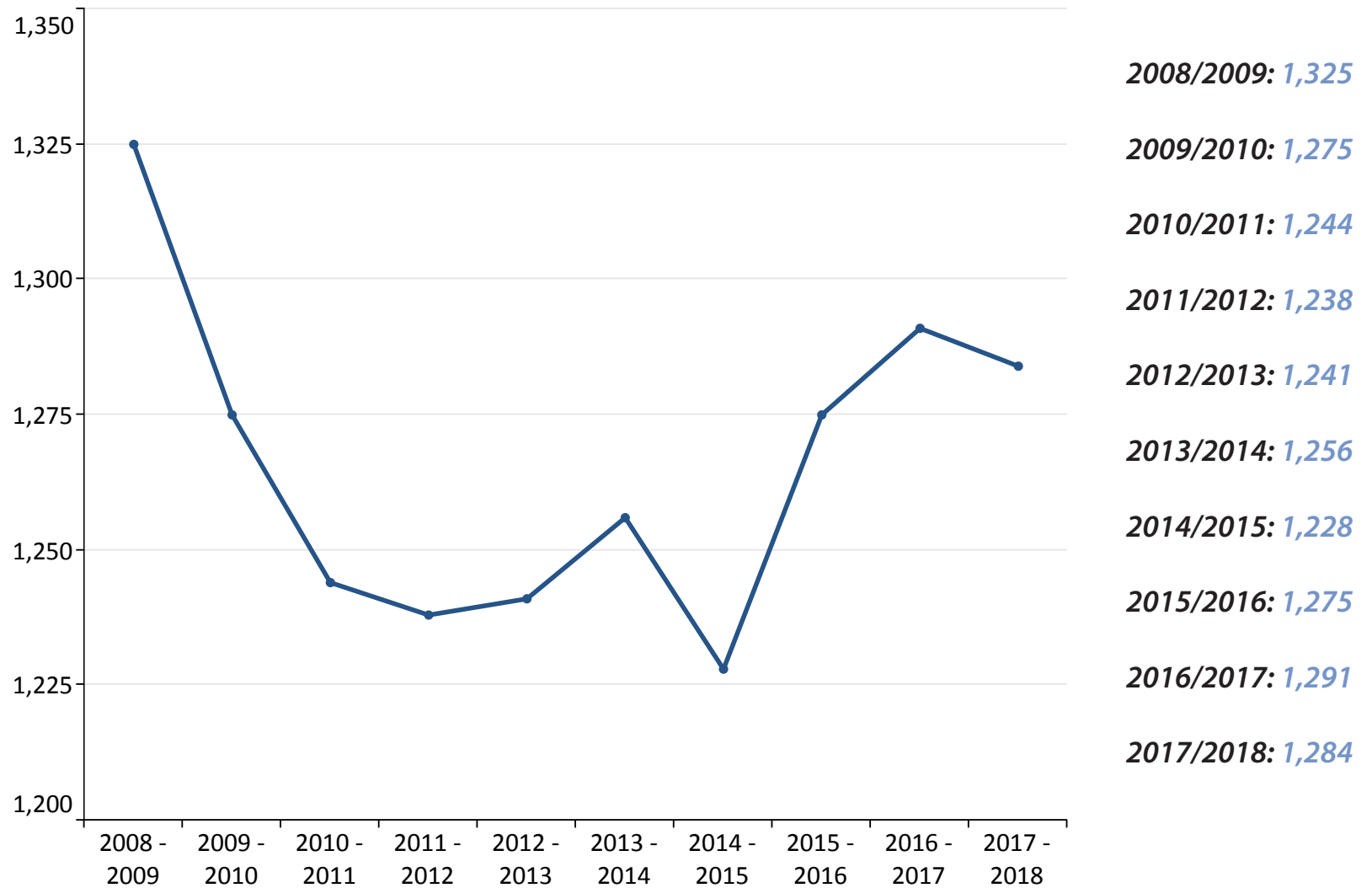
■ "School Age" (Under 20) ■ "Working Age" (20-59) ■ "Retirement Age" (60+)

*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:

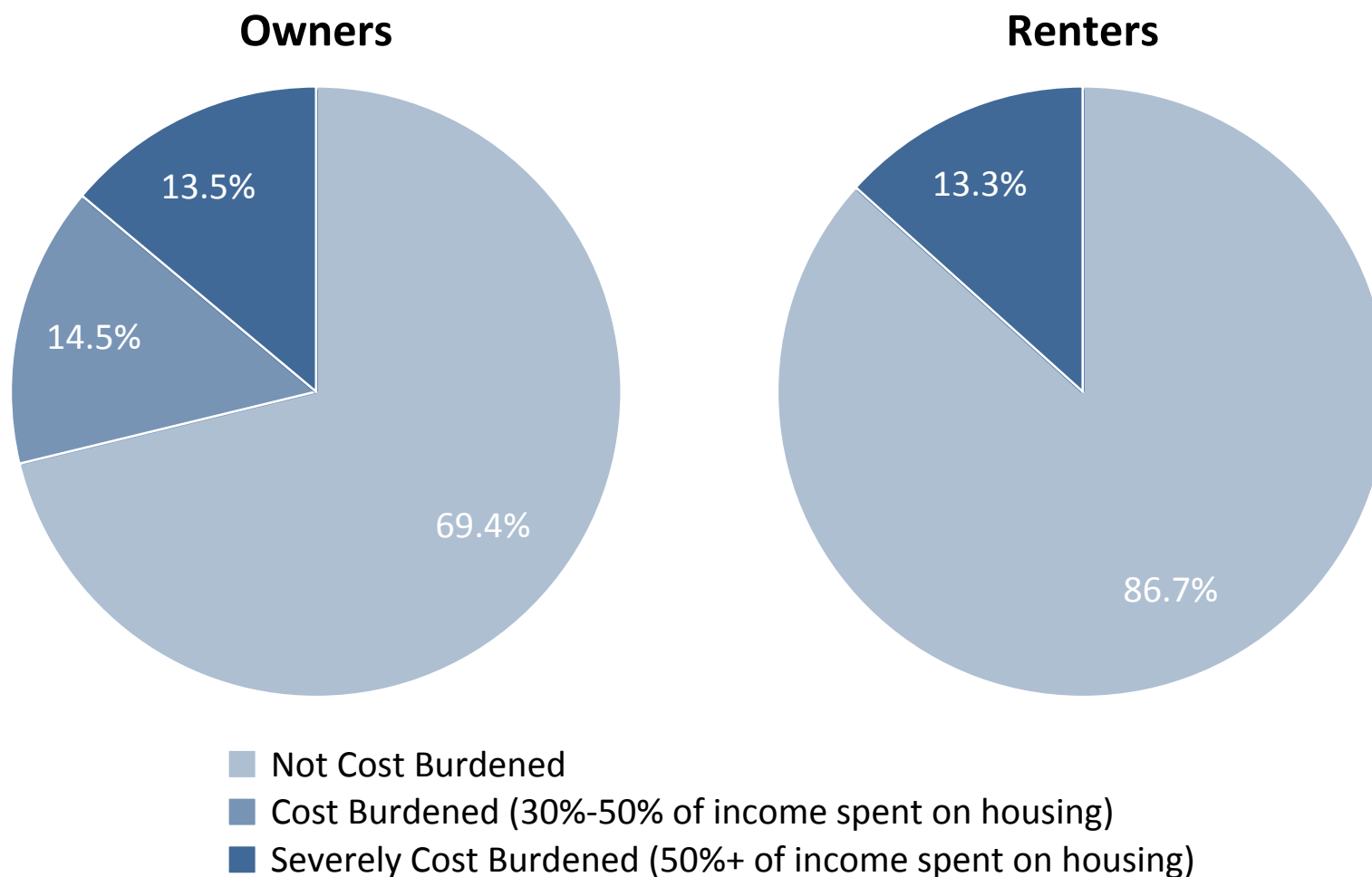
<b>Bristol County</b>	<b>\$59,343</b>
<b>Plymouth County</b>	<b>\$77,627</b>
<b>Massachusetts</b>	<b>\$70,954</b>

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)

## Chapter 40B Affordable Housing Stock

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.**



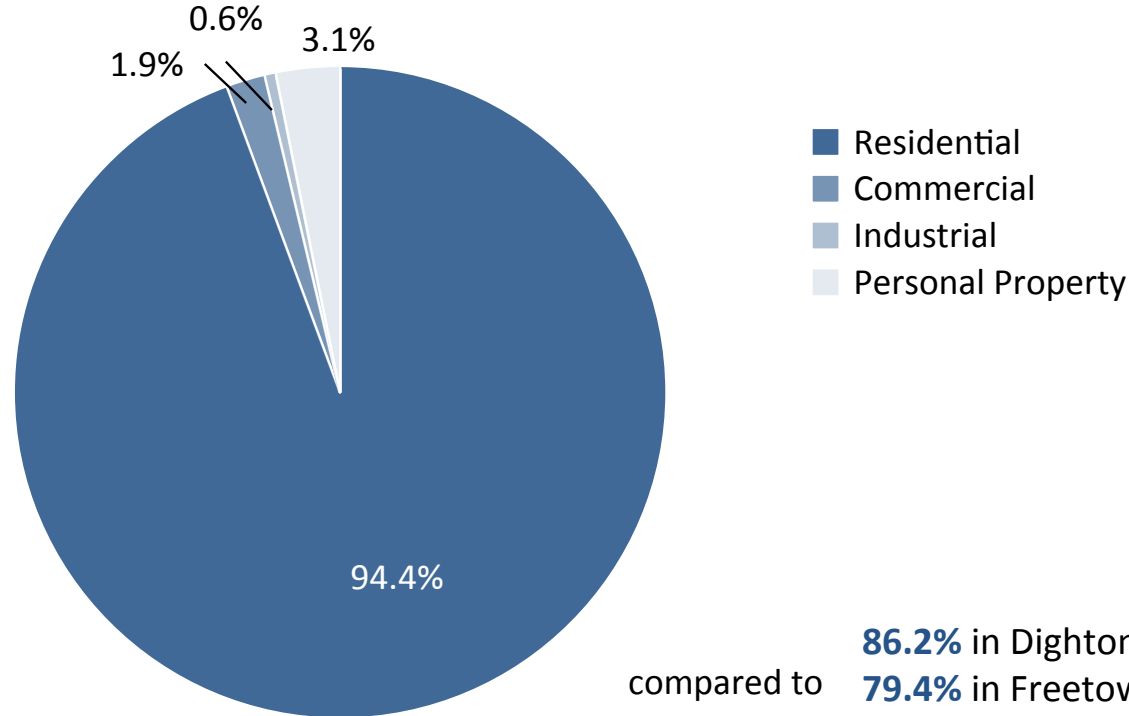
# Top Employers in Berkley, 2018

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 Berkley Community School and the Berkley Middle School.**



# 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.**



# Berkley Goals Project (1995) and Open Space & Recreation Plan (2018)

## Services & Facilities

Explore the possibilities of creating a Recreation Department in cooperation with the Berkley Athletic Association.

Increase *public access to rivers*. Including a boat ramp for power boats at Dighton Rock State Park and/or other Berkley sites.

Create *nature trails* for passive recreation.

Improve *youth services*.

Increase use of existing facilities in Berkley.

Support the Building Needs Committee and develop a *long-term capital improvement and maintenance plan*.

Support *public safety*.

Educate residents about the limited nature of the town's services.



# Group Discussion Questions

## Services & Facilities

- What are the most important town services and could things be improved?
- Are there town facilities that are in need of repair or upgrade?
- How is the communications infrastructure, including internet?
- Do the public safety departments have appropriate staff levels?
- Are there town staffing needs?

## Transportation & Circulation

- How is the condition of the town's infrastructure (roads, sidewalks, signage, etc.)?
- How are the transportation options in Berkley?
- Do you walk or bike to certain places in town? Do you feel safe?
- Are there particularly unsafe or challenging intersections in town?
- Where would new sidewalks be appropriate?



# Refreshment Break!

5 minutes





# Agenda for Today

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

- 6:30 - 6:45: Introductions
- 6:45 - 7:25: Master Plan Introduction and Information Presentation
- 7:25 - 7:30: Refreshment Break
- 7:30 - 8:25: **Group Discussions & Reports**
- 8:25 - 8:30: Closing Remarks, Adjourn



# Keeping in Touch and Participating Online

[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!

The Town of Berkley is working with Southeastern Regional Planning and Economic Development District (SRPEDD) to develop a Master Plan that will help guide the town moving forward. It is important to note that SRPEDD does not have an outside agenda for the future of Berkley or its Master Plan. In other words, *your input is an essential ingredient that – along with **current, accurate data** – determines what's in your town's Master Plan.* The project, which will take place from September 2018 to June 2020, will feature a proactive and transparent civic engagement process; *this will ensure that the Master Plan responds directly to the needs and aspirations of Berkley's residents and business owners.*

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.

There are many ways to get involved and stay informed. Join us at a public event, as shown on our Google Calendar (below). "Like" the Master Plan page on **Facebook**. And join our **Mailing List** so you will be notified of all events that support the project. If you can't attend an in-person meeting, you can always add your thoughts using our **Public Comment Form** or contact **Eric Arbeene** at 508.824.1367 x317. Scroll down to see information about **Upcoming Events**, the **Elements of a Master Plan**, the **Interactive Map Gallery**, the **Document Library**, and more. Please also be sure to visit the **Master Plan Data Page**!

Also...







# Contact



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*Planning Board Clerk*

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508.824.1367 x317

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





## **Berkley Master Plan**

### ***Services & Facilities and Transportation & Circulation Workshop***

#### **Town Facilities**



# Town Hall/Council on Aging (1 North Main Street)

- Built in 2015
- 9,324 s.f.
- Condition: Excellent
- Proposals/Plans: None at this time





# Public Safety Building (Police & Fire Department) (3 North Main Street)

- Built in 1996
- 9,058 s.f.
- Condition: Good
- Proposals/Plans: None at this time





## Fire Station #2 (6 Grove Street)

- Built in 1956
- 3,224 s.f.
- Condition: Good
- Proposals/Plans: None at this time





# Berkley Community School (59 South Main Street)

- Built in 1962
- 81,862 s.f.
- Condition: Good
- Proposals/Plans: Statement of Interest was submitted to the MSBA last Spring for several building upgrades, including a new roof, gymnasium floor, LED lighting, and replacing concrete around the exterior. Additional safety and security measures will be completed this Fall.





# Berkley Middle School (21 North Main Street)

- Built in 2001
- 243,800 s.f.
- Condition: Excellent
- Proposals/Plans: In the process of implementing a joint safety and security project with the Berkley Police Department.





# Somerset Berkley Regional High School (625 County Street, Somerset)

- Built in 2014
- 262,150 s.f.
- Condition: Excellent
- Proposals/Plans: None at this time





## Public Library (2 North Main Street)

- Built in 1915
- 4,357 s.f.
- Condition: Good
- Proposals/Plans: Currently undergoing maintenance-type renovations (roofing, replacing trim and interior plaster, painting, and electrical work). Planning to apply to MBLC for design and construction grants for a new Library. Current estimate is 2028, depending on funding.





# Highway Department/Transfer Station (3R North Main Street)

- Built from 1989-1994 (approx.)
- 18,500 s.f. (approx. includes administrative and storage facilities)
- Condition: Fair/Poor
- Proposals/Plans: Currently undergoing a minor addition





# Old Town Hall (Berkley Historical Society) (2 North Main Street)

- Built in 1849
- 1,965 s.f.
- Condition: Good
- Proposals/Plans: None at this time





## Appendix C

### *Workshop Comment Pads & Summary Table*



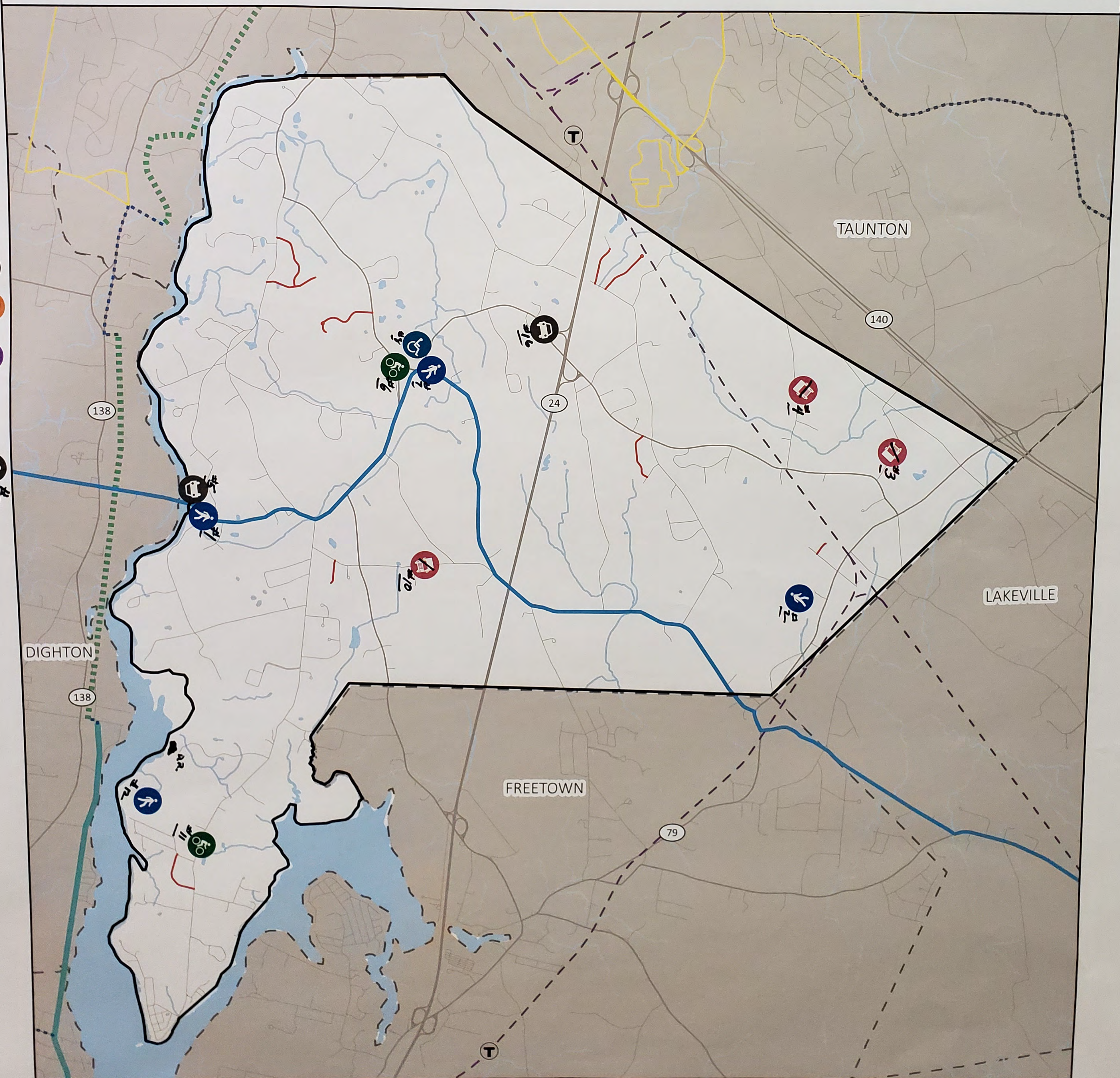
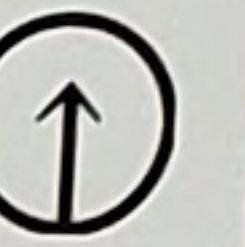
# Berkley Workshop #4 - Base Map

- Sidewalk Network
- GATRA Bus Service
- Pan Mass Challenge Route 2019
- Existing On-Road Bicycle Network (Class 2- Signage/Sharrows)
- Proposed Off-Road Bicycle Network (Trail)
- Proposed On-Road Bicycle Lane
- Proposed MBTA Commuter Rail Station
- Proposed MBTA Commuter Rail
- 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.

October 2019 1 Mile





# Transportation

SB

Sidewalk

1. From 70 Elm St to corner of Berkley and Elm St.
2. Walking Path from Saint Ives field to Anthony St ball fields (in woods)
3. No trucks on Holloway St ~~and~~
4. No trucks on Macomber St
5. Speed/safety audit at the bridge
6. Wider roads/bike lanes around the common
7. Pedestrian access to the common
8. Improve ADA access to the common



9. <sup>State</sup> Comprehensive speed survey for the  
entire town

10. Bryant St. No trucks and  
bad line of sight at the intersection

11. Biking facility around Dighton <sup>Rock</sup> State  
Park and Assonet Neck

12. Ferry lane - State owned lane - boat access  
and pedestrian paths

13. Car access to <sup>both</sup> train station

14. Bus service to <sup>both</sup> the train station

15. Study of the ~~the~~ safety at the at  
grade train crossings (4 locations)

16. Safety audit at new development  
right off the highway



# Services and Facilities

- Library should be graded as Fair
- Library needs handicap accessibility
- Highway Department needs upgrades
  - exhaust systems for the building
  - electrical system needs upgrades
  - fire suppression system
  - huge vulnerability for the town because the amount of equipment that is kept there
  - No water or bathroom at transfer station



- S.F
- Create an MVP plan to <sup>help</sup> evaluate the current town buildings
  - Saint Ives field needs to be developed for recreation on that side of town
  - Adding Berkeley Common as a recreational facility
  - Parks and Recreation Department
  - Create a town owned facility brochure
  - Improve website as part of communication infrastructure



# Berkley Workshop #4 - Base Map

- Sidewalk Network
- GATRA Bus Service
- Pan Mass Challenge Route 2019
- Existing On-Road Bicycle Network (Class 2 - Signage/Sharrows)
- Proposed Off-Road Bicycle Network (Trail)
- Proposed On-Road Bicycle Lane
- T Proposed MBTA Commuter Rail Station
- Proposed MBTA Commuter Rail

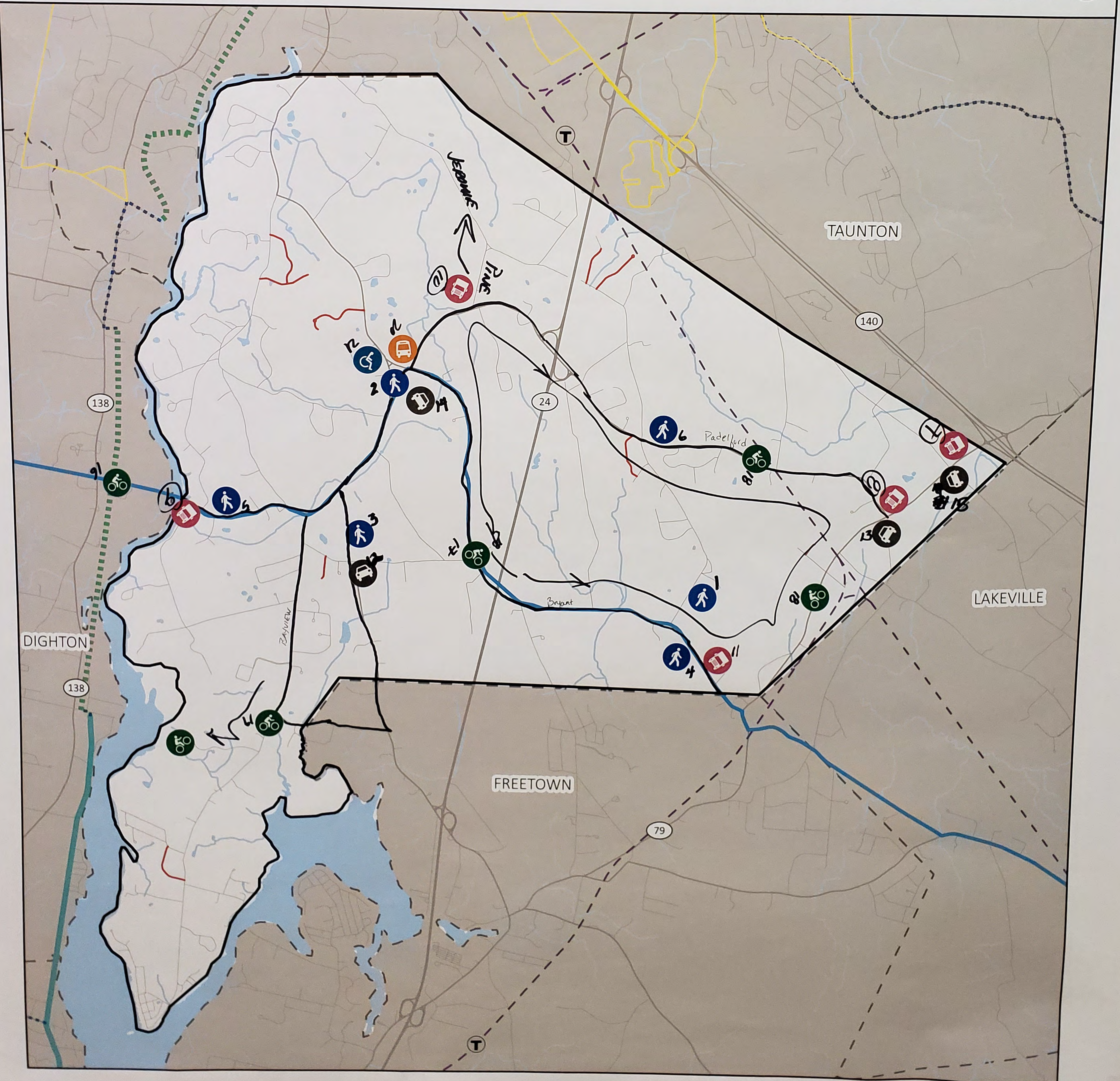
- Collectors and Arterials
- Local Roads
- Water



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.

October 2019

1 Mile





Doc

More Side walker near public schools + bldgs

(1) - Anthony Street very busy and  
Needs sidewalks

(2) - near/around the Common

(3) - Bayview Street, focused  
around Bryant and Southmain  
Circle into Freetown (drawn on map)

(4) Bryant Street

(5) Elm Street near bridge (bridge to  
<sup>South Main</sup>  
Common)

(6) Paddelford St from Common  
to Myricks



Problem intersections,

(7/8) heavy truck traffic on Paddel'Fd + 79  
- dangerous intersections; high crash

(9) heavy truck traffic on bridge

(10) <sup>Pine St into</sup> Jerome St heavy truck traffic @ intersection  
- Very narrow; trucks t/f from 24

(11) Bryant St truck traffic

(12) high crash location @ intersection /  
Bryant + South Main

(13) high crash location @ intersection  
79 + Paddel'Fd.

(14) tree on the corner; multiple crashes

(15) Dunkin donuts intersection crashes @ 79 +  
County



(16) ~~Pan Mass~~ Tie in bicycling on the Pan Mass  
Bike Trail with planned bikeways in  
Neighboring towns (Dighton)

(17) ~~enhance Pan Mass~~ enhance Pan Mass  
trail for cyclist use

(18) Create a loop for cycling  
connecting Pan Mass to Paddel'fd.

(19) Cycling infrastructure on Bayview  
Extended to Dighton Rock Park

(20) Bus to commercial centers surrounding  
- extend service in neighboring towns  
down through to the common (esp. given  
COT location @ common/town hall)

(21) ADA access @ library

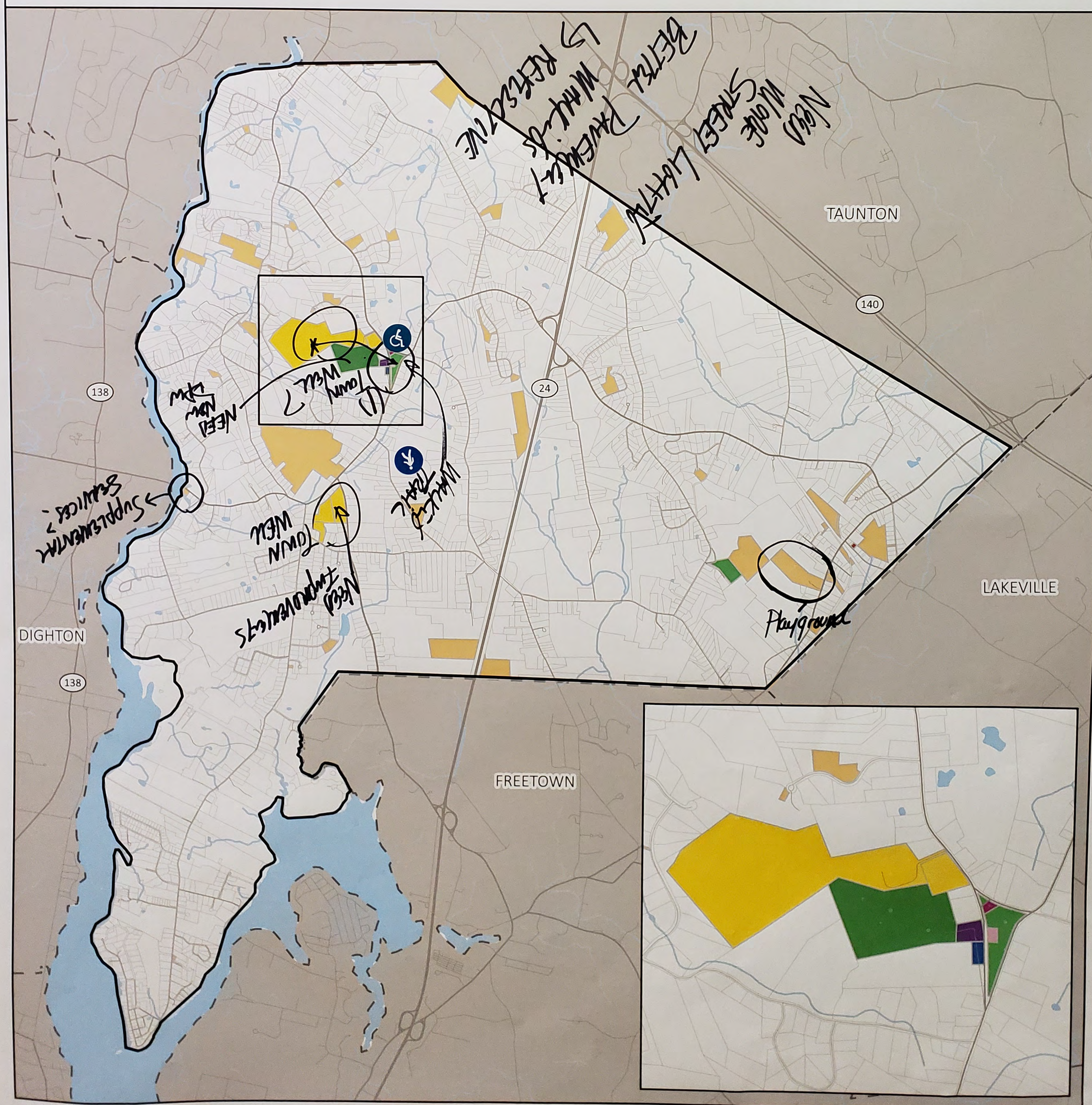
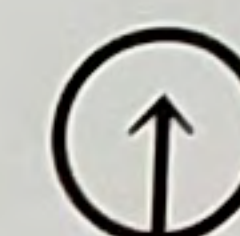


- Fire Station
- Historical Society
- Library
- Playground, Recreation, Open Space
- Public Safety
- Recycling Center and Highway Department
- School



October 2019

1 Mile





## Facilities / services

- Water service - well serves all/most facilities around town - no back-up in place

if well were to go dry

- = what is the contingency plan?

## ADA Accessible library

inadequate

- Addition/improvements to library. Keep historic structure, but expand + upgrade
- DPW facility/highway bldg - need a new, cohesive facility that meets equipment + needs
- Community school sidewalks broken up (S. Man) applying for some grants



- Community meeting rooms/space; need more  
etc. cub scouts, hobby groups, etc. → place  
for them to use

- lack of event space for teens/children/  
young adults

- Working on staffing, but major lacks don't  
seem to exist

- but town hall could have more/extended hours  
for added convenience (night hours) ~~the~~

- good job of increasing staffing  
in police department

↳ one night/week not enough

- More small signs, powered by solar, to  
give speed feedback

- internet/broadband facilities — ~~the town-owned~~  
more options aside from Comcast, town-owned  
possibility w/ TMLP(>)



- more Street lights, especially on busy roads and around Common
  - also maintaining reflective pavement markings

- Playground @ Common expanded

- more than b-ball court
- picnic tables

- Playground @ Myricks in old softball field

[Circled on map]

- Walking trail along Common

- dog park facility (also potentially on Myricks Ballfield)

- canoe rental @ heritage park

- lots of opportunity for complementary rec/commercial synergy

- more conversation + planning around future upcoming rehabs within next 10-15 yrs

— focus on proactive Capital Planning,  
looking @ remaining debt services/  
capital improvement fund. keep paying yourself  
"debt service" amt to build up reserves.



## Berkley Master Plan - Services & Facilities and Transportation & Circulation Workshop Comments

October 9, 2019 - 6:30 PM

Element	Statement	Map Code
Services & Facilities	Library should be graded as being in "Fair" condition	N/A
Services & Facilities	Library needs handicap accessibility	N/A
Services & Facilities	Highway Department needs the following upgrades: exhaust systems for the building; electrical system needs upgrades; fire suppression system; huge vulnerability for the town due to the amount of equipment that is kept there; no water or bathroom at Transfer Station	N/A
Services & Facilities	Create an Municipal Vulnerability Preparedness (MVP) Plan to help evaluate the current town buildings	N/A
Services & Facilities	St. Yves Field needs to be developed for recreation on that side of town	N/A
Services & Facilities	Add Berkley Common as a recreational facility	N/A
Services & Facilities	Parks and Recreation Department	N/A
Services & Facilities	Create a town owned facility brochure	N/A
Services & Facilities	Improve website as part of communication infrastructure	N/A
Services & Facilities	Water Service-well serves all/most facilities around the Common-no backup in place if well were to go dry. What is the contingency plan?	N/A
Services & Facilities	ADA access at Library is inadequate	N/A
Services & Facilities	Addition/Improvements to Library. Keep historic structure but expand and upgrade	N/A
Services & Facilities	DPW Facility/Highway Building-need a new cohesive facility that meets equipment needs	N/A
Services & Facilities	Community School sidewalks broken up (South Main St.) applying for some grants	N/A
Services & Facilities	Community meeting rooms/space-need more etc. Cub Scouts, hobby groups, etc. A place for them to use.	N/A
Services & Facilities	Lack of event space for teens/children/young adults	N/A
Services & Facilities	Working on staffing, but major lacks don't seem to exist	N/A
Services & Facilities	Town Hall could have more/extended hours for added convenience (night hours-one night a week is not enough)	N/A
Services & Facilities	Good job of increasing staffing in Police Department	N/A
Services & Facilities	More small signs, powered by solar to give speed feedback	N/A
Services & Facilities	Internet and broadband facilities-more options aside from Comcast, town-owned possibility w/TMLP?	N/A
Services & Facilities	More streetlights, especially on busy roads and around the Common. Also maintaining reflective pavement markings.	N/A
Services & Facilities	Playground at the Common expanded-more than basketball court, picnic tables	N/A
Services & Facilities	Playground at Myricks on old softball field	N/A
Services & Facilities	Walking trail along the Common	N/A
Services & Facilities	Dog Park Facility (also potentially on Myricks Ballfield)	N/A
Services & Facilities	Canoe rental at Heritage Park - lots of opportunity for complementary recreation/commercial synergy	N/A
Services & Facilities	More conversation and planning around future upcoming rehabs within next 10-15 years. Focus on proactive Capital Planning, looking at remaining debt services/capital improvement fund. Keep paying yourself "debt service" amount to build up reserves.	N/A
Truck	Pine St. into Jerome St. heavy truck traffic at intersection - very narrow; trucks to/from Route 24	Truck 1
Truck	Heavy truck traffic on Padelford St. and Rt. 79	Truck 2
Truck	No trucks on Macomber St.	Truck 3
Truck	No trucks on Holloway St.	Truck 4
Truck	Padelford St. and Rt. 79 - dangerous intersection; high number of crashes	Truck 5
Truck	Heavy truck traffic on the Berkley-Dighton Bridge	Truck 6
Truck	Bryant St. no trucks and bad line of sight at the intersection	Truck 7
Truck	Bryant St. truck traffic	Truck 8
Train	Study the safety of the four proposed at-grade train crossings	Train 1



# **Berkley Master Plan - Services & Facilities and Transportation & Circulation Workshop Comments**

*October 9, 2019 - 6:30 PM*

Element	Statement	Map Code
ADA	Improve ADA access to the Common	ADA 1
ADA	ADA access at the Library	ADA 2
Bus	Bus to commercial centers surrounding - extend service to neighboring towns down through the Common (esp. given COA location & Town Hall)	Bus 1
Bus	Bus service to both proposed train stations	Bus 2
Car	Safety audit at new development right off the highway	Car 1
Car	Tree on the Common; multiple crashes	Car 2
Car	Speed and safety audit at the Berkley-Dighton Bridge	Car 3
Car	High crash location at intersection of Bryant St. & South Main St.	Car 4
Car	Dunkin Donuts intersection crashes at Rt. 79 & County St.	Car 5
Car	High crash location at intersection of Rt. 79 and Padelford St.	Car 6
Car	Car access to both proposed train stations	Car 7
Car	State comprehensive speed survey for the entire town	Car 8
Pedestrian	Pedestrian access to the Common	Ped 1
Pedestrian	More sidewalks near and around the Common	Ped 2
Pedestrian	Sidewalks on Padelford St. from the Common to Myricks	Ped 3
Pedestrian	Sidewalk from 70 Elm St. to corner of Berkley St. and Elm St.	Ped 4
Pedestrian	Sidewalks from Elm St. near bridge and South Main St. (Bridge to the Common)	Ped 5
Pedestrian	Sidewalk on Bayview Ave. focused around Bryant St. and South Main Circle into Freetown	Ped 6
Pedestrian	Anthony Street very busy and needs sidewalks	Ped 7
Pedestrian	Sidewalks on Bryant St.	Ped 8
Pedestrian	Walking path from St. Yves Field to Anthony St. ballfields (in woods)	Ped 9
Pedestrian	Ferry Lane - state owned land - boat access and pedestrian paths	Ped 10
Bike	Wider roads/bike lanes around the Common	Bike 1
Bike	Tie in bicycling on the Pan Mass Trail with planned bikeways in neighboring towns (Dighton)	Bike 2
Bike	Enhance Pan Mass trail for cyclist use	Bike 3
Bike	Create a loop for cycling connecting Pan Mass to Padelford St.	Bike 4 & 5
Bike	Cycling infrastructure on Bayview Ave. extended to Dighton Rock Park	Bike 6 & 7
Bike	Biking facility around Dighton Rock State Park and Assonet Neck	Bike 8



## Appendix D

### *Workshop Photos*





# Berkley Master Plan

*Services & Facilities and  
Transportation & Circulation*

## Public Workshop

Wednesday - October 9, 2019

